

LAND SALE AGREEMENT

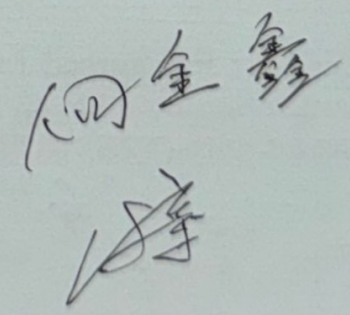
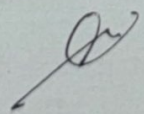
BETWEEN

PROPERTY INTERNATIONAL LIMITED

AND

OASIS INDUSTRY(TANZANIA) CO. LIMITED

=====  
*Regarding selling of plot 146 Block "Q" Chekeni Mwasonga, Kigamboni  
Municipal Council, Dar es Salaam.*  
=====



## LAND SALE AGREEMENT

This Agreement is made on this .....<sup>03</sup>... day of ..<sup>12</sup>.. 2025

### BETWEEN

**PROPERTY INTERNATIONAL LIMITED** a limited liability company incorporated in Tanzania, located at 8<sup>th</sup> Floor, Mariam Tower, Songea/Shaurimoyo Street, Ilala Municipality, Dar es Salaam of P.O. Box 45548, Dar es Salaam. (Hereinafter referred to as "**The Vendor**"), of one part;

### AND

**OASIS INDUSTRY (TANZANIA) CO. LIMITED** a company incorporated in Tanzania, of P.O. Box 78239 Dar es Salaam, in Tanzania (hereinafter referred to as "**The Purchaser**"), of the other part.

### WHEREAS:

- i. **The Vendor** is the rightful owner and is desirous of Selling plot **146** Block "**Q**" with square Meters **17,722** which is allocated for **Housing Estate** Use located at **Chekeni Mwasonga, Kigamboni** Municipal Council in Dar es Salaam to the **Purchaser** (hereinafter referred to as "*the plot*");
- ii. That the **Purchaser** has conditionally accepted the asking price of the Vendor.
- iii. **The Vendor** and **the Purchaser** have agreed to enter into this Land Sale Agreement subject to the terms and conditions stipulated in this Agreement.

### NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. **The Vendor** has voluntarily agreed to sell the above mentioned plot to the **Purchaser** in accordance with the terms and conditions set out in the Land Sale Agreement.
2. **The Vendor** has agreed to sell the plot to the **Purchaser** for the total of Tanzanian Shillings **Seven Hundred Eight Million Eight Hundred Eighty Thousand only (TZS.708,880,000/=)** as indicative consideration.

**3. Mode of payment & terms of Purchase Price:**

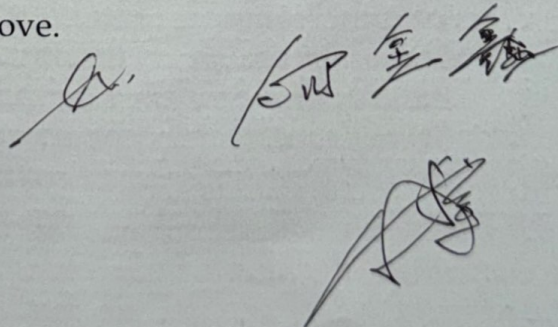
- I. The Purchase Price under clause 2 herein shall be entirely paid in Three (3) installments after signing this agreement.
  - II. The initial installment of the purchase price of Tanzanian Shillings Four Hundred Twenty Five Million Three Hundred Twenty Eight Thousand only (TZ425,328,000/=) within three working days by the Purchaser to the Vendor after signing this Land Sale Agreement.
  - III. The Second installment of Tanzanian Shillings Two Hundred Twelve Million Six Hundred Sixty Four Thousand Only (TZS212,664,000/=) will be paid within 30 days after signing of this Sale Agreement.
  - IV. The Last Installment of Tanzanian Shillings Seventy Million Eight Hundred Eighty Eight Thousand only (TZS70,888,000/=) will be paid after the whole transfer process has been concluded in favor of the Purchaser of which he will be granted a Derivative Right by the Executive Director of TIC.
4. indicative consideration payment of Tanzanian Shillings Seven Hundred Eight Million Eight Hundred Eighty Thousand only (TZS.708,880,000/=) payable to the Vendor and shall be deposited to the designated account of the Vendor as indicated below;

**Account Name** : PROPERTY INTERNATIONAL LIMITED  
**Account Number** : 0150208402600  
**Bank Name** : CRDB BANK LIMITED  
**SWIFT CODE** : CORUTZTZ

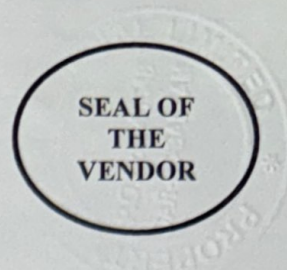
5. That the Purchaser has carried out full due diligence and review exercise before confirming the offer.

6. That the **Purchaser** has also made sure suitable arrangements for funding the deal upon satisfactory completion of due diligence.
  
7. That upon payment of the initial installment of **Tanzanian Shillings Four Hundred Twenty Five Million Three Hundred Twenty Eight Thousand only (TZS425,328,000/=)** by the Purchaser to the Vendor, the Vendor shall handover vacant possession of the said plot to the Purchaser and the Purchaser shall have peaceful use and enjoyment of the same in accordance with the Laws of the United Republic of Tanzania.
  
8. The **Vendor** shall introduce the **Purchaser** to the respective Municipal Council Authorities and Local area authorities as the new owner of the plot upon payment of the last instalment of the purchased price and the Purchaser has acquired the derivative right of Occupancy.
  
9. That in case it is found and proved that the said plot is not the right of the **Vendor**, the **Purchaser** will be refunded the full amount paid to the Vendor for the purchase of the plot, together with interest at commercial rate and other incidental costs incurred by the purchaser in negotiation of the plot.
  
10. In the event the parties fail to resolve the said differences by mutual discussions, either party shall be at liberty to refer the difference or dispute to the High Court of Tanzania, Commercial Division.

**IN WITNESS WHEREOF**, the Undersigned have executed this Agreement as of the day and year first written above.



PROPERTY INTERNATIONAL LIMITED  
SEALED with the COMMON SEAL  
of the said PROPERTY INTERNATINAL LIMITED  
and DELIVERED in our presence  
this 03 day of 12, 2025



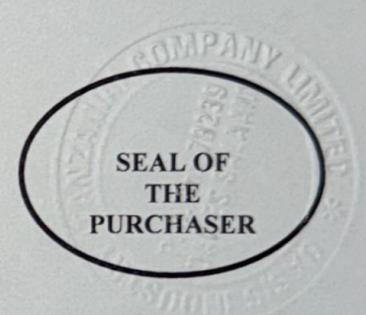
Names ABDULHALIM ZAHNAN SALIM

Signature.....  
Postal Address 45548 DSM  
Designation: DIRECTOR

Names: HASHIM MOHAMED THABIT

Signature.....  
Postal Address: 45548 DSM  
Designation: DIRECTOR

OASIS INDUSTRY (TANZANIA) CO. LIMITED  
SEALED with the COMMON SEAL of the said  
OASIS INDUSTRY (TANZANIA)CO. LIMITED  
and DELIVERED in our presence  
this 03 day of DEC, 2025



Names: JINXIN XIANG

Signature.....

Postal Address: D.O. BOX 78239

Designation: DIRECTOR

Names: WEN ZHANG NONG

Signature.....

Postal Address: D.O. BOX 78239

Designation: Manager