

ROYAL DIAMOND REAL ESTATE COMPANY LIMITED

08/04/2026

The Director General

Tanzania Investment and Special Economic Zones Authority
Dar es Salaam, Tanzania

Dear Sir

RE: REQUEST FOR AMENDMENT OF CERTIFICATE OF INCENTIVES (COI) ISSUED ON 31ST MARCH 2026

We write to respectfully request for amendments to the Certificate of Incentives (COI) issued to **Royal Diamond Real Estate Company Limited** on **31st March 2026**.

Upon review of the issued certificate, we noted the following matters that require correction:

1. Addition of Shareholder

This being a newly issued COI, we observed that one of the shareholders was inadvertently omitted during the registration process.

The correct list of shareholders should read as follows:

- Zhang Shiyuan
- Han Zhe
- Dai QiuQiu

We kindly request that **Dai QiuQiu**, who was mistakenly left out, be formally included in the Certificate of Incentives to accurately reflect the company's ownership structure.

2. Correction of Project Location Details

We further noted that the current COI indicates both **Kimara** and **Mwananyamala** as being under Kinondoni Municipal Council.

We respectfully request that this be corrected to properly reflect the administrative jurisdiction as follows:

- **Kimara** – Ubungo Municipal Council
- **Mwananyamala** – Kinondoni Municipal Council

This amendment is important to ensure accuracy and alignment with the correct municipal boundaries.

In support of this request, we have attached the following documents for your reference and processing:

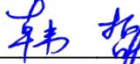
- Copy of the Certificate of Incentives (COI) dated 31st March 2026

- Latest BRELA Search reflecting the correct shareholding structure

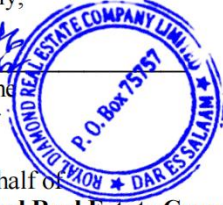
We kindly request your office to process the above amendments at your earliest convenience. Please do not hesitate to contact us should you require any additional information or clarification.

Thank you for your continued support and cooperation.

Yours faithfully,



Name: Han Zhe
Title: Director



For and on behalf of
Royal Diamond Real Estate Company Limited

Certified as True Copy
Of the Original
Signature:
Date: 31/03/2026
For: General Director Tanzania Investment
and Special Economic Zones Authority



022433516

THE UNITED REPUBLIC OF TANZANIA

Certificate of Incentives

(Section 16 of the Tanzania Investment and Special Economic Zones Act, 2025)

No: 202633516

This is to certify that

ROYAL DIAMOND REAL ESTATE COMPANY LIMITED

of address P.O.BOX 75757

DAR-ES-SALAAM

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

REAL ESTATE DEVELOPMENT

Which is located at PLOT NO. 260 & 269 BLOCK '4' MWANANYAMALA & PLOT NO. P60088 KIMARA MAVURUNZA

KINONDONI-DAR-ES-SALAAM

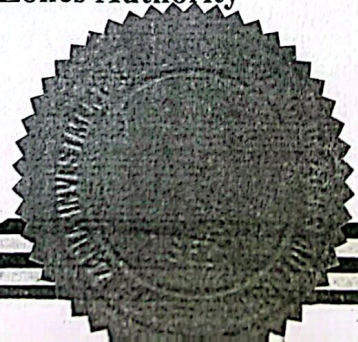
Further particulars required by Section 16 of the Tanzania Investment and Special Economic Zones Act, 2025 are set out overleaf

Director General

Tanzania Investment and Special Economic Zones Authority

P.O.Box 938 , Dar-es-salaam

Dated: 31 March, 2026





022433516

THE UNITED REPUBLIC OF TANZANIA

Certificate of Incentives

(Section 16 of the Tanzania Investment and Special Economic Zones Act, 2025)

No: 202633516

This is to certify that

ROYAL DIAMOND REAL ESTATE COMPANY LIMITED

.....
of address **P.O.BOX 75757**

DAR-ES-SALAAM

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

REAL ESTATE DEVELOPMENT

.....
Which is located at **PLOT NO. 260 & 269 BLOCK '4' MWANANYAMALA &
PLOT NO. P60088 KIMARA MAVURUNZA**

KINONDONI-DAR-ES-SALAAM

.....
Further particulars required by Section 16 of the Tanzania Investment and Special
Economic Zones Act, 2025 are set out overleaf

.....
Director General

Tanzania Investment and Special Economic Zones Authority
P.O.Box 938 , Dar-es-salaam

Dated: **31 March, 2026**



This Certificate is issued in accordance with the provision of Section 16 of the Tanzania Investment and Special Economic Zones Act, 2025 and subject to the conditions prescribed under item 14 and 15 hereafter:-

- 1 **Shareholders** **Nationality** **Shareholding (%)**
- | | | |
|----------------------|--------------|-----------|
| <i>Zhang Shiyuan</i> | <i>China</i> | <i>90</i> |
| <i>Han Zhe</i> | <i>China</i> | <i>10</i> |
- 2 Proposed Activities: *To establish and operate a real estate development (residential & commercial buildings) project*
- 3 Sector **Commercial Building** Sub Sector **Real estate development**
- 4 Investment Cost Foreign (M\$) **1.92** Local (M\$) **0** Total (M\$) **1.92**
- 5 Project Financing Equity (M\$) **1.923** Loan (M\$) **0** Total (M\$) **1.92**
- 6 Source, terms and conditions of loan
- 7 Assets to be Invested Foreign (M\$) Local (M\$) Total (M\$)
- Capital items: **1.92** **0** **1.92**
- 8 Technology Agreement **None**
- 9 Date of TIC Registration **31 March, 2026**
- 10 Implementation period **31 March, 2026** - **30 March, 2029**
- 11 Operative date **30 March, 2029**
- 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 | EAC Customs Management Act. 2004 and VAT Act. 2014 |
| (ii) Applicable with-holding Tax | As per Income Tax Act. 2004 (as amended) |
| (iii) Eligibility of Capital Allowances | As per Income Tax Act. 2004 (as amended) |
- 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

Alan Feri

Director General





TANZANIA



Register of Companies Detailed information

Information date and time: 07/01/2026 08:43:51

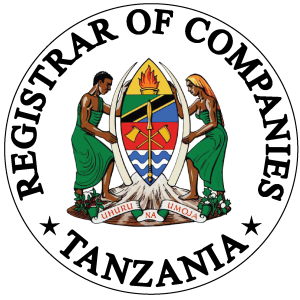
Last update date and time: 06/01/2026 16:25:00

Registration date and time: 12/03/2025 15:21:38

1. **Status:** Registered
2. **Incorporation number:** 183137794
3. **Company:** Royal Diamond Real Estate Company Limited
4. **Company type:** Private company Limited by shares
5. **Registered office:** Region Dar Es Salaam, District Kinondoni, Ward Mikocheni, Postal code 14112, Street Mwai Kibaki, Road Old Bagamoyo, Plot number Plot 188, Block number D, House number 21
6. **Contacts:** Email: eyeshinelb@gmail.com, Mob no/Tel no: 255753155555, P.O.Box 75757
7. **Business activity:**
 - 6810 - Real estate activities with own or leased property
 - 6820 - Real estate activities on a fee or contract basis
 - 5210 - Warehousing and storage
 - 5229 - Other transportation support activities
 - 5610 - Restaurants and mobile food service activities
 - 5510 - Short term accommodation activities
 - 5590 - Other accommodation
 - 5621 - Event catering
 - 5629 - Other food service activities
 - 5520 - Camping grounds, recreational vehicle parks and trailer parks
 - 5630 - Beverage serving activities
 - 4690 - Non-specialized wholesale trade
 - 4719 - Other retail sale in non-specialized stores
 - 4630 - Wholesale of food, beverages and tobacco
 - 4721 - Retail sale of food in specialized stores
 - 4722 - Retail sale of beverages in specialized stores
 - 4723 - Retail sale of tobacco products in specialized stores
8. **Directors / Directors in the country of origin:** ZHANG SHIYUAN, Chinese
HAN ZHE, Chinese
DAI QIUQIU, Chinese
9. **Company secretary / Company secretary in the country of origin:** HAN ZHE, Chinese
10. **Authorised share capital:** 5000000000 TZS
11. **Class of shares:** Class Ordinary: 10000 shares, 500000 TZS/share, 5000000000 TZS
12. **Shareholders:** ZHANG SHIYUAN Class Ordinary 4000 shares taken
HAN ZHE Class Ordinary 1000 shares taken
DAI QIUQIU Class Ordinary 5000 shares taken

Information ordered by: ZHANG SHIYUAN

NOTE. Information printed from the Register of Company is true and complete as per extract generation date and time. Please be advised to refer to the Online Registration System at BRELA (ors.brela.go.tz) for an up-to-date information regarding given Company.



Princ. Asst. Registrar of Companies