

**TANZANIA INVESTMENT AND SPECIAL ECONOMIC ZONE  
AUTHORITY  
STRATEGIC INVESTORS  
QUESTIONNAIRE**

**PROJECT NAME: KWALA INDUSTRIAL PARK LIMITED**

S/N	Detailed Information		
1.	Sector	REAL ESTATE DEVELOPMENT	
2.	Sub-Sector	INDUSTRIAL PARK	
3.	Project Objectives	TO ESTABLISH A PROJECT FOR INDUSTRIAL PARK FOR LEASE AND SALE	
<b>Planned Project Plan as per Performance Contract</b>			
4.	Planned Investment Capital as per Contract	Total Investment Capital US\$	USD\$ 327,400,000
		Investment Financing Plan (Attach)	EQUITY: 50%, DEBT: 50%
		Investment Construction Plan (Attach)	<b>7 YEARS</b>
5.	Planned Employment Creation as per Contract	Direct Employment (Contracted)	50,000
		Casual labor	200
		Estimated Indirect Jobs	150,000
6.	Planned Foreign Exchange Earnings as per Contract	Foreign Exchange Generation due to Export or import substitution (US\$/Year) and targeted export markets	EXPORTS: 40% IMPORATION: 60%
7.	Planned Technology type as per Contract	Technology type	The project involves design and construction of civil infrastructure. Standard construction design software and civil construction technology being used.
8.	Project Location and Land	Project Location	KWALA-KIBAHA-PWANI
		Land size available to Proposed project (Acres)	2500 ACRES
		Total Land size currently developed (Acres)	1300 ACRES
		Land Ownership Status	DERIVATIVE LAND TITLE: TISEZA/KWALA INDUSTRIAL PARK
9.	Planned Government Revenue Contribution as per Contract	Direct Taxes revenue Contribution/US\$/ Year	TZS 1,200,000,000,000 at full capacity by 2031.
		In-direct taxes, levies and Fee US\$/ Year	TZS 3,600,000,000,000 at full capacity by 2031.
<b>Current Project Performance Status</b>			
10.	<b>Current Project Performance Status</b>	Current Investment Capital US\$ (Property, Plant & Equipment and Working Capital)	USD\$ 29,583,169.89
		Description of existing/developed infrastructure and Equipment in place (PPE)	<ol style="list-style-type: none"> <li>1. CONCRETE ROAD</li> <li>2. ONE STOP CENTRE</li> <li>3. POLICE STATION</li> <li>4. FIRE STATION</li> <li>5. INDUSTRIAL SHADES</li> </ol> <p><b>Full operational factories:</b></p> <ul style="list-style-type: none"> <li>• HOUSE OF GARMENTS CO. LTD,</li> <li>• HENGLI PETROCHEMICAL CO. LTD,</li> <li>• KVS CHEMICAL TANZANIA CO. LTD,</li> <li>• SNOW SEA TANZANIA CO. LTD,</li> <li>• TANZANIA TIMELESS WATERPROOF CO.LTD</li> </ul> <p><b>On construction:</b></p> <ul style="list-style-type: none"> <li>• TANZANIA STEEL INDUSTRIES LTD,</li> <li>• EASTCAB ELECTRICAL TECHNOLOGY CO. LTD,</li> <li>• NOVAMERID HOLDINGS LTD</li> </ul>

			<ul style="list-style-type: none"> <li>NEXTOOL TANZANIA LIMITED</li> <li>TANZOL CO. LTD</li> <li>BRILLIANT CARE PRODUCT TANZANIA LIMITED</li> </ul>																
	Current Direct Employment (Contracted).		<table border="1"> <thead> <tr> <th></th> <th>Local</th> <th>Foreign</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Male</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Female</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>151</td> </tr> </tbody> </table>		Local	Foreign	Total	Male				Female				Total			151
	Local	Foreign	Total																
Male																			
Female																			
Total			151																
	Current casual labor	200																	
	Current Estimated Indirect Jobs	500																	
	Current Production Installed Capacity/Year	100,000 tons per year in textiles and chemicals production																	
	Current average Production capacity/Year	100,000 tons per year in textiles and chemicals production																	
	Annual percentage of the production capacity exported for SEZ/EPZ investors*	60% by end of 2026 (EPZ investor factory almost completed construction)																	
	Current Direct Taxes (TRA) Contribution TZS/Year	Approximately TZS 500 Million per year. Expected to be cross TZS 1 Billion in 2027.																	
	Foreign Exchange Generation due to Export or import substitution (US\$/Year) and export markets	USD 3 million per year savings in import substitution on garments and chemicals.																	
	Current In-direct taxes, levies and Fee Contribution TZS/year	TZS 1,350,000,000 VAT and other taxes contribution per year.																	
	CSR activities implemented	<ul style="list-style-type: none"> <li>Participation in Uhuru Torch</li> <li>Luban workshop (training centre)</li> <li>Contribution in the CCM investment building.</li> </ul>																	
	Estimated percentage on local raw materials used for SEZ/EPZ investors*	Will be 20% from 2027. Factories under construction																	
11.	Fiscal Incentives Issued by government to the Project as per Performance Contract	S/N	Tax Name	Total Tax Exemption to-date (TZS)															
		1.	Import duty	Not Issued as per Performance Contract															
		2.	VAT	TZS 400,000,000															
		3.	Corporate Tax	Industrial Park not operational yet, hence not utilized yet.															

		4	Fuel Levy	None
		5.	Excise Duty	None
		6.	WHT	None
		7.	Others	None
12.	Major Challenges and Proposed Solutions	S/N	Challenges	Proposed Solutions
		1.	Delay in GN release	Request support in speedy release of GNs
		2.		
		3.		

13. How many Government Notices (GN) have been issued to your project?  
We have SIX (6) Government Notices.

14. If there are any unutilized Government Notices, please provide the reasons for their non-utilization  
*Corporate Income Tax GN has not been used yet as the industrial park is still under construction. To be utilized from 2026.....*  
 .....

15. What is your opinion on the procedures for the issuance of tax exemptions  
*Request Government Notifications to be released and or renewed as soon as possible to avoid delays in project. ....*  
 .....

16. Percentage of project implementation completed  
 30%

17. Technology used in the project and the uniqueness of such technology  
*No special technology used as it is a standard civil construction project.*  
 .....

18. **Recommendations** for the improvement of procedures of issuance of tax Exemptions  
*Request Government Notifications to be released and or renewed as soon as possible to avoid delays in project.....*