

SALES AGREEMENT

THIS AGREEMENT is made this 2nd day of *February* 2026.

BETWEEN

PROPERTY INTERNATIONAL LIMITED a company incorporated in Tanzania located at 8th Floor, Mariam Tower, Songea/Shaurimoyo street, Ilala of P.O Box 45548 Dar Es Salaam (hereinafter called "the Vendor") on one part.

AND

WANSHENGDA (T) INVESTMENT CO. LTD a company incorporated in Tanzania, P.O.BOX. 5087, Dar es Salaam (hereinafter called "the purchaser") on the other part.

WHEREAS:

- i. The **Vendor** is the lawful occupier of the surveyed land with **Plot No. P53804 measuring 20,506 square meters which is allocated for Service Trade Industry** Located at **Vumilia Ukooni** in Kigamboni Municipality, in Dar Es Salaam. (Hereinafter called "the Property").
- ii. The **Vendor** is desirous of selling and the purchaser is desirous of buying the said property with plot **No. P53804** measuring **20,506 square meters** at a consideration of **Tanzanian Shillings Five Hundred Twelve Million Six Hundred Fifty Thousand only (TZS512,650,000/=)** (herein after referred to "**as the purchasing price**") on terms and conditions herein after appearing.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS: -

1. That the Vendor hereby sells to the Purchaser and the Purchaser hereby buys from the Vendor the Property subject to the covenants herein contained and subject to the terms and conditions under which the said Property was held by the Vendor prior to this Agreement.
2. **The Consideration:**
That the consideration of the Purchase price of Tanzanian Shillings **Five Hundred Twelve Million Six Hundred Fifty Thousand Only (TZS512,650,000/=)**, the Purchaser is hereby purchasing the Property from the Vendor subject to the Covenants herein contained and free from all encumbrances, taxes, liens, charges or mortgages whatsoever.
3. **Mode of Payment & Terms of Purchase Price:**

The Purchase Price under clause 2 herein shall be entirely paid in Two (2) installments upon the Purchaser receiving all necessary documents in relation to the sale of the Property and after signing this agreement.

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BETWEEN

PROPERTY INTERNATIONAL LIMITED a company incorporated in Tanzania located at 8th Floor, Mariam Tower, Songea/Shaurimoyo street, Ilala of P.O Box 45548 Dar Es Salaam (hereinafter called "the Vendor") on one part.

AND

WANSHENGDA (T) INVESTMENT CO. LTD a company incorporated in Tanzania, P.O.BOX 5081, Dar es Salaam (hereinafter called "the purchaser") on the other part.

WHEREAS:

- i. The **Vendor** is the lawful occupier of the surveyed land with **Plot No. P53804 measuring 20,506 square meters which is allocated for Service Trade Industry** Located at **Vumilia Ukooni** in Kigamboni Municipality, in Dar Es Salaam. (Hereinafter called "the Property").
- ii. The **Vendor** is desirous of selling and the purchaser is desirous of buying the said property with plot **No. P53804 measuring 20,506 square meters** at a consideration of **Tanzanian Shillings Five Hundred Twelve Million Six Hundred Fifty Thousand only (TZS512,650,000/=)** (herein after referred to "**as the purchasing price**") on terms and conditions herein after appearing.

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2. **The Consideration:**
That the consideration of the Purchase price of Tanzanian Shillings **Five Hundred Twelve Million Six Hundred Fifty Thousand Only (TZS512,650,000/=)**, the Purchaser is hereby purchasing the Property from the Vendor subject to the Covenants herein contained and free from all encumbrances, taxes, liens, charges or mortgages whatsoever.
3. **Mode of Payment & Terms of Purchase Price:**

The Purchase Price under clause 2 herein shall be entirely paid in Two (2) installments upon the Purchaser receiving all necessary documents in relation to the sale of the Property and after signing this agreement.

9. That in case it is found and proved that the said plot is not the right of the **Vendor**, the **Vendor** will refund the full amount paid for the purchase of the said plot to the **Purchaser** bank account within United Republic of Tanzania.

10. **DISPUTE RESOLUTION, GOVERNING LAW AND JURISDICTION;** That the Vendor and the Purchaser have jointly agreed that in the event of the dispute arising between them on the terms and interpretation of this agreement, efforts will be made to resolve the dispute by mutual discussion by using Arbitrator of their choice. Failure to that parties shall at liberty refer the differences or disputes to a Court of competent jurisdiction in United Republic of Tanzania.

11. TERMINATION

- i. This Agreement shall be terminated upon the breach of any fundamental covenant or obligation as stated herein.
- ii. Failure to make full payment of the purchase price by the purchaser to the vendor as stipulated in clause 2 herein. The Agreement shall be void.

IN WITNESS WHEREOF the parties have duly executed these present in the manner and on the day and year hereinafter appearing.

SEALED with the **COMMON SEAL** of the said **PROPERTY INTERNATIONAL LIMITED** and **DELIVERED** in our presence

This 2nd day of February, 2026

BY THE SAID;

Names: **HASHIM MOHAMED THABIT**

Signature : _____

Address: **45548 DSM**

Designation: **DIRECTOR**

Names: **ABDULHALIM ZAHRAN SALIM**

Signature : _____

Address: **45548 DSM**

Designation: **DIRECTOR**

Before Me:

Name : Hazel Joseph Chanya

Signature: _____

postal address: 6.580 Dom

Qualification: Advocate



SEALED with the COMMON SEAL of the said
WANSHENGDA (T) INVESTMENT CO.LTD and
DELIVERED in our presence
This _____ day of _____, 2026
BY THE SAID;

SEAL OF
THE
PURCHASER



Names: ZIFENG ZHONG

Signature: [Signature]

Address: P.O. BOX 5087

Designation: DIRECTOR

Names: chen Jie

Signature: [Signature]

Address: P.O. BOX

Designation: DIRECTOR

Before Me: Hazel Joseph Chanya

Name: [Signature]

Signature: [Signature]

postal address: 6580 Dm

Qualification: Advocate

