

TANZANIA INVESTMENT CENTRE

DAR ES SALAAM

PROGRESS REPORT

Introduction

Africa rise Investment Company limited is a private company established for the purpose of providing production facilitation for different investors wishing to establish factories in Tanzania. The experience shows that, for a new manufacture intending to invest factory in Tanzania, requires huge capital to acquire land, construct warehouses and administration block, Factory plants and marketing the final produced products. Africa Rise Investment Company is trying to easier the process by constructing warehouses and other factory facilities to smooth manufacturing process.

At starting, the Company planned to construct III warehouses and administration block at plot 218-228 Block Q Kisarawe II, Kigamboni Dar es salaam, targeting for the two Manufactures, (Mpya Mjini Company Limited Manufacture of footwear and slippers and Zebra Tarpaulin Company Limited a manufacture of Canvas. The implementation plan was II ware houses and administration block to be done at phase one (Completed) and third ware house to be built at final phase to accomplish the Kisarawe II project for the company.

LOCATION AND LOCALITY

The property within Kigogo street in Kisarawe II ward Kigamboni municipality in Dar es Salaam. The same located almost 430 meters from Amazing Grace Worship Centre- Tanzania. Accessibility to the property enhanced by unnamed street branching off Kibada-Muongozo road on the right-hand side as one moving to Kisarawe II from Kibada at REYKA POLYCLINIC. For avoidance of doubt, the subject property is located at the following coordinates as taken **-6.904684°**, **39.358133°** taken from the center of plot by a handed GPS.



Locational Map of the Subject Property (edged red) as extracted from Sattelite Image (Source: Google Earth)

1. Panned activities for the period

Our current plan is to construct Warehouse No. 3, which will be rented to tenants engaged in the production of footwear and canvas as storage of the produced products. The hardcore foundation has already been completed, and we are currently awaiting the delivery of prefabricated materials to finalize the warehouse construction.

Foundation for Third Ware house construction.



2.0 Achievements made on the project implementation to date

The company successfully completed the construction of Administration Block, Ware house I for Mpya Mjini Company Limited (manufacture of Footwear and slippers and Warehouse II for Zebra Tarpaulin Company Limited (manufacture of canvas). The two Factories commenced production from May 2025, having nearly 330 local employees, value addition, and the growth of Tanzania's manufacturing sector.

2.1 FACTORY BUILDING (Ware House I) Footwear and Slippers Production



2.2 FACTORY BUILDING II (Canvas Production)





2.4 Administration



2.5 Third Warehouse foundation (Storage for final products Both factories)



3. Provide updated information on the following aspects:

S/No.	Information	Description	Current Project Status
1	Shareholder's Information	Shareholders' name: i) Weng Guohua, 51% ii) Linlin Weng, 49% Nationality: Chinese	No change in shareholding structure
2	Company communication Information	Email address sademassociates@gmail.com Mobile Number: 0754208064 Physical Address (Plot No 218-228. Block No Q. Street Kisarawe II, District Kigamboni, Dar es salaam	Updated and active

3	Contact Person	Name: Deogratus Otaru Position: Accountant Email: Deotaru2001@gmail.com Phone no: 0754208064	Active
4	Incorporation	Certificate of Incorporation Number: 165910435	Active
5	TIN Information	TIN Certificate No.165-910-435	Active
6	Project Objective	Construction of warehousing for production of footwear and canvas	On going
7	Capacity	Building two warehouses per year	
8	Direct Employment	Foreign Men: 2 Foreign Women: 0 Local Men: 5 Local Women:3	Achieved
9	Indirect employment	330 Local workers were employed by our tenants who are Mpya Mjini and Zebra Tarpaulin in Manufacturing industry producing foot wear and Canvas.	Active

4. Project Financing Expenditure

	Foreign (USD)	Local (TZS)	Total (USD)
Land and Buildings		3,370,102,600	
Plant and machinery			
Vehicles/Aircrafts			
Furniture			
Office equipment			
Insurance Cover			
Pre-operational expenses			
Working sub-total capital			
Grand Total		3,370,102,600	

5. Project Financing

Explain how the project is being financed e.g., equity, loans, sources of loans, conditions etc. see table below: -

	Amount (USD)	Source Country
Local equity		
Local loans		
Foreign equity	1,300,000	China
Foreign Loans		
Total Investment	1,300,000	China

6. Problems and Solutions

Explain problems, which the management is encountering in executing the project and the steps being taken to solve them

Frequent fluctuations in the prices of construction materials have led to an increase in overall project implementation costs. This situation has affected the accuracy of project budgeting, cash flow projections, and timely procurement of essential materials, thereby causing delays in some construction activities

7. Future Plans

Explain future plans for the next coming six months and planned financial commitments

In the next six months, the company plans to embark on the construction of **Warehouse No. 3**, which is intended to be leased to tenants engaged in **the production of footwear and canvas products**. The new facility will be designed to meet industrial standards, offering modern infrastructure suitable for manufacturing and production activities.

The planned **financial commitment** for the next six months is approximately TZS 1,736,331,031.86, which will cover construction materials, labor, equipment installation, and preliminary fit-out works to make the warehouse tenant-ready. The investment aligns with the company's strategic objective of promoting industrial growth and creating employment opportunities through value-adding production facilities.

8. Recommendations and any other comments

We are pleased with the services provided by the Tanzania Investment Centre (TIC). Their continuous support and guidance have greatly assisted us, as investors, in achieving our industrial objectives and contributing effectively to the economic growth of Tanzania