

PROGRESS REPORT

Prepared to:

TANZANIA INVESTMENT AND SPECIAL
ECONOMIC ZONES AUTHORITY (TISEZA)

Prepared By:

GOODWILL (TANZANIA) CERAMIC CO.
LIMITED

JANUARY 2026

PROGRESS REPORT FOR GOODWILL (TANZANIA) CERAMIC CO. LIMITED

1. PLANNED ACTIVITIES FOR THE PERIOD

The activities for the period of the project of project of INDUSTRIAL PARK FOR LEASE

This is an existing project; the company is located at Plot No. 12-18 Block A; Mkiu Village, Mkuranga District, Coast Region, Tanzania.

2. UPDATED INFORMATION ON THE FOLLOWING ASPECTS;

S/No.	Information	Description	Current Project Status
1.	Shareholder's Information	BORDARGROUPLIMITED, Chinese 33.5%	OPERATING
		CHANGEENTERPRISE DMCC, Dubai 66.5%	
2.	Company Communication Information	GOODWILL (TANZANIA) CERAMIC CO. LIMITED P. O. BOX 140, MKURANGA, TANZANIA Plot No. 1&2, Block A; Mkiu Village, Mkuranga District, Coast Region, Tanzania.	
3.	Contact Person	ABDALLAH MSANGI Email: abdallah@winstlaw.co.tz Mob no/Tel no: 0755106571	
4.	Incorporation	Certification of Incorporation No.120132	
5.	TIN Information	TIN Certificate No. 127-975-116	
6.	TIC certificate	Certificate No. 022421678	
7.	Project Objective	INDUSTRIAL PARK FOR LEASE	
8.	Capacity	Project capacity is 5 units per year	
9.	Direct Employment	Foreign Men = 10 Foreign Women = 10 Local Men = 155 Local Women = 155	
10.	Indirect Employment	Estimated total No. 330 Type/Areas of Indirect Employment = Casual Laborers	

3. PROJECT FINANCIAL ESTABLISHMENT ESTIMATIONS (USD):

Land & Buildings	30,000,000
Plant & Machinery	60,000,000
Vehicles & Mobile Equipment	15,000,000
Furniture & Fittings	3,000,000
Pre-expenses	7,500,000
Others	12,000,000
Working Capital	22,500,000
TOTAL	\$ 150,000,000

4. PROJECT FINANCING

Explain how the project is being financed e.g. Equity, Loans, sources of loans, conditions, etc. See table below.

	Amount	Source Country
Local Equity		
Local Loans		
Foreign Equity	\$ 150,000,000	DUBAI AND CHINA
Foreign Loans		
Total Investment	\$ 150,000,000	

5. PROBLEMS AND MITIGATION MEASURES

In accordance with TISEZA reporting requirements, this section highlights the challenges encountered during project implementation and the corresponding mitigation measures undertaken by Management.

5.1 Delay in Land Transfer and Issuance of Derivative Right

During the reporting period, the project experienced delays in the land transfer process, particularly in the completion of procedures leading to the issuance of the Derivative Right. This affected the scheduled commencement of certain project activities.

5.2 Scarcity of Raw Materials

The project encountered challenges relating to the limited availability and price fluctuations of raw materials, including wood and other essential inputs required for construction and operational preparation.

6. FUTURE PLANS

Explain plans for the coming 10 months and planned financial commitments

Our company intends on building and expanding the project as on second phase, we are currently about to start construction of a new Godown and a factory for producing sanitary ware which shall offer temporary and permanent employment to local people and domestic companies.

7. ATTESTATION

I, the undersigned, hereby attest that the contents of the attached Progress Report are true and correct to the best of my knowledge and belief. The information provided reflects the actual progress and performance of the project up to the stated reporting date, based on available records, reports, and field verifications.

Reporting Date: Dated this 10th day of JANUARY 2026

Prepared by:

Name: ABDALLAH MSANGI

Position: AGENT

Signature: _____