

UNITED REPUBLIC OF TANZANIA
PRESIDENT'S OFFICE, PLANNING AND INVESTMENT



TANZANIA INVESTMENT AND SPECIAL ECONOMIC ZONES AUTHORITY
(TISEZA)

REPORT ON SITE VISITATION OF YUANDA INVESTMENT AND TRADING
COMPANY LIMITED HELD ON 21ST NOVEMBER, 2025

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1. INTRODUCTION

This report presents the findings of a site visit conducted by the TISEZA team to Yuanda Investment and Trading Company Limited. The visit aimed to assess the status of project implementation and to verify issues arising from a recent amendment in the company's shareholding structure, in line with directives issued by the Director General.

2. BACKGROUND INFORMATION

Yuanda Investment and Trading Company Limited is a company registered with a Certificate of Incorporation Number **159253325** and is duly registered under TISEZA (formerly TIC) with a Certificate of Incentives Number **022411013**.

The project was registered for the establishment of an **Automobile and spare parts fabrication and assembling plant**, with an implementation period spanning from **13 January 2023 to 12 January 2026**.

At the time of registration, the company's shareholding structure was as follows:

- **Li Changsong (Chinese)** – 62.5%
- **Gao Shubin (Chinese)** – 37.5%

The project proposed a total investment capital of **USD 4,085,000** and aimed to generate **100 direct jobs**, of which **85 were intended for local employment**.

Recently, the company submitted a request for an amendment to its shareholding structure, replacing **Li Changsong's 62.5% shareholding with Li Zhenghui**. This development prompted the need for a site visit to assess compliance and project progress.

3. OBJECTIVES OF THE VISIT

The objectives of the site visit were:

- To confirm that the amendment of shareholders would not result in requests for additional residence permits for removed shareholders, in accordance with the Director General's directives.
- To assess the actual status of project implementation on the ground.

4. METHODOLOGY

The site visit was conducted on **21 November, 2025** by a TISEZA team composed of:

1. **Loveness Byamungu**
2. **Neema Labour**
3. **Patrick Mnyeti**

The team visited the project site located at Coastal region-**Kibaha District, Bokommenemela Ward, Tumbi Area- TAMCO Old Building, Plot 4, Block A**. In addition, consultations were held with the District Council (DC), and follow-up communication was conducted via phone with the project manager.

5. FINDINGS

5.1 SITE FINDINGS

Upon visitation, it was established that the project is located at the indicated site but is **not operational**. The land appeared largely **undeveloped**, with **no tangible production activities taking place**.

The only visible development was the **construction of a concrete perimeter fence** surrounding the intended project area. The remains of the old TAMCO building were still standing, but no new construction works were observed.

During the visit, the team noted the presence of **Chinese individual(s) believed to be inhabiting the premises**. However, when the team attempted to engage with occupants, the **security personnel denied the presence of any individuals** on site with whom communication could be established.

(Photographic evidence attached)



Old TAMCO building unrepaired



Constructed fence surrounding project area

5.2 PHONE CALL INTERVIEW

After obtaining contact details, the team conducted a phone interview with the project manager, **Mr. Ngonyani**. He explained that the project had failed to commence due to challenges arising from **TANROADS regulations**, which resulted in a **reduction of the company's previously acquired land by approximately 2.5 acres** to allow for road construction.

According to Mr. Ngonyani, this reduction significantly affected the company's original project plans and financial projections, rendering them unfeasible under the revised land size. The matter has been formally raised with TANROADS and is reportedly under consideration, although no feedback from them has been received to date.

He further confirmed that:

- The newly added shareholder is not currently in the country.
- The removed shareholder has been completely exited from the company.

5.3 IN-HOUSE INFORMATION

In-house verification conducted by the Labour Team confirmed that the shareholders' passport details are on record. Records indicate that:

- Li Changsong's resident permit (obtained Under Yuanda Investment) expired on 14th February 2025 and after exit he entered the country on 7th April, 2025 under different permit class and has not left since.
- Li Zhenghui hasn't yet requested a resident permit under Yuanda Investment but had entered the country previously on 24th February 2025 by other means. He is currently not in the country
- Shareholder amendment was requested by letter on 24th June 2025.

6. CONCLUSION

The amendment of shareholders may potentially result in requests for additional residence permits should the newly added shareholder seek entry into the country. However, records indicate that the removed shareholder's residence permits have already expired, and he no longer benefits from the project incentives.

Beyond shareholder matters, the site visit revealed a broader concern regarding the **dormant status of the project**, primarily attributed to regulatory challenges related to land reduction by TANROADS. Given the project's economic importance, particularly its potential contribution to the **automobile and manufacturing sector**, the lack of progress poses a significant concern.

7. RECOMMENDATIONS

1. **TISEZA should formally follow up with TANROADS** to facilitate dialogue and explore possible solutions or compromises regarding the land size reduction.
2. **Close monitoring of shareholder movements and permit applications** should be maintained to ensure compliance with immigration and investment regulations.
3. **Supportive intervention by TISEZA** is recommended to assist the investor in resolving regulatory bottlenecks and enable the project to commence within the approved implementation period.