



022452762

THE UNITED REPUBLIC OF TANZANIA

## Certificate of Incentives

(Section 19 of the Tanzania Investment Act, 2022)

No: 202552762

This is to certify that

PEARL OASIS LIMITED

of address P.O.BOX 79575

DAR-ES-SALAAM

has been granted a Certificate of Incentives to invest in a new investment project known as

REAL ESTATE FOR LEASE AND SALE

Which is located at PLOT NO.10, DAVIS ROAD

KINONDONI-DAR-ES-SALAAM

Further particulars required by Section 19 of the Tanzania Investment Act are set out overleaf

Executive Director

Tanzania Investment Centre  
P.O.Box 938 , Dar-es-salaam

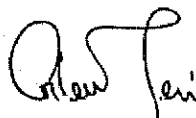
Dated: 12 May, 2025



This Certificate is issued in accordance with the provision of Section 19 of the Tanzania Investment Act, 2022 and subject to the conditions prescribed under item 14 and 15 hereafter:-

1	<b>Shareholders</b>		<b>Nationality</b>		<b>Shareholding (%)</b>
	<i>Xishi Investment Company Limited</i>		<i>China</i>		<i>85</i>
	<i>Kiriono Estate Limited</i>		<i>Canada</i>		<i>15</i>
2	Proposed Activities: <i>To establish and operate a real estate project for lease and sale</i>				
3	Sector	<b>Commercial Building</b>	Sub Sector	<b>Real Estate for Lease and Sale</b>	
4	Investment Cost	Foreign (M\$)	22.9	Local (M\$)	0
				Total (M\$)	22.9
5	Project Financing	Equity (M\$)	22.9	Loan (M\$)	0
				Total (M\$)	22.9
6	Source, terms and conditions of loan				
7	Assets to be Invested	Foreign (M\$)		Local (M\$)	
	Capital items:	22.9		0	
				Total (M\$)	22.9
8	Technology Agreement	<b>None</b>			
9	Date of TIC Registration	<b>12 May, 2025</b>			
10	Implementation period	<b>12 May, 2025</b>		<b>- 11 May, 2028</b>	
11	Operative date	<b>11 May, 2028</b>			
12	Investment Incentive Grade : As defined in part III Section 22(1), (2) and Section 23 of the Tanzania Investment Act, 2022				
	(i) Applicable Import Duty	<b>EAC Customs Management Act. 2004 and VAT Act. 2014</b>			
	(ii) Applicable with-holding Tax	<b>As per Income Tax Act. 2004 (as amended)</b>			
	(iii) Eligibility of Capital Allowances	<b>As per Income Tax Act. 2004 (as amended)</b>			
13	Protection of Investment , Arbitration and Transfer of Foreign Currency as defined in part IV and V Section 28, 29 and 33 of the Act.				
14	Conditions attached to this Certificate of Incentives				
	(i)	Date of Commencement of investment has to be notified to the Centre			
	(ii)	Certificate not to be transferred , assigned or amended			
	(iii)	Failure to commence implementation within two years invalidates Certificate			
	(iv)	Failure to operate investment must be notified to the Centre			
	(v)	Changes in shareholding, project activities and level of invested capital must be notified to the Centre			
15	Additional conditions attached to Certificate				

Signed



Executive Director