

# STRATACORE INVESTMENTS LIMITED

**PRIVATE & CONFIDENTIAL**

8 April 2026

The Director General Tanzania Investment and Special Economic Zones Authority (TISEZA)  
Dar es Salaam, Tanzania

Dear Sir,

**RE: APPLICATION FOR REGISTRATION — STRATACORE INVESTMENTS  
LIMITED**

We write on behalf of Stratacore Investments Limited (the “Company”) to formally apply for registration with the Tanzania Investment and Special Economic Zones Authority (“TISEZA”) pursuant to the Tanzania Investment Act, Cap. 38 and such other applicable regulations as may govern foreign and domestic investment registration in the United Republic of Tanzania.

## **1. About the Company**

Stratacore Investments Limited is a duly incorporated investment company engaged in the development, financing, and management of large-scale mixed-use real estate projects in Tanzania.

## **2. Proposed Investment**

The Company proposes to undertake the Coco Beach Mixed-Use Development, a landmark oceanfront development on a 47,000 m<sup>2</sup> site at Coco Beach, Dar es Salaam, Tanzania. The Project comprises:

- a. A 100-key Four Seasons Hotel;
- b. 60 serviced apartments (1-, 2-, and 3-bedroom configurations);
- c. An 8,000 m<sup>2</sup> ground-floor retail and food & beverage precinct; and
- d. Basement parking for 160 vehicles.

The Total Development Cost is estimated at USD 205,390,560, with a construction period of 30–36 months. The Project will generate stabilized annual revenue of USD 37,705,060 and a Net Operating Income of USD 19,967,444, representing a 53.0% NOI margin.

## **3. Investment Objectives**

Through this registration, the Company seeks to:

- a. obtain the protections, incentives, and facilitation services available to registered investors under the Tanzania Investment Act.

- b. access the Tanzania Investment Centre's one-stop facilitation services for permits, licences, and approvals required to implement the Project; and
- c. demonstrate the Company's long-term commitment to contributing to Tanzania's economic development through foreign direct investment, employment creation, skills transfer, and tourism infrastructure.

#### **4. Economic and Social Impact**

The Project is expected to generate the following direct economic benefits for Tanzania:

- a. Permanent employment for approximately 400–600 direct employees upon stabilization.
- b. Significant indirect employment through the retail, F&B, construction, and supply chain sectors.
- c. Contribution to Tanzania's tourism receipts through the Four Seasons brand and associated international visitor traffic.
- d. Enhancement of Dar es Salaam's profile as a regional luxury hospitality and lifestyle destination; and
- e. Tax revenues to the Government of Tanzania through corporate income tax, VAT, payroll taxes, and property levies.

#### **5. Enclosed Documents**

In support of this application, we enclose the following:

- 1. Certificate of Incorporation of Stratacore Investments Limited.
- 2. Memorandum and Articles of Association.
- 3. Feasibility Study — Coco Beach Mixed-Use Development (March 2026); and
- 4. Letter of Financial Capacity and Ability to Raise Project Finance (April 2026).

We kindly request that TISEZA process this application in accordance with its standard procedures and advise on any additional information or documentation required to complete registration. We are available at the Authority's convenience for any meetings or clarifications.

Yours faithfully,



**Bibi Ameera Hansye Deelawor**