

TANZANIA INVESTMENT AND SPECIAL ECONOMIC ZONES AUTHORITY
DIRECTORATE OF INVESTMENT FACILITATION



Figure 1: A picture which shows one of building which is in construction at Kwala Industrial Park

Report On:**Date: 06th March, 2026.**

PROJECT'S PROFILE				
S/N	ITEM	DESCRIPTION		
1.	Company Name	KWALA INDUSTRIAL PARK LIMITED		
2.	Project Location	KWALA, KIBAHA, COASTAL REGION		
3.	Project Core Activities	Industrial Park for lease and sale		
4.	Address & Mobile Number	Aziz Mangachi Customer executive approvals +255 742 979181 Email aziz.mangachi@arisenet.com		
5.	Investor Contact Person	Aziz Mngachi		
6.	Shareholders	Name	Nationality	% Share
		Group six International Limited	Chinese	32%
		WJA Investment Holdings limited	Chinese	8%
		Arise Intergrated Industrial platforms limited	Indian	60%

7	Business Plan details	Total investment planned	Usd 327,451,176.00	
		Jobs projected	200	
		Unique value	High productivity and quality guarantee.	
		Investment duration	2026 - 2030	
8	Validation period	Dec, 2030		
9	Report author (s)	Dotto Nyirenda		

1.0. INTRODUCTION/BACKGROUND

Kwala Industrial park limited is a company registered with TISEZA and being issued with a Certificate of Incentives No.202117486.The total financial capital of the project are estimated to be valued at 327 Million USD. However, this report focuses on a project located on plot No. 1 block “B” Kwala, Kibaha.

2.0. PROJECT LOCATION

The Project office is located at plot No. 1 Block “B” Kwala, Kibaha Municipal Council, Coastal region.

3.0 OBJECTIVE OF THE VISIT

The site visit was made in response to the application made by Kwala Industrial Park Limited for a extension of the project through importing some of the construction materials.

4.0 PVV METHODOLOGY/ MODUS OPERANDI

Both secondary and primary information were used to attain adequate, appropriate and reliable information in which interview, observation and documentary review methods were included

1 Documentary review

This method was used to gather secondary information from documents and records which supported significance and accuracy of the project visit verification. This includes reviewing of business plan and operational reports.

2 Observation method

The project visit was employed observations to collect some of the critical information on the project development such as buildings constructions and plant installation

3. Interview

Interview was employed to collect information of detailed project operational progress, challenges affecting the project, future project plan and opinions of the investor.

5.0 ON-FIELD OBSERVATIONS AND FINDINGS

During a visit we were able to see the actual development made on the plot which includes thirteen (13) industries in which out of these about six industries have started operations and the other are in construction process.

Also the project is enclosed within a boundary wall fence built with reinforced concrete pillars and beams filled with sand cement bricks which are plastered and painted on both sides. I therefore conclude that in order for this project to completed they need to extend the project through importing more construction equipment's and materials.

In reviewing the documents and implementation information, we found that the amount that has already been used is estimated to be **32,625,000 US dollars**, which is equal to **10%** percent of the total cost of the project

6.0. LEVEL OF INVESTMENT

- **Analytical assessment against business plan** (in this section it is important to assess what you are seeing on the ground and compare to the Business Plan)

Item as per business plan projection	Investment amount indicated in business plan	Estimated actual investment (based on	Estimation justification	Percentage allocation
	(000) Usd	your observation)		

Equipment	3,011,045	3,000,000	Progress report & valuation report	90
Land/ Buildings	230,846,806	200,000,000	Progress report valuation report and physical building	90
Vehicles	250,920	200,000	Progress report & valuation report	90
Plants& Machinery	29,106,771	25,000,000	Parts of machine in the container	60
Others	200,000	150,000		
Start-up expenses	59,191,451	50,000,000		
Working capital	12,044,181	10,000	Progress report, valuation report	90
Total/Average	327,451,176	228,410,000	Valuation report	

7.0 CHALLENGES AND KEY RISKS

Challenges:

- Pending issuance of Government Notice in respect of incentives for the developer as outlined in the performance contract that was signed between Sino Tan Kibaha Industrial park limited and the ministry of finance.

Key risks and rating:

Risk Category	Rating (examples)
Investor-related Risk	Substantial
Implementing environment Risk	Moderate
- Capacity	Substantial
- Governance/Policy	Moderate
Project Risk	Moderate
- Design	Moderate
- Social and Environmental	Moderate
- Financial	Moderate
- Delivery Monitoring and Sustainability	Moderate
Overall Implementation Risk	Moderate

Explain risk rating

- The investor wants to extend the productivity of the project through importing construction equipment's and materials, If he does not meet the criteria to get tariff incentive. Based on the progress achieved so far, the risk rating in this investment is moderate.

8.0 INVESTORS FUTURE PLAN & ASSUMPTIONS

Implementation Support Plan

Time	Focus	Needs
Year 1-2	o Import of equipment and machinery o Construction of factory	o TISEZA's and TRAs approval of import list o Approval of expats work permits
Year 1-2	o Market testing	o Ministry of Industries and Trade support
		o TBS permit
Years 2-3	o Implementing phase 2	o Exemption on equipment o Utility supply & improvement
Year 1-3	o Focusing on expanding local market	o Demand in local market is high.

Assumptions:

- Investor expected to continue importation of construction equipment's and materials
- Policies within the sector are expected to remain stable


9.0 RECOMMENDATIONS

The investor has not succeeded in implementing the project for more than 70% as one of the requirements for the extension of the project, it's only 25% has been completed so far. However, due to several inconveniences that occurred during the implementation of the project, such as the pending issuance of a Government Notice regarding incentives for the developer as outlined in the performance

contract between Sino Tan Kibaha Industrial Park Limited now known as Kwala Industrial Park limited and the Ministry of finance, the investor has not been able to complete Phase One of the project on time.

Additionally, Kwala Industrial Park Limited was registered on 30 July,2021. The project falls within a five-year period, making it eligible for an extension. For these reasons, I recommend approval for the extension of this project.

10.0 SIGNATURE

S/n	Name	Position	Date	Signature
1.	Dotto Nyirenda	Investment Officer	06 March, 2026	

11. ANNEXES

- Field visit pictures
- Other documents



Figure 2: The building in construction at Kwala Industrial park



Figure 3: A picture which shows one of the projects of Tanzol company which is on finishing stage of construction.

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