

STRATACORE HOLDINGS LTD

3rd November 2025

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

Dear Sir,

RE: APPLICATION FOR LAND ALLOCATION FOR INTEGRATED LUXURY HOSPITALITY AND RETAIL DEVELOPMENT IN DAR ES SALAAM

We are pleased to introduce Stratacore Holdings Ltd, a Mauritius-registered investment company with a strong commitment to contributing to Tanzania's economic development through quality infrastructure investment.

Project Overview

We hereby formally express our interest in acquiring land in Dar es Salaam for the development of an integrated luxury hospitality and retail complex. The project specifications are as follows:

- a) Land Requirement: 40,000 to 50,000 square meters.
- b) Location Preference: Ocean facing property in Dar es Salaam.
- c) Development Components:
 - Luxury 5-star hotel.
 - Serviced accommodation facilities.
 - Modern shopping mall.
- d) Estimated Investment: USD 60,000,000 (Sixty Million United States Dollars).

Company Commitment

Stratacore Holdings Limited is keen to make a significant investment in Tanzania's hospitality and retail sectors. Our proposed development will deliver high-level facilities that meet international standards, contributing to:

- a) Tourism infrastructure enhancement.
- b) Employment creation during construction and operational phases.
- c) Economic growth through foreign direct investment.
- d) Revenue generation for the local and national economy.

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Request


We kindly request TISEZA's assistance in:

1. Identifying and allocating suitable ocean-view land parcels meeting our size requirements in Dar es Salaam, within 5-10 Kilometers from the city center.
2. Providing information on the application process and requirements for land allocation.
3. Advising on applicable incentives, tax benefits, and related opportunities.
4. Facilitating necessary approvals and permits for this development.

We are prepared to provide additional documentation, attend meetings, and conduct site visits at your earliest convenience. Our team is ready to move forward expeditiously with this project upon identification of suitable land. We will promptly inform your office as soon as our local subsidiary company has been duly registered in accordance with Tanzanian law.

We thank you for your consideration and look forward to a favorable response and the opportunity to contribute to Tanzania's development.

Yours faithfully,



Ms. Ameera Hansye Deelawor
For and on behalf of
STRATACORE HOLDINGS LTD