

THE INVESTMENT AGREEMENT

BETWEEN

JUMUIYA YA HIFADHI YA WANYAMAPORI

IKONA (JUHIWAIKO)

AND

GRUMETI SERENGETI HILLS LIMITED



THIS AGREEMENT was entered on day of ^{1st} JUNE2025

Between

JUMUIYA YA HIFADHI YA WANYAMAPORI IKONA (JUHIWAIKO) (hereinafter referred to as the "AA") established and duly registered for the purposes of managing IKONA Wildlife Management Area (hereinafter referred to as "the WMA) having its registered office in Mugumu, of Postal Office Box number 114 MUGUMU, SERENGETI of the one Part;

And

Grumeti Serengeti Hills Limited a Company limited by shares incorporated in Tanzania which has complied with the provision of section 321 of the Companies Ordinance CAP 212 [RE: 2002] of the Laws of the United Republic of Tanzania, as repealed and replaced by the Companies Act NO. 212 of 2002 of the Laws of the United Republic of Tanzania, having its registered office at Dar es salaam and whose postal address is P.O. Box 1383 Dar es salaam, Tanzania (hereinafter referred to as "the investor") of the other part.

Both Parties hereinafter to be referred to as "the parties".

WHEREAS

- A. The AA, acting for and on behalf of the local community members in its jurisdiction and in accordance with its constitution, has the power to grant a concession for wildlife utilization over the Ikona Wildlife Management Area located in Serengeti District, Mara Region in the Republic of Tanzania.
- B. The Investor has submitted a registered power of Attorney to ASLAM ANWAR..... to negotiate and sign on their behalf according to the provision of this agreement. The copy of the said power of Attorney is attached hereto and marked as "Annexure A"





- C. The AA in collaboration with the Investor have agreed to enter into agreement to conduct game viewing safaris, walking safaris, photographic safaris, lodges, eco-tourism and cultural tourism to Tanzanians and foreign tourists alike and all other non – consumptive leisure activities within the Photographic Zone (hereinafter referred to as “the Agreement”);
- D. The Investor shall construct a lodge known as within the WMA area known as **Gegambasage Hills**, located at Robanda Village within the IKONA WMA measuring thirty (30) hectares provided in the General Management Plan (GMP) attached herein and marked as (Annexure “B”) and in compliance to the laws that govern the WMA, the investor has agreed to continue with the Agreement with the AA for operating the said lodge and conducting Non Consumptive Wildlife activities in the said WMA; and
- E. The parties recognize the importance of this Agreement and are committed:
- i. To ensure the continuation of preservation of the terms of this Agreement;
 - ii. To continue bringing together the skills, knowledge financial resources socio and assets of local community members and the investor with a view to develop and protect wildlife resources and related economic activities in the WMA;
 - iii. To ensure that the local community continues to receive a fair share of the benefits from the use of the assets under their control and that the interests of the investor (s) are secured; and
 - iv. To continue providing technical and management skills necessary for the success of the venture.



NOW THEREFORE the parties hereto agree as follows:

1. DEFINITIONS AND INTERPRETATION

In this agreement (including the recitals hereto) the following expressions shall unless the context otherwise requires have the following meanings;

- 1.1 "Agreement" The agreement between Authorized Association and the Investor binding upon the investor and its licenses, and assignees.
- 1.2 "Bed Night" means the occupation of an individual bed in the Camp by an individual paying client but does not include the occupation of a camp bed by persons granted a concessionary rate provided specifically and exclusively for marketing purposes in the ordinary course of business or by an employee of the Camp;
- 1.3 "Bed-Night Fees" means the amount paid in accordance with the Non-Consumptive Wildlife Utilization Regulations.
- 1.4 "Bed Night Fees Commencement Date" means the date on which the first paying guest is accommodated at the lodge after within an operational date specified.
- 1.5 "Commencement date" means a date that this Agreement was signed for the first time by both parties;
- 1.6 "Ikona Wildlife Management Area" means all that land which has set aside by village assemblies for purposes of WMA demarcated and indicated more particularly on the sketch plan and has been gazetted by the Director of Wildlife through Government notice number **57 of 9th March 2007** which established the Ikona WMA.
- 1.7 "Conservation Fee Commencement date" means the date on which the first paying guest is accommodated at the camp within an operational date specified.
- 1.8 "Conservation Fee" means the fee payable under Wildlife Conservation (Non-Consumptive Utilization) Regulations
- 1.9 "Concession Fee" means the fee payable under Wildlife Conservation (Non-Consumptive Utilization) Regulations and it has been agreed as a mode of consideration between an Authorized and investor for the purpose of putting



to use a piece of land set aside as wildlife management area for a specified period.

- 1.10 "WMA" shall have same meaning with IKONA Wildlife Management Area.
- 1.11 "Fixtures and Fittings" means all moveable fixtures and fittings and lines and crockery and cutlery other than Immoveable Assets;
- 1.12 "Immovable Assets" means those fixed fixtures and fittings that are permanently affixed (now or anytime hereinafter) to the wildlife management area including the tented camp building itself and such other assets as are expressly stated in this investment agreement as being immoveable assets
- 1.13 "Non – consumptive use: shall have the same meaning ascribed to it by the Wildlife Management Area Regulations;
- 1.14 "Room Rate" means the actual amount charged by the investor to its paying guest for a bed night
- 1.15 "United States Dollars" or "US\$" shall mean the lawful currency of the United States of America.
- 1.16 "Tanzania shillings" or "Tshs" shall mean the lawful currency of the United Republic of Tanzania.
- 1.17 "User right" shall mean the permission that has been granted by the Director of Wildlife Division to AA to utilize wildlife resources in Ikona Wildlife Management Area in accordance with the provision of the Wildlife Management Areas Regulations;
- 1.18 Words importing the one gender include all other genders and words importing the singular include plural and vice versa.
- 1.19 References to "the last year of the term" include the last year of the term if the same shall determine otherwise than by effusion of time and to "the expiration of the term" include such sooner determination of the term.
- 1.20 References to any right of the investor to have access to Wildlife Management Area shall be construed as extending to all persons authorized by the investor (including agents, professional advisers, contractors, workmen),



- 1.21 Any covenant by the investor not to do an act or thing that shall be deemed to include an obligation not to permit such act or thing to be done and to use its best endeavors to prevent such act or thing being done by a third party.
- 1.22 References to "Consent of the Authorized Association" or words to similar effect mean a consent in writing signed by or on behalf of the Authorized Association and to "approve" and "authorize" or words to similar effect shall mean (as the case may be) approved or authorized in writing by or on behalf of the Authorized Association.
- 1.23 The terms "the parties" or "party" shall mean the investor and/or the AA.
- 1.24 Any reference to a specified statute includes any statutory extension or modification or re-enactment of such statute and any regulations or orders made under and any general reference to "statute" or "statutes" includes any regulations or orders made there under

2. OBLIGATION OF THE PARTIES

The AA hereby agrees that;-

- 2.1.1 It shall endeavor to keep and maintain the demised photographic zone free from any human settlement, whether temporary or otherwise, for the entire duration of the agreement
- 2.1.2 It shall provide the investor and/or his/her agents access to the demised specified photographic zone at all times
- 2.1.3 It shall not grant any user rights to any third party to operate a business in that particular site which the Investor is involved
- 2.1.4 It shall draw the Investor's attention and involve him/her in all matters that the AA may believe to be detrimental to the continued existence of the investment or the Investors activities in the WMA



- 2.1.5 It shall not enter into any other agreement in the duration of this agreement for business operations in its jurisdiction or merge with any other organ or body without prior notice and consent of the Investor. And that the consent of the Investor shall not be unreasonably withheld based on parties regarding limitation of the area covering to be used relying on zone management plan.
- 2.1.6 It shall convene and conduct management meeting once a year with investor at the end of every financial year to discuss issues regarding business development over the area and any other issue which may be of any significance important for business development in Ikona WMA and the meeting may be convened any time as agreed by the parties. Each part shall bare its own meeting cost.
- 2.1.7 It shall provide anti-poaching patrols even when provided by the Wildlife Division and or operators.
- 2.1.8 It shall provide protection of biodiversity resources in the WMA including but not limited to protection of water courses, liaising with the Village councils in passing by-laws for environmental protection of the WMA, controlling charcoal burning and cutting down of trees.

3.2 Investor hereby agrees:-

- 3.2.1 To provide all the finances necessary for the further construction and maintenance of the lodge and for the success of the business to enable conducting of camping safaris, walking safaris, photographic safaris and game viewing
- 3.2.2 To provide all equipment and assets necessary to enable camping safaris, walking safaris, game viewing and photographic safaris take place.
- 3.2.3 All immovable fixtures of a permanent nature, whose removal may cause damage to the environment, shall devolve to the AA upon lapse of the agreement weather by expiration of term or by termination whichever is earlier.
- 3.2.4 To continue with construction, maintain lodge/tented lodges, access roads and all necessary auxiliary building infrastructures.
- 3.2.5 To respect the culture and traditions of local community members at all times.



- 3.2.6 To absolve the AA from any financial risk or liabilities associated with this Agreement.
- 3.2.7 To market the Wildlife Management Area.
- 3.2.8 To orient/train and employ local community members in the day-to-day activities of the investment. In particular, the Investor shall employ not less than 60% of the staff from local community member provided that they have necessary qualifications set by Investor.
- 3.2.9 To plan, implement and develop projects for benefit of the community and the Investor.
- 3.2.10 To supply basic social infrastructure and necessities as shall be agreed to by the parties.
- 3.2.11 To ensure that the investment is subjected to Environmental Impact Assessment (EIA) before its commencement and that its operations will adhere to the existing Tanzanian EIA regulations, guidelines and procedures. And that it shall be the obligation of the Investor to conduct Environment Audit annually.
- 3.2.12 Not to interfere or tamper with, or apply political, financial or economic mechanism, or in any other manner whatsoever, with a view to influence the administration in day-to-day activities of the AA in favor of an investing company.
- 3.2.13 Shall not keep or permit to keep on the premises within the investment area or WMA any livestock or domestic pests.
- 3.2.14 Not to use the land provided for the investment for any purpose save for that which has been approved in terms of this Agreement without prior written consent of the AA.
- 3.2.15 Not to sublease sublet or transfer in any manner whatsoever, the Agreement, or any part thereof, without the written consent of the AA to be obtained in their general meeting duly convened for the purpose of considering the consent.
- 3.2.16 That all properties, movable and immovable, in use during the agreement period in the concession would be under management of the investor and that the investor shall not borrow, rent or lease any immovable property for the purpose of using such facility without the written consent of the AA.



3.2.17 To abide by the laws, Regulations and guidelines governing Wildlife Management Areas passed by the constituent and villages of WMA provided that these by-laws shall not affect the fees to be paid by the Investor.

3.2.18 To design, mobilize, construct and start operations to the intended facility within three years (36 months) since the signing of the contract

4 MANAGEMENT OF NATURAL RESOURCES

The Investor undertakes:-

4.1.1 To take all necessary measures to prevent soil erosion and other damage to the ecosystem within the WMA in accordance with the relevant laws and regulations.

4.1.2 Not to remove, sell damage or otherwise dispose of any sand, gravel, earth, stone or timber except in accordance with the law.

4.1.3 Not to destroy any tree without the written consent of the AA.

4.1.4 To protect the distraction of environment in whatever way not specifically stated.

4.1.5 To ensure solid and liquid wastes from the camp/lodge are disposed in such a way that do not contaminate or spoil the environment.

4.1.6 To maintain only two routes heading to the lodge known as the Veterinary Route and the Drift Route. The Route shall be used during the rainy season and the Investor shall construct a gate and a small guard house.

4.1.7 To use only designated tracks and or road as agreed by the parties and not at any time to use off road driving.

5. ASSIGNMENT

5.1 The Investor hereby undertakes not to sublease, assign or part with possession of the concession or investment facility or part thereof, that has been granted for purpose of investment by the AA under this Agreement.



6. PERFORMANCE BOND

6.1 The Investor shall deposit Performance Bond of United Stated Dollars Ten Thousand Only (US \$ 10,000) to an account jointly owned by investor and the AA, as security for undertaking the development of the venture. Where by payment shall be made within the first year of investment contract.

This amount plus the interest accrued thereon shall be liable to forfeiture by the AA where the Investor either absconds or absconds the investment or to enforce a judgment against the Investor in default of payment.

6.2 The performance Bond and interest accrued thereon shall unless discussed and agreed otherwise revert back to the investor upon the lapse of the Agreement.

7. FEES FOR THE RIGHT TO OPERATE AND COMMUNITY DEVELOPMENT CONTRIBUTION

7.1 The Investor shall upon payment of the fees prescribed hereunder have the right to operate in the demised premises and specified photographic zone, as indicated in Annexure "A" edged red provided in the General Management Plan (GMP).

7.2 The Investor shall pay to the Director of Wildlife through the Tanzania Wildlife through the Tanzania Wildlife Protection Fund all rates, fees and dues as provided for under the Wildlife Conservation (Non-Consumptive Wildlife Utilization) Regulations as stipulated by the Wildlife Conservation (Wildlife Management Areas) Regulations as amended or repealed from time to time.

7.3 The Investor shall pay to the AA fees for the right to operate tourism operations as prescribed in the Wildlife Conservation (Non-Consumptive Utilization) Regulations subject to amendments from time to time; and shall pay an annual concession **fee of United State Dollars Thirty Thousand** (US\$30,000) in consideration of the Investor's exclusive use over the thirty (30) Hectares of land (the demised premises) which fee shall be reviewed after a period of five (5) years effectively from 1st June 2025.

7.4 The Investor shall pay to the AA Community Development contribution of minimum of **United State Dollars five Thousand** (US\$ 5,000) as a contribution to the Community Development. The Community Development contribution shall be paid annually.



7.5 Concession fee and Community Development contribution shall be payable in advance through Ikona bank account within twenty (20) days upon signing the contract and subsequently within twenty (20) days of the beginning of any particular contractual year.

7.6 The investor shall pay to the Serengeti District Council Community Development contribution of minimum of five thousand United State Dollars (US\$ 1,500) as a contribution to the Community Development, the contribution shall be paid via the bank account to be stipulated by the district Council.

7.7 Failing to pay in time as prescribed above, penalty of 15% above the concession fee and Community development shall be paid by the investor.

7.8 All Cultural Tourism activities shall be conducted through registered Cultural Group within the five villages forming WMA.

8. INSURANCE

8.1 The investor shall purpose insurance in its own name to cover all liabilities in respect of damage or loss which may be suffered by persons by reason of or arising directly out of the use of the site and tourism facilities and its ancillary services and to keep the AA indemnified against all such liabilities.

8.2 The level and type of insurance covers to be taken by INVESTOR, together with the identity of the insurers must be communicated to the AA in writing by INVESTOR together with any changes thereof that may be affected from time to time.

9. REMEDIES, INTERPRETATION AND APPLICABLE LAW.

9.1 Any breach of this agreement shall entitle the aggrieved part to seek remedies in accordance with established laws, rules, regulations and principles governing the contract pertaining in the United Republic of Tanzania.

9.2 Any matter or question arising in relation to the interpretation of the word or any word or phrase appearing herein relating to this Agreement shall be interpreted in accordance with definition provided herein or use thereof in accordance with the relevant applicable laws of the United Republic of Tanzania.



10. DISPUTE SETTLEMENT

10.1 Any dispute on misunderstanding may arise from or that which is connected or incidental to the execution of this agreement shall be settled amicably at regular meetings which may be called by both parties when dispute arises. The parties further agree that failure to reach consensus in regular meetings dispute of misunderstanding shall be referred to an arbitrator in accordance with the arbitration Act. CAP 15 [RE: 2002] Before any matter is channeled to an arbitrator, the parties shall have exhausted all alternative avenues of settling the disputes as provide in the Wildlife Management Areas Regulations.

11. ACCESS TO RECORDING AND REPORTING


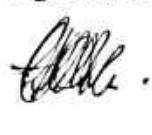
11.1 The Investor shall maintain and keep records and books of accounts and make these available upon request for inspection by the AA. The Investor shall submit such books and records showing bookings made and guests register to the satisfaction of AA. Noncompliance with this requirement shall entitle the AA to revoke this Agreement forthwith.

12. OPERATION, DURATION AND RENEWAL

12.1 Unless otherwise stated herein, or in any other law in force and to which this Agreement applies, this Agreement shall be deemed to have commenced on the date of signing the contract by the appropriate and relevant persons for and on behalf of both Parties dully authorized to do so. The agreement shall be operative for a period of Twenty Five (25) years subject to renewal for a further term subject to the investor giving the AA a one year notice with a remainder six month after the first notice is served before the expiry of the subsisting term. In case the Investor does not wish to continue to operate the area upon the expiry date of the agreement, the Investor shall not have the authority to transfer the rights granted under this agreement and all immovable assets shall be the property of the AA with immediate effect.

13. AMENDMENT

The parties may by mutual consent amend this Agreement or any part thereof they deem that it is necessary in order to conform to changes in legislation, by-laws, regulations and/or policies, or as they deem that such change shall enhance the performance of the Agreement.



14. TERMINATION OF AGREEMENT

15.1 Either party may terminate this Agreement if the other party causes a fundamental breach of the Agreement.

15.2 Fundamental breaches of the Agreement shall include, but shall not be limited to the following:

- a) The Investor fails to full fill or comply with any obligation placed upon it by the terms hereof, and fails to remedy such default within a period of 30 days after receipt of written notice from AA calling upon it to do so;
- b) The Investor is made bankrupt or goes into liquidation other than for a reconstruction or amalgamation;
- c) If the Investor delays the completion of the investment within an agreed period after the commencement date or any date as shall be agreed by the parties in writing;

15.3 If the Agreement is terminated, the Investor shall stop his operation immediately, make the Area safe and secure, and leave the Area as soon as reasonably possible.

15.4 If the Contract is terminated for the AA'S convenience or because of a fundamental breach of Agreement by the investor, the investor shall not be entitled to any compensation

16. COMPENSATION.

16.1 The parties hereby agree that upon expiry of this Agreement and in the absence of any renewal.

16.2 The AA may require the investor to remove any improvement that has been affected by the investor and restore the land to a condition acceptable to the AA within three (3) calendar months. In exercising this option, the AA shall however, give six months (6) notice to the Investor.



16.3 In the event the Investor fails to remove such improvements, the AA may remove the said improvements with a view to restoring the land and recover the costs incurred in the exercise from the performance Bond deposit.

16.4 That all or any part of the said improvements that the Investor does not demand shall not be due or payable in any way whatsoever to the Investor in respect of the said improvements.

17. FORCE MAJEURE

- a) If by any reason of force majeure, a party is unable to perform in whole or material part of its obligations under this Agreement, then such party shall be relieved of those obligations to the extent it is unable to perform and it is not possible for the affected party to be adequately compensated by insurance and such inability to perform shall not make such party liable to the other;
- b) If any event of force majeure persists for a continuous period of three (3) months or more and such event prevents a party in whole or in material part from performing its obligations under this Agreement then the party unable to perform its obligations under this Agreement ("**Affected party**") may, by written notice to the other, suspend some rights and obligations arising from this Agreement subject to negotiation by two parties, as the case may be, until such force majeure event no longer persists and the parties are able to resume performance of their respective obligations;
- c) Provided that if such notice shall be given by the Investor it shall be permitted access to the WMA to take steps to protect its assets during the period of suspension. The parties shall only resume performance of their obligations by written notice given by the Affected party.
- d) In this Agreement 'force majeure' means any of the following which materially affect the Business, the Lodge, the owner of the ability of the Investor to participate in the construction and management the Lodge: an act of God (including but not limited to an earthquake, flood or volcanic eruption), pandemic disease or other condition which impairs the normal physiological functioning of humans or of other organisms and which are transmissible to humans, war terrorism, civil commotion, strike, lock-out or any governmental act, sanctions, civil



war, trade reasonable control of any party, but excluding any act, omission or default any party.

18. COMMUNITY DEVELOPMENT.

18.1 Whenever and wherever practicable and feasible to priorities the training and employment of people from the amongst the local community and in particular to ensure the engagement of unskilled labour from the local community.

18.2 To develop a business procurement structure that targets local suppliers drawn from and operated within the local community.

19. STATUTORY OBLIGATIONS

- (i) At the investor's own expense to execute all works and provide and maintain all arrangements upon or in respect of the demised premises in WMA or the use to which the area is being put that are required in order to comply with the requirements of any statute (already or in the future to be passed) or any government departmental local authority other public or competent authority or court of competent jurisdiction.
- (ii) Not to do in or near the WMA any act or thing by reason for which the AA may under any enactment incur or be imposed upon it or become liable to pay any penalty damages compensation costs charges or expenses.
- (iii) To use the WMA in a lawful and orderly manner and nothing shall be done or omitted or permitted contrary to any law or regulations for the time being in force relating to the use of WMA of a like nature to the WMA and not to do or permit or suffer to be done anything whereby any rules or regulations of the local authority for the time being in force applicable to the area may be contravened;
- (iv) And / or its consent to the use and occupation of the area for the purpose aforesaid may be withdrawn and in the event of the AA being made liable for any breach thereon attributable to any act or default of the investor, the investor shall indemnify the AA against all and every fine, penalty, damages and costs incurred or paid or suffered by the AA in consequence of such breach;



- (v) Without prejudice to the generality of the foregoing to comply in all respects with the provision of any statutes and any other obligations imposed by law or by any by-laws applicable to the area or in regard to the business for the time being carried on by the investor from the WMA;
- (vi) To use its best endeavours to ensure that it is classified and licensed as an operator of a tented lodge and related services.
- (vii) To pay all fees and charges levied from time to time by the Government Authority or any other body or authority empowered to collect revenue in connection with the use of the WMA or for visitors or invitees or agents of the AA who visit adjoining areas, which are currently controlled, by the Government Authority

20. NOTICES

20.1 Any notice, request or consent made pursuant to this Agreement shall be in writing and shall be deemed to have been made when delivered in person to the party to whom the communication is addressed, or when sent by registered mail or email to such party at the address specified in this Agreement.

20.2 Notices to either party sent by registered mail or email specified below shall be deemed to have been received when there is proof or service of delivery or acknowledgement of receipt by either means in not less than 7 days of such communication.

20.3 The parties choose, for the purposes of giving any notice, the payment of any sum, the serving of any process and for any other purpose arising from this Agreement at their respective addresses as follows:-

(a) Notices to the IKONA Authorized Association:

Chairperson/Secretary

IKONA Authorized Association (Jumuiya ya Hifadhi ya Wanyamapori ya IKONA (JUHIWAIKO)



P.O.BOX 114

Serengeti – Mugumu

Mara – Tanzania

Email: wmaikona@yahoo.com

(b) **Notices to the Investor:**

Managing Director,

Grumeti Serengeti Hills Limited

P.O.BOX 1383,

Dar es salaam – Tanzania

Email: info@delinvestments.com

20.4 Either party may change its address to another within Tanzania or the Investor's country of origin on the giving of 14 days written notice to the other party.

20.5 Any notice given and any payment made by either party to the other ("the addressee") which:

- (a) Is delivered by hand or sent by facsimile transmission during office hour shall be deemed to have been received by the addressee on the day date of delivery of date of the facsimile transmission;
- (b) Is posted by prepaid registered post from an address within Investor's country of origin or Tanzania shall be deemed to have received by the addressee on 5th working day after the day of posting.

20.6 Where a party to this agreement applies for consent in writing under any clause of this Agreement, such consent shall be deemed to have given if the application is not respondent to within twenty one (21) days of receipt thereof at the part's address specified in clause 19.1 above.



21. CONFIDENTIALITY.

The AA shall, and cause its agents, representatives, officers, directors, employees and advisers to, maintain confidentiality and not disclose to any third party any confidential information relating to the operation of the investor or of the business upon which this agreement is being sought (including the content of any report, information to trademarks, trade secrets and patents without the prior written consent of the investor)

22. GENERAL AND CONCLUSION

22.1 This Agreement with its annexures constitutes the whole agreement between the parties and no variation or cancellation shall be of any force and effect unless and until it is reduced into writing and signed by the parties

22.2 Any condonation of any breach of any of the provisions hereof or other act of relaxation, indulgence or grace on the part of either party shall not in any way operate as or be deemed to be a waiver by such party of any of its rights under this Agreement or be construed as a novation thereof.

22.3. This Agreement shall ensure to the benefit of, and be binding upon, the respective successors – in – title, administrators and permitted assigns of parties hereto.

22.4 The parties hereto undertake to do and procure the doing of all such things and to render all such assistance as may be necessary for the purposes of the Agreement.

22.5 where in terms of any clause of this Agreement the consent of either party is sought or required, that consent shall not be unreasonably withheld or delayed.

22.6 The costs of and incidental to the negotiation, preparation, execution and registration of this Agreement, and all necessary attendance incidental or pursuant thereto, shall be borne by the Investor.

22.7 Each party to bear their own legal and other costs in the preparation of this Agreement.



22.8 Any addendum attached hereto that is signed by the parties shall be deemed a part of this Agreement.

IN WITNESS of which the AA and the Investor have duly executed this Agreement on the date appearing below.

SIGNED, SEALED and DELIVERED with the common seal of **JUMUIYA YA HIFADHI WANYAMAPORI IKONA** in our presence This 1st day of June 2025

WITNESSED BY:

Name: YUSUPH MANYANDA
Signature: [Signature]
Qualification: EXECUTIVE SECRETARY
Post Address: 114 - MUGUMU
Email: wmaikona@yahoo.com

Name: LEIAS M. CHAKIA
Signature: [Signature]
Qualification: CHAIRMAN
Post Address: 114 - MUGUMU
Email: wmaikona@yahoo.com

SIGNED, SEALED and DELIVERED with the Common seal of **Grumeti Serengeti Hills Limited** in our presence this 1st Day of JUNE 2025

WITNESSED BY:

Name: ASLAM ANWAR
Signature: [Signature]
Qualification: DIRECTOR
Post Address: P.O. Box - 1583
Email: aslam.delinvestments@gmail.com

Name: ANTHONY R. MLAWA
Signature: [Signature]
Qualification: SUPERVISOR
Post Address: P.O. Box 1383
Email: anthonyserengeti1980@gmail.com

GRUMETI SERENGETI HILLS LIMITED
P.O. Box 5746
DAR-ES-SALAAM

Before me;

Name: Veronica C. Lukwago

Signature: [Handwritten Signature]

Postal Address: 68371, DSM

Qualification: Commissioner for Oath



[Handwritten Signature] [Handwritten Signature]

[Handwritten Signature]