

BUSINESS PLAN FOR A
DEVELOPMENT OF INDUSTRIAL PARK
IN KIGAMBONI, DAR ES SALAAM
ON LAND PLOT NO. 70768 AND PLOT NO.70766

EFFECTIVE FROM: 2026/2036

Prepared by: Chuangda Investment Limited

P.O.Box: 8602

Dar es Salaam

Tanzania.

CHUANGDA INVESTMENT LIMITED

TABLE OF CONTENT

1. CHAPTER I: INTRODUCTION	Error! Bookmark not defined.
2. CHAPTER II: BRIEF INTRODUCTION TO THE COMPANY..	Error! Bookmark not defined.
3. CHAPTER III. BUSINESS DEVELOPMENT PLAN	Error! Bookmark not defined.
3.1 Environment Investment of Tanzania	Error! Bookmark not defined.
3.2 Investment Program.....	Error! Bookmark not defined.
3.3 Personnel Training Program	Error! Bookmark not defined.
3.4 Elementary Training	Error! Bookmark not defined.
3.5 Intermediate Training	Error! Bookmark not defined.
3.6 Advanced Training	Error! Bookmark not defined.
3.7 Development Trend of the Enterprise	Error! Bookmark not defined.
4. CHAPTER IV MANAGEMENT OF THE COMPANY	Error! Bookmark not defined.
4.1 Chart of Management Structure	Error! Bookmark not defined.
4.2 Human Resources	Error! Bookmark not defined.
4.3 Management System.....	Error! Bookmark not defined.
5. CHAPTER V. MARKET ANALYSIS.....	Error! Bookmark not defined.
I. Market Demand	Error! Bookmark not defined.
6. CHAPTER VI: PROCESS OF PRODUCTION	Error! Bookmark not defined.
7. CHAPTER VII: FINANCIAL PROGRAM	Error! Bookmark not defined.
7.1 Financial Management.....	Error! Bookmark not defined.
7.2 Source of Fund, Estimation of Use and Pay off period	Error! Bookmark not defined.
7.3 Financial Projection	Error! Bookmark not defined.
8. CHAPTER VIII : SOCIAL & DEVELOPMEN BENEFITS	Error! Bookmark not defined.
9. CHAPTER IX : CONCLUSION	Error! Bookmark not defined.

CHUANGDA INVESTMENT LIMITED

CHAPTER I INTRODUCTION

This feasibility study report has been prepared for the establishment of an Industrial Park Development Project to be implemented at Mwasonga area on Land **Plot No. 70768 and Plot No. 70766**, Kigamboni Municipality, Dar es Salaam, United Republic of Tanzania.

The project aims to develop, operate, and manage a modern industrial park comprising serviced industrial plots, standard factory buildings, warehouses, logistics facilities, and supporting commercial infrastructure in order to respond to the increasing demand for organized industrial investment space in Tanzania.

The proposed industrial park will contribute significantly to industrialization, manufacturing growth, logistics efficiency, and investment promotion. The project will provide ready infrastructure for local and foreign investors, reduce barriers to industrial entry, and enhance productivity through centralized utilities and shared services.

The purpose of this study is to assess the technical feasibility, commercial viability, and socio-economic impact of establishing an industrial park to support Tanzania's industrial development agenda.

CHAPTER II: BRIEF INTRODUCTION TO THE COMPANY

Chuangda Investment Limited is a privately owned limited liability company incorporated in the United Republic of Tanzania and duly registered with the Business Registration and Licensing Agency (BRELA) under registration number 189380615 on 23rd September 2025. The company's principal business activity is the development, management, and operation of industrial parks, providing high-quality infrastructure and facilities to support manufacturing, logistics, and commercial enterprises.

The company is committed to assembling a highly skilled team of technical professionals and experienced management personnel to oversee all aspects of

CHUANGDA INVESTMENT LIMITED

industrial park development, including planning, construction, and operational management.

Chuangda Investment Limited adopts modern industrial development practices, advanced project management systems, and efficient facility management approaches to ensure that the industrial park meets international standards for safety, functionality, and sustainability.

Chuangda Investment Limited has established a robust operational and management framework to guarantee seamless and continuous operations. The company is fully capable of implementing strict quality control measures and is prepared to obtain all necessary certifications and approvals to demonstrate compliance with both national and international industrial, environmental, and safety standards. Through these measures, the company aims to attract investment, promote industrial growth, and contribute to Tanzania's economic development objectives.

CHAPTER III: BUSINESS DEVELOPMENT PLAN

3.1 Investment Environment in Tanzania

Chuangda Investment Limited intends to invest in and establish an industrial park in the United Republic of Tanzania, specifically within the Dar es Salaam Region, due to its strategic location, rapid economic growth, and well-developed infrastructure. The selected site benefits from proximity to key transportation networks, including major highways, bridges, ports, and rail connections, which enable efficient access to raw materials, industrial equipment, skilled labor, and distribution channels for manufacturing and logistics operations.

Tanzania offers a favorable investment climate characterized by supportive government policies, political stability, a reliable labor force, and a welcoming business environment. These factors collectively provide a strong foundation for sustainable investment in industrial development, promoting modern industrial facilities, efficient operational management, and long-term economic growth.

CHUANGDA INVESTMENT LIMITED

Through the Tanzania Investment and Special Economic Zones Authority (TISEZA), the Government encourages high-impact investments that contribute to industrialization, infrastructure development, employment creation, and technology transfer.

The proposed industrial park directly aligns with Tanzania's objectives of attracting industrial investments, expanding modern manufacturing and logistics facilities, and promoting sustainable urban and economic development, thereby enhancing the country's competitiveness and overall industrial capacity.

3.2 Investment Program

Following a comprehensive feasibility assessment of industrial demand trends, urban expansion patterns, commercial and manufacturing development indicators, and industrial market performance, **Chuangda Investment Limited** has resolved to invest in the industrial park development sector within Tanzania. The company identified strong growth potential in industrial, logistics, and commercial facility development, driven by rapid urbanization, increasing manufacturing activity, and the rising demand for modern industrial infrastructure.

The total investment capital for the project is **USD 2,500,000**, fully financed through foreign equity contributions from the shareholders. The investment will be directed toward the acquisition of land, construction of industrial and commercial facilities, development of supporting infrastructure, procurement of industrial and construction equipment, installation of facility management and security systems, and establishment of operational offices at the Dar es Salaam premises in Tanzania. The project will focus on developing modern, sustainable, and fully serviced industrial park facilities to meet the growing demand for manufacturing, logistics, and commercial operations.

The Company has secured a ten (10) year lease agreement over the project site under **plot No. 70768 and plot No. 70766, Mwasonga, Kigamboni, Dar es Salaam, Tanzania**. The premises will be utilized for industrial park development, including manufacturing and logistics units, supporting infrastructure, parking areas, administrative offices, and other facilities necessary for efficient industrial operations.

CHUANGDA INVESTMENT LIMITED

All activities will comply with TISEZA regulations and align with permitted industrial and commercial property use classifications.

Upon completion of the TISEZA registration process and acquisition of all necessary permits and approvals, the Company will be well positioned to commence industrial park development activities. To ensure efficient and high-quality operations, the Company intends to source specialized equipment and technology from China, adhering to international standards for safety, quality, and operational excellence in modern industrial park development.

3.3 Personnel Training Program

Industrial Park operations require highly skilled and disciplined personnel. **Chuangda Investment Limited** recognizes that investing in human capital is essential for ensuring high-quality project delivery, operational efficiency, safety compliance, and long-term effectiveness in industrial park management.

The Company will implement a structured and progressive training framework to develop the local workforce and facilitate technology transfer in industrial park operations. This program will be fully integrated into the Company's management system and documented as part of operational compliance, reinforcing workforce competency, regulatory adherence, and sustainable industrial practices.

The Company aims to gradually localize operational expertise by equipping Tanzanian engineers, facility managers, machinery operators, and other personnel with professional skills that meet international industrial standards. This strategy supports sustainable human capital development, enhances project quality, and promotes long-term operational self-sufficiency in Tanzania.

3.4 Elementary Training

All newly recruited staff will undergo a mandatory ten (10)-day induction training program prior to deployment. The program introduces employees to the Company's organizational structure, reporting lines, safety culture, and compliance obligations. The induction training covers;

CHUANGDA INVESTMENT LIMITED

- Industrial site safety protocols, hazard prevention, and emergency response procedures.
- Proper handling and operation of machinery and equipment.
- Environmental protection practices, including energy efficient machinery use, waste management, emission control, and responsible operational behavior to minimize environmental impacts within the industrial park.

3.5 Intermediate Training

Intermediate training will last 120–180 days depending on the role and will focus on specialized industrial park operations, equipment handling, workflow optimization, safety standards, resource efficiency, and regulatory compliance.

a) Technical Process Training

Employees will be trained on the full operational workflow of the industrial park, highlighting the role and interconnection of each stage. Key staff will receive hands-on instruction to independently perform their duties, initially supervised by designated trainers.

b) Safe Operation and Equipment Maintenance

Training will cover occupational safety, proper use of industrial equipment, routine inspections, preventive maintenance, and basic troubleshooting, ensuring operational efficiency, workplace safety, and equipment longevity.

c) Management and Supervisory Training

New managers and supervisors will be equipped with knowledge of operational standards, internal controls, management processes, and coordination techniques to ensure effective leadership, compliance, and smooth daily operations within the industrial park.

3.6 Advanced Training

Chuangda Investment Limited will identify high-performing Tanzanian employees for advanced external training to enhance industrial park management, project supervision, and technical skills. Selected management personnel will receive structured leadership development programs focusing on risk management,

CHUANGDA INVESTMENT LIMITED

regulatory compliance, contract administration, operational efficiency, and performance monitoring.

The long-term objective is to build a self-sufficient Tanzanian management and technical team capable of independently overseeing industrial park operations while maintaining international standards for quality, safety, and operational excellence. This approach ensures sustainable local capacity development and long-term operational autonomy.

3.7 Development Trends

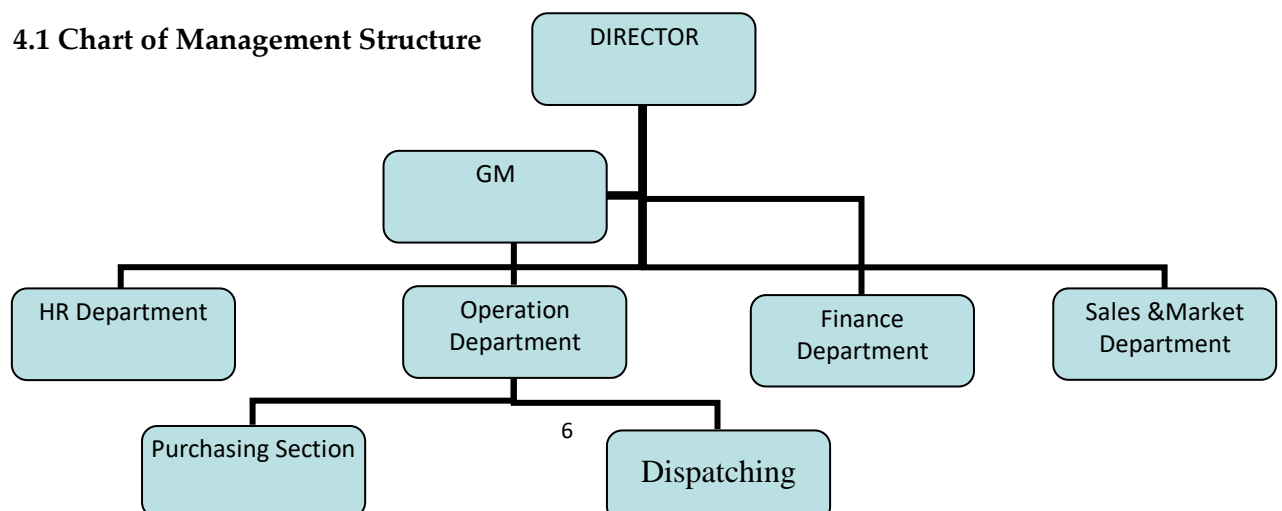
The industrial sector in Tanzania is experiencing rapid growth, transitioning from fragmented small-scale operations to professionally managed industrial and logistics hubs. Driven by increasing urbanization, industrial expansion, infrastructure development, and rising demand for modern manufacturing and logistics facilities, the industrial park sector is projected to grow steadily over the next decade.

Professional industrial enterprises with modern management systems, maintenance protocols, regulatory compliance frameworks, and structured operational practices are increasingly preferred by domestic and international investors. **Chuangda Investment Limited** strategic direction is to position itself as a reliable industrial partner, supporting Tanzania's industrialization agenda, infrastructure development, and economic transformation objectives.

The enterprise will focus on disciplined growth, reinvestment of profits, expansion of industrial capacity, and strengthening of safety and regulatory compliance systems to ensure long term sustainability, high quality industrial facilities, and operational excellence.

4. CHAPTER IV MANAGEMENT OF THE COMPANY

4.1 Chart of Management Structure



CHUANGDA INVESTMENT LIMITED

4.2 Human Resource

Human resource development is a key pillar of **Chuangda Investment Limited's** operational sustainability and growth strategy. The Company will prioritize the employment of Tanzanian nationals across technical, operational, and administrative roles, while ensuring structured skills transfer and professional capacity building in industrial park management, facility operations, and project supervision.

In the first year of operations, the Company anticipates employing approximately 103 staff members, including engineers, facility managers, machinery operators, safety officers, administrative staff, and support personnel. In the second year, employment is projected to increase to 120 personnel as industrial park construction and operations expand. By the third year, direct employment is expected to exceed 150 employees as additional industrial facilities and services are brought online.

The Company will implement progressive training programs focusing on occupational safety, machinery operation, preventive maintenance, resource efficiency, quality standards, and regulatory compliance. Performance monitoring systems will be applied to ensure accountability, efficiency, and operational excellence across all industrial park functions. **Chuangda Investment Limited** will fully comply with Tanzanian labor laws and statutory employment obligations, including NSSF contributions, Skills Development Levy, PAYE, and other mandatory payments in accordance with national regulations.

Table 0:1 Allocation Table of the Local Employees to set up the Factory in Tanzania

S/N	Year	Total	Expert Female	Expert Male	Tanzania Female	Tanzania Male
1	The first year	103	5	3	35	60
2	The second Year	120	5	5	45	65
3	The Third Year	150	5	5	55	85

CHUANGDA INVESTMENT LIMITED

Development and strategic allocation of human resources are fundamental to the success of **Chuangda Investment Limited**. The Company will focus primarily on the Tanzanian labor market, recruiting and training local personnel to build a skilled workforce capable of supporting industrial park development and operations. Through a combined approach of recruitment and structured training programs, the Company aims to develop the technical, managerial, and operational competencies required for efficient and sustainable industrial park management.

4.3 Management System

4.3.1 Program Documents

- a) **Industrial Park Development Program** – Overall planning, management, and execution of industrial park projects, including project feasibility studies, design, construction, infrastructure development, and facility operations.
- b) **Project Management Program** – Standardized procedures for planning, scheduling, resource allocation, and project oversight, including defined roles, responsibilities, reporting lines, and performance monitoring for all industrial park activities.
- c) **Safety and Occupational Health Program** – Ensure workplace safety, hazard prevention, and emergency preparedness, covering safety protocols, machinery and equipment handling, occupational health standards, and emergency response procedures.
- d) **Operational Compliance and Quality Program** – Ensure adherence to regulatory requirements, proper documentation, inspections, audits, and maintenance of international and national industrial quality standards.
- e) **Human Resource and Training Program** – Workforce development, skills transfer, induction programs, and continuous professional training to build a competent, locally-based management and technical team capable of sustaining industrial park operations.

CHUANGDA INVESTMENT LIMITED

4.3.2 Quality Manual

This document serves as the framework for **Chuangda Investment Limited** quality management and control system for industrial park development activities. It outlines the guiding principles of quality assurance, quality objectives, management processes, responsibilities, resource allocation, project implementation, performance monitoring, data analysis, and continuous improvement.

The Quality Manual establishes the standards and procedures required to ensure that all industrial park development activities from planning, design, and construction to facility operations are carried out in compliance with applicable regulations, international industrial standards, and the Company's quality management system.

4.3.3 Management Standard

The Management Standard governs **Chuangda Investment Limited** management and operational activities in industrial park development and facility operations. It serves as the primary regulatory framework and performance benchmark for all staff.

The standard sets clear requirements across key areas, including workplace discipline, compensation and incentive systems, safety practices, staff training and development, resource efficiency, and operational procedures. By establishing transparent rules for performance evaluation, accountability, and compliance, the standard ensures consistent, efficient, and sustainable management throughout the industrial park.

4.3.4 Work Standard

The Work Standard governs the quality and execution of industrial park development and operational activities, emphasizing personnel responsibilities, operational discipline, and project efficiency. It clearly defines the roles, duties, and performance expectations for each position within the organization, including work scope, quality standards, project timelines, operational procedures, and implementation methods, ensuring efficiency, accountability, and compliance with applicable regulations and industry standards.

CHUANGDA INVESTMENT LIMITED

The Work Standard is structured into four chapters:

a) Scope of Responsibilities – Defines the roles and duties of management and supervisory staff across all levels of industrial park operations to ensure clear accountability.

b) Departmental Work Standards – Specifies execution standards for management, technical, and support departments, including task foundations, processes, and expected outcomes for each activity.

c) Quality Responsibilities – Outlines the quality obligations of all employees, ensuring adherence to industrial standards, accountability for performance, and maintenance of professional workmanship.

d) Assessment Standards – Establishes criteria for evaluating work performance, covering timelines, task scope, process adherence, and outcomes. It incorporates continuous improvement, error prevention, and corrective actions to enhance operational efficiency and project quality.

This document is not merely a compilation of rules; it serves as a practical tool to enhance operational value. By carefully planning, supervising, and coordinating each stage of industrial park development and operations, and by applying the standardized quality management system, **Chuangda Investment Limited** ensures measurable improvements in project efficiency, facility quality, safety, and overall operational performance.

5. CHAPTER V: MARKET ANALYSIS

Market Demand

The industrial and logistics sector in Tanzania is experiencing sustained growth, driven by urbanization, industrial expansion, infrastructure development, and increasing demand for modern manufacturing, warehousing, and logistics facilities. Key economic hubs such as Dar es Salaam are witnessing rapid development of industrial zones, factory units, and logistics centers, supported by improved transport networks, utilities, and public services. This growth has significantly

CHUANGDA INVESTMENT LIMITED

increased the demand for reliable, high-quality, and professionally managed industrial park development and operational services.

Efficient industrial park operations are critical to ensuring timely project delivery, optimal facility utilization, and high-quality outcomes. Delays in project schedules can increase costs, reduce competitiveness, and create inefficiencies in industrial operations. As Tanzania continues to expand its industrial base and urban infrastructure, the demand for professional, well-managed industrial park services capable of delivering manufacturing, logistics, and commercial facilities efficiently continues to grow steadily.

The rapid growth of industrial infrastructure, factory construction, and large-scale industrial projects has created a need for structured, technology-enabled operational management systems. Modern industrial enterprises equipped with advanced management systems, preventive maintenance protocols, safety compliance frameworks, and structured operational workflows are increasingly preferred by corporate clients, government agencies, and multinational investors. Such professional management practices enhance operational efficiency, regulatory compliance, and service reliability, enabling industrial park developers to meet the growing demand for high-quality, functional industrial facilities.

By adopting professional, scalable, and technology-driven project management and operational systems, **Chuangda Investment Limited** will contribute to efficient industrial park development, timely project delivery, optimized resource utilization, and improved overall operational quality. The Company's operations will support manufacturing, logistics, and commercial enterprises while ensuring strict adherence to safety, quality, and regulatory standards. This approach will contribute to Tanzania's industrial growth, sustainable infrastructure expansion, and broader economic development.

6. CHAPTER VI: OPERATIONAL PROCESS

6.0 Project Operations and Environmental Management

Chuangda Investment Limited will implement structured operational procedures to ensure efficient and sustainable industrial park development and management. The

CHUANGDA INVESTMENT LIMITED

Company will adopt modern industrial park management systems to coordinate project planning, infrastructure development, resource allocation, tenant operations support, regulatory compliance, and overall operational performance. All industrial park activities will be conducted in accordance with applicable national laws, industrial standards, and environmental management requirements.

Environmental sustainability will be integrated into the operational framework of the industrial park. The Company will promote responsible utilization of land and resources, energy efficiency in industrial facilities, proper waste management systems, emission control measures, and environmental protection practices throughout construction and operational phases. These initiatives are intended to minimize environmental impact while supporting sustainable industrialization and long-term operational efficiency.

The Company will establish internal monitoring and control systems to ensure continuous compliance with environmental standards and regulatory obligations. Regular inspections, environmental performance reporting, maintenance programs, and operational evaluations will be implemented to maintain high standards of safety, environmental protection, and industrial operational excellence.

6.1 Industrial Park Development Operations

The Company's operational activities will focus on the development, management, and operation of modern industrial park facilities to support manufacturing, logistics, warehousing, and related commercial activities. Operations will be guided by structured project management procedures designed to ensure efficiency, quality assurance, regulatory compliance, and timely implementation of industrial infrastructure.

Key operational processes will include site planning and land development, feasibility assessment, engineering design coordination, infrastructure construction, utility installation, regulatory approvals, and tenant facility development. The Company will adopt modern industrial project management systems to enhance coordination among technical teams, administrative personnel, contractors, and industrial park tenants.

CHUANGDA INVESTMENT LIMITED

Operational performance will be monitored through standardized workflow procedures, documentation systems, maintenance programs, and performance evaluation mechanisms. These systems will ensure that industrial park facilities are developed and managed in accordance with established quality standards, safety requirements, environmental regulations, and organizational objectives.

Through these structured operational practices, Chuangda Investment Limited aims to deliver high-quality industrial infrastructure that supports industrialization, promotes investment attraction, and contributes to sustainable economic development.

6.2 Project Location and Facilities

The project will be implemented at Land **Plot No. 70768 and Plot No. 70766** located in **Mwasonga Area, Kigamboni District, Dar es Salaam Region**, which will serve as the primary industrial park development site. The premises will include designated areas for industrial factory units, warehouses, internal access roads, utility infrastructure, parking zones, administrative offices, staff facilities, and controlled entry and exit points to ensure safety, security, and efficient operational management.

The industrial park will be developed with supporting infrastructure such as power supply systems, water supply networks, drainage systems, waste management facilities, and communication networks to meet the operational requirements of industrial tenants. These facilities will be designed to support efficient industrial operations while complying with applicable regulatory and environmental standards.

6.3 Construction Equipment and Operational Assets

Chuangda Investment Limited industrial park development and operational activities will be supported by modern construction equipment and operational assets to ensure efficiency, safety, regulatory compliance, and high-quality infrastructure delivery. Core assets will include machinery and equipment required for land preparation, infrastructure construction, material handling, facility installation, and ongoing maintenance of industrial park facilities.

CHUANGDA INVESTMENT LIMITED

These operational assets will support the development of industrial factory units, warehouses, internal roads, utility systems, and administrative facilities. The use of modern equipment and technology will enable efficient project execution, optimized resource utilization, improved safety performance, and adherence to international industrial development standards.

The Company will also implement preventive maintenance programs and asset management systems to ensure equipment reliability, operational continuity, and long-term sustainability of industrial park operations. Through these measures, **Chuangda Investment Limited** will maintain professional operational standards and deliver high-quality industrial infrastructure to support tenant activities and overall industrial growth.

Main Construction Equipment and Operational Assets

To support efficient industrial park development and operations, the Company will maintain a core set of construction equipment and operational assets essential for site development, infrastructure installation, facility construction, and ongoing industrial park management. These assets will include:

- Earth-moving equipment such as excavators, loaders, and compactors for land preparation and internal road development.
- Material handling equipment including forklifts and lifting machinery for construction activities and warehouse operations.
- Concrete mixing and construction machinery to support the development of factory units, warehouses, and administrative buildings.
- Utility installation equipment for power distribution, water supply networks, drainage systems, and communication infrastructure.
- Maintenance tools and service vehicles to ensure efficient facility management and operational continuity within the industrial park.
- Safety and environmental management equipment to support occupational safety compliance, waste handling, and environmental protection measures.

CHUANGDA INVESTMENT LIMITED

The deployment of modern and well-maintained equipment will enhance project implementation efficiency, improve construction quality, reduce operational risks, and ensure compliance with national industrial and environmental standards.

CHAPTER VII: SOCIAL & DEVELOPMENT BENEFITS

The proposed industrial park development project will generate substantial direct employment opportunities for Tanzanian nationals across technical, operational, and administrative functions. During the initial phase of implementation and early operations, **Chuangda Investment Limited** expects to employ more than 103 staff members, including engineers, facility managers, project supervisors, machinery operators, safety officers, administrative personnel, and support staff. As industrial park construction progresses and tenant operations commence, direct employment is projected to exceed 150 employees within the first three years.

The majority of these positions will be filled by Tanzanian citizens across skilled, semi skilled, and unskilled categories. A limited number of expatriates may be engaged during the early stages of development for specialized technical supervision and structured skills transfer, in compliance with Tanzanian investment, immigration, and labor regulations.

In addition to direct employment, the project is expected to generate significant indirect employment opportunities exceeding 500 individuals through construction activities, logistics services, supply of materials, facility maintenance, security services, transport operations, and tenant-related industrial activities within the industrial park. This will contribute positively to local economic participation and livelihood improvement.

Through the creation of both direct and indirect employment opportunities, the project will support income generation, workforce skills development, technology transfer, and the growth of Tanzania's industrial and investment sectors. The industrial park will also contribute to industrialization, infrastructure development, and enhanced economic productivity, thereby supporting the country's long term development objectives.

CHUANGDA INVESTMENT LIMITED

8.1 Transfer of Technology

This industrial park project will introduce modern industrial development technologies and structured project management systems into Tanzania's industrial sector. The integration of advanced construction techniques, digital facility management platforms, smart infrastructure systems, quality control protocols, and structured health, safety, and maintenance frameworks will significantly enhance the efficiency, quality, and sustainability of industrial park operations in the country.

By adopting technology driven operational systems, the project will strengthen quality assurance in industrial park development, improve resource utilization, reduce material waste, enhance workplace safety, and promote cost-effective project execution. This approach supports Tanzania's industrial sector modernization by facilitating technology transfer, workforce capacity building, and the adoption of advanced industrial infrastructure and sustainable operational practices.

Local employees will receive structured on-the-job training in modern construction and industrial facility management techniques, project planning and supervision practices, quality control procedures, occupational health and safety compliance systems, and preventive equipment maintenance. Over time, this knowledge transfer will significantly enhance the technical, operational, and managerial competence of the local workforce, contributing to the sustainable development of professional expertise in industrial park construction, management, and operations within Tanzania.

8.2 Inflow of Foreign Currency

The industrial park will attract both local and international investors, tenants, and manufacturers, creating a dual market impact that strengthens Tanzania's economic competitiveness. By providing modern, high-quality industrial facilities domestically, the project reduces the need for companies to establish operations abroad, thereby retaining capital within the country. At the same time, by attracting foreign investors and multinational tenants, the project will generate significant foreign exchange inflows, positively contributing to Tanzania's national reserves.

CHUANGDA INVESTMENT LIMITED

The project will also stimulate related sectors such as construction materials supply, engineering and design services, equipment provision, and facility management, while creating local employment opportunities. In addition, the adoption of sustainable industrial practices, energy-efficient designs, and smart facility management technologies will enhance operational efficiency and sector competitiveness.

Overall, the industrial park will foster industrialization, attract investment, and strengthen Tanzania's position as a regional hub for manufacturing and logistics, while supporting technology transfer, skills development, and long-term economic sustainability.

8.3 Positive Cascading Impact on the Nation's Economy

The long-term strategy is to establish a leading professional industrial park enterprise serving Tanzania and the wider East African region. **Chuangda Investment Limited** will develop modern, technology driven industrial facilities, supported by structured project management systems, digital planning and monitoring platforms, preventive maintenance programs, and disciplined operational management.

Through sustainable construction practices, strict health and safety compliance, and a highly skilled workforce, the Company will ensure high-quality, timely, and cost-effective delivery of industrial park infrastructure. This will contribute to the modernization of Tanzania's industrial sector, attract investment, create employment, enhance skill development, and improve the country's reputation as a hub for high-quality industrial and logistics facilities in the region.

The project will create direct employment for over 150 individuals and generate indirect livelihoods for more than 500 people engaged in industrial park development, facility management, construction, and associated services such as materials supply, logistics, and maintenance operations.

The broader social and economic benefits are significant, including the development of skilled labor in industrial facility management, construction techniques, preventive maintenance, and operational supervision. The project will also promote

CHUANGDA INVESTMENT LIMITED

professional expertise in industrial planning, project management, and facility operations, while stimulating local industries such as construction materials production, engineering, and equipment services. By fostering capacity building and generating sustainable employment opportunities, the project will contribute to the long-term growth and modernization of Tanzania's industrial sector and support the socio-economic development of local communities.

Furthermore, the project will contribute to the national exchequer through PAYE, VAT, NSSF contributions, Skills Development Levy, and other statutory taxes, thereby supporting government revenue. By creating employment, encouraging local procurement, and attracting domestic and foreign investment in industrial park infrastructure and operations, the project will promote national wealth creation, economic diversification, and sustainable industrial development.

CHAPTER VIII CONCLUSION

The foregoing analysis demonstrates that the proposed industrial park development project offers substantial economic, social, and strategic benefits to the United Republic of Tanzania. The project is commercially viable, operationally sustainable, and fully aligned with the country's industrialization, infrastructure development, and economic diversification objectives.

By providing high-quality industrial facilities, fostering skilled workforce development, promoting sustainable construction and operational practices, and generating both direct and indirect employment, the project contributes to national economic growth, enhanced industrial capacity, and long-term development of Tanzania's manufacturing and logistics sectors. The initiative will attract domestic and foreign investment, improve operational standards, and strengthen Tanzania's position as a regional hub for modern and sustainable industrial infrastructure.

All construction materials and industrial components used in the project will be primarily sourced locally, serving as an import substitute and conserving foreign currency for the country. Furthermore, by promoting the use of locally produced materials and modern, efficient construction techniques, the project will reduce overall development costs, improve operational efficiency for tenants, and support

CHUANGDA INVESTMENT LIMITED

competitive industrial facility pricing. These savings will have a positive ripple effect on the broader economy, supporting local industries, enhancing industrial productivity, and promoting sustainable, long-term growth.

CHUANGDA INVESTMENT LIMITED

Annexure 1

FINANCIAL BREAKDOWN – INDUSTRIAL PARK DEVELOPMENT

Total Investment Capital: USD 2,500,000

Category	Description	Amount (USD)
Land / Building & Infrastructure	Land acquisition / long-term lease, site clearing, grading, internal roads, drainage systems, utilities (water, electricity connection), perimeter fencing, gatehouse, basic industrial sheds/warehouses	900,000
Plant & Infrastructure Equipment	Construction machinery (light), transformers, backup generators, water systems, industrial utilities setup, waste management systems	400,000
Vehicles	Site vehicles, utility pickup trucks, maintenance vehicles, logistics support units	250,000
Furniture & Fittings	Office setup, park administration offices, security office fittings, tenant service facilities	100,000
Pre-expenses / Pre-operating Costs	Company setup, TISEZA compliance, EIA, design & engineering fees, legal fees, permits, consultancy, licensing (including industrial licenses & approvals)	200,000
Other Costs	ICT infrastructure, surveillance systems (CCTV), access control systems, branding, contingency reserve	150,000
Working Capital	Initial operational costs (staff salaries, utilities, maintenance, marketing, tenant acquisition, administration) for 6–12 months	500,000
TOTAL INVESTMENT		2,500,000

CHUANGDA INVESTMENT LIMITED

Projected Revenue (USD)

Year	Occupancy	Rental Income	Other Income	Total Revenue
2026	20%	360,000	36,000	396,000
2027	40%	720,000	72,000	792,000
2028	60%	1,080,000	108,000	1,188,000
2029	75%	1,350,000	135,000	1,485,000
2030	85%	1,530,000	153,000	1,683,000

Projected Profit & Loss Statement (USD)

Year	Revenue	Operating Costs	EBITDA	Depreciation	Net Profit / (Loss)
2026	396,000	(300,000)	96,000	(120,000)	(24,000)
2027	792,000	(450,000)	342,000	(120,000)	222,000
2028	1,188,000	(600,000)	588,000	(120,000)	468,000
2029	1,485,000	(700,000)	785,000	(120,000)	665,000
2030	1,683,000	(780,000)	903,000	(120,000)	783,000

Projected Cash Flow Statement (USD)

Year	Net Profit	Add Depreciation	Operating Cash Flow	CapEx	Net Cash Flow
2026	(24,000)	120,000	96,000	(400,000)	(304,000)
2027	222,000	120,000	342,000	(200,000)	142,000
2028	468,000	120,000	588,000	(100,000)	488,000
2029	665,000	120,000	785,000	(50,000)	735,000
2030	783,000	120,000	903,000	(50,000)	853,000