

**TANZANIA INVESTMENT AND SPECIAL ECONOMIC ZONES AUTHORITY**  
**DIRECTORATE OF INVESTMENT FACILITATION**

Figure 1



Tanzabread Company Limited new location of Plot No. 265 Block "A" Misugusugu, Kibaha.

**Report On:**

**Date: 12<sup>th</sup> February, 2026.**

<b>PROJECT'S PROFILE</b>				
<b>S/N</b>	<b>ITEM</b>	<b>DESCRIPTION</b>		
1.	Company Name	TANZABREAD COMPANY LIMITED		
2.	Project Location	PLOT NO 265 BLOCK "A" MISUGUSUGU, MIOMBONI		
3.	Project Core Activities	Processing of food products		
4.	Address & Mobile Number	Plot No 265 Block "A " Misugusugu, Miomboni Email:1250298257@qq.com  Phone: +255 74031454 + 255 763 918888		
5.	Investor Contact Person	QIANGXIN DONG		
6.	Shareholders	<b>Name</b>	<b>Nationality</b>	<b>% Share</b>
		Oiangxin Dong	Chinese	40
		Chen De	Chinese	60

<b>7</b>	<b>Business Plan details</b>	Total investment planned	1150,000	
		Jobs projected	150	
		Unique value	The project is expected to process breads and crips.	
		Investment duration	2025 - 2030	
<b>8</b>	<b>Validation period</b>	April, 2028		
<b>9</b>	<b>Report author (s)</b>	Dotto Nyirenda		

**1.0.INTRODUCTION/BACKGROUND**

Tanzabread Company Limited is a project registered with TISEZA and being issued with a Certificate of Incentives No. 202542682 of 14 April, 2025.The total financial capital of the project are estimated to be valued at 1.1 Million USD. However, this report focuses on a area located at plots No. 265 Block "A" in Misugusugu,Kibaha.

**2.0. PROJECT LOCATION**

The Project office is located at plots No.265 Block "A", Misugusugu Miomboni, Kibaha Municipal Council in Coastal region.

**3.0 OBJECTIVE OF THE VISIT**

The site visit was made in response to the application made by Tanzabread Company Limited for the amendment and extension of their project to Plot No 265 Block A Misugusugu miomboni from Plot No.133 Block "Y" Mtakuja street, Pangani area which happen to have land disputes and the matter is being addressed by the company lawyer.

As a procedure for TISEZA it requires to conduct a Project Verification Visit to ascertain the status of implementation of the project in so as to assist the operation of the extension and amendment of the location of the project

#### **4.0 PVV METHODOLOGY/ MODUS OPERANDI**

Both secondary and primary information were used to attain adequate, appropriate and reliable information in which interview, observation and documentary review methods were included

##### **1 Documentary review**

This method was used to gather secondary information from documents and records which supported significance and accuracy of the project visit verification. This includes reviewing of business plan and operational reports.

##### **2 Observation method**

The project visit was employed observations to collect some of the critical information on the project development such as buildings constructions and plant installation

##### **3. Interview**

Interview was employed to collect information of detailed project operational progress, challenges affecting the project, future project plan and opinions of the investor.

#### **5.0 ON-FIELD OBSERVATIONS AND FINDINGS**

During a visit I was able to see the actual development made on the plot which includes the fence of the area for the project and a small house which is the office of the company. Also we saw some of the sands and cements for the continuation of the construction of the factory..

The office building is enclosed within a boundary wall fence built with reinforced concrete pillars and beams filled with sand cement bricks. I therefore conclude that in order for the factory to continue with the construction process TISEZA must assist with the amended certificate of incentive which shows this new location.

In reviewing the documents and implementation information, we found that the amount that has already been used is estimated to be **50,000** US dollars, which is equal to 4.3% percent of the total cost of the project

## 6.0. LEVEL OF INVESTMENT

- **Analytical assessment against business plan** (in this section it is important to assess what you are seeing on the ground and compare to the Business Plan)

<b>Item as per business plan projection</b>	<b>Investment amount indicated in business plan</b>	<b>Estimated actual investment (based on</b>	<b>Estimation justification</b>	<b>Percentage allocation</b>
	(000) Tshs	<b>your observation)</b>		
Equipment				
Land/ Buildings	800,000	50,000	Progress report valuation report and physical building	4.3
Vehicles	40,000	-	Progress report & valuation report	-
Plants& Machinery	300,000	-	Parts of machine in the container	-
Others	5,000	-		
Start-up expenses	10,000			
Working capital	-		Progress report, valuation report	

Total/Average	1,150,000	50,000	Valuation report	
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**7.0 CHALLENGES AND KEY RISKS**

**Challenges:**

- The investor wants to complete the project quickly but is constrained by lack of building permit.

**Key risks and rating:**

<b>Risk Category</b>	<b>Rating (examples)</b>
<b>Investor-related Risk</b>	Substantial
<b>Implementing environment Risk</b>	Moderate
- <b>Capacity</b>	Substantial
- <b>Governance/Policy</b>	Moderate
<b>Project Risk</b>	Moderate
- <b>Design</b>	Moderate
- <b>Social and Environmental</b>	Moderate
- <b>Financial</b>	Moderate
- <b>Delivery Monitoring and Sustainability</b>	Moderate
<b>Overall Implementation Risk</b>	Moderate

**Explain risk rating**

- The investor is struggling to get building permit, the procedure which may affect the speed of implementation of the project. If he does not meet the criteria to get building permit. Based on the progress achieved so far, the risk rating in this investment is high.

## 8.0 INVESTORS FUTURE PLAN & ASSUMPTIONS

### Implementation Support Plan

Time	Focus	Needs
Year 1-2	○ Import of equipment and machinery ○ Construction of factory	○ TISEZA's and TRAs approval of import list  ○ Approval of expats work permits
Year 1-2	○ Market testing	○ Ministry of Industries and Trade support
		○ TBS permit
Years 2-3	○ Implementing phase 2	○ Exemption on equipment  ○ Utility supply & improvement
Year 1-3	○ Focusing on expanding local market	○ Demand in local market is high.


### Assumptions:

- The investor is expected to make application in TISEZA Portal for the amendment of the certificate of incentive.
- Policies within the sector are expected to remain stable

## 9.0 RECOMMENDATIONS

Since the investor has succeeded in getting a new land area of Plot No 265 Block "A" in Misugusugu, Miomboni, He is acceptable to get a new/ amended certificate of incentive , I recommend that he apply for the amendment of COI after getting a letter of No objection from Kibaha Municipal.

## 10.0 SIGNATURE

S/n	Name	Position	Date	Signature
1.	Dotto Nyirenda	Investment Officer	11 February, 2026	

## 11. ANNEXES

- Field visit pictures
- Other documents

Figure 1.

A picture of the ongoing construction activities in the project area.



**ASANTE**

