



IMPERIAL ESTATES
LIMITED

TANZANIA INVESTMENT CENTRE DAR ES SALAAM

PROGRESS REPORT

Date: 17.03.2025

1. Planned Activities for the Period

- Continue the transfer of the Title Deeds and start procedure of architectural planning of the apartment building for lease and sale.
- Resolve the legal dispute regarding the original land acquisition (Plot 353 & 354, Block D, Msasani).
- Finalize the acquisition process for additional land (Plot 229 and negotiations for Plot 228).
- Submit required documents for transfer to Kinondoni Municipal and update the TIC Certificate of Incentives for additional Plots 228 & 229, Block A, Msasani accordingly.

2. Achievements Made on the Project Implementation to Date

- **Original Plot (Plot 353&354):**
 - Identified a suitable plot and signed the Agreement for Sale of Land on 20th July 2023.
 - Executed the required payment as per the contractual terms.
 - Initiated dispute resolution measures after the title transfer was delayed for over six months; mediation attempts were made, and the issue was reported to the village administration.
 - Legal action is underway with our lawyer preparing to file a case in court.
- **Additional Plot (Plot 228&229):**
 - Identified Plot 229, Block A, Msasani (Title No. 79142); the Sales Agreement has been signed and full payment completed.
 - Addressed documentation issues by renewing the expired Certificate of Occupancy and completing a valuation report.
 - Initiated the transfer process and entered negotiations for Plot 228, Block A, Msasani (Title No. 3398) to create a contiguous land parcel for the project.



3. Updated Information on the Following Aspects

No.	Information	Description	Current Project Status
1	Shareholder's Information	-Christoph Weiler, Austrian, 99.5% -Peter Weiler, Austrian, 0.5%	-Christoph Weiler, Austrian, 99.5% -Peter Weiler, Austrian, 0.5%
2	Company communication Information	Email address: imperialestates.tz@gmail.com Mobile Number: - 0757747050 - 0788200916 Physical Address: Katania Raod 18, Plot 8, Block C, Msasani, Kinondoni	Email address: imperialestates.tz@gmail.com Mobile Number: - 0757747050 - 0788200916 Physical Address: Katania Raod 18, Plot 8, Block C, Msasani, Kinondoni
3	Contact Person	Name: Christoph Weiler Position: Director Communication details: E-mail: imperialestates.tz@gmail.com Mobile: +255757747050 Telephone: +436605471767	Name: Christoph Weiler Position: Director Communication details: E-mail: imperialestates.tz@gmail.com Mobile: +255757747050 Telephone: +436605471767
4	Incorporation	Certificate of Incorporation Number: 165171748	Certificate of Incorporation Number: 165171748
5	TIN Information	TIN Certificate No.: 165-171-748	TIN Certificate No.: 165-171-748
6	Project Objective	Project Core Activity: Residential Real Estate development for rent and sale	Project Core Activity: Residential Real Estate development for rent and sale
7	Capacity	Project capacity per year: From start to finish, one project is expected to take 3 years if no unforeseen challenges arise	Project capacity per year: From start to finish, one project is expected to take 3 years if no unforeseen challenges arise
8	Direct Employment	Foreign Men: 0 Foreign Women: 0 Local Men: 0	Foreign Men: 0 Foreign Women: 0 Local Men: 0



		Local Women: 1 We did not yet start our core activity as we are still in the process to fully acquire the needed plots where to build the Apartment Block	Local Women: 1 We did not yet start our core activity as we are still in the process to fully acquire the needed plots where to build the Apartment Block
9	Indirect employment	-Lawyers -Mediator -Auditors -Real Estate Agents -Surveyor -Land Valuer -Construction Company (soon required) -Geological Expert for testing ground strength to plan foundation accordingly (soon) -Architecture and Construction Experts (soon)	-Lawyers -Mediator -Auditors -Real Estate Agents -Surveyor -Land Valuer -Construction Company (soon required) -Geological Expert for testing ground strength to plan foundation accordingly (soon) -Architecture and Construction Experts (soon)

4. Project Financing Expenditure to Date (USD)

	Foreign (USD)	Local (USD)	Total (USD)
Land and Buildings	430,000		430,000
Plant and machinery			
Vehicles/Aircrafts			
Furniture	1,680		1,680
Office equipment	2,100		2,100
Insurance Cover			
Pre-operational expenses	6,746		6,746
Working sub-total capital	2,000		2,000
Grand Total	442,526		442,526



5. Project Financing

Until this stage, all activities were financed by private loans originating from private lenders in Austria.

	Amount (USD)	Source Country
Local equity	37	Tanzania
Local loans		
Foreign equity		
Foreign Loans	442,526	Austria
Total Investment	442,563	

Note: Detailed financing information remains as per the original project proposal.

6. Problems and Solutions

- **Problem:** Delay in transferring the title deed for the original plot (Plot 1) and subsequent dispute with the seller.
Solution: Initiated dispute resolution procedures, including attempted mediation and filing a legal case in court.
 - **Problem:** Delay in processing due to an expired Certificate of Occupancy for Plot 229.
Solution: Renewed the Certificate of Occupancy and completed the required valuation report.
 - **Additional Note:** Ongoing negotiations for Plot 228 to form a contiguous land parcel for optimal development.
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7. Future Plans

- Finalize the legal proceedings to enforce the Agreement for Sale on the original plot (Plot 1).
 - Conclude negotiations and complete the acquisition of Plot 228 to complement Plot 229.
 - Submit all required documentation to Kinondoni Municipal including the amended TIC Certificate of Incentives to finalize Transfer of Plot 229
 - Progress to the construction phase with all land acquisitions secured and legal matters under control.
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8. Recommendations and Any Other Comments

- Request TIC's guidance and support in navigating the legal process to resolve the dispute over Plot 1.
- Seek assistance in facilitating the amendment of the TIC Certificate of Incentives to include Plot 229 (transfer process initiated) and Plot 228 (pending acquisition).
- Emphasize continuous monitoring and proactive management to ensure the project stays on track despite the challenges encountered.

Report prepared on 17.03.2025 and signed off by the Directors.

Christoph Weiler

Director

Maria Steven Mbwambo

Director and Company Secretary

