



BUSINESS PLAN
FOR THE DEVELOPMENT OF
BAGAMOYO ZINGA BUILDING MATERIALS INDUSTRIAL PARK

IMPLEMENTATION PERIOD: 2026 – 2030



TAISHAN TECHNOLOGY (T) LTD

TABLE OF CONTENTS

CHAPTER I: INTRODUCTION	3
1.1 Background of the Project	3
1.2 Purpose of the Investment.....	3
1.3 Alignment with National Development Policies.....	3
CHAPTER II: INVESTOR AND COMPANY PROFILE.....	4
2.1 Investor Information	4
2.2 Company Profile - Taishan Technology (T) Ltd	4
2.3 Experience and Capacity	4
CHAPTER III: PROJECT DESCRIPTION	5
3.1 Project Name	5
3.2 Project Location.....	5
3.3 Nature of the Project.....	5
3.4 Project Scale and Components	5
3.5 Design Standards & Sustainability Considerations:	5
3.6 Implementation Schedule	5
CHAPTER IV: MARKET ANALYSIS & STRATEGY	6
4.1 Market Demand	6
4.2 Target Market & Clientele	6
4.3 Competitive Analysis.....	6
4.4 Marketing & Tenant Acquisition Strategy	6
CHAPTER V: LAND & INFRASTRUCTURE	7
5.1 Land Status and Zoning	7
5.2 Infrastructure Development Plan.....	7
CHAPTER VI: MANAGEMENT & OPERATIONS.....	8
6.1 Management Structure.....	8
6.2 Operational Plan	8
6.3 Environmental & Safety Management	8
CHAPTER VII: INVESTMENT & FINANCIAL PLAN	9
7.1 Total Investment & Capital Investment Plan	9
7.2 Source of Funds	9
7.3 Revenue Model.....	9
7.4 Five-Year Financial Projections (USD)	9
7.5 Key Financial Indicators & Payback Period.....	9
CHAPTER VIII: EMPLOYMENT & HUMAN RESOURCE DEVELOPMENT	10
8.1 Employment Creation Plan.....	10
8.2 Local Employment Commitment.....	10
8.3 Training and Skills Transfer Program.....	10
CHAPTER IX: RISK ANALYSIS & MITIGATION	11
9.1 Identified Risks.....	11
9.2 Mitigation Strategies.....	11
CHAPTER X: CONCLUSION & REQUEST FOR SUPPORT	12
10.1 Project Summary and Strategic Value.....	12
10.2 Request for Government Facilitation & Support	12



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CHAPTER I: INTRODUCTION

1.1 Background of the Project

The Government of the United Republic of Tanzania has identified industrialization, local manufacturing, and value addition as key pillars for sustainable economic growth. In line with this national strategy, Taishan Technology (T) Ltd proposes to develop a modern Building Materials Industrial Park in Zinga Area, Bagamoyo District, Pwani Region.

Tanzania's rapid urbanization, growing population, and substantial public investment in infrastructure (such as the Standard Gauge Railway, roads, and water projects) and housing programs are driving robust demand in the construction sector. However, local production capacity for building materials, particularly high-quality, standardized products, has not fully kept pace. The establishment of the Bagamoyo Zinga Building Materials Industrial Park is a direct response to this gap, aiming to enhance the resilience and efficiency of the local supply chain by providing a centralized, modern base for production and logistics.

1.2 Purpose of the Investment

The main objectives of the project are:

- To promote industrial clustering in the building materials sector.
- To provide standardized and affordable industrial facilities.
- To create employment opportunities for Tanzanians.
- To enhance supply chain efficiency and reduce logistics costs.
- To support regional economic development in Pwani Region.

1.3 Alignment with National Development Policies

The project aligns with:

- Tanzania Development Vision 2025.
- National Five-Year Development Plan.
- Industrialization and Local Content Policies.
- Investment promotion objectives of the TIC/TISEZA.



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CHAPTER II: INVESTOR AND COMPANY PROFILE

2.1 Investor Information

- Investor Name: Taishan Technology (T) Ltd
- Legal Status: Private Limited Liability Company
- Country of Registration: United Republic of Tanzania

2.2 Company Profile – Taishan Technology (T) Ltd

Taishan Technology (T) Ltd is a professional roofing solution provider, specializing in roofing sheets manufacturing. Our headquarters is located in Dar es Salaam, with four branches in Arusha, Mbeya, Mwanza and Dodoma. The company has practical experience in operating industrial facilities and managing supply chains serving the Tanzanian construction market.

As an established manufacturer with deep roots in the Tanzanian market, we possess first-hand understanding of the critical advantages of local production in terms of quality control, lead times, cost management, and customer service. Our own operational experience—spanning raw material procurement, production planning, inventory management, and servicing a nationwide distribution network—provides a solid practical foundation for successfully developing and managing a specialized industrial park catering to the broader industry.

2.3 Experience and Capacity

The investor possesses:

- A strong understanding of the Tanzanian building materials market.
- Experience in factory and warehouse operation.
- Capability to attract international tenants and suppliers.
- Financial capacity to undertake phased industrial park development.



CHAPTER III: PROJECT DESCRIPTION

3.1 Project Name

Taishan Building Materials Industrial Park

3.2 Project Location

Zinga Area, Bagamoyo District, Pwani Region, approximately within the greater Dar es Salaam economic corridor.

3.3 Nature of the Project

The project is a greenfield industrial park development focusing on:

- Building materials manufacturing.
- Warehousing and distribution.
- Light processing and assembly.
- Office, showroom, and service facilities.

3.4 Project Scale and Components

- The Industrial Park will include:
- Warehouses and factory buildings: approximately 60,000 square meters.
- Office and administration buildings: approximately 4,000 square meters.
- Internal roads, parking areas, drainage, utilities, and security systems.

3.5 Design Standards & Sustainability Considerations:

Park structures will utilize durable steel frame or reinforced concrete construction, designed to meet widely recognized industrial building standards for flexible space utilization and long-term durability. Designs will incorporate natural lighting and ventilation to reduce operational energy costs for tenants. The master plan includes dedicated loading/unloading zones and a unified logistics circulation pattern to maximize operational efficiency and safety.

3.6 Implementation Schedule

The project will be implemented in phases over a five-year period:

- Phase I (2026 – 2027): Infrastructure and initial factory buildings.
- Phase II (2028 – 2029): Expansion of warehouses and offices.
- Phase III (2030): Final expansion and optimization.



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CHAPTER IV: MARKET ANALYSIS & STRATEGY

4.1 Market Demand

Tanzania's construction sector is growing, creating consistent demand for building materials. The need for localized production and efficient storage solutions presents a clear market opportunity for a dedicated industrial park.

The market demand targeted by this project is supported by several key factors:

- **Policy Support:** Tanzania's Development Vision 2025 and subsequent Five-Year Development Plans explicitly prioritize industrialization and construction as engines for economic growth.
- **Infrastructure Investment:** Large-scale, government-led infrastructure projects generate sustained demand for steel, cement products, piping, and other construction materials.
- **Urbanization & Housing Needs:** Expansion of major cities like Dar es Salaam and population growth fuel commercial and residential real estate development.
- **Import Substitution Trend:** Policies encouraging local manufacturing to save foreign exchange and secure supply chains create a favorable environment for producers setting up operations in Tanzania.

4.2 Target Market & Clientele

- Local building material manufacturers and fabricators.
- International companies seeking manufacturing bases in Tanzania.
- Logistics and distribution companies.
- Ancillary service providers to the construction industry.

4.3 Competitive Analysis

The project offers a sector-specific location with planned modern infrastructure, differentiating it from general-purpose industrial areas.

4.4 Marketing & Tenant Acquisition Strategy

Marketing will focus on direct outreach to target companies, engagement with industry associations, and highlighting the park's strategic location and facilities.



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CHAPTER V: LAND & INFRASTRUCTURE

5.1 Land Status and Zoning

The land is allocated for industrial use. The company will comply with all Tanzanian land ownership, planning, and registration requirements.

5.2 Infrastructure Development Plan

The project plan includes the development of internal roads, connections to the electricity and water grids, and the installation of drainage and security systems.



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CHAPTER VI: MANAGEMENT & OPERATIONS

6.1 Management Structure

A dedicated management office will handle leasing, tenant services, maintenance, and park security.

6.2 Operational Plan

Operations will focus on providing reliable utilities, maintaining common areas, and enforcing park regulations to ensure a productive environment for all tenants.

6.3 Environmental & Safety Management

- EIA Compliance: We will conduct a full Environmental Impact Assessment (EIA) in compliance with NEMC requirements prior to construction.
- Green Practices: The park design will incorporate energy-efficient lighting, water-saving fixtures, and designated areas for waste segregation and recycling.
- Safety Standards: Mandatory safety induction for all tenant employees, installation of fire-fighting equipment, and clear emergency response plans.



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CHAPTER VII: INVESTMENT & FINANCIAL PLAN

7.1 Total Investment & Capital Investment Plan

The total estimated project investment is USD 10 million, deployed over five years.

Year	Phase	Estimates Investment(USD)	Primary Allocation
2026	I	2,000,000	Land development, infrastructure, Phase I buildings.
2027	I	2,000,000	Additional warehouses and utilities.
2028	II	2,000,000	Office buildings and expansion.
2029	II	2,000,000	Further factory expansion.
2030	III	2,000,000	Final development and optimization.
TOTAL		10,000,000	

7.2 Source of Funds

- Investor equity.
- Reinvested operational income.
- Potential bank financing.

7.3 Revenue Model

Revenue will come from:

- Rental income from warehouses and factory buildings.
- Rental income from office spaces.
- Industrial park management and service fees.

7.4 Five-Year Financial Projections (USD)

- Based on the provided forecast:

Five-Year Income Statement Projection (USD)

Sn	Item	2026	2027	2028	2029	2030
1	Revenue	800,000	1,000,000	1,500,000	2,000,000	2,500,000
2	Operating Expenses	1,000,000	1,100,000	1,200,000	1,300,000	1,400,000
3	Profits Before Tax	-200,000	-100,000	300,000	700,000	1,100,000
4	Corporation Income Tax	0	0	90,000	210,000	330,000
5	Net Profit	-200,000	-100,000	210,000	490,000	770,000

7.5 Key Financial Indicators & Payback Period

- The project expects to reach profitability in Year 3 (2028).
- The payback period is estimated based on cumulative cash flows post the initial investment years.



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CHAPTER VIII: EMPLOYMENT & HUMAN RESOURCE DEVELOPMENT

8.1 Employment Creation Plan

- Year 1: 30 direct jobs.
- Year 2: 60 direct jobs.
- Year 3: 100 direct jobs.
- Year 4: 150 direct jobs.
- Year 5: 200+ direct jobs.

Indirect employment through tenants is expected to exceed 1000 jobs.

8.2 Local Employment Commitment

More than 90% of employees will be Tanzanian nationals, with priority given to local residents of Pwani Region.

8.3 Training and Skills Transfer Program

The investor will implement on-the-job training, technical skills transfer, and safety training programs. The training program will extend beyond basic production skills to include introductory equipment maintenance, warehouse management, occupational safety and health (OSH) standards, and basic quality control procedures. We will prioritize recruitment from the Bagamoyo district and explore potential collaboration with local Vocational Education and Training Authority (VETA) centers to tailor foundational skills training for park needs.



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CHAPTER IX: RISK ANALYSIS & MITIGATION

9.1 Identified Risks

- Market Risk: Slower-than-expected absorption of industrial space by tenants.
- Construction Risk: Cost overruns or delays during development.
- Regulatory Risk: Delays in obtaining necessary permits and approvals.

9.2 Mitigation Strategies

- Phased development to align with market demand.
- Conservative budgeting and experienced project management.
- Proactive engagement and coordination with relevant government authorities (TIC, NEMC, local government).
- Mitigation for Market/Absorption Risk: We will adopt flexible leasing strategies, offering units of various sizes and customizable spaces to attract a diverse tenant mix. Securing one or two "anchor tenants" prior to significant development will be a priority to ensure baseline cash flow.
- Mitigation for Construction Risk: Qualified contractors will be selected through a transparent tender process under fixed-price contracts, with oversight from an independent project supervisor for quality and timeline assurance.
- Mitigation for Operational Risk: The park will invest in high-capacity backup power generation to ensure continuity of tenant operations during potential public grid outages.



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CHAPTER X: CONCLUSION & REQUEST FOR SUPPORT

10.1 Project Summary and Strategic Value

The Taishan Building Materials Industrial Park is a strategic private-sector investment that supports Tanzania's industrialization objectives, creates jobs, and promotes regional development in Bagamoyo.

10.2 Request for Government Facilitation & Support

Taishan Technology (T) Ltd respectfully requests the support and facilitation of the Tanzania Investment Centre and relevant agencies in areas including:

- Guidance and facilitation in obtaining investment incentives.
- Coordination in the acquisition of necessary permits and licenses.
- Liaison support with other government departments for smooth project implementation.