

**THE COMPANIES ACT NO. 12 OF 2002**

**COMPANY LIMITED BY SHARES**

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**MEMORANDUM**

**AND**

**ARTICLES OF ASSOCIATION**

**OF**

**AUREVIA PROPERTIES LIMITED**

Incorporated this ..... day of ..... 2026

**Drawn and filed by:-**

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**THE COMPANIES ACT NO.12 OF 2002**

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**COMPANY LIMITED BY SHARES**  
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**MEMORANDUM OF ASSOCIATION  
OF  
AUREVIA PROPERTIES LIMITED**

1. The name of the Company is **AUREVIA PROPERTIES LIMITED**
2. The registered office of the Company will be situated in the Tanzania Mainland.
3. The purpose for which the Company is established is to carry on business as a general commercial company pursuant to section 8 of the Companies Act [Cap 212 R.E 2023] of without limitations, including the following;
  - i. To carry on the business of integrated real estate development and construction in all its branches, including the planning, promotion, development, construction, reconstruction, renovation, alteration, refurbishment, and improvement of residential, commercial, industrial, institutional, hospitality, mixed-use, and infrastructure projects within the Tanzania Mainland and elsewhere.
  - ii. To acquire, purchase, lease, license, exchange, or otherwise obtain land and immovable property, whether freehold or leasehold, and to undertake land assembly, feasibility studies, project structuring, development planning, surveying, valuation, and coordination of approvals and permits from relevant authorities.
  - iii. To sell, lease, let, license, sub-license, assign, transfer, or otherwise dispose of developed properties, including houses, apartments, offices, shops, warehouses, industrial units, and other real estate assets, and to carry out marketing, sales, and leasing activities in relation thereto.
  - iv. To carry on the business of property management and facilities management, including maintenance, repair, asset management, utilities management, security, cleaning, landscaping, waste management, and other related services for completed developments.

- v. To execute and undertake building and civil engineering works, including foundations, structural works, superstructures, roads, bridges, drainage, water supply, sewerage, and allied infrastructure works, either directly or through registered and qualified contractors or subcontractors.
- vi. To carry out Mechanical, Electrical, and Plumbing (MEP) works, including electrical installations, power distribution, HVAC systems, plumbing, firefighting systems, lifts, escalators, low-voltage and smart building systems, through duly qualified personnel or subcontractors, in compliance with applicable standards and regulations.
- vii. To provide project management, construction management, and consultancy services, including project planning, scheduling, budgeting, procurement management, contract administration, quality control, health and safety management, and coordination of professionals and contractors.
- viii. To procure, manufacture, assemble, trade, supply, import, export, distribute, hire, or otherwise deal in construction materials, equipment, machinery, tools, fittings, fixtures, and related products used in real estate development and construction activities.
- ix. To lend and advance money or give credit to such persons or institution and on such terms as may be deemed expedient and in particular to customers and others having dealings with the company.
- x. To raise or borrow money or to secure the payment of money and of any interest thereon in such manner and on such terms as may be deemed expedient, and in particular issue at par or at a premium or discount debentures or debentures stock either perpetual or terminable, or by bonds, mortgages or any other form of security over or upon all or any of the undertaking, property or rights of the company both present and future including its uncalled capital, or without any such security.
- xi. To receive money on deposit with or without allowance of interest thereon.
- xii. To accept stock or shares in or the debentures, mortgage or other securities of any other company in payment or part payment for any services rendered or for any sale made to or debt owing from any such company.
- xiii. To acquire from any sovereign state or authority supreme local or otherwise any concessions, grants, decrees, rights or privileges whatsoever which may seem to the company capable of being turned to account and to work, develop, carry out exercise and turn to account the same.

- xiv. To capitalize if and when deemed advisable the whole or part of the undivided profits of the company and/or moneys standing to the credit of the company's reserve fund and to distribute such sum either as bonus or in any other manner and either by way of shares credited as duly paid up or in such other manner as may seem expedient and whether amongst holders of shares in the company or others.
- xv. Upon any issue of shares, debentures or other securities of the Company, to employ brokers, commission agents and underwriters and to provide for the remuneration of such persons for their services by payment in cash, or by issue of shares, debentures or other securities of the Company, or by the granting of options to take the same, or in any other manner allowed by law.
- xvi. To enter into any arrangements with any governments, parastatals or authorities, supreme, municipal, local or otherwise, that may seem conducive to the Company's objects or any of them, and to obtain from any such government, parastatal or authority any contracts, rights, privileges or concessions which the Company may think it desirable to obtain, and to carry out, exercise and comply with any such arrangements, contracts, rights, privileges and concessions
- xvii. To carry out joint venture agreements with other companies or entities wherever situated, within the scope of the objects of the Company
- xviii. To acquire, carry on and undertake all or any part of the business, property or liabilities of any person or company carrying on business similar to that which the Company is authorised to carry on, or carrying on any business capable of being conducted so as directly or indirectly to benefit the Company or possessed of rights or property suitable for any of the purposes of the Company, and to purchase, acquire, hold, sell and deal with the shares and securities of any such person or company.
- xix. To establish, promote or assist in establishing or promoting and subscribe to or become a member of any association or club whose objects are similar or in part similar to the objects of this Company or the establishment or promotion of which may be beneficial to the Company, as permissible under the law.
- xx. To sell the property and undertaking of the Company or any part thereof, for such consideration as the Company may think fit, including in exchange for shares, debentures or securities of any other company or entity.

- xxi. To act as representatives, for any person, firm or company and to undertake and perform sub- contracts, and also act in the business of the Company alone or in collaboration with or others through or by means of agents or sub-contractors or otherwise.
- xxii. To conduct, encourage, promote, support, arrange and organize seminars, symposiums, exhibitions, fairs, conferences, lectures, demonstrations and other similar activities for promotion of sales or other business interests of any person, companies, firms, individuals, associations, local or government bodies, foreign governments, and international agencies for and on behalf of customers and for that purpose to carry out market surveys, researches, training programs and other activities.
- xxiii. To distribute any of the property of the Company among the Members in specie or in kind.
- xxiv. To purchase or otherwise acquire any patents, brevets' invention, license, concessions and the like, conferring any exclusive or non-exclusive or limited rights to use any invention which may seem capable of being used for any purpose of the Company, or the acquisition of which may seem calculated directly or indirectly, to benefit the Company and to use, exercise, and develop, or grant licenses in respect of, or otherwise turn to account, the property and rights so acquired.
- xxv. To sell, improve, manage, develop, lease, transfer, mortgage, pledge, exchange or otherwise dispose of the whole or any part of the property, rights or the undertaking of the Company, either together or in portions for such consideration as the Company may think fit and in particular, for shares, debenture-stock or securities of any Company purchasing the same or to any other legal entity or person, by other means, permissible under the law.
- xxvi. To acquire and hold shares, stocks, debentures, debenture stock, bonds, obligations and securities issued or guaranteed by any company and debentures, debenture stock, bonds, obligations and securities issued or guaranteed by any government, sovereign ruler, commissioners, public body or authority, supreme, municipal, local or otherwise.


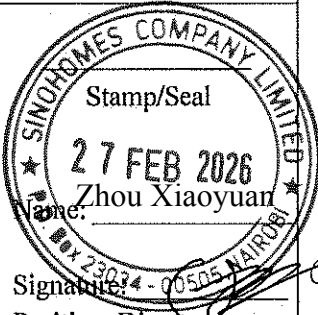

- xxvii. To act as agents and to make representations before corporate authorities, corporations, firm, person or association of persons in any field in which services of the company may be required, including the procurement of materials, machinery or any other items or things required by anybody, corporate authority, corporations, person, firm or association of persona and charges fees for such advice and service, whether in Tanzania or abroad.
- xxviii. To carry out all or any of the foregoing objects as principals or agents r in partnership, cooperation or conjunction with any other company, firm or person and in any part of the world.
- xxix. To receive money on deposit or loan and borrow or raise money in such manner as the Company shall think fit, and in particular by issue of debentures, or debenture stock perpetual or otherwise, and to secure the repayment of any money borrowed, raised or owing by mortgage, charge or lien upon all or any of the property or assets of the company, both present and future including its uncalled capital, and also by a similar mortgage charge or lien to secure and guarantee the performance by the Company or any other person or company of any obligation undertaken by the company or any other person or company as the case may be.
- xxx. To do all other things as may be incidental or conducive to the attainment of the above objects or any of them or calculated in any way to benefit the company in accordance with the law and any regulatory guidelines in force.
- xxxi. To do all such other things as are incidental or conducive to the attainment of the above objects or any of them or which may be conveniently carried on and done in connection therewith, or which may be calculated, directly or indirectly, to enhance the value of, or render profitable, any business or property of the company; and that the objects set forth in any sub-clause of this clause shall not be restrictively construed but the widest interpretation shall be given thereto, and they shall not, except when the context expressly so requires be in any way limited or restricted by reference to or in reference from any other objects set forth in such sub-clause or by the name of the company. None of such sub-clauses or the object or objects therein specified or the powers thereby conferred (unless the context so requires) shall be deemed subsidiary or ancillary to the objects or powers mentioned in any other sub-clause, but the company shall have full powers to achieve or to endeavour to

achieve all or any of the objects conferred by and provided in any one or more of the said sub-clauses.

And it is hereby declared that the word "company" in this clause, except where used in reference to this Company shall be deemed to include any partnership or other body of persons, whether incorporated or not incorporated, and whether domiciled in Tanzania or elsewhere, and that the objects specified in the different paragraphs of this clause shall not, except where the context expressly so requires, be in any way limited or restricted by reference to or in reference from the terms of any other paragraph or the name of the Company, but may be carried out in full and ample manner and shall be construed in as wise a sense as if each of the said paragraphs defined the objects of a separate, distinct and independent company.

4. The liability of the shareholders is **Limited**.
5. The authorized share capital of the company at the date of registration of this Memorandum and Article of Association is **Tanzania Shillings One Hundred Million Only (TZS 100,000,000 /=)** divided into **One Thousand (1000)** ordinary shares of **Tanzania Shillings One Hundred Thousand (TZS 100,000) each** with power for the Company to increase or reduce such capital and to divide the shares in the capital for the time being, whether original or increased, in different classes and to attach thereto respectively any preferential, deferred, qualified or special rights, privileges or conditions and so that unless the conditions of issue shall otherwise expressly declare every issue of shares, whether preference or otherwise, or any such rights, privileges or conditions shall not be altered or modified except in accordance with the Articles of Association registered herewith.

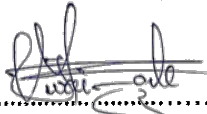
We, the several persons, whose names and addresses are subscribed below, are desirous of being formed into a Company in pursuance of this Memorandum of Association and we respectively agree to take the number of shares in the capital of the Company set opposite our respective names:

Name and Addresses of the Subscribers	Number of shares taken by the Subscriber	Signatures of Subscribers
<b>JADELAND PROPERTY INVESTMENT PTE. LTD.</b>  101 UPPER CROSS STREET, #05-40A, PEOPLES'S PARK CENTRE, SINGAPORE 058357	700	JADELAND PROPERTY INVESTMENT PTE. LTD. UEN: 202420729E  Stamp/Seal  Name: Wang Muhui  Signature:  Position: Director
<b>SINOHOMES COMPANY LIMITED</b>  ROYAL LEDGEN RESIDENCE, NDEMI ROAD, KILIMANI, NAIROBI, KENYA	300	 Stamp/Seal 27 FEB 2026 Zhou Xiaoyuan Name: Signature:  Position: Director

Dated at Dar es salaam this 27th day of February 2026.

WITNESS to the above signatures

Full Name : JOSEPH N. MWAIKUGILE

Signature : 

Postal Address : 105069 DAR ES SALAAM

Designation : ADVOCATE/NOTARY PUBLIC



**THE COMPANIES ACT NO. 12 OF 2002**

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**COMPANY LIMITED BY SHARES**

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**ARTICLES OF ASSOCIATION**

**OF**

**AUREVIA PROPERTIES LIMITED**

**PRELIMINARY**

1. In these Regulations:

“the Act” means the Companies Act;

“the articles” means the articles of the company;

“clear days” in relation to the period of a notice means that period excluding the day when the notice is given or on which it is to take effect;

“the holder” in relation to shares means the member whose name is entered in the register of members as the holder of the shares;

“the seal” means the common seal of the company;

“Secretary” means the secretary of the company or any person appointed to perform the duties of the secretary of the company.

“Year” means the financial year starting from 1<sup>st</sup> of April ending 31<sup>st</sup> day of March every year  
Expressions referred to writing shall, unless the contrary intention appears, be construed as including references to printing, lithography, photography, and other modes of representing or reproducing words in a visible form.

Unless the context otherwise requires, words or expressions contained in these regulations shall bear the same meaning as in the Act or any statutory modification thereof in force at the date at which these Regulations become binding on the company.

2. The regulations contained in Part 1 of Table A of the Act shall apply save in so far as they are excluded or varied.

3. The Company is a private company and accordingly:

(a) The right to transfer shares is restricted in the manner hereinafter prescribed.

(b) The number of members of the Company is limited to fifty as further provided for in the Act.

(c) Any invitation to the public to subscribe for any shares or debenture of the Company is prohibited.

(d) The Company shall not have power to issue share warrants to bearer.

4. The Authorized Capital of the Company is **Tanzania Shillings One Hundred Million Only (TZS 100,000,000 /=)** divided into **One Thousand (1000)** ordinary shares of **Tanzania Shillings One Hundred Thousand (TZS 100,000) each**

#### **SHARE CAPITAL AND VARIATION OF RIGHTS**

5. Subject to the provisions of the Act, and without prejudice to any rights attached to any existing shares, any share may be issued with such rights or restrictions, whether in regard to dividend, voting, return of capital or otherwise as the company may by Ordinary Resolution determine.
6. If at any time the share capital is divided into different classes of shares, the rights attached to any class (unless otherwise provided by the terms of issue of the shares of that class) may, whether or not the company is being wound up, be varied with the consent in writing of the holders of three-fourths of the issued shares of that class, or with the sanction of a special resolution passed at a separate general meeting of the holders of the shares of the class. To every such separate general meeting the provisions of these Regulations relating to general meetings shall apply, but so that the necessary quorum shall be two persons at least holding or representing by proxy one-third of the issued shares of the class present in person or by proxy may demand a poll.
7. The rights conferred upon the holders of the shares of any class shall not, unless otherwise expressly provided by the terms of issue of the shares of that class, be deemed to be varied by the creation or issue of further shares ranking *Pari passu* therewith.
8. The company may exercise the powers of paying commissions conferred by section 56 of the Act. Subject to the provisions of the Act, such commission may be satisfied by the payment of cash or the allotment of fully or partly paid shares or partly in one way and partly in the other.

9. Except as required by law, no person shall be recognized by the company as holding any share upon any trust, and the company shall not be bound by or be compelled in any way to recognize (even when having notice thereof) any equitable, contingent, future or partial interest in any share or any interest in any fractional part of a share of (except as otherwise provided by the articles or by law) any other rights or interests in respect of any share except an absolute right to the entirety thereof in the registered holder.

#### **SHARE CERTIFICATES**

10. Every member, upon becoming the holder of any shares, shall be entitled without payment to receive within two months after allotment or lodgment of transfer (or within such other period as the conditions of issue shall provide) one certificate for all the shares of each class held by him (and, upon transferring a part of his holding of shares of any class, to a certificate for the balance of such holding) or several certificates each for one or more of his shares upon payment for every certificate after the first such reasonable sum as the directors may determine. Every Certificate shall be sealed with the seal and shall specify the number, class and distinguishing numbers (if any) of the shares to which it relates and the amount or respective amounts paid thereon. In respect of a share of shares held jointly by several persons, the company shall not be bound to issue more than one certificate, and delivery of a certificate for a share to one joint holder shall be sufficient delivery to all joint holders.
11. If a share certificate is defaced, worn out, lost or destroyed, it may be renewed on such terms (if any) as to evidence and indemnity and payment of expenses reasonably incurred by the company in investigating evidence as the directors may determine but otherwise free of charge, and (in the case of defacement or wearing out) on delivery up the old certificate.

#### **LIEN**

12. The Company shall have a first and paramount lien on every share (not being a fully paid share) for all monies (whether presently payable or payable at a fixed time) called or payable in respect of that share. The Company's lien, if any, on a share shall extend to all dividends, distributions and other monies payable in respect thereof. The Directors shall not declare any share wholly or in part exempt from the provisions of this regulation, nor waive, release or compromise the Company's lien, except with the prior approval of the shareholders by resolution in general meeting.

13. The Company may sell, in such manner as shall be approved by the shareholders in general meeting, any shares on which the Company has a lien if a sum in respect of which the lien exists is presently payable and is not paid within fourteen clear days after notice in writing has been given to the holder of the share, or to the person entitled thereto by reason of the death or bankruptcy of the holder, demanding payment and stating that if the notice is not complied with the shares may be sold. No such sale shall be effected unless the same has first been authorised by resolution of the shareholders in general meeting.
14. To give effect to any such sale so authorised by the shareholders, the Directors may authorise some person to execute an instrument of transfer of the shares sold to, or in accordance with the directions approved by the shareholders in general meeting, of the purchaser thereof. The purchaser shall be registered as the holder of the shares comprised in any such transfer and shall not be bound to see to the application of the purchase money, nor shall the purchaser's title to the shares be affected by any irregularity or invalidity in the proceedings in reference to the sale, provided that the sale was duly approved by the shareholders.
15. The net proceeds of the sale shall be received by the Company and shall be applied in accordance with the directions approved by the shareholders in general meeting, first in payment of such part of the amount in respect of which the lien exists as is presently payable, and the residue, if any, shall (upon surrender to the Company for cancellation of the certificate for the shares sold and subject to a like lien for sums not presently payable as existed upon the shares before the sale) be paid to the person entitled to the shares at the date of the sale.

#### **PRE-EMPTIVE RIGHTS**

16. Where the Company and or a shareholder wish to issue or transfer shares, the shareholders will have the first option to buy such shares before they are issued to any other person. The Company shall only issue such shares to persons other than the shareholders when it has made the offer to all shareholders in the Company, in proportion to their shareholding at the time of the issue, and the time limit given to the shareholders to accept the offer for the issue of shares has expired.

#### **CALLS ON SHARES**

17. Subject to the terms of allotment, the directors may make calls upon the members in respect of any moneys unpaid on their shares (whether in respect of nominal values of premium) and not by the conditions of allotment thereof payable at fixed times, provided that no call shall exceed one-fourth of the nominal value of the share or be payable at less than one month from the date fixed for the payment of the last preceding call, and each member shall (subject to receiving at least fourteen clear days' notice specifying when and where payment is to be made) pay to the company as

required by the notice the amount called on his shares. A call may be required to be paid by installments. A call may, before receipt by the company of any sum due thereunder, be revoked in whole or part and payment of a call may be postponed in whole or part. A person upon whom a call is made shall remain liable for calls made upon him notwithstanding the subsequent transfer of the shares in respect of which the call was made.

18. A call shall be deemed to have been made at the time when the resolution of the directors authorizing the call was passed.
19. The joint holders of a share shall be jointly and severally liable to pay all calls in respect thereof.
20. If a call remains unpaid after it has become due and payable, the person from whom the sum is due shall pay interest on the amount unpaid from the day it becomes due and payable to the time of actual payment at the rate fixed by the term of allotment of the share or, if no rate is fixed, at a rate not exceeding five percent per annum as the directors may determine, but the directors may waive payment of such interest wholly or in part.
21. An amount payable in respect of a share on allotment or at any fixed date, whether in respect of nominal value or premium or as an installment of a call, shall be deemed to be a call, and if it is not paid the provisions of the articles shall apply as if that amount has become due and payable by virtue of a call.
22. Subject to the terms of allotment, the directors may, on the issue of shares, differentiate between the holders as to the number of calls to be paid and the times of payment.
23. The directors may If they think fit, receive from any member willing to advance the same, all or any part of the money un-called and unpaid upon any shares held by him, and upon all or any of the money so advanced may (until the same would, but for such advance, become [payable] pay interest at such rate not exceeding (unless the company in general meeting shall otherwise direct) six per cent per annum, as may be agreed upon between the directors and the members paying such sum in advance.

#### **TRANSFER OF SHARES**

24. The instrument of transfer of any share shall be in any usual form or any other form which the directors may approve (subject to shareholders approval ) and shall be executed by or on behalf of the transferor and, unless the share is fully paid up, by or on behalf of the transferee, and the transferor shall be deemed to remain a holder of the share until the name of the transferee is entered in the register of members in respect thereof.
25. Subject to the Shareholders approval, If the directors refuse to register a transfer, they shall within sixty days after the date on which the transfer was lodged with the company send to the transferee notice of the refusal.

26. The registration of transfers of shares or any transfers of any class of shares may be suspended at such times and for such periods (not exceeding thirty days in any year) as the directors may determine.
27. No fee shall be charged for the registration of any instrument of transfer or other document relating to or affecting title to any share.

#### **TRANSMISSION OF SHARES**

28. In case of the death of a member, the survivor of survivors where the deceased was a joint holder, and the personal representatives of the deceased where he was a sole holder or the only survivor of joint holders, shall be the only persons recognized by the company as having any title to his interest in the shares; but nothing herein contained shall release the estate of a deceased member from any liability in respect of any share which had been jointly held by him.
29. A person becoming entitled to a share in consequence of the death or bankruptcy of a member may, upon such evidence being produced as may properly be required by the directors and subject as hereinafter provided, either elect by notice to the company to be registered as holder of the share, or elect to have some person nominated by him registered as the transferee in which case he shall execute the appropriate instrument of transfer. All the articles relating to the right to transfer of shares shall apply to any such notice or transfer as if it were an instrument of transfer executed by the member and the death or bankruptcy of the member had not occurred.
30. A person becoming entitled to a share by reason of the death or bankruptcy of the holder shall have the rights to which he would be entitled if he were the registered holder of the share, except that he shall not, before being registered as the holder of the share, be entitled in respect of it to exercise any right conferred by membership in relation to meetings of the company.

#### **SURRENDER OF SHARES**

31. Subject to Shareholders approval, the directors may in their sole discretion accept the surrender of any shares. The same consequences shall flow from the surrender of such a share(s) as if the share (s) had been effectively forfeited by the directors. In particular, any share so surrendered may be disposed of in the same manner as a forfeited share.

### **FORFEITURE OF SHARES**

32. If a call remains unpaid after it has become due and payable, the directors may give to the person from whom it is due not less than fourteen clear days' notice requiring payment of the amount unpaid, together with any interest which may have accrued. The notice shall name the place where payment is to be made and shall state that if the notice is not complied with, the shares in respect of which the call was made will be liable to be forfeited.
33. If the notice is not complied with, any share in respect of which it was given may, before the payment required by the notice has been made, be forfeited by a resolution of the directors to that effect and the forfeiture shall include all dividends or other money payable in respect of the forfeited shares and not paid before the forfeiture.
34. Subject to the provisions of this Act, a forfeited share may be sold, re-allotted or otherwise disposed of on such terms and in such manner as the directors determine either to the person who was before the forfeiture the holder or to any other person, and at any time before a sale, re-allotment or other disposition the forfeiture may be cancelled on such terms as the directors think fit. Where for the purposes of its disposal a forfeited share is to be transferred to any person, the directors may authorise some person to execute an instrument of transfer of the share in question.
35. A person any of whose shares have been forfeited shall cease to be a member in respect of the forfeited shares and shall surrender to the company for cancellation the certificate for the shares forfeiture, were payable by him to the company in respect of the shares, but shall remain liable to the company for all money which, at the date of forfeiture, were payable by him to the company in the respect of the shares, but his liability shall cease if and when the company shall have received payment in full of all such money in respect of the shares, but the directors may waive payment wholly or in part or enforce payment without any allowance for the value of the shares at the time of forfeiture for any consideration received on their disposal.
36. A statutory declaration by a director or the secretary that a share has been forfeited on a date stated in the declaration shall be conclusive evidence of the facts stated therein as against all persons claiming to be entitled to the share, and the declaration shall (subject to the execution of an instrument of transfer if necessary) constitute a good title to the share, and the person to whom the share is disposed of shall not be bound to see to the application of the consideration, if any, nor shall his title to the share be affected by any irregularity or invalidity of the proceedings in reference to the forfeiture or disposal of the share.

## **ALTERATION OF CAPITAL**

37. The company may by Ordinary Resolution: -
- (a) Increase its share capital by new shares of such amount, as the resolution prescribes;
  - (b) Consolidate and divide all or any of its shareholding capital into shares of larger amount its existing shares;
  - (c) Subject to the provisions of section 65(1)(d) of the Act, sub-divide its existing shares, or any of them, into shares of smaller amount than is fixed by the memorandum of association;
  - (d) Cancel shares which, at the date of the passing of the resolution, have not been taken or agreed to be taken by any person and diminish the amount of its share capital by the amount of the shares so cancelled.
38. Whenever as a result of a consolidation of shares any members would become entitled to fractions of a share, the directors may, on behalf of those members, sell the shares representing the fractions for the best price reasonably obtainable to any person (including subject to the provisions of this Act, the company) and distribute the net proceeds of sale in due proportion among those members, and the directors may authorize some person to execute an instrument of transfer of the shares to or in accordance with the directions of the purchaser. The transferee shall not be bound to see to the application of the purchase money nor shall his title to the share be affected by any irregularity in or invalidity of the proceedings in reference to the sale.
39. Subject to the provisions of the Act, the company may by special resolution reduce its share capital, any capital redemption reserve fund or any share premium account in any way.

## **GENERAL MEETINGS**

40. The company shall in each financial year hold a general meeting as its annual general meeting in addition to any other meetings in that year, and shall specify the meeting as such in the notices calling it; and not more than fifteen months shall elapse between the date of one annual general meeting of the company and that of the next.
41. All general meetings other than annual general meetings shall be called extraordinary general meetings.
42. The directors may, whenever they think fit, call an extraordinary general meeting and extraordinary general meetings shall also be convened on such requisitions, or, in default, may be convened by such requisitions, as provided by section 134 of the Act. If at any time there are not within the Territory sufficient directors to call the meeting, any director or any two members of the company may call the meeting in the same manner as nearly as possible as that in which meetings may be

convened by the directors.

#### **NOTICE OF GENERAL MEETINGS**

43. Every general meeting shall be called by twenty-one clear days' notice in writing. The notice shall specify the time and place of the meeting and the general nature of the business and, in the case of an annual general meeting, shall specify the meeting as such;  
Provided that a meeting of the company may be called by shorter notice if it is so agreed.
- (a) In the case of an annual general meeting, by all the members entitled to attend and vote thereat; and
  - (b) In the case of any other meeting by a majority in number of the members having a right to attend and vote at the meeting, being a majority together holding not less than 95 per cent in nominal value of the shares giving that right.
44. Subject to the provisions of the articles and to any restrictions imposed on any shares, the notice shall be given to all the members, to all persons entitled to a share in consequence of the death or bankruptcy of a member and to the directors and auditors. The accidental omissions to give notice of a meeting to, or the non-receipt of notice of a meeting by, any person entitled to receive notice shall not invalidate the proceedings at the meeting.

#### **PROCEEDINGS AT GENERAL MEETINGS**

45. All business shall be deemed special that is transacted at an extraordinary general meeting, and also all that is transacted at an annual general meeting, with the exception of declaring a dividend, the consideration of the accounts, and the reports of the directors and auditors, the election of directors in the place of those retiring and the appointment of and the fixing of the remuneration of, the auditors.
46. No Business shall be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business; two persons entitled to vote on the business to be transacted, each being a member or a proxy for a member or a duly authorized representative of a corporation shall be a quorum.
47. If within half an hour from the time appointed for the meeting a quorum is not present, or if during the course of a meeting a quorum ceases to be present, the meeting shall stand adjourned to the same day in the next week, at the same time and place or to such other day at such other time and place as the direction may determine.

48. The chairman, if any, of the board of directors or in his absence some other director nominated by the directors shall preside as chairman of the general meeting, but if neither the chairman nor such other director (if any) be present within fifteen minutes after the time appointed for the holding of the meeting and willing to act, the directors present shall elect one of their member to be chairman of the meeting and, if there is only one director present and willing to act, he shall be chairman.
49. If at any meeting no director is willing to act as chairman or if no director is present within fifteen minutes after the time appointed for holding the meeting, the members present shall choose one of their members to be chairman of the meeting.
50. A director shall, notwithstanding that he is not a member, be entitled to attend and speak at a general meeting and at any separate meeting of the holders of any class of shares in the company.
51. The chairman may, with the consent of any meeting at which a quorum is present and shall if so directed by the meeting, adjourn the meeting from time to time and from place to place, but no business shall be transacted at any adjourned meeting other than the business which might properly have been transacted at the meeting had the adjournment not taken place. When a meeting is adjourned for fourteen days or more, at least seven clear days' notice shall be given specifying the time, date and place of the adjourned meeting and the general nature of the business to be transacted at an adjourned meeting.
52. At any general meeting a resolution put to the vote of the meeting shall be decided on a show of hands unless a poll is (before or on the declaration of the result of the show of hands) demanded:
- (a) By the chairman or,
  - (b) By at least two members having the right to vote at the meeting; or
  - (c) By a member or members representing not less than one-tenth of the total voting rights of all the members holding shares conferring a right to vote at the meeting or
  - (d) By a member or members holding shares that confer the right to vote at the meeting, being shares on which an aggregate sum has been paid up equal to not less than one-tenth of the total sum paid up on all the shares conferring that right; and a demand by a person acting as a proxy for a member shall be deemed the same as a demand by the member.

53. Unless a poll be so demanded, a declaration by the chairman that a resolution has on show of hands been carried or carried unanimously, or by a particular majority, or lost, or not carried by a particular majority and an entry to that effect in the minutes of the meeting shall be evidence of that fact.
54. The demand for a poll may, before the taken, be withdrawn.
55. Except as provided in article 58, if a poll is duly demanded it shall be taken in such manner as the chairman directs, and the result of the poll shall be deemed to be the resolution of the meeting at which the poll was demanded.
56. In the case of an equality of votes, whether on a show of hands or on a poll, the chairman of the meeting shall be entitled to a casting vote, if he is a shareholder or authorised representative of a Corporate Shareholder.
57. A poll demanded on the election of a chairman or on a question of adjournment shall be taken immediately. A poll demanded on any other question shall be taken either immediately or at such time not being or more than thirty days after the poll is demanded as the chairman of the meeting directs, and any business other than that upon which a poll has been demanded may be proceeded with pending the taking of the poll.
58. A resolution in writing executed by or on behalf of each member who would have been entitled to vote upon it if it had been proposed at a general meeting at which he was present shall have effect as if it had been passed at a general meeting duly convened and held, and may consist of several instruments in the like form each executed by or on behalf of one or more members.

**SHAREHOLDERS' RESERVED MATTERS AND RESOLUTION OF THE  
SHAREHOLDERS' COMMITTEE**

59. Notwithstanding any other provision of these Articles or any powers otherwise conferred upon the Directors, the Company shall not, and the Directors shall procure that the Company shall not, undertake, approve, enter into, or implement any of the matters listed below (each a "Reserved Matter") without the prior approval of the Shareholders by way of a resolution duly passed at a general meeting, by written resolution, or, where a Shareholders' Committee is established, by resolution of the Shareholders' Committee. Reserved Matters include:
  - a. Any amendment, alteration, or modification of the Memorandum or Articles of Association of the Company, including but not limited to changes to the Company's name or any alteration of the Company's business scope, objectives, or main activities;

- b. The creation, issuance, allotment, grant, or offer of any shares or other equity securities of the Company, including the grant of options, warrants, convertible instruments, or any other rights convertible into shares, as well as any conversion, reclassification, reduction, subdivision, consolidation, or buy-back of shares, or any transaction or arrangement that results in the dilution of the existing shareholdings of the shareholders;
- c. The admission of any new shareholder to the Company, or any waiver, disapplication, modification, or restriction of pre-emption rights, rights of first refusal, or any other rights attached to shares or securities held by existing shareholders;
- d. The appointment, re-appointment, removal, or replacement of any Director or auditor of the Company, including the determination, approval, or variation of Directors' remuneration or benefits, and the approval of any matter that involves a material conflict of interest relating to any Director;
- e. The approval or adoption of the Company's annual accounts, audited financial statements, or other financial reports, and the declaration, payment, or distribution of dividends or any other material distribution of profits, reserves, or assets to the shareholders;
- f. Any merger, consolidation, amalgamation, demerger, reconstruction, restructuring, scheme of arrangement, takeover, winding-up, dissolution, or liquidation of the Company, or any proposal or action that may lead to such corporate reorganization or termination;
- g. The incurrence of any borrowing, loan, financial indebtedness, or other liability by the Company exceeding any limits or thresholds previously approved by the Shareholders, as well as the entry into any financing arrangement or facility that results in the creation, grant, or enforcement of any mortgage, charge, pledge, lien, or other security interest over any material or key assets of the Company;
- h. The provision by the Company of any material guarantee, indemnity, suretyship, or other financial support or obligation in favor of any third party, including but not limited to related parties, affiliates, or connected persons of the Company or its Shareholders and Directors;
- i. The sale, transfer, lease, assignment, disposal, or other alienation of any material asset of the Company, including but not limited to shares or interests in any subsidiary, joint venture, project company, special purpose vehicle (SPV), or any core assets such as land, buildings, intellectual property, or equipment of significant value; and
- j. The entry into, amendment, variation, waiver, or termination of any related-party transaction or arrangement, including contracts or agreements involving any Shareholder, Director, or any of their respective affiliates, associates, or connected persons, whether direct or indirect.

All resolutions of the Shareholders or the Shareholders' Committee in respect of Reserved Matters shall

be passed in accordance with these Articles, duly recorded in the Company's minutes, and shall be binding on the Company, its Directors, and its shareholders.

#### VOTES OF MEMBERS

60. Subject to any rights or restrictions attached to any share or class or classes of shares, on a show of hands every member (being an individual) present in person or (being a corporation) present by a duly authorized representative, not being himself a member entitled to vote, and on a poll every member shall have one vote for each share of which he is the holder.
61. In the case of joint holders the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders; and for this purpose seniority shall be determined by the order in which the names stand in the register of members.
62. A member in respect of whose estate a manager has been appointed under section 26 of the Mental Disease Act, may vote, whether on a show of hands or on a poll, by his manager, and any such manager may, on a poll, vote by proxy.
63. No member shall be entitled to vote at a general meeting or at a separate meeting of the holders of any class of shares in the company unless all calls or other sums presently payable by him in respect of shares in the company have been paid.
64. No objection shall be raised to the qualification of any voter except at the meeting or adjourned meeting at which the vote objected to is tendered, and every vote not disallowed at such meeting shall be valid for all purposes. Any objection made in due time shall be referred to the chairman of the meeting, whose decision shall be final and conclusive.
65. On a poll vote may be given either personally or by proxy. A Member may appoint more than one proxy to attend on the same occasion.
66. The instrument appointing proxy shall be in writing executed by or on behalf of the appointer or his attorney duly authorized in writing, or, if the appointer is a corporation, either under seal, or under the hand of an officer or attorney duly authorized. A proxy need not be a member of the company.
67. The instrument appointing a proxy and any authority under which it is executed a copy of that authority certified by notary or in such other manner as approved by the directors shall be deposited at the registered office of the company or at such other place within Tanzania as is specified for that purpose in the notice convening the meeting, not less than 48 hours before the time for holding the meeting or adjourned meeting at which the person named in the instrument proposed to vote, or, in

the case of a poll, not less than 24 hours before the time appointed for the taking of the poll, and the default the instrument of proxy shall not be treated as valid.

68. An instrument appointing a proxy shall be in the following form or a form is near thereto as circumstances admit.

**AUREVIA PROPERTIES LIMITED**

I/we.....of.....being a member/members of the above named company, hereby appoint .....of..... or failing him .....of as my/our proxy to vote for me/us on my/your behalf at the (annual or extraordinary as the case maybe) general meeting of the company to be held on the.....day of .....and at any adjournment thereof. Signed this..... day of .....20....

69. Where it is desired to afford members an opportunity of voting for or against a resolution the instrument appointing a proxy shall be in the following form or a form as thereto as circumstances admit.

**AUREVIA PROPERTIES LIMITED**

I/we .....of.....being member/members of the above named company hereby appoint .....of..... or .....failing him .....of.....as my/our proxy to vote for m/us on my/your behalf at the (annual or extraordinary as the case may be) general meeting of the company to be held on the..... day of.....and at any adjournment thereof. Signed this .....day of .....20....

This form is to be used in favour of against resolution; 1/2/3 etc.; unless otherwise instructed, the proxy will vote as he thinks fit or abstain from voting.

This form is to be used in favour of against resolution; 1/2/3 etc.; unless otherwise instructed, the proxy will vote as he thinks fit or abstain from voting.

70. The Instrument appointing a proxy shall be deemed to confer authority to demand or join in demanding a poll.
71. A vote given in accordance with the terms of an instrument of proxy, or poll demanded by proxy, or by the duly authorized representative of a corporation shall be valid notwithstanding the previous determination was received by the company at its registered office (or at such other place at which

the instrument or proxy was duly deposited) before the commencement of the meeting or adjourned meeting at which the proxy is used.

#### **CORPORATIONS ACTING BY REPRESENTATIVES AT MEETINGS**

72. Any corporation which is member of the company may by a resolution of its directors or other governing body authorize such person as it thinks fit to act as its representative at any meeting of the Company or any class of members of the company, and the person so authorized shall be entitled to exercise the same powers on behalf of the corporation which he represents as that corporation could exercise if it were an individual member of the company.

#### **DIRECTORS**

73. Unless otherwise determined by ordinary resolution, the number of directors shall not be subject to any maximum but shall be not less than two. The company shall have the right to appoint and remove a director. The first directors of the company shall be;
1. **LU SHAOQIU**
  2. **CHUNLIN GONG**

The shareholding qualification for directors may be fixed by the company in general meetings and unless and until so fixed no qualification shall be required.

#### **POWERS AND DUTIES OF DIRECTORS**

74. Subject to the provisions of the Act, the Memorandum and the Articles and to any directions given by special resolution, the business of the company shall be managed by the directors, who may exercise all the powers of the company subject to the approval of the shareholders. No alteration of the Memorandum or Articles and no such directions shall invalidate any prior act which would otherwise have been valid.
75. Subject to the approval of the shareholders, the directors may by power of Attorney appoint any person to be the attorney or agent of the company for such purposes and on such conditions as they determine, including authority for the attorney or agent to delegate all or any of his power.
76. The Directors may exercise all the powers of the Company to borrow money, and to mortgage or charge its undertaking, property, and uncalled capital, or any part thereof, and to issue debentures, debenture stock, and other securities, whether outright or as security for any debt, liability, or obligation of the Company or of any third party, provided that such borrowing or security arrangements shall not exceed any borrowing limits or thresholds previously approved by the Shareholders in accordance with these Articles.

77. The company may exercise the powers conferred upon the company by sections 124 to 127 of the Act with regard to the keeping of a branch register, and the directors may (subject to the provisions of those sections) make and vary such regulations as they may think fit respecting the keeping of any such register.

#### **DIRECTORS APPOINTMENT AND INTERESTS**

78. The directors may appoint one or more of their members to the office of managing director or to any other executive office under the company and may enter into an agreement or arrangement with any director for his employment by the company or for the provision by him of any services outside the scope of the ordinary duties of a director. Any such appointment, agreement may be made on such terms as the directors determine and they may remunerate any such director for his services as they think fit. Any appointment of a director to an executive office shall terminate if he ceases to be a director, but without prejudice to any claim to damage for breach of the contract of service between the director and the company. A managing director and a director holding any other executive office shall not be subject to retirement by rotation.
79. A director who is in any way, whether directly or indirectly, interested in a contract or proposed contract with the company shall declare the nature of his interest at a meeting of the directors in accordance with section 209 of the Act.
80. Subject to the provision of the Act, and provided that he has disclosed to the directors the nature and extent of any material interest of his, a director notwithstanding his office: -
- (a) May be a party to, or otherwise interested in, any transaction or arrangement with the company or in which the company is otherwise interested;
  - (b) May be a director or other officer of, or employed by, or a party to any transaction or arrangement with or otherwise interested in anybody corporate promoted by the company or in which the company may be interested;
  - (c) Shall not, by reason of his office, be accountable to the company for any benefit which he derives from any such office or employment remuneration or other benefits received by him as a director or officer of, or from his interest in, such other company unless the company otherwise directs.
- Provided that nothing herein contained shall authorize a director or his firm to act as auditor to the company.
81. For the purpose of articles 79 and 80 –
- (a) a general notice is given to the directors that a director is to be regarded as having interest of

- the nature and extent as specified in the notice in any transaction or arrangement in which a specified person or class of persons is interested shall be deemed to be a disclosure that the director has an interest in such transaction of the nature and extent specified; and
- (b) an interest of which a director has no knowledge and of which it is unreasonable to expect him to have knowledge shall not be treated an interest of his.

82. All cheques, promissory notes, drafts, bills of exchange and other negotiable instruments, and all receipts for moneys paid to the company, shall be signed, drawn accepted, endorsed, or otherwise executed in such manner as the directors shall from time to time by resolution determine.

#### **MINUTES**

83. The directors shall cause minutes to be made in books for the purpose: -
1. of all appointments of officers made by the directors;
  2. of the names of the directors' present at each meeting of the directors and of any committee of the directors;
  3. of all resolutions and proceedings at all meetings of the company, of the holders of any class of shares in the company, and of the directors, and of committee of directors.

#### **REMUNERATION AND EXPENSES: GRATUITIES AND PENSIONS**

84. The remuneration of the directors shall be determined by Ordinary Resolution of the company and, unless the resolution otherwise provides, such remuneration shall be deemed to accrue from day to day. The directors may also be paid all travelling, hotel and other expenses properly incurred by them in attending and returning from meetings of the directors or any committee of the directors or general meetings or separate meetings of the holders of any class of shares or of debentures of the company or otherwise in connection with the business of the company.

### **DISQUALIFICATION AND REMOVAL OF DIRECTORS**

85. The office of the director shall be vacated if the director-
- a. Ceases to be a director by virtue of any provisions of the Act or he becomes prohibited by law from being a director, or
  - b. Becomes bankrupt or makes any arrangement or composition with his creditors generally; or
  - c. Becomes of unsound mind; or
  - d. Resigns his office by notice in writing to the company; or
  - e. Shall for more than twelve consecutive months have been absent without permission of the director from meetings of the directors held during that period and the directors resolve that his office be vacated.

### **APPOINTMENT AND RETIREMENT OF DIRECTORS**

86. The Company may by Ordinary Resolution appoint a person who is willing to act to be a director either to fill a vacancy or to be an additional director.
87. The directors may appoint a person who is willing to act to be a director either to fill a vacancy or as an additional director, provided that the total number of directors does not exceed the number fixed by or in accordance with these articles. A director so appointed shall hold office only until the next following annual general meeting and shall then be eligible for re-election.
88. The company may by ordinary resolution, or of which special notice has been given in accordance with section 144 of the Act, remove any director before the expiration of his period of office notwithstanding anything in these articles or in any agreement between the company and the director. Such removal shall be without prejudice to any claim the director may have for damage for breach of any service contract with the company.
89. The Company may by Ordinary Resolution appoint another person in place of a director removed from office under the immediately preceding regulation, and without prejudice to the power of the directors under article 85 the company may by Ordinary Resolution appoint any person to be director either to fill a vacancy or as an additional director.
90. The appointment, removal, or change of Directors shall be carried out by ordinary resolution of the shareholders. The Directors' decisions on certain significant matters shall be subject to approval by ordinary resolution of the shareholders.

### **PROCEEDINGS OF DIRECTORS**

91. Subject to the provisions of the articles, the directors may regulate their meetings that shall be held within every financial year as they think fit. Questions arising at a meeting shall be decided by a

majority of votes. In case of an equality of votes, the chairman shall have a second or casting vote. A director may, and the secretary at the request of a director shall, call a meeting of the directors and a 21 days' notice of that meeting shall be given to all directors who are in and out of Tanzania.

92. The quorum necessary for the transaction of the business of the directors may be fixed by the directors and unless so fixed shall be two.
93. The continuing directors may act notwithstanding any vacancy in their number but, if their number is reduced below the number fixed as the necessary quorum, the continuing directors or director may act only for the purpose of filling a vacancy or of calling a general meeting.
94. The directors may appoint one of their members to be the chairman of the board of directors and determine the period for which he is to hold office. Unless he is unwilling to do so, the director so appointed shall preside at every meeting of directors at which he is present. But if no such chairman is appointed, or if he is unwilling to preside or if at any meeting the chairman is not present within five minutes after the time appointed for holding the same; the directors present may choose one of their members to be chairman of the meeting.
95. The directors may delegate any of their powers to any committee consisting of one or more directors; any committee so formed shall in the exercise of the powers so delegated conform to any regulations that may be imposed on it by the directors. Subject to any such regulations, the proceedings of a committee with two or more members shall be governed by the articles regulating the proceedings of directors so far as they are capable of applying.
96. All acts done by a meeting of the directors or of a committee of directors or by a person acting as a director shall, notwithstanding that it be afterwards discovered there was some defect in the appointment of any such director, or that any of them were disqualified from holding office, or had vacated office, or were not entitled to vote, be as if every such person had been duly appointed and was qualified and had continued to be a director and was entitled to vote.
97. A resolution in writing, signed by all the directors entitled to receive notice of a meeting of the director or of committee of directors; shall be as valid and effectual as if it had been passed at a meeting of the directors or (as the case may be) a committee of directors duly convened and held and may consist of several documents in the like form and signed by one or more directors.
98. Save as otherwise provided in the articles, a director shall not vote at a meeting of directors or of a committee of directors on any resolution concerning a matter in which he has, directly or indirectly, an interest or duty which is material and which conflict or may conflict with the interest of the company. Subject to and in accordance with the provisions of the Act, an interest of a person who is

connected with a director shall be treated as the interest of the director. However, once the conflict of interest is disclosed, the director (s) shall consent and the voting shall proceed ordinarily.

99. The company may by Ordinary Resolution suspend or relax to any extent, either generally or in respect of any particular matter, any provision of the articles prohibiting the director from voting at a meeting of directors or of committee directors.
100. Where proposals are under consideration concerning the appointment of two or more directors to office or employment with the company or anybody corporate in which the company is interested, the proposals may be divided and considered in relation to each director separately and (provided he is not for another reason precluded from voting) each of the directors concerned shall be entitled to vote and be counted in the quorum in respect of each resolution except than concerning his own appointment.
101. If a question arises at a meeting of directors or of a committee of directors as to the right of directors to vote, the question may, before the conclusion of the meeting, be referred to the chairman of the meeting and his ruling in relation to any director other than himself shall be final and conclusive.

#### **SECRETARY**

102. The secretary shall be appointed by the directors for such term, at such remuneration and upon such conditions as they may think fit, and any secretary so appointed may be removed by them.
103. A provision of the Act or these Regulations requiring or authorizing a thing to be done by or to a director and the secretary shall not be satisfied by its being done by or to the same person acting both as director and as, or in place of the secretary.

#### **THE SEAL**

104. The seal shall only be used by the authority of the directors or of a committee of the directors authorized by the directors. The directors may determine who shall sign any instrument to which the seal is affixed and unless otherwise so determined it shall be signed by a director and by the secretary or by a second director.

#### **DIVIDEND AND RESERVE**

105. Subject to section 180 of the Act, the company may by Ordinary Resolution declare dividends in accordance with the respective rights of the members, but no dividend shall exceed the amount recommended by the directors.
106. Subject to the provisions of the Act, the directors may from time to time pay to the members such interim dividends as appear to the directors to be justified by the profits of the company available for distribution.

107. **Subject to Shareholders approval**, the directors may before recommending any dividend, set aside out of the profits of the company such sums as they think proper as reserve or reserves which shall, at the discretion of the directors,
- be applicable for any purpose to which the profits of the company may be properly applied and pending such application may, at the like discretion, either be employed in the business of the company or be invested in such investments, (other than shares of the company) as the directors may from time to time think fit. The directors may also without placing the same to reserve carry forward and any profits, which they may think prudent not to divide.
108. Except as otherwise provided by the rights attached to shares, all dividends shall be declared and paid according to the amounts paid on the shares in respect of which the dividend is paid. All dividends shall be apportioned and paid proportionately to the amount paid on the shares during any portion or portions of the period in respect of which the dividend is paid; but if any share is issued on terms providing that it shall rank for dividend as from a particular date that shall rank for dividend accordingly.
109. Any general meeting declaring a dividend may, upon the recommendation of the directors, direct payment of such dividend wholly or partly by the distribution of assets and, where any difficulty arises in regard to the distribution, the directors may settle the same, and in particular may issue fractional certificates and fix the value for the distribution of any assets and may determine that cash payment shall be made to any members upon the footing of the value so fixed in order to adjust the rights of members, and vest any assets in trustees.
110. Any dividend, interest or other money payable in cash in respect of shares may be paid by cheque sent through the post to the registered address of the holder or in the case of joint holders, to the registered address of that one of the joint holders who is the first named in the register of members or to such person and such address as the holder or joint holder may in writing direct. Every such cheque or warrant shall be made payable to the order of the person to whom it is sent, and payment of the cheque shall be a good discharge to the company. Any one of two or more holders may give effectual respects for any dividends or other money payable in respect of the held by them as joint holders.
111. No dividend or other money payable in respect of a share shall bear interest against the company unless otherwise provided by the rights attached to the share.
112. Any dividend which has remained unclaimed for twelve years from the date when it became due for payment shall, if the directors so resolve, be forfeited and cease to remain owing by the company.

## **ACCOUNTS**

113. The directors shall cause proper books of account to be kept with respect to: -
- a. All sums of money received and expended by the company and the matters in respect of which the receipt and expenditure takes place;
  - b. All sales and purchases of goods by the company; and
  - c. The assets and liabilities of the company.

Proper books shall not be deemed to be kept if there are not kept such books of account as are necessary to give a true and fair view of the state of company's affairs and explain its transactions.

114. The books of account shall be kept at the registered office of the company, or, subject to section 151 (4) of the Act, at such other place or places as the directors think fit and shall always be open to the inspection of the directors.
115. No member shall (as such) have any right of inspecting any accounting records or other book or document of the company except as conferred by statute or authorized by the directors or by Ordinary Resolution of the company.
116. The directors shall, in accordance with sections 153, 155 and 159 of Act, cause to be prepared and to be laid before the company in general meeting such profit and loss accounts, balance sheets, cash flow statements, group accounts (if any) and reports as are referred to in those sections.
117. In accordance with section 163 of the Act, the company's annual accounts to be laid before the company in general meeting together with a copy of the director's report and the auditor's report shall not less than twenty-one days before the date of the meeting be sent to every member of, and every holder of debentures of the company. Provided that this regulation shall not require a copy of those documents to be sent to any person of whose address the company is not aware or to more than one of the joint holders of any shares or debenture.

## **CAPITALISATION OF PROFITS**

118. The Directors may, with the authority of shareholder's resolution of the Company:
- i. Resolve to capitalize any part of the amount for the time being standing to the credit of any of the Company's reserve accounts or to the credit of the profit and loss account or otherwise available for distribution, and that such sum be capitalized to the members who would have been entitled to it were it distributed by way of dividend and in the same proportions and apply such sum to be capitalized to the members who would have been entitled to it were it

distributed by way of dividend and in the same proportions and apply such sum either in or towards paying up any amounts for the time being unpaid on any shares held by such members respectively or in paying up in full in issued shares debentures of the company to be allotted and distributed;

- ii. Make such provision the issue of fractional certificates or by payment in cash or otherwise as they think fit for the case of shares or debentures becoming distributable in fractions and capitaliz any person to enter on behalf of all members entitled thereto into an agreement with the company providing for the allotment to them respectively, credited as fully paid up, of any shares or debentures to which they are entitled upon such capitalization, and any agreement made under such authority shall be effective and binding on all such members.

#### **AUDIT**

119. Auditors shall be appointed and their duties regulated in accordance with sections 170 to 179 of the Act or as amended.

#### **NOTICES**

120. Any notice to be given to or by any person pursuant to the articles shall be in writing. The company may give any notice to a member either personally or by sending it by post in a prepaid envelope addressed to the member at his registered address, or by leaving it at that address. Where a notice is sent by post, service of the notice shall be deemed to be effected by properly addressing, preparing, and posting a letter containing the notice, and to have been effected at the expiration of (seventy-two) hours after the letter containing the same was posted. A member whose registered address is not within Tanzania and who gives to the company an address within Tanzania at which notices may be given to him shall be entitled to receive any notice from the company.
121. A notice may be given by the company to the joint holders of a share by giving the notice to the joint holder first named in the register of members in respect of the share.
122. A notice may be given by the company to the persons entitled to a share in consequence of the death or bankruptcy of a member by sending or delivering it, in any manner authorized by the articles, addressed to them by name, or by the title of representatives of the deceased, or trustee of the bankrupt, or by any like description, at the address, if any, within Tanzania supplied for the purpose by the persons claiming to be so entitled. Until such an address has been supplied, a notice may be given in any manner in which it might have been given if the death or bankruptcy had not occurred.

123. A member present, either in person or by proxy, at any meeting of the company or of the holders of any class of shares in the company shall be deemed to have received purpose for which it was called.

#### **WINDING UP**

124. If the company is wound up, the liquidator may, with sanction of a special (shareholders) resolution of the company and any other sanction required by the Act divide amongst the members in specie the whole or any part of the assets of the company and may, for that purpose, set such value as he deems fair upon any property to be divided and may determine how such division shall be carried out as between the members or any part of the of members. The liquidator may, with the like sanction, vest the whole or any part of the assets in trustees upon such trusts for the benefit of the members as the liquidator, with the like sanction, shall determine, but no member shall be compelled to accept any shares or other securities upon which there is a liability.

#### **INDEMNITY**

125. Subject to the provisions of the Act, but without prejudice to any indemnity to which a director may otherwise be entitled, every director or other officer or auditor of the company shall be indemnified out of the assets of the company against any liability incurred by him in defending any proceedings, whether civil or criminal, in which judgment is given in his favour or in which he is acquitted or in connection with any application under section 481 of the Act in which relief is granted to him by the court from liability for negligence default, breach of duty or breach of trust in relation to the affairs of the company

We, the several persons, whose names and addresses are subscribed below, are desirous of being formed into a Company in pursuance of this Memorandum of Association and we respectively agree to take the number of shares in the capital of the Company set opposite our respective names:

Name and Addresses of the Subscribers	Number of shares taken by the Subscriber	Signatures of Subscribers
<p><b>JADELAND PROPERTY INVESTMENT PTE. LTD.</b></p> <p>101 UPPER CROSS STREET, #05-40A, PEOPLES'S PARK CENTRE, SINGAPORE 058357</p>	<p>700</p>	<p>JADELAND PROPERTY INVESTMENT PTE. LTD. UEN: 202420729E</p> <p>Stamp/Seal</p> <p>Name: <u>Wang Muhui</u></p> <p>Signature: <u>慕辉</u></p> <p>Position: Director</p>
<p><b>SINOHOMES COMPANY LIMITED</b></p> <p>ROYAL LEDGEN RESIDENCE, NDEMI ROAD, KILIMANI, NAIROBI, KENYA</p>	<p>300</p>	<p>Stamp/Seal 27 FEB 2026</p> <p><u>Zhou Xiaoyuan</u></p> <p>Name: <u>Zhou Xiaoyuan</u></p> <p>Signature: <u>[Signature]</u></p> <p>Position: Director</p>

Dated at Dar es salaam this 27th day of February 2026.

WITNESS to the above signatures

Full Name : JOSEPH N. MWAIKUGILE

Signature : [Signature]

Postal Address : 105069 DAR ES SALAAM

Designation : ADVOCATE/NOTARY PUBLIC

