



TANZANIA

C.1



Certificate of Incorporation of a Company

Section 15

No: 156566411

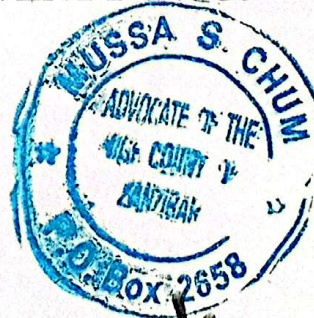
I HEREBY CERTIFY THAT

MSHALE TANZANIA LIMITED

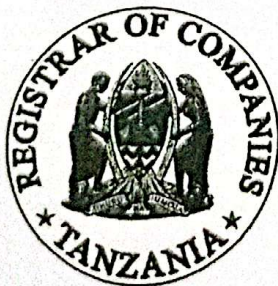
is this day incorporated under the Companies Act, 2002
and that the Company is Limited.

GIVEN under my hand at Dar es Salaam this 21st day of JUNE
TWO THOUSAND AND TWENTY TWO.

Certified
06/12/2024
[Signature]



[Signature]



PRINC ASST. REGISTRAR OF COMPANIES

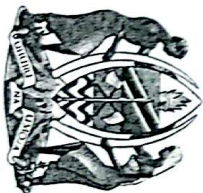
Certified as True Copy

Of the Original

Signature: *[Signature]*

Date: 10th Dec 2024

For Executive Director
Tanzania Investment Centre



UNITED REPUBLIC OF TANZANIA

0224122405

Certificate of Incentives

(Section 19 of the Tanzania Investment Act, 2022)

No: 2024122405

This is to certify that

MSHALE TANZANIA LIMITED

of address P.O.BOX 15005

DAR-ES-SALAAM

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

ELECTRIC EQUIPMENT

Which is located at PLOT NO. 19480 BLOCK 'B' MADALE

KINONDONI-DAR-ES-SALAAM

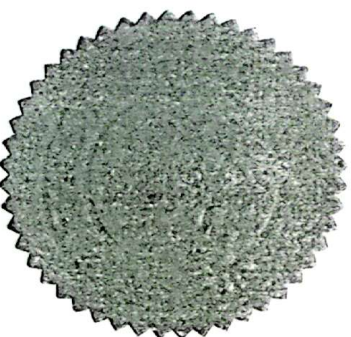
Further particulars required by Section 19 of the Tanzania Investment Act are set out overleaf

[Signature]

Executive Director

Tanzania Investment Centre
P.O.Box 938, Dar-es-salaam

Dated: 8 December, 2024



THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No
L.O. No.1099756
Ref. No CHAL/LD/4380

The day of Two Thousand and Twenty-five

THIS IS TO CERTIFY that MSHALE HOLDINGS LIMITED a limited liability company incorporated under the Companies Act, No. 12 of 2002 and having its registered offices in Tanzania of P.O. Box 15005, DAR ES SALAAM (hereinafter called "the Occupier") are entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of Ninety nine (99) years from the first day of January, two thousand and twenty five according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2025; shall hereafter pay rent of shillings for One million nine hundred twenty four thousand eight hundred ninety (1,924,890/=) only, a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall: -
 - (i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
 - (iii) Plant, maintain protect and preserve or conserve not less than five trees on the land within thirty-six months from the day of commencement of the right. The occupiers may plant fruits or wood trees depending on the climatic conditions or such land or as it can be directed by the Planning Authority and shall insure such trees are kept, maintained or replaced throughout the term of such right of occupancy.
 - (iv) Building shall be in permanent materials.
 - (v) Building plans to be submitted to the **Chalinze District Council** within six months from the commencement of the Right.
 - (vi) Building construction to begin within six (6) months after approval of the plans.
 - (vii) Building to be completed within thirty-six (36) months from the day of commencement of the Right.
3. **USER:** The land shall be used for Light Industry purpose only. Use Group 'M' Use class (a), (c) and (e) as defined in the Urban Planning Act No 8 of 2007 (Use group s and classes) Regulations, 2018
4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause and in public interest.

CHALINZE DISTRICT COUNCIL

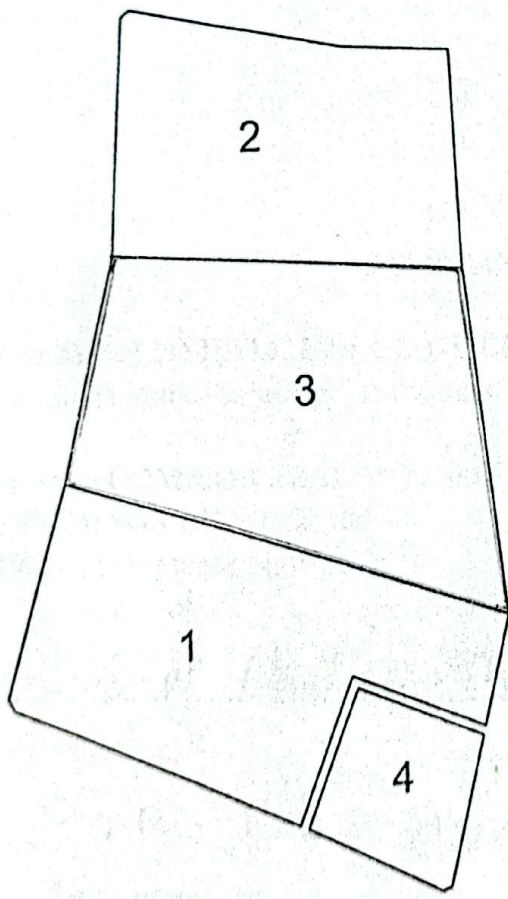
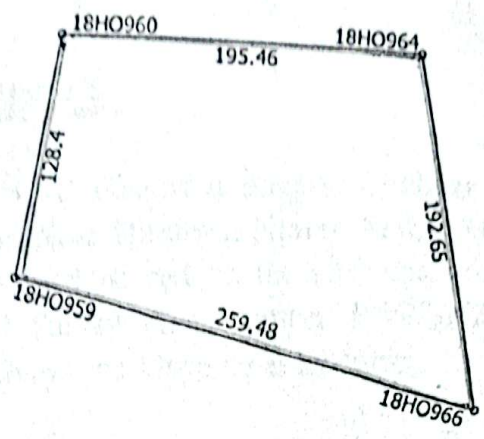
Locality.....Bago

Block.....18A

Plot No.....3

L.O No.....1099756

Area.....34998Sqm



PLAN NO.CHLS100000249

This prepared in accordance with the Registered Plan Number PVNSP00000450

is approved for the purpose of the Land Registration Ordinance

Director of Survey and Mapping Date 22/09/2020

Ministry of Lands, Housing and Human Settlement Development, Dodoma

The issue of this plan implies no guarantee or admission of title by the Government

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No
L.O. No.1099754
Ref. No CHAL/LD/4378

The day of Two Thousand and Twenty-five

THIS IS TO CERTIFY that MSHALE HOLDINGS LIMITED a limited liability company incorporated under the Companies Act, No. 12 of 2002 and having its registered offices in Tanzania of P.O. Box 15005, DARES SALAAM (hereinafter called "the Occupier") are entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of Ninety nine (99) years from the first day of January, two thousand and twenty five according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2025; shall hereafter pay rent of shillings for One million five hundred ninety thousand nine hundred eighty-five (1,590,985/=) only, a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall: -
 - (i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
- (iii) Plant, maintain protect and preserve or conserve not less than five trees on the land within thirty-six months from the day of commencement of the right. The occupiers may plant fruits or wood trees depending on the climatic conditions or such land or as it can be directed by the Planning Authority and shall insure such trees are kept, maintained or replaced throughout the term of such right of occupancy.
- (iv) Building shall be in permanent materials.
- (v) Building plans to be submitted to the Chalenze District Council within six months from the commencement of the Right.
- (vi) Building construction to begin within six (6) months after approval of the plans.
- (vii) Building to be completed within thirty-six (36) months from the day of commencement of the Right.

3. **USER:** The land shall be used for Light Industry purpose only. Use Group 'M' Use class (a), (c) and (e) as defined in the Urban Planning Act No 8 of 2007 (Use group s and classes) Regulations, 2018
4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause and in public interest.

CHALINZE DISTRICT COUNCIL

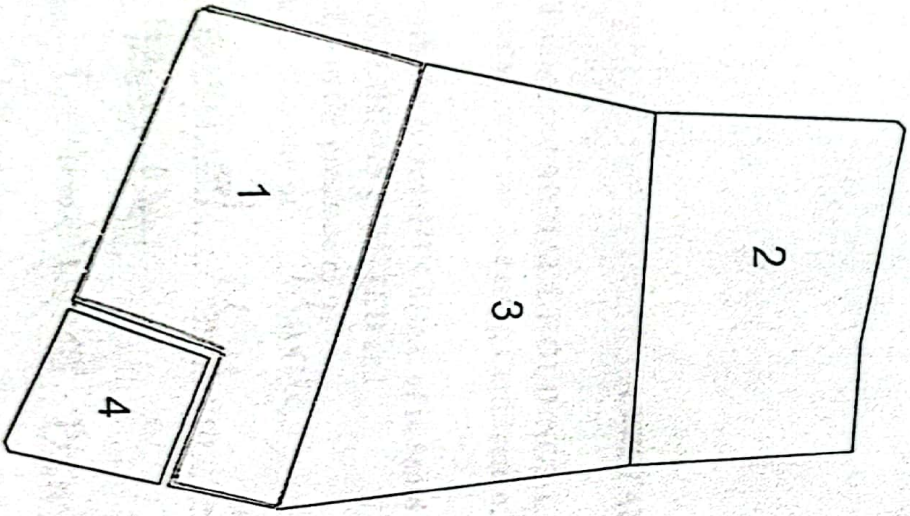
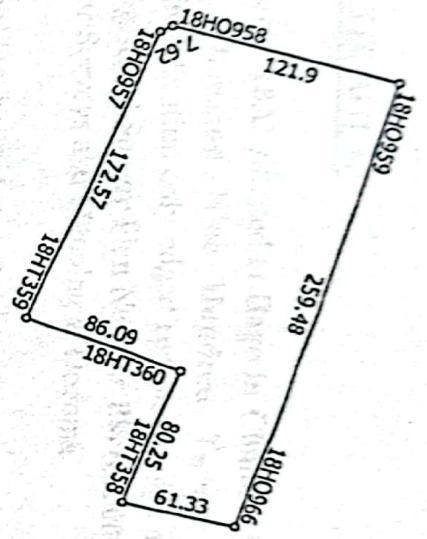
Locality.....Bago

Block.....18A

Plot No.....1

L.O NO.....1099754

Area.....289275sqm



PLAN NO.CHILS100000249

This prepared in accordance with the Registered Plan Number PWNSP000004150

is approved for the purpose of the Land Registration Ordinance

Director of Survey and Mapping

Ministry of Lands, Housing and Human Settlement Development Dodoma

Date.....22/05/2024

The issue of this plan implies no guarantee or admission of title by the Government