

WISTAS RESIDENCE LIMITED
PROJECT KEY INDICATORS

	Local	Foreign Currency		Total
	Currency	USD	Tzs Eq.	Investment in Tzs
Total Investment Required Excluding Working Capital	1,482,001,520.00	319,000.00	845,350,000.00	2,327,351,520.00
Source of Capital	Share Capital	Bank's Loan	Interest	
	1,600,000,000.00	700,000,000.00	18%	
Direct Employment (Number of Employees)				55

APPLICATION FOR TIC PROJECT REGISTRATION

WISTAS RESIDENCE LIMITED

FM 1 PROJECTED ONE YEAR REVENUE MODEL 2025

Category	Revenue Source	Amount
1 Rooms	Accommodation charges,daily rates, packages, long-stay rates	2,904,622,500
	1,Late check-out / early check-in fees	
	2 Room upgrades	
2 Room Extra charges	3,Additional person charges	
	4,Laundry and dry-cleaning services billed to rooms	240,297,775
	Restaurants and cafés	
	Bars and lounges	
	Room service	
3 Food and Beverage (F&B)	Banqueting and catering (weddings, meetings, events)	
	Mini-bar sales	
	Special dining events (buffets, theme nights, etc.)	1,441,786,500
	Conference and meeting room rentals	
4 Conference, Events, and	Event hosting (weddings, corporate retreats, workshops)	
	Equipment rental (PA systems, projectors, etc.)	
	Event planning and coordination services	840,000,000
	Laundry services for non-guests	
	Car hire, airport transfers, or shuttle services	
	Parking fees	
5 Ancillary Income	Business center services (printing, photocopying, internet)	
	Gift shops and souvenir sales	
	Tours and excursions organized through the hotel	240,297,775
	Total	1,135,297,775

APPLICATION FOR TIC PROJECT REGISTRATION
M/S WISTAS RESIDENCE LIMITED

FM 2 PROJECTED STATEMENT OF FINANCIAL POSITION

FOR THE COMING PERIOD OF FIVE YEARS FROM 2025 TO 2029

DESCRIPTIONS	2025	2026	2027	2028	2029
	TZS "000"	TZS "000"	TZS "000"	TZS "000"	TZS "000"
NON-CURRENT ASSETS					
Plant, property & Equipments	2,063,548	1,435,628	1,824,924	2,295,559	2,396,669
Total Non-Current Assets	2,063,548	1,435,628	1,824,924	2,295,559	2,396,669
CURRENT ASSETS:					
Stocks	38,720	43,366	48,570	54,399	60,927
Receivables & Prepayments	30,725	34,412	38,541	43,166	48,346
Cash and Bank balance	951,628	2,593,164	4,695,189	8,429,959	14,619,948
Total Current Assets	1,021,073	2,670,942	4,782,301	8,527,524	14,729,222
TOTAL NET ASSETS	3,084,621	4,106,570	6,607,225	10,823,083	17,125,891
FINANCED BY:					
Owner's Equity					
Share capital	10,000	10,000	10,000	10,000	10,000
Retained Earnings	2,411,008	3,519,357	5,426,821	8,573,441	13,208,925
Total Equity	2,421,008	3,529,357	5,436,821	8,583,441	13,218,925
NON-CURRENT LIABILITIES					
Bank loan	605,120	491,680	356,048	193,885	-
Total Non-Current Liabilities	605,120	491,680	356,048	193,885	-
CURRENT LIABILITIES:					
Trade and Other Payables	38,271	42,864	718,349	1,829,743	3,420,936
Tax Payables	20,222	42,669	96,006	216,013	486,030
Total Current Liabilities	58,493	85,533	814,355	2,045,757	3,906,966
TOTAL EQUITY AND LIABILITIES	3,084,621	4,106,570	6,607,225	10,823,083	17,125,891

M/S WISTAS RESIDENCE LIMITED

FM 3 PROJECTED STATEMENT OF COMPREHENSIVE INCOME

FOR THE COMING PERIOD OF 5 YEARS FROM 2025 TO 2029

DESCRIPTIONS	2025	2026	2027	2028	2029
	TZS "000"	TZS "000"	TZS "000"	TZS "000"	TZS "000"
Revenue	5,720,238	8,062,649	11,418,868	16,366,018	23,605,750
Less: Direct Costs	3,862,983	5,398,360	7,580,979	10,654,316	15,239,480
Gross Profit	1,857,255	2,664,289	3,837,889	5,711,702	8,366,270
Expenses					
Operating Expenses	626,968	715,589	766,267	827,336	916,685
Financing costs	113,599	107,400	85,969	59,829	28,576
Total Operating Expenses	740,567	822,989	852,236	887,165	945,261
Profit before depreciation & tax	1,116,688	1,841,300	2,985,653	4,824,537	7,421,009
Less: Depreciation	250,816	257,944	260,703	329,366	798,890
Profit before tax	865,871	1,583,356	2,724,949	4,495,171	6,622,120
Less: Taxation	259,761	475,007	817,485	1,348,551	1,986,636
Net Profit for the year	606,110	1,108,349	1,907,464	3,146,620	4,635,484

APPLICATION OFR TIC PROJECET REGISTRATION

5 YEAR BUSINESS PLAN

M/S WISTAS RESIDENCE LIMITED

FM 4.1 CASH FLOW PROJECTION FOR THE PERIOD OF 12 MONTHS STARTING FROM 1ST MARCH 2025 TO 28TH FEBRUARY,2026

FIGURES IN '000'

Particulars	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	TOTAL
SOUCE OF FUNDS													
Sales Income	307,800	309,339	334,086	519,381	521,978	524,587	527,210	529,846	532,496	535,158	537,834	540,523	5,720,238
Bank loan	700,000	-	-	-	-	-	-	-	-	-	-	-	700,000
TOTAL CASH-IN-FLOW	1,007,800	309,339	334,086	519,381	521,978	524,587	527,210	529,846	532,496	535,158	537,834	540,523	6,420,238
APPLICATION OF FUNDS													
Purchases & Direct Cost	175,476	165,439	165,605	348,267	365,680	380,307	380,345	380,383	380,764	381,144	373,522	366,051	3,862,983
Hotel construction/ Furniture and Fittings	250,000	250,000	200,000										700,000
	425,476	415,439	365,605	348,267	365,680	380,307	380,345	380,383	380,764	381,144	373,522	366,051	4,562,983
Administrative and operatating expenses													
Salaries	12,122	12,183	12,244	13,500	13,568	13,635	13,704	13,772	13,841	13,910	13,980	14,050	160,507
Wages	6,500	6,507	6,513	7,100	7,107	7,114	7,121	7,128	7,136	7,143	7,150	7,157	83,676
NSSF	1,212	1,218	1,224	1,350	1,357	1,364	1,370	1,377	1,384	1,391	1,398	1,405	16,051
SDL	652	654	656	721	724	726	729	732	734	737	740	742	8,546
Business Promotion	1,100	1,101	1,102	1,103	1,104	1,106	1,107	1,108	1,109	1,110	1,111	1,112	13,273
Audit fees	-	-	-	2,700	-	-	-	-	-	-	-	-	2,700
Fuel General	2,450	2,452	2,455	2,457	2,460	2,462	2,465	2,467	2,470	2,472	2,475	2,477	29,562
Transport & Handling expenses	5,300	5,305	5,311	5,316	5,321	5,327	5,332	5,337	5,343	5,348	5,353	5,359	63,951
Annual return fees	-	-	-	-	-	-	-	-	-	-	45	-	45
Business Licence Fee	-	-	-	-	-	-	-	-	-	-	276	-	276
TFDA Permit	-	-	-	-	-	-	-	-	-	-	50	-	50
Repairs and Maintanance of building & Equipments	1,100	1,101	1,102	1,103	1,104	1,106	1,107	1,108	1,109	1,110	1,111	1,112	13,273
Insurance Charges	-	-	-	-	-	-	-	-	-	-	886	-	886
Property Tax	-	-	-	-	-	-	-	-	-	-	300	-	300
Water	1,160	1,161	1,162	1,163	1,165	1,166	1,167	1,168	1,169	1,170	1,172	1,173	13,997
Electricity	8,510	8,519	8,527	8,536	8,544	8,553	8,561	8,570	8,578	8,587	8,595	8,604	102,684
Printing and Stationeries	840	841	842	843	843	844	845	846	847	848	848	849	10,136
Telephone, Postages & Internet expenses	620	621	621	622	622	623	624	624	625	626	626	627	7,481
Administration	2,300	2,302	2,305	2,307	2,309	2,312	2,314	2,316	2,318	2,321	2,323	2,325	27,752
Other Expenses	5,403	5,408	5,413	5,419	5,424	5,430	5,435	5,440	5,446	5,451	5,457	5,462	65,188
Entertainments	550	551	551	552	552	553	553	554	554	555	556	556	6,636
	49,818	49,923	50,029	54,792	52,205	52,319	52,433	52,548	52,663	52,778	54,451	53,011	626,968
Loan Repayment Financial Charges													
Loan Repayment-Principal	-	7,275	7,385	7,495	7,608	7,722	7,838	7,955	8,075	8,196	8,319	8,443	86,310
Interest on Term loan	-	10,500	10,391	10,280	10,168	10,054	9,938	9,820	9,701	9,580	9,457	9,332	109,219
Sub-total	-	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	195,529
Other bank chager and commission	355	357	359	360	362	364	366	368	369	371	373	375	4,379
	355	18,132	18,134	18,136	18,138	18,139	18,141	18,143	18,145	18,147	18,149	18,150	199,909
Tax Payments													
Provisional tax	-	-	20,000	-	-	20,000	-	-	20,000	-	-	20,000	80,000
Dividends													
	-	-	-	-	-	-	-	-	-	-	-	-	-
CASH OUT FLOW	475,650	483,495	453,767	421,194	436,023	470,765	450,919	451,074	471,571	452,069	446,121	457,212	5,469,860
CASH IN FLOW	1,007,800	309,339	334,086	519,381	521,978	524,587	527,210	529,846	532,496	535,158	537,834	540,523	6,420,238
NETCASH IN / (OUT FLOW)	532,150	(174,156)	(119,681)	98,187	85,955	53,822	76,291	78,772	60,924	83,089	91,713	83,311	
BALANCE B/FWD	1,250	533,400	359,244	239,563	337,750	423,705	477,527	553,818	632,590	693,515	776,603	868,317	
BALANCE C/FWD	533,400	359,244	239,563	337,750	423,705	477,527	553,818	632,590	693,515	776,603	868,317	951,628	

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APPLICATION OFR TIC PROJECET REGISTRATION
5 YEAR BUSINESS PLAN
M/S WISTAS RESIDENCE LIMITED
4.2 CASH FLOW PROJECTION FOR THE PERIOD OF 12 MONTHS STARTING FROM 1ST MARCH 2026 TO 28TH FEBRUARY, 2027

FIGURES IN '000'

Particulars	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	TOTAL
SOUCE OF FUNDS													
Sales income	668,200	668,868	669,537	670,207	670,877	671,548	672,219	672,891	673,564	674,238	674,912	675,587	8,062,649
TOTAL CASH-IN-FLOW	668,200	668,868	669,537	670,207	670,877	671,548	672,219	672,891	673,564	674,238	674,912	675,587	8,062,649
APPLICATION OF FUNDS													
Purchases & Direct Cost	395,987	401,927	422,023	443,124	465,281	465,746	466,212	466,678	467,144	467,612	468,079	468,547	5,398,360
	395,987	401,927	422,023	443,124	465,281	465,746	466,212	466,678	467,144	467,612	468,079	468,547	5,398,360
Administrative and operatating expenses													
Salaries	15,660	15,738	15,817	15,896	15,976	16,055	16,136	16,216	16,297	16,379	16,461	16,543	193,175
Wages	8,900	8,909	8,918	8,927	8,936	8,945	8,954	8,962	8,971	8,980	8,989	8,998	107,389
NSSF	1,566	1,574	1,582	1,590	1,598	1,606	1,614	1,622	1,630	1,638	1,646	1,654	19,317
SDL	860	863	866	869	872	875	878	881	884	888	891	894	10,520
Business Promotion	1,350	1,351	1,353	1,354	1,355	1,357	1,358	1,359	1,361	1,362	1,364	1,365	16,289
Audit fees	-	-	-	2,700	-	-	-	-	-	-	-	-	2,700
Fuel General	2,570	2,573	2,575	2,578	2,580	2,583	2,585	2,588	2,591	2,593	2,596	2,598	31,010
Transport & Handling expenses	6,100	6,106	6,112	6,118	6,124	6,131	6,137	6,143	6,149	6,155	6,161	6,167	73,604
Annual return fees	-	-	-	-	-	-	-	-	-	-	45	-	45
Business Licence Fee	-	-	-	-	-	-	-	-	-	-	276	-	276
TFDA Permit	-	-	-	-	-	-	-	-	-	-	50	-	50
Repairs and Maintanance of building & Equipments	1,250	1,251	1,253	1,254	1,255	1,256	1,258	1,259	1,260	1,261	1,263	1,264	15,083
Insurance Charges	-	-	-	-	-	-	-	-	-	-	886	-	886
Property Tax	-	-	-	-	-	-	-	-	-	-	300	-	300
Water	1,200	1,201	1,202	1,204	1,205	1,206	1,207	1,208	1,210	1,211	1,212	1,213	14,479
Electricity	8,890	8,899	8,908	8,917	8,926	8,935	8,943	8,952	8,961	8,970	8,979	8,988	107,269
Printing and Stationeries	910	911	912	913	914	915	915	916	917	918	919	920	10,980
Telephone, Postages & Internet expenses	710	711	711	712	713	714	714	715	716	716	717	718	8,567
Administration	2,410	2,412	2,415	2,417	2,420	2,422	2,424	2,427	2,429	2,432	2,434	2,437	29,080
Other Expenses	5,580	5,586	5,591	5,597	5,602	5,608	5,614	5,619	5,625	5,630	5,636	5,642	67,330
Entertainments	600	601	601	602	602	603	604	604	605	605	606	607	7,240
	58,556	58,685	58,815	61,646	59,077	59,209	59,341	59,473	59,607	59,740	61,431	60,009	715,589
Loan Repayment Financial Charges													
Loan Repayment-Principal	8,570	8,699	8,829	8,962	9,096	9,232	9,371	9,511	9,654	9,799	9,946	10,095	111,764
Interest on Term loan	9,205	9,077	8,946	8,814	8,679	8,543	8,405	8,264	8,121	7,976	7,830	7,680	101,541
Sub-total	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	213,305
Other bank chager and commission	475	477	480	482	485	487	489	492	494	497	499	502	5,859
	18,250	18,253	18,255	18,258	18,260	18,262	18,265	18,267	18,270	18,272	18,275	18,277	219,164
Tax Payments													
Income tax	-	-	22,000	-	-	22,000	-	-	22,000	-	-	22,000	88,000
Dividends													
	-	-	-	-	-	-	-	-	-	-	-	-	-
CASH OUT FLOW	472,793	478,865	521,094	523,028	542,618	565,217	543,817	544,419	567,021	545,624	547,785	568,833	6,421,113
CASH IN FLOW	668,200	668,868	669,537	670,207	670,877	671,548	672,219	672,891	673,564	674,238	674,912	675,587	8,062,649
NETCASH IN / (OUT FLOW)	195,407	190,003	148,443	147,179	128,259	106,331	128,402	128,473	106,544	128,614	127,128	106,754	
BALANCE B/FWD	951,628	1,147,035	1,337,038	1,485,481	1,632,660	1,760,919	1,867,250	1,995,652	2,124,125	2,230,668	2,359,282	2,486,410	
BALANCE C/FWD	1,147,035	1,337,038	1,485,481	1,632,660	1,760,919	1,867,250	1,995,652	2,124,125	2,230,668	2,359,282	2,486,410	2,593,164	

5 YEAR BUSINESS PLAN
M/S WISTAS RESIDENCE LIMITED
4.3 CASH FLOW PROJECTION FOR THE PERIOD OF 12 MONTHS STARTING FROM 1ST MARCH 2027 TO 28TH FEBRUARY, 2028

FIGURES IN '000'

Particulars	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	TOTAL
SOUCE OF FUNDS													
Sales income	946,350	947,296	948,244	949,192	950,141	951,091	952,042	952,994	953,947	954,901	955,856	956,812	11,418,868
TOTAL CASH-IN-FLOW	946,350	947,296	948,244	949,192	950,141	951,091	952,042	952,994	953,947	954,901	955,856	956,812	11,418,868
APPLICATION OF FUNDS													
Purchases & Direct Cost	625,987	629,117	629,746.09	630,376	631,006	631,637	632,269	632,901	633,534	634,168	634,802	635,437	7,580,979
Capex: Buldings & Furniture and Fittings	400,000	250,000											650,000
	1,025,987	879,117	629,746	630,376	631,006	631,637	632,269	632,901	633,534	634,168	634,802	635,437	8,230,979
Administrative and operatating expenses													
Salaries	17,200	17,286	17,372	17,459	17,547	17,634	17,722	17,811	17,900	17,990	18,080	18,170	212,172
Wages	9,560	9,570	9,579	9,589	9,598	9,608	9,618	9,627	9,637	9,646	9,656	9,666	115,353
NSSF	1,720	1,729	1,737	1,746	1,755	1,763	1,772	1,781	1,790	1,799	1,808	1,817	21,217
SDL	937	940	943	947	950	953	957	960	964	967	971	974	11,463
Business Promotion	1,480	1,481	1,483	1,484	1,486	1,487	1,489	1,490	1,492	1,493	1,495	1,496	17,858
Audit fees	-	-	-	2,700	-	-	-	-	-	-	-	-	2,700
Fuel General	2,710	2,713	2,715	2,718	2,721	2,724	2,727	2,729	2,732	2,734	2,737	2,740	32,699
Transport & Handling expenses	6,340	6,346	6,353	6,359	6,365	6,372	6,378	6,385	6,391	6,397	6,404	6,410	76,500
Annual return fees	-	-	-	-	-	-	-	-	-	-	45	-	45
Business Licence Fee	-	-	-	-	-	-	-	-	-	-	276	-	276
TFDA Permit	-	-	-	-	-	-	-	-	-	-	50	-	50
Repairs and Maintanance of building & Equipments	1,340	1,341	1,343	1,344	1,345	1,347	1,348	1,349	1,351	1,352	1,353	1,355	16,169
Insurance Charges	-	-	-	-	-	-	-	-	-	-	886	-	886
Property Tax	-	-	-	-	-	-	-	-	-	-	300	-	300
Water	1,200	1,201	1,202	1,204	1,205	1,206	1,207	1,208	1,210	1,211	1,212	1,213	14,479
Electricity	9,110	9,119	9,128	9,137	9,146	9,156	9,165	9,174	9,183	9,192	9,202	9,211	109,923
Printing and Stationeries	910	911	912	913	914	915	915	916	917	918	919	920	10,980
Telephone, Postages & Internet expenses	820	821	822	822	823	824	825	826	827	827	828	829	9,894
Administration	2,580	2,583	2,585	2,588	2,590	2,593	2,596	2,598	2,601	2,603	2,606	2,609	31,131
Other Expenses	6,100	6,106	6,112	6,118	6,124	6,131	6,137	6,143	6,149	6,155	6,161	6,167	73,604
Entertainments	710	711	711	712	713	714	714	715	716	716	717	718	8,567
	62,717	62,857	62,999	65,841	63,283	63,426	63,569	63,713	63,858	64,003	65,705	64,295	766,267
Loan Repayment Financial Charges													
Loan Repayment-Principal	10,247	10,400	10,556	10,715	10,875	11,038	11,204	11,372	11,543	11,716	11,891	12,070	133,627
Interest on Term loan	7,529	7,375	7,219	7,061	6,900	6,737	6,571	6,403	6,233	6,060	5,884	5,706	79,678
Sub-total	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	213,305
Other bank chager and commission	510	513	515	518	520	523	525	528	531	533	536	539	6,291
	18,285	18,288	18,291	18,293	18,296	18,298	18,301	18,304	18,306	18,309	18,311	18,314	219,596
Tax Payments													
Income tax	-	-	25,000	-	-	25,000	-	-	25,000	-	-	25,000	100,000
Dividends													
	-	-	-	-	-	-	-	-	-	-	-	-	-
CASH OUT FLOW	1,106,989	960,262	736,035	714,510	712,585	738,361	714,139	714,918	740,698	716,480	718,819	743,046	9,316,842
CASH IN FLOW	946,350	947,296	948,244	949,192	950,141	951,091	952,042	952,994	953,947	954,901	955,856	956,812	11,418,868
NETCASH IN / (OUT FLOW)	(160,639)	(12,966)	212,208	234,682	237,556	212,730	237,903	238,076	213,249	238,422	237,038	213,766	
BALANCE B/FWD	2,593,164	2,432,525	2,419,559	2,631,767	2,866,449	3,104,005	3,316,735	3,554,638	3,792,715	4,005,964	4,244,385	4,481,423	
BALANCE C/FWD	2,432,525	2,419,559	2,631,767	2,866,449	3,104,005	3,316,735	3,554,638	3,792,715	4,005,964	4,244,385	4,481,423	4,695,189	

APPLICATION OFR TIC PROJECET REGISTRATION
5 YEAR BUSINESS PLAN
M/S WISTAS RESIDENCE LIMITED
CASH FLOW PROJECTION CHART FOR THE PERIOD OF 12 MONTHS STARTING FROM 1ST MARCH 2028 TO 28TH FEBRUARY, 2029

FIGURES IN '000'

Particulars	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	TOTAL
SOUCE OF FUNDS													
sales income	1,356,350	1,357,706	1,359,064	1,360,423	1,361,784	1,363,145	1,364,508	1,365,873	1,367,239	1,368,606	1,369,975	1,371,345	16,366,018
TOTAL CASH-IN-FLOW	1,356,350	1,357,706	1,359,064	1,360,423	1,361,784	1,363,145	1,364,508	1,365,873	1,367,239	1,368,606	1,369,975	1,371,345	16,366,018
APPLICATION OF FUNDS													
Purchases & Direct Cost	882,987	883,870	884,753.89	885,639	886,524	887,411	888,298	889,187	890,076	890,966	891,857	892,749	10,654,316
Capex: Buldings & Furniture and Fittings	450,000	360,000											810,000
	1,332,987	1,243,870	884,754	885,639	886,524	887,411	888,298	889,187	890,076	890,966	891,857	892,749	11,464,316
Administrative and operatating expenses													
Salaries	19,500	19,598	19,695	19,794	19,893	19,992	20,092	20,193	20,294	20,395	20,497	20,600	240,543
Wages	10,200	10,210	10,220	10,231	10,241	10,251	10,261	10,272	10,282	10,292	10,302	10,313	123,075
NSSF	1,950	1,960	1,970	1,979	1,989	1,999	2,009	2,019	2,029	2,040	2,050	2,060	24,054
SDL	1,040	1,043	1,047	1,051	1,055	1,059	1,062	1,066	1,070	1,074	1,078	1,082	12,727
Business Promotion	1,540	1,542	1,543	1,545	1,546	1,548	1,549	1,551	1,552	1,554	1,555	1,557	18,582
Audit fees	-	-	-	2,700	-	-	-	-	-	-	-	-	2,700
Fuel General	2,850	2,853	2,856	2,859	2,861	2,864	2,867	2,870	2,873	2,876	2,879	2,882	34,389
Transport & Handling expenses	6,540	6,547	6,553	6,560	6,566	6,573	6,579	6,586	6,593	6,599	6,606	6,612	78,913
Annual return fees	-	-	-	-	-	-	-	-	-	-	-	45	45
Business Licence Fee	-	-	-	-	-	-	-	-	-	-	-	276	276
TFDA Permit	-	-	-	-	-	-	-	-	-	-	-	50	50
Repairs and Maintanance of building & Equipments	1,550	1,552	1,553	1,555	1,556	1,558	1,559	1,561	1,562	1,564	1,566	1,567	18,703
Insurance Charges	-	-	-	-	-	-	-	-	-	-	-	886	886
Property Tax	-	-	-	-	-	-	-	-	-	-	-	300	300
Water	1,320	1,321	1,323	1,324	1,325	1,327	1,328	1,329	1,331	1,332	1,333	1,335	15,927
Electricity	9,340	9,349	9,359	9,368	9,377	9,387	9,396	9,406	9,415	9,424	9,434	9,443	112,698
Printing and Stationeries	960	961	962	963	964	965	966	967	968	969	970	971	11,584
Telephone, Postages & Internet expenses	950	951	952	953	954	955	956	957	958	959	960	961	11,463
Administration	2,870	2,873	2,876	2,879	2,881	2,884	2,887	2,890	2,893	2,896	2,899	2,902	34,630
Other Expenses	6,300	6,306	6,313	6,319	6,325	6,332	6,338	6,344	6,351	6,357	6,363	6,370	76,017
Entertainments	810	811	812	812	813	814	815	816	817	817	818	819	9,774
	67,720	67,876	68,033	70,890	68,348	68,507	68,666	68,826	68,986	69,148	70,866	69,472	827,336
Loan Repayment Financial Charges													
Loan Repayment-Principal	12,251	12,435	12,621	12,811	13,003	13,198	13,396	13,597	13,801	14,008	14,218	14,431	159,767
Interest on Term loan	5,524	5,341	5,154	4,965	4,773	4,578	4,380	4,179	3,975	3,768	3,558	3,344	53,538
Sub-total	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	213,305
Other bank chager and commission	510	513	515	518	520	523	525	528	531	533	536	539	6,291
	18,285	18,288	18,291	18,293	18,296	18,298	18,301	18,304	18,306	18,309	18,311	18,314	219,596
Tax Payments													
Income tax	-	-	30,000	-	-	30,000	-	-	30,000	-	-	30,000	120,000
Dividends													
	-	-	-	-	-	-	-	-	-	-	-	-	-
CASH OUT FLOW	1,418,992	1,330,034	1,001,077	974,822	973,168	1,004,216	975,265	976,316	1,007,368	978,422	981,034	1,010,534	12,631,248
CASH IN FLOW	1,356,350	1,357,706	1,359,064	1,360,423	1,361,784	1,363,145	1,364,508	1,365,873	1,367,239	1,368,606	1,369,975	1,371,345	16,366,018
NETCASH IN / (OUT FLOW)	(62,642)	27,673	357,987	385,601	388,615	358,929	389,243	389,557	359,871	390,184	388,941	360,810	
BALANCE B/FWD	4,695,189	4,632,547	4,660,220	5,018,207	5,403,808	5,792,424	6,151,353	6,540,597	6,930,154	7,290,024	7,680,208	8,069,149	
BALANCE C/FWD	4,632,547	4,660,220	5,018,207	5,403,808	5,792,424	6,151,353	6,540,597	6,930,154	7,290,024	7,680,208	8,069,149	8,429,959	

APPLICATION OFR TIC PROJECET REGISTRATION
5 YEAR BUSINESS PLAN
M/S WISTAS RESIDENCE LIMITED
CASH FLOW PROJECTION CHART FOR THE PERIOD OF 12 MONTHS STARTING FROM 1ST MARCH 2029 TO 28TH FEBRUARY, 2030

FIGURES IN '000'

Particulars	Mar-29	Apr-29	May-29	Jun-29	Jul-29	Aug-29	Sep-29	Oct-29	Nov-29	Dec-29	Jan-30	Feb-30	TOTAL
SOUCE OF FUNDS													
sales income	1,956,350	1,958,306	1,960,265	1,962,225	1,964,187	1,966,151	1,968,117	1,970,086	1,972,056	1,974,028	1,976,002	1,977,978	23,605,750
TOTAL CASH-IN-FLOW	1,956,350	1,958,306	1,960,265	1,962,225	1,964,187	1,966,151	1,968,117	1,970,086	1,972,056	1,974,028	1,976,002	1,977,978	23,605,750
APPLICATION OF FUNDS													
Purchases & Direct Cost	1,262,987	1,264,250	1,265,514	1,266,780	1,268,047	1,269,315	1,270,584	1,271,855	1,273,126	1,274,399	1,275,674	1,276,950	15,239,480
Capex: Buildings & Furniture and Fittings	500,000	400,000											900,000
	1,762,987	1,664,250	1,265,514	1,266,780	1,268,047	1,269,315	1,270,584	1,271,855	1,273,126	1,274,399	1,275,674	1,276,950	16,139,480
Administrative and operatating expenses													
Salaries	22,440	22,552	22,665	22,778	22,892	23,007	23,122	23,237	23,353	23,470	23,588	23,706	276,810
Wages	12,300	12,312	12,325	12,337	12,349	12,362	12,374	12,386	12,399	12,411	12,424	12,436	148,415
NSSF	2,244	2,255	2,266	2,278	2,289	2,301	2,312	2,324	2,335	2,347	2,359	2,371	27,681
SDL	1,216	1,220	1,225	1,229	1,233	1,238	1,242	1,247	1,251	1,256	1,260	1,265	14,883
Business Promotion	1,620	1,622	1,623	1,625	1,626	1,628	1,630	1,631	1,633	1,635	1,636	1,638	19,547
Audit fees	-	-	-	2,700	-	-	-	-	-	-	-	-	2,700
Fuel General	2,910	2,913	2,916	2,919	2,922	2,925	2,928	2,930	2,933	2,936	2,939	2,942	35,113
Transport & Handling expenses	6,700	6,707	6,713	6,720	6,727	6,734	6,740	6,747	6,754	6,761	6,767	6,774	80,844
Annual return fees	-	-	-	-	-	-	-	-	-	-	45	-	45
Business Licence Fee	-	-	-	-	-	-	-	-	-	-	276	-	276
TFDA Permit	-	-	-	-	-	-	-	-	-	-	50	-	50
Repairs and Maintanance of building & Equipments	1,720	1,722	1,723	1,725	1,727	1,729	1,730	1,732	1,734	1,736	1,737	1,739	20,754
Insurance Charges	-	-	-	-	-	-	-	-	-	-	886	-	886
Property Tax	-	-	-	-	-	-	-	-	-	-	300	-	300
Water	1,450	1,451	1,453	1,454	1,456	1,457	1,459	1,460	1,462	1,463	1,465	1,466	17,496
Electricity	9,870	9,880	9,890	9,900	9,910	9,919	9,929	9,939	9,949	9,959	9,969	9,979	119,094
Printing and Stationeries	1,010	1,011	1,012	1,013	1,014	1,015	1,016	1,017	1,018	1,019	1,020	1,021	12,187
Telephone, Postages & Internet expenses	1,100	1,101	1,102	1,103	1,104	1,106	1,107	1,108	1,109	1,110	1,111	1,112	13,273
Administration	2,980	2,983	2,986	2,989	2,992	2,995	2,998	3,001	3,004	3,007	3,010	3,013	35,957
Other Expenses	6,550	6,557	6,563	6,570	6,576	6,583	6,589	6,596	6,603	6,609	6,616	6,622	79,034
Entertainments	940	941	942	943	944	945	946	947	948	948	949	950	11,342
	75,050	75,227	75,404	75,283	75,762	75,941	76,122	76,303	76,485	76,667	76,849	77,034	916,685
Loan Repayment Financial Charges													
Loan Repayment-Principal	14,647	14,867	15,090	15,316	15,546	15,779	16,016	16,256	16,500	16,748	16,999	17,254	191,020
Interest on Term loan	3,128	2,908	2,685	2,459	2,229	1,996	1,759	1,519	1,275	1,028	776	521	22,285
Sub-total	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	17,775	213,305
Other bank chager and commission	510	513	515	518	520	523	525	528	531	533	536	539	6,291
	18,285	18,288	18,291	18,293	18,296	18,298	18,301	18,304	18,306	18,309	18,311	18,314	219,596
Tax Payments													
Income tax	-	-	35,000	-	-	35,000	-	-	35,000	-	-	35,000	140,000
Dividends													
	-	-	-	-	-	-	-	-	-	-	-	-	-
CASH OUT FLOW	1,856,322	1,757,765	1,394,209	1,363,356	1,362,104	1,398,554	1,365,007	1,366,461	1,402,917	1,369,376	1,372,392	1,407,298	17,415,761
CASH IN FLOW	1,956,350	1,958,306	1,960,265	1,962,225	1,964,187	1,966,151	1,968,117	1,970,086	1,972,056	1,974,028	1,976,002	1,977,978	23,605,750
NETCASH IN / (OUT FLOW)	100,028	200,542	566,055	598,869	602,083	567,597	603,111	603,625	569,138	604,652	603,609	570,680	
BALANCE B/FWD	8,429,959	8,529,987	8,730,528	9,296,584	9,895,453	10,497,536	11,065,133	11,668,244	12,271,869	12,841,007	13,445,659	14,049,269	
BALANCE C/FWD	8,529,987	8,730,528	9,296,584	9,895,453	10,497,536	11,065,133	11,668,244	12,271,869	12,841,007	13,445,659	14,049,269	14,619,948	

Property Tax	300	300	300	300	300	1,500
Water	13,997	14,479	14,479	15,927	17,496	76,379
Electricity	102,684	107,269	109,923	112,698	119,094	551,668
Printing and Stationeries	10,136	10,980	10,980	11,584	12,187	55,867
Telephone, Postages & Internet e	7,481	8,567	9,894	11,463	13,273	50,678
Administration	27,752	29,080	31,131	34,630	35,957	158,550
Other Expenses	65,188	67,330	73,604	76,017	79,034	361,172
Entertainments	6,636	7,240	8,567	9,774	11,342	43,559
	626,968	715,589	766,267	827,336	916,685	3,852,845
Loan Repayment Financial Charges						
Loan Repayment-Principi	86,310	111,764	133,627	159,767	191,020	682,487
Interest on Term loan	109,219	101,541	79,678	53,538	22,285	366,261
Sub-total	195,529	213,305	213,305	213,305	213,305	1,048,749
Other bank chager and cor	4,379	4,401	6,291	6,291	6,291	27,654
	199,909	217,706	219,596	219,596	219,596	1,076,402
Tax Payments						
Provisional tax	80,000	88,000	100,000	120,000	140,000	528,000
Dividends						
	-	-	-	-	-	-
CASH OUT FLOW	5,469,860	6,419,654	9,316,842	12,631,248	17,415,761	51,253,366
CASH IN FLOW	6,420,238	8,062,649	11,418,868	16,366,018	23,605,750	65,873,523
NETCASH IN / (OUT FLOW)	950,378	1,642,994	2,102,026	3,734,770	6,189,989	
BALANCE B/FWD	1,250	951,628	2,594,622	4,696,648	8,431,418	
BALANCE C/FWD	951,628	2,594,622	4,696,648	8,431,418	14,621,407	

APPLICATION OFR TIC PROJECET REGISTRATION

5 YEAR BUSINESS PLAN

**FM 6 PROPOSED REPAYMENT SCHEDULE
M/S WISTAS RESIDENCE LIMITED**

Annual Rate	18%
Monthly Rate	1.50%
Number of years	5
Number of instalments	60
Instalment	(17,775)
Total Interest	366,524
Total Priciple	700,000
Total repayment	(1,066,524)

	Principle outstanding	Instalment	Interest	Principle Repaid	Closing Balance
1	700,000	(17,775)	10,500	(7,275)	692,725
2	692,725	(17,775)	10,391	(7,385)	685,340
3	685,340	(17,775)	10,280	(7,495)	677,845
4	677,845	(17,775)	10,168	(7,608)	670,237
5	670,237	(17,775)	10,054	(7,722)	662,515
6	662,515	(17,775)	9,938	(7,838)	654,678
7	654,678	(17,775)	9,820	(7,955)	646,722
8	646,722	(17,775)	9,701	(8,075)	638,648
9	638,648	(17,775)	9,580	(8,196)	630,452
10	630,452	(17,775)	9,457	(8,319)	622,133
11	622,133	(17,775)	9,332	(8,443)	613,690
12	613,690	(17,775)	9,205	(8,570)	605,120
13	605,120	(17,775)	9,077	(8,699)	596,421
14	596,421	(17,775)	8,946	(8,829)	587,592
15	587,592	(17,775)	8,814	(8,962)	578,631
16	578,631	(17,775)	8,679	(9,096)	569,535
17	569,535	(17,775)	8,543	(9,232)	560,302
18	560,302	(17,775)	8,405	(9,371)	550,932
19	550,932	(17,775)	8,264	(9,511)	541,420
20	541,420	(17,775)	8,121	(9,654)	531,766
21	531,766	(17,775)	7,976	(9,799)	521,967
22	521,967	(17,775)	7,830	(9,946)	512,021
23	512,021	(17,775)	7,680	(10,095)	501,926
24	501,926	(17,775)	7,529	(10,247)	491,680
25	491,680	(17,775)	7,375	(10,400)	481,280
26	481,280	(17,775)	7,219	(10,556)	470,723
27	470,723	(17,775)	7,061	(10,715)	460,009
28	460,009	(17,775)	6,900	(10,875)	449,133
29	449,133	(17,775)	6,737	(11,038)	438,095
30	438,095	(17,775)	6,571	(11,204)	426,891
31	426,891	(17,775)	6,403	(11,372)	415,519
32	415,519	(17,775)	6,233	(11,543)	403,976
33	403,976	(17,775)	6,060	(11,716)	392,261
34	392,261	(17,775)	5,884	(11,891)	380,369
35	380,369	(17,775)	5,706	(12,070)	368,299
36	368,299	(17,775)	5,524	(12,251)	356,048
37	356,048	(17,775)	5,341	(12,435)	343,614
38	343,614	(17,775)	5,154	(12,621)	330,993

39	330,993	(17,775)	4,965	(12,811)	318,182
40	318,182	(17,775)	4,773	(13,003)	305,179
41	305,179	(17,775)	4,578	(13,198)	291,982
42	291,982	(17,775)	4,380	(13,396)	278,586
43	278,586	(17,775)	4,179	(13,597)	264,989
44	264,989	(17,775)	3,975	(13,801)	251,189
45	251,189	(17,775)	3,768	(14,008)	237,181
46	237,181	(17,775)	3,558	(14,218)	222,964
47	222,964	(17,775)	3,344	(14,431)	208,533
48	208,533	(17,775)	3,128	(14,647)	193,885
49	193,885	(17,775)	2,908	(14,867)	179,018
50	179,018	(17,775)	2,685	(15,090)	163,928
51	163,928	(17,775)	2,459	(15,316)	148,612
52	148,612	(17,775)	2,229	(15,546)	133,065
53	133,065	(17,775)	1,996	(15,779)	117,286
54	117,286	(17,775)	1,759	(16,016)	101,270
55	101,270	(17,775)	1,519	(16,256)	85,013
56	85,013	(17,775)	1,275	(16,500)	68,513
57	68,513	(17,775)	1,028	(16,748)	51,766
58	51,766	(17,775)	776	(16,999)	34,767
59	34,767	(17,775)	521	(17,254)	17,513
60	17,513	(17,775)	263	(17,513)	0
	TOTAL	TZS (1,066,524)	TZS 366,524	TZS (700,000)	

APPLICATION FOR TIC PROJECT REGISTRATION
M/S WISTAS RESIDENCE LIMITED

FM 7 CASH FLOW PROJECTION STATEMENT ASSUMPTIONS

Underlying Assumptions

	TZS
Facility Applied For: Term loan	TZS 700,000,000
Tenure for Term loan	60 months
Proposed Interest Rate	18%

Application of Funds

Hotel expansion & Renovation	TZS 700,000,000
Total	TZS 700,000,000

Expenses

Expenses are expected to increase compared to previous years due to the increase in business operations. Purchase and direct costs are anticipated to change highly, other operating expenditures will have small change.

Financial expenses

(i) Loan Principal and Interest expense is based on Loan amount of TZ.700,000 at an interest rate of 18% p.a for a period of 24 months.

Revenue

(i) The Company's revenue is projected to increase by more than 41% in year one resulting from business expansion and increased investments

(ii) The Company is projecting an average turnover of TZS.1.08 billion per month in the coming 60 months period

With the above analysis the Company is projecting to have a health cash flows over 60 months period and is very assured to meet his financial liability throughout loan period.

APPLICATION FOR TIC PROJECT REGISTRATION
M/S WISTAS RESIDENCE LIMITED
FIVE YEARS BUSINESS PLAN
FM 8: ASSETS/ EQUIPMENTS SCHEDULE

ASSET DESCRIPTION	QTY	CIF COST				CLEARANCE CHARGES						TOTAL VALUE
		VARIOUS USD	CIF USD	EXC RATE	CIF TZS	Import duty range 10% / 25	VAT 18%	RDL 2%	Customs .6% Processing Fees	Port 2.5% Charges	Total Clearance	
NEW ASSETS												
1 Guest Room Furniture,	1	116,000	116,000	2,650	307,400,000	76,850,000	69,165,000	6,148,000	184,440	7,685,000	160,032,440	467,432,440
2 Bathroom & Sanitary Equip	1	55,000	55,000	2,650	145,750,000	36,437,500	32,793,750	2,915,000	87,450	3,643,750	75,877,450	221,627,450
3 Kitchen, Restaurant & Bar	1	52,000	52,000	2,650	137,800,000	34,450,000	31,005,000	2,756,000	82,680	3,445,000	235,909,890	373,709,890
4 Laundry & Housekeeping Equip	1	36,000	36,000	2,650	95,400,000	23,850,000	21,465,000	1,908,000	57,240	2,385,000	311,787,340	407,187,340
5 ICT, Security & Office Equip	1	20,000	20,000	2,650	53,000,000	5,300,000	10,494,000	1,060,000	31,800	1,325,000	18,210,800	71,210,800
4 Power, Mechanical & Electrical	1	40,000	40,000	2,650	106,000,000	26,500,000	23,850,000	2,120,000	63,600	2,650,000	55,183,600	161,183,600
5 New Buildings	1	-	-	-	-	-	-	-	-	-	550,000,000	550,000,000
6 Preliminary Expenses	1	-	-	-	-	-	-	-	-	-	25,000,000	25,000,000
TOTAL EQUIPMENTS (ASSET)			319,000		845,350,000	203,387,500	188,772,750	16,907,000	507,210	21,133,750	1,432,001,520	2,277,351,520
7 WORKING CAPITAL											50,000,000	50,000,000

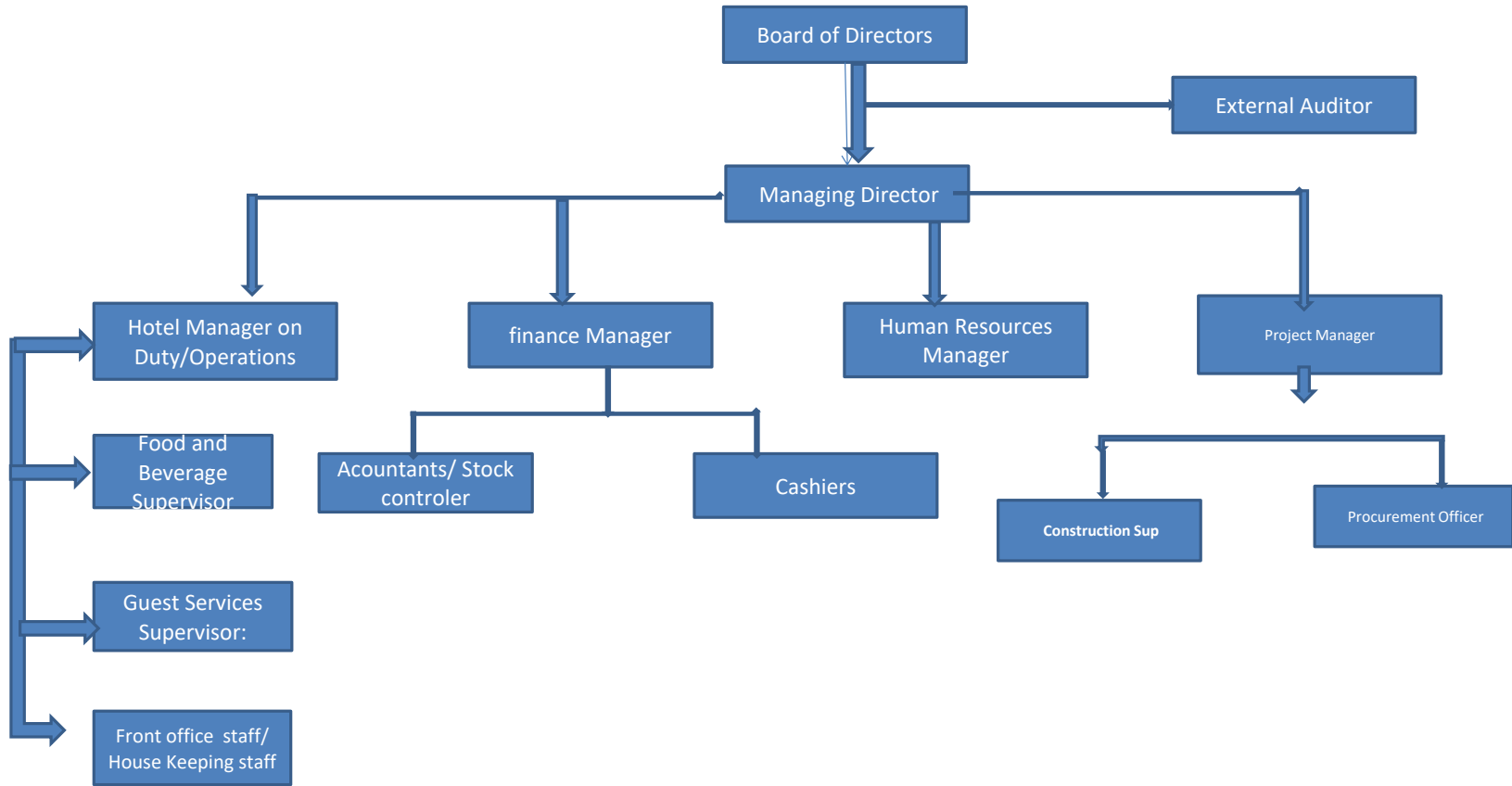
TOTAL INVESTMENT IN FOREIGN CURRENCY			TOTAL INVESTMENT IN LOCAL CURRENCY (TZS)					TOTAL PROJECT INVESTMENT	
USD	EXC RATE	TZS EQU.							
319,000	2,650	845,350,000	203,387,500	188,772,750	16,907,000	507,210	21,133,750	1,482,001,520	2,327,351,520

SCHEDULE OF ASSETS PURCHASES

ASSET DESCRIPTION	COSTS			MONTHLY PURCHASES PLAN					TOTAL MONTHLY ANALYSIS
	CIF COST TZS	Clearance	Total	MOCH 2025-FEB	MOCH 2026-FEB	MOCH 2028-FEB	MOCH 2029-FEB 1	MOCH 2029-FEB 2	
1 Guest Room Furniture, Fixture	307,400,000.00	160,032,440.00	467,432,440.00	175,000,000.00		292,432,440.00			467,432,440.00
2 Bathroom & Sanitary Equipment	145,750,000.00	75,877,450.00	221,627,450.00			197,449,910.00	24,177,540.00		221,627,450.00
3 Kitchen, Restaurant & Bar Equipment	137,800,000.00	235,909,890.00	373,709,890.00			160,117,650.00	213,592,240.00		373,709,890.00
4 Laundry & Housekeeping Equipment	95,400,000.00	311,787,340.00	407,187,340.00				407,187,340.00		407,187,340.00
5 ICT, Security & Office Equipment	53,000,000.00	18,210,800.00	71,210,800.00				3,859,280.00	67,351,520.00	71,210,800.00
4 Power, Mechanical & External	106,000,000.00	55,183,600.00	161,183,600.00				161,183,600.00		161,183,600.00
5 New Buildings			550,000,000.00	550,000,000.00					550,000,000.00
6 Preliminary Expenses			25,000,000.00	25,000,000.00					25,000,000.00
	845,350,000.00	857,001,520.00	2,277,351,520.00	750,000,000.00	0.00	650,000,000.00	810,000,000.00	67,351,520.00	2,277,351,520.00
7 WORKING CAPITAL									

See the Movement as per Twelve month cashflow projection

APPLICATION OFR TIC PROJECET REGISTRATION
5 YEAR BUSINESS PLAN
FM 9 Company's Organizational Chart of Wistas Hotel (Post-Expansion)
M/S WISTAS RESIDENCE LIMITED



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M/S WISTAS RESIDENCE LIMITED
FIVE YEARS BUSINESS PLAN
FM 10, Projected Net Present Value (NPV) and internal Rate of Return (IRR)

(TZS '000)

	MARCH 2025- FEB,2026	MARCH 2026 -FEB, 2027	MARCH 2027 -FEB, 2028	MARCH 2028 -FEB, 2029	MARCH 2029-FEB, 2030	TOTAL
Cash Inflow	6,420,238	8,062,649	11,418,868	16,366,018	23,605,750	
Cash Outflow	5,469,860	6,419,654	9,316,842	12,631,248	16,515,761	
Net Cash Flow	950,378	1,642,995	2,102,026	3,734,770	7,089,989	
P V Formular	$= 950,378 \div (1 + 0.21)^1 + \frac{1,642,995}{(1 + 0.21)^2} + \frac{2,102,026}{(1 + 0.21)^3} + \frac{3,734,770}{(1 + 0.21)^4} + \frac{7,089,989}{(1 + 0.21)^5}$					
Discount Factor @21%	0.826	0.682	0.564	0.466	0.385	
Present Value (TZS '000)	785,012.23	1,120,522.59	1,185,542.66	1,740,402.82	2,729,645.77	7,561,126.07
Hotel Bulding /Furniture&Fittir	700,000.00	-	650,000.00	810,000.00	900,000.00	3,060,000.00
Net Present Value (NPV)	4,501,126					

Year	Cash Flow (TZS)
0	(2,300,000)
1	950,378
2	1,642,995
3	2,102,026
4	3,734,770
5	7,089,989
IRR	75%

qqqq