



022452735

THE UNITED REPUBLIC OF TANZANIA

Certificate of Incentives

(Section 19 of the Tanzania Investment Act, 2022)

No: 202552735

This is to certify that

PROPERTY GLOBAL HOLDINGS LIMITED

of address **P.O.BOX 8602**

DAR-ES-SALAAM

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

REAL ESTATE FOR LEASE AND SALE

Which is located at **PLOT NO.2317, BLOCK 'C' GARDEN AVENUE**

ILALA-DAR-ES-SALAAM

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

Executive Director

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

Dated: 5 May, 2025



This Certificate is issued in accordance with the provision of Section 19 of the Tanzania Investment Act, 2022 and subject to the conditions prescribed under item 14 and 15 hereafter:-

1	Shareholders	Nationality	Shareholding (%)
	<i>Hu Zunbao</i>	<i>China</i>	<i>50</i>
	<i>Geng Liqun</i>	<i>China</i>	<i>50</i>
2	Proposed Activities: <i>To establish and operate residential and commercial buildings for lease and sale.</i>		
3	Sector Commercial Building	Sub Sector Real Estate for Lease and Sale	
4	Investment Cost	Foreign (M\$) 0.5	Local (M\$) 0 Total (M\$) 0.5
5	Project Financing	Equity (M\$) 0.3	Loan (M\$) 0.2 Total (M\$) 0.5
6	Source, terms and conditions of loan	None	
7	Assets to be Invested	Foreign (M\$)	Local (M\$) Total (M\$)
	Capital items:	0.5	0 0.5
8	Technology Agreement	None	
9	Date of TIC Registration	5 May, 2025	
10	Implementation period	5 May, 2025 - 4 May, 2028	
11	Operative date	4 May, 2028	
12	Investment Incentive Grade : As defined in part III Section 22(1), (2) and Section 23 of the Tanzania Investment Act, 2022		
	(i) Applicable Import Duty	EAC Customs Management Act, 2004 and VAT Act, 2014	
	(ii) Applicable with-holding Tax	As per Income Tax Act, 2004 (as amended)	
	(iii) Eligibility of Capital Allowances	As per Income Tax Act, 2004 (as amended)	
13	Protection of Investment , Arbitration and Transfer of Foreign Currency as defined in part IV and V Section 28, 29 and 33 of the Act.		
14	Conditions attached to this Certificate of Incentives		
	(i)	Date of Commencement of investment has to be notified to the Centre	
	(ii)	Certificate not to be transferred , assigned or amended	
	(iii)	Failure to commence implementation within two years invalidates Certificate	
	(iv)	Failure to operate investment must be notified to the Centre	
	(v)	Changes in shareholding, project activities and level of invested capital must be notified to the Centre	
15	Additional conditions attached to Certificate		
	None		

Signed



Executive Director



Certified as True Copy
Of the Original
Signature: *AR*
Date: 08.05.2025
For Executive Director
Tanzania Investment Centre



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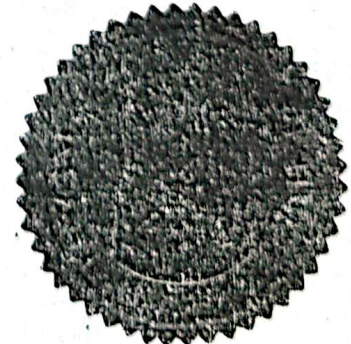
ILALA-DAR-ES-SALAAM

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Executive Director

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

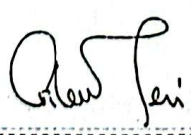
Dated: 5 May, 2025



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- | 1 | Shareholders | Nationality | Shareholding (%) |
|---|-------------------|--------------|------------------|
| | <i>Hu Zunbao</i> | <i>China</i> | <i>50</i> |
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- 2 Proposed Activities: *To establish and operate residential and commercial buildings for lease and sale.*
- 3 Sector **Commercial Building** Sub Sector **Real Estate for Lease and Sale**
- | | | | | |
|---|-------------------|--------------------------|-----------------------|------------------------|
| 4 | Investment Cost | Foreign (M\$) 0.5 | Local (M\$) 0 | Total (M\$) 0.5 |
| 5 | Project Financing | Equity (M\$) 0.3 | Loan (M\$) 0.2 | Total (M\$) 0.5 |
- 6 Source, terms and conditions of loan **None**
- | | | | | |
|---|-----------------------|---------------|-------------|-------------|
| 7 | Assets to be Invested | Foreign (M\$) | Local (M\$) | Total (M\$) |
| | Capital Items: | 0.5 | 0 | 0.5 |
- 8 Technology Agreement **None**
- 9 Date of TIC Registration **5 May, 2025**
- 10 Implementation period **5 May, 2025 - 4 May, 2028**
- 11 Operative date **4 May, 2028**
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Signed


Executive Director

