

To:

TANZANIA INVESTMENT CENTRE

P.O. BOX 938

DAR ES SALAAM

Date: 10.03.2025

**Subject: Request for Amendment of Certificate of Incentives (Certificate No. 202371319)**

Dear Sir/Madam,

We are writing to formally request an amendment to our Certificate of Incentives issued on 31.07.2023, Certificate No. 202371319, which currently covers our Apartment Building Project on Plots No. 353 & 354, BLOCK D, Msasani Area.

Due to an ongoing legal dispute with the sellers of Plots 353 & 354—who have refused to transfer the title to Imperial Estates Limited after executing a Sales Agreement and receiving full payment—we have encountered significant delays in the transfer process. In light of this and considering our intention to construct several apartment buildings for lease and sale, we have pursued alternative land options to ensure continuity of our project.

We have identified an additional suitable plot with the following details:

Plot Number: 229

Block: A

Location: Msasani

Title Number: 79142



IMPERIAL ESTATES  
LIMITED

The Sales Agreement for Plot 229 has been signed, and all requisite payments have been made. Additionally, the Valuation Report for the Transfer has been completed. We are now at the stage of submitting the necessary documents to Kinondoni Municipal for the Transfer of the Title Deed. However, the Municipal authorities have indicated that the TIC Certificate of Incentives must mention Plot 229 to proceed with the transfer.

In view of the above, we kindly request that the Certificate of Incentives be amended to include Plot Number 229, Block A, Msasani, Title Number 79142. This amendment is critical for us to continue with the title transfer process and to maintain the momentum of our development project.

We appreciate your prompt attention to this matter and remain available for any further information or clarification you might require.

Thank you for your assistance.

Yours faithfully,

Christoph Weiler

Director

Maria Steven Mbwambo

Director and Company Secretary

