

ROYAL DIAMOND REAL ESTATE COMPANY LIMITED

Date: 02/02/2026

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

RE: APPLICATION FOR CERTIFICATE OF INCENTIVES (COI)

Dear Sir

We, Royal Diamond Real Estate Company Limited, a company duly incorporated in the United Republic of Tanzania, hereby formally apply for the issuance of a **Certificate of Incentives (COI)** in respect of our proposed investment project to be implemented as **one integrated project across three locations** within Dar es Salaam.

The proposed investment is a **mixed-use commercial and residential real estate development**, structured and managed as a **single project** under one ownership, financing, management, and operational framework. Although the development is implemented on separate plots, all locations form part of the same investment concept, share a unified business plan, and will be operated under centralized management.

The project locations proposed to be covered under the same Certificate of Incentives are as follows:

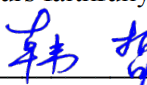
1. **Kimara Mavurunza Plot No. P60088** – Commercial development (retail, display space, offices, warehouse/supermarket facilities).
2. **Mwananyamala – Plot No. 269, Block 4** – Mixed-use development (commercial and residential).
3. **Mwananyamala – Plot No. 260, Block 4** – Commercial support / expansion component of the same project.

The investment is designed to optimize land use through vertical development, support urban commercial activity, create employment opportunities, and contribute to orderly urban development. The promoters have secured land interests for the above locations and are progressing with survey, design, and statutory approvals in compliance with applicable laws and regulations.

Attached herewith are the required supporting documents, including: Business plan, Company incorporation documents, Board resolution approving the application, Landownership/agreements and site details and any other documents as required by TISEZA.

We remain available to provide any additional information or clarification that may be required to facilitate the processing of this application.

Yours faithfully,


Name: Han Zhe
Title: Director

For and on behalf of
Royal Diamond Real Estate Company Limited

