

Certified as True Copy
of the Original
Signature: *A. Mndona*
Date: *12/10/2023*
For Executive Director
Tanzania Investment Centre



0224101445

THE UNITED REPUBLIC OF TANZANIA

Certificate of Incentives

(Section 19 of the Tanzania Investment Act, 2022)

No: 2023101445

This is to certify that

HITE ESTATE LIMITED

of address

P.O.BOX 19088

DAR-ES-SALAAM

has been granted a Certificate of Incentives to invest in a new investment project known as

REAL ESTATE

Which is located at

P.24804, KISARAWA II

KIGAMBONI-DAR-ES-SALAAM

Further particulars required by Section 19 of the Tanzania Investment Act are set out overleaf

Executive Director

Tanzania Investment Centre
P.O.Box 938 , Dar-es-salaam

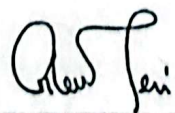
Dated: 15 October, 2023



This Certificate is issued in accordance with the provision of Section 19 of the Tanzania Investment Act, 2022 and subject to the conditions prescribed under item 14 and 15 hereafter:-

1	Shareholders	Nationality		Shareholding (%)			
	Huang Yanxia	China		80			
	Zheng Huikong	China		20			
2	Proposed Activities: <i>To construct commercial building as for real estate for lease and sale</i>						
3	Sector	Commercial Building	Sub Sector	Real estate development			
4	Investment Cost	Foreign (M\$)	1.42	Local (M\$)	0	Total (M\$)	1.42
5	Project Financing	Equity (M\$)	1.42	Loan (M\$)	0	Total (M\$)	1.42
6	Source, terms and conditions of loan	None					
7	Assets to be Invested	Foreign (M\$)	Local (M\$)		Total (M\$)		
	Capital Items:	1.42	0		1.42		
8	Technology Agreement	None					
9	Date of TIC Registration	15 October, 2023					
10	Implementation period	15 October, 2023		-	14 October, 2026		
11	Operative date	14 October, 2026					
12	Investment Incentive Grade : As defined in part III Section 22(1), (2) and Section 23 of the Tanzania Investment Act, 2022						
	(i) Applicable Import Duty	EAC Customs Management Act, 2004 and VAT Act, 2014					
	(ii) Applicable with-holding Tax	As per Income Tax Act, 2004 (as amended)					
	(iii) Eligibility of Capital Allowances	As per Income Tax Act, 2004 (as amended)					
13	Protection of Investment , Arbitration and Transfer of Foreign Currency as defined in part IV and V Section 28, 29 and 33 of the Act.						
14	Conditions attached to this Certificate of Incentives						
	(i) Date of Commencement of Investment has to be notified to the Centre						
	(ii) Certificate not to be transferred , assigned or amended						
	(iii) Failure to commence Implementation within two years Invalidates Certificate						
	(iv) Failure to operate Investment must be notified to the Centre						
	(v) Changes in shareholding, project activities and level of Invested capital must be notified to the Centre						
15	Additional conditions attached to Certificate						
	To obtain building permit						

Signed


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Executive Director