

RONG TIAN INTERNATIONAL LIMITED

BUSINESS PLAN



***Industrial Park Development – Vumilia Ukooni, Kigamboni (Dar es Salaam),
Tanzania***

Land Area: 12,551 sqm

1. Executive Summary

Rong Tian International Limited proposes to develop and operate a modern, professionally managed industrial park in Vumilia Ukooni, Kigamboni, Dar es Salaam, on a land parcel measuring 12,551 square meters. The industrial park is designed to respond to strong and growing market demand for secure, organized, and compliant industrial premises that support logistics, warehousing, light manufacturing, assembly, packaging, and distribution businesses. In the Dar es Salaam market, many firms continue to operate from scattered and congested premises that create inefficiencies such as poor truck access, weak security, unreliable maintenance, and limited room for expansion. Rong Tian's industrial park will provide a planned and managed environment that reduces those constraints and enables tenant businesses to operate more efficiently, safely, and with greater predictability.

Project Snapshot

Item	Description	Quantity / Size	Value (USD)
Total Capital	Shareholder Equity	N/A	2,000,000

The project will be implemented in two phases. Phase I focuses on delivering the core platform for operations and market entry. Phase I includes construction of a perimeter wall to secure the property and control access (USD 50,000), development of an office building of approximately 1,500 square meters to serve as the administrative hub and provide tenant office facilities (USD 500,000), and construction of three warehouses designed for storage, logistics handling, and light industrial activities (USD 600,000). Phase I has a combined estimated investment cost of USD 1,150,000. The design philosophy is practical and tenant-focused, emphasizing functional loading access, durable finishes, clear circulation routes for vehicles, and common services such as security, maintenance, and site management.

Phase II will expand the park by adding three additional warehouses at an estimated cost of USD 600,000. Phase II will be implemented once Phase I reaches a stable occupancy base and a strong leasing pipeline confirms additional demand. This phased delivery approach reduces market absorption risk and ensures that capital is deployed efficiently. It also allows the Company to refine operations and tenant service standards in Phase I before scaling up warehouse capacity in Phase II. Across both phases, the industrial park will be positioned as a reliable, professionally managed asset with transparent lease documentation and service delivery standards.

The project will be financed through a capital base of USD 2,000,000, primarily supported by shareholder equity. This structure provides flexibility to fund construction, working capital, marketing, tenant onboarding, and contingencies without immediate reliance on debt. Employment impact is meaningful: the development is expected to engage approximately 50 workers during construction (covering skilled and semi-skilled roles), and to sustain about 30 permanent employees during operations, including management, security, maintenance, finance/administration, and tenant support functions. The Company's revenue model is anchored on recurring lease income from warehouses and office space, supported by service charges that recover common-area services such as security coordination, cleaning of shared areas, basic maintenance, and utilities facilitation.

2. Company Overview and Corporate Profile

Rong Tian International Limited is a Tanzanian-registered company established to develop, own, and operate industrial real estate assets. The Company's strategic focus is to build high-quality, functional industrial parks and warehousing estates that provide tenants with secure premises, organized infrastructure, and professional property management. Rong Tian's approach is long-term and asset-based: rather than relying solely on one-off construction margins, the Company intends to own and operate income-producing facilities that generate stable rental cash flows and appreciate in value over time. This model supports sustainability, encourages high operating standards, and aligns the Company's interests with the long-term success of tenant businesses.

2.1 Company Overview and Corporate Profile

Rong Tian International Limited is a long-term industrial real estate developer and operator.

Corporate Structure

Aspect	Description
Business Focus	Industrial parks, warehouses, logistics estates
Revenue Model	Rental income + service charges
Ownership Strategy	Long-term asset holding

Rong Tian's mission for this project is to create a benchmark industrial park in Kigamboni that meets the practical needs of industrial tenants. The project will emphasize efficient vehicle circulation, robust perimeter security, predictable access, clean and well-maintained shared areas, and transparent lease documentation. Rong Tian will position itself as a reliable landlord that responds promptly to maintenance requirements, communicates clearly with tenants, and manages the estate with professionalism. This focus is particularly important because tenant retention and reputation are key drivers of industrial real estate performance in Dar es Salaam, where many tenants value stability and service quality as much as rental pricing.

Rong Tian will also maintain strong working relationships with key stakeholders and service providers, including local government authorities, utility providers, contractors, and professional advisors. These relationships help reduce delays, improve compliance readiness, and ensure the park operates in a manner consistent with regulatory requirements and market expectations. Over time, Rong Tian intends to leverage the operational experience and brand credibility built from this project to expand into additional industrial park developments, either within Dar es Salaam or in other growth corridors. In this context, the Kigamboni industrial park is not only a standalone investment, but also a strategic platform for the Company's long-term growth in industrial real estate.

3. Location Analysis and Strategic Rationale

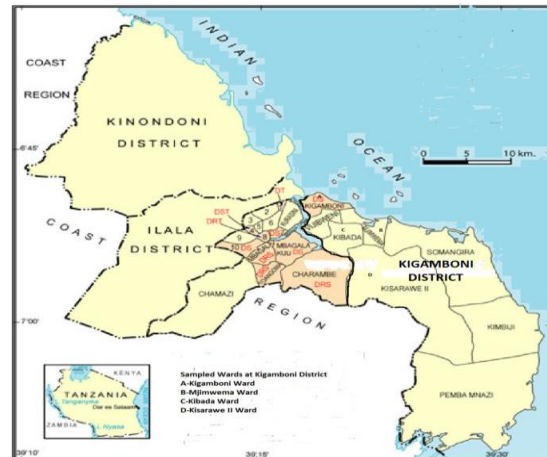
The proposed industrial park will be developed at Vumilia Ukooni, Kigamboni, within the greater Dar es Salaam economic region. Kigamboni has emerged as a high-potential corridor driven by improved connectivity, expanding residential development, and increasing commercial activity. For industrial users, location is determined by the ability to access customers, suppliers, and transport infrastructure efficiently. Dar es Salaam is Tanzania’s primary commercial hub and the country’s most important port city, serving domestic markets and regional trade flows linked to neighboring countries. Industrial and logistics businesses benefit from proximity to the port, major roads, and dense consumer markets, and this underpins ongoing demand for industrial premises in and around Dar es Salaam.

Location Advantage Matrix

Factor	Strategic Benefit
Port Access	Reduced logistics time and cost
Road Connectivity	Efficient truck movement
Land Availability	Allows phased expansion
Urban Growth	Rising demand for industrial space

Many existing industrial clusters in Dar es Salaam face challenges such as congestion, limited expansion space, and weak estate management standards. These constraints increase operating costs for tenants through delays in truck movement, higher security risks, and unpredictable maintenance. Well-planned industrial parks offer a solution by providing organized layouts, controlled access, and reliable services. Kigamboni offers an opportunity to develop organized industrial space in a corridor that can reduce congestion pressure while remaining within reach of Dar es Salaam’s commercial networks. As the area develops further, early

investment positions the industrial park to benefit from increasing land values and growing tenant demand.



The 12,551 square meter site is appropriate for a balanced industrial estate layout, combining warehousing, administration, circulation routes, and service zones. The inclusion of a dedicated 1,500 square meter office building strengthens competitiveness by allowing tenants to locate administrative functions on-site and enabling professional park management. This combined warehouse-and-office offering is attractive to distributors, importers, and logistics firms that require both storage and coordination space. Furthermore, the phased development approach enables the Company to align expansion with proven demand rather than overbuilding. Overall, the location supports a strong market proposition: accessible, organized, secure, and scalable industrial premises in a growing corridor.

4. Project Description and Development Plan

The project is designed as an integrated industrial park comprising perimeter security infrastructure, an administrative and tenant office facility, and warehouse units suitable for warehousing, distribution, and light industrial operations. The park’s design philosophy is practical and performance-oriented. Warehouses will be constructed to support efficient loading and unloading, durable floor performance, ventilation, and flexibility for different tenant uses. Site circulation will be planned to enable safe movement of trucks and service vehicles, with clearly defined entry points, loading zones, and common areas. The office building will provide space for park management, tenant offices, meeting rooms, and support functions, enhancing the park’s attractiveness to tenants that require coordinated operations.

Phase-wise CAPEX Breakdown

<i>Phase</i>	Component	Description	Cost (USD)
<i>Phase I</i>	Perimeter Wall	Security & access control	50,000
<i>Phase I</i>	Office Building	1,500 sqm admin & offices	500,000
<i>Phase I</i>	Warehouses	3 units	600,000
<i>Phase II</i>	Warehouses	3 units	600,000

4.1 Phase I Scope and Deliverables

Phase I establishes the operating platform for the industrial park and is designed to achieve early occupancy and revenue generation. The perimeter wall (USD 50,000) provides controlled access and strengthens security, which is often a primary tenant requirement. The 1,500 square meter office building (USD 500,000) will serve as the park’s administrative headquarters and provide rentable office space to tenants, improving the park’s value proposition. The three warehouses (USD 600,000) will form the initial income-generating asset base. Phase I will also include essential enabling works such as basic site preparation, drainage planning, internal circulation arrangements, signage, and utilities readiness, implemented to the extent required for safe and compliant operations. Phase I’s total investment cost is estimated at USD 1,150,000.

4.2 Phase II Scope and Expansion Logic

Phase II will add three additional warehouses at an estimated cost of USD 600,000. The timing of Phase II is demand-driven and will be guided by measurable commercial triggers. These may include consistent occupancy levels in Phase I warehouses, confirmed tenant inquiries, and signed lease commitments or letters of intent. This disciplined expansion model reduces vacancy risk and ensures that capital is deployed only when the market supports additional supply. Phase II will leverage the management systems, security platform, and tenant service standards established during Phase I, allowing the Company to scale efficiently without proportionate increases in overhead. By the end of Phase II, the industrial park will have a total of six warehouses and a robust administration platform, positioning it as a meaningful industrial estate in the Kigamboni corridor.

5. Market Assessment and Demand Analysis

5.1. Demand Drivers Snapshot

Key Demand Driver	Explanation	Relevance to Project
Urban Consumer Growth	Dar es Salaam has the largest consumer base in Tanzania	Sustains high demand for storage and distribution
Import & Trade Volumes	High import dependency and regional trade flows	Requires warehousing and inventory management
Domestic Manufacturing	Growth in light manufacturing and assembly	Need for organized industrial premises
Supply Chain Modernization	Faster delivery expectations and efficiency focus	Demand for strategically located warehouses
Compliance Requirements	Increasing regulatory and safety expectations	Preference for professionally managed parks

5.2. Location Advantage Highlight – Kigamboni Corridor

Why Kigamboni Works

- ✓ *Alternative to congested industrial zones*
- ✓ *Access to Dar es Salaam commercial and port economy*
- ✓ *Lower congestion and better truck movement*
- ✓ *Availability of land for organized development*
- ✓ *Attractive to SMEs seeking flexibility and cost control*

5.3. Target Tenant Segmentation Matrix

Tenant Segment	Typical Use	Why They Fit the Park
Importers & Distributors	Bulk storage and regional distribution	Require secure, accessible warehouses
FMCG Wholesalers	Inventory holding and fast turnover	Benefit from organized logistics space
Construction Material Suppliers	Cement, steel, fittings storage	Need durable warehousing and yard access
Logistics & Courier Firms	Cross-docking and last-mile support	Value location and efficient circulation
E-commerce Fulfillment	Order processing and dispatch	Require scalable, flexible space
Light Assembly & Packaging	Value addition and labeling	Compatible with industrial park setup

5.4. Demand Flow Diagram



5.5. Strategic Positioning Statement

Rong Tian's industrial park is positioned to capture sustained demand by offering secure, professionally managed, and flexible industrial space in a growing logistics corridor. The project's focus on tenant compatibility, service reliability, and phased expansion supports stable occupancy and long-term value creation.

6. Marketing Strategy, Leasing Approach, and Tenant Attraction

Rong Tian will implement a structured marketing and leasing strategy designed to achieve high occupancy, stable cash flows, and long-term tenant retention. The strategy will combine direct business outreach, partnerships with property agents and logistics networks, and relationship-based marketing through business associations and industry referrals.

The Company will maintain a clear leasing pipeline process, including prospect identification, site visits, tenant pre-qualification, proposal issuance, lease negotiation, and onboarding. Marketing materials will emphasize the park's unique value: secure access control, professional management, functional loading areas, and availability of both warehouse and office space in one location.

Target Market Segments

Segment	Use Case	Demand Driver
Importers	Storage & distribution	Trade growth
FMCG	Regional distribution	Population growth
Logistics Firms	Fulfilment & transit	E-commerce
Light Manufacturing	Assembly & packaging	Import substitution
Construction Suppliers	Bulk materials	Infrastructure growth

Tenant attraction will be supported by service reliability. In industrial leasing, tenants prioritize responsiveness to maintenance issues, security effectiveness, and clarity of charges. Rong Tian will standardize lease templates that include clear descriptions of unit specifications, rent payment schedules, service charge scope, security deposit requirements, permitted use clauses, and renewal terms. A transparent service charge framework will be introduced to cover common-area services such as security coordination, cleaning, minor repairs to shared areas, and management costs. The Company will communicate service standards through tenant handbooks and onboarding sessions, reducing misunderstandings and improving tenant satisfaction.

To reduce vacancy risk, Rong Tian will offer commercially reasonable lease flexibility while protecting the asset. Options may include different lease durations, defined rent review mechanisms, and structured tenant improvement arrangements. However, flexibility will be balanced with risk controls such as deposits, arrears management procedures, and tenant screening based on business profile and ability to pay. For tenants requiring modifications, Rong Tian will adopt a tenant improvement policy clarifying which modifications are tenant-funded versus landlord-funded and how reinstatement works at lease end. Over time, as the park becomes established, the Company can strengthen pricing power through renewals and incremental rent adjustments aligned with inflation and market rates.

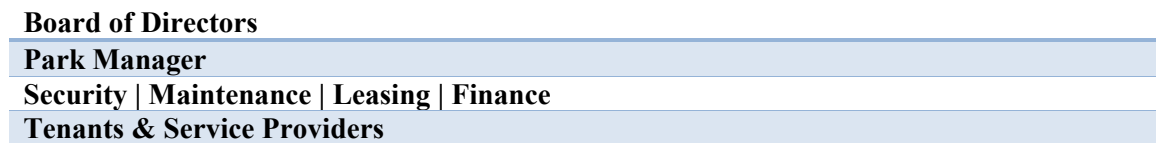
7. Operations Model and Industrial Park Management

The industrial park will be operated through an integrated management model focused on safety, security, tenant service, and disciplined estate maintenance. Core operational functions will include:

- (i) security and access control,
- (ii) maintenance of buildings and shared areas,
- (iii) utilities coordination,
- (iv) tenant relationship management,
- (v) commercial leasing support, and
- (vi) compliance and safety coordination.

A Park Manager will coordinate these functions and report to senior management/Board as appropriate. The park will implement preventive maintenance schedules for structural elements, drainage, lighting, and common facilities to reduce breakdowns and preserve asset quality.

Operational Structure Diagram (Logical Flow)



Security will be implemented as a 24/7 function, with controlled entry procedures, visitor management, perimeter lighting, and where feasible, CCTV coverage for high-risk zones. Security protocols will include incident reporting, patrol routines, and coordination with local authorities when necessary. Operational efficiency will be supported by clear circulation and traffic management rules for trucks and service vehicles. The park will establish loading and unloading procedures and parking rules to minimize congestion and reduce accidents. These operational controls enhance tenant confidence and contribute to the park's reputation, which is essential for leasing success.

Administrative and financial operations will include rent invoicing, service charge administration, arrears monitoring, and collections management. The Company will implement clear escalation procedures for late payments, including reminders, penalties where contractually allowed, and structured engagement with tenants to resolve issues early. Contractor management will also be professionalized through documented procurement processes, clear scopes of work, and performance monitoring. By combining strong operational controls with responsive tenant support, Rong Tian will deliver an industrial park environment where businesses can operate reliably, safely, and with minimal disruption.

8. Human Resources and Employment Plan

The project's HR plan is structured around the two phases of development: construction and operations. During construction, the project is expected to engage approximately 50 workers, including engineers, supervisors, skilled trades (masonry, carpentry, steel fixing, electrical and plumbing), and semi-skilled labor. Rong Tian will require contractors to follow lawful employment practices, maintain fair working conditions, and apply appropriate safety standards including PPE use and site safety supervision. The construction workforce will also support local economic activity by creating short-term jobs and enabling skills development through on-site work experience.

Employment by Phase

Phase	Roles	Estimated Jobs
Construction	Engineers, technicians, labor	≈ 50
Operations	Management, security, maintenance	≈ 30 to 100

Upon transition to operations, the industrial park will employ approximately 30 permanent staff. The staffing model includes: a Park Manager, leasing and tenant relations personnel, finance and administration staff, maintenance technicians (including electrical and general repairs), cleaners, and security personnel (supervisors and guards). The exact staffing levels will be aligned with occupancy and service scope, with flexibility to outsource specialized services such as major repairs, landscaping, or heavy-duty maintenance. Outsourcing can improve cost efficiency while ensuring that technical tasks are handled by qualified service providers.

Rong Tian will adopt HR policies covering recruitment standards, job descriptions, performance management, disciplinary procedures, ethical conduct, and training. Training needs will focus on property management skills, customer service for tenant engagement, basic safety and emergency readiness, and technical maintenance skills. Security supervision will also be strengthened through incident handling training and standardized procedures. A stable, competent operational team is critical in industrial real estate because tenant retention is influenced heavily by service quality. By building a professional and motivated team, Rong Tian improves asset performance and strengthens the long-term reputation necessary for future expansion.

9. Environmental, Social, Health and Safety Considerations

Environmental and social sustainability is important for industrial developments, both for compliance and for long-term market credibility. During construction, the Company will implement practical environmental controls through contractor requirements such as dust suppression, safe material storage, noise management, and proper waste handling. Construction waste will be managed through designated disposal arrangements to avoid illegal dumping and site contamination. Drainage planning will be prioritized to prevent flooding, reduce erosion, and maintain safe access during rain seasons. Where construction involves hazardous materials (e.g., fuels, lubricants), the Company will enforce containment and spill prevention procedures.

During operations, the industrial park will maintain clean common areas, functional drainage systems, and coordinated waste management. Tenants will be required through lease clauses to comply with environmental rules, particularly for waste disposal and prevention of pollution. Where tenants conduct activities that could create environmental risks, additional controls will be applied, including requirements for proper storage, handling, and disposal systems. The park management will coordinate waste collection and ensure that shared areas remain clean and safe for all tenants.

This approach supports a professional environment and reduces conflicts between tenants.



Health and safety management will be integrated across both construction and operational stages. During construction, the Company will enforce PPE compliance, safety inductions, and incident reporting procedures through contractor management. During operations, safety measures will include adequate lighting, safe walkways, clear signage, and basic emergency readiness. Fire safety planning will be supported through signage, defined emergency procedures, and coordination with tenants on safe practices. Overall, the project's ESHS approach is to apply practical controls that reduce risks, support compliance, and strengthen the park's reputation as a safe and well-managed industrial estate.

10. Legal, Regulatory and Compliance Framework

Industrial Park development and operation in Tanzania requires compliance across multiple regulatory domains including land tenure and property rights, local authority planning and building permits, construction standards, occupational safety requirements, environmental requirements, and tax compliance. Rong Tian will ensure that land documentation is valid and that the project complies with any land-use planning conditions applicable to the site. Before construction, the Company will coordinate with the relevant local authority to secure planning approvals and building permits and will ensure that designs meet applicable standards. Utility connections and service arrangements will be handled through structured engagement with the relevant providers.

Environmental compliance will be handled through appropriate screening and, where required, environmental assessment processes under national rules. Rong Tian will maintain compliance records and integrate compliance requirements into contracts and tenant leases. Tenant compliance is a significant risk area for industrial parks because tenant activities can create legal exposure for the landlord. To manage this, leases will include obligations requiring tenants to hold necessary licenses, comply with environmental and safety rules, and avoid prohibited activities. Where a tenant's business presents elevated risk, the Company will apply stricter leasing conditions or require additional insurance or safeguards.

From a corporate governance and controls perspective, the Company will maintain standardized contracting, documented procurement practices, and transparent billing and accounting. Accurate recordkeeping, timely tax filings, and clear documentation strengthen credibility with regulators, lenders, and institutional tenants. In addition, a well-documented compliance posture reduces operational disruptions and protects the Company's reputation. Over time, strong compliance practices also support scalability, enabling Rong Tian to expand into other developments without carrying unresolved legal or operational risks.

11. Financial Plan and 5-Year Projections

The financial plan is anchored on a USD 2,000,000 capital base, supporting phased construction, early operations, and stabilization. Total planned CAPEX for Phase I and Phase II is approximately USD 1,750,000 (Phase I: USD 1,150,000; Phase II: USD 600,000). This leaves an estimated headroom of approximately USD 250,000 within the capital base to support working capital needs, contingencies, marketing, tenant onboarding costs, and minor tenant improvement requirements where commercially justified. As an industrial real estate asset, the park benefits from a business model where operating costs are relatively stable once management systems are established, while revenue expands with occupancy and capacity growth.

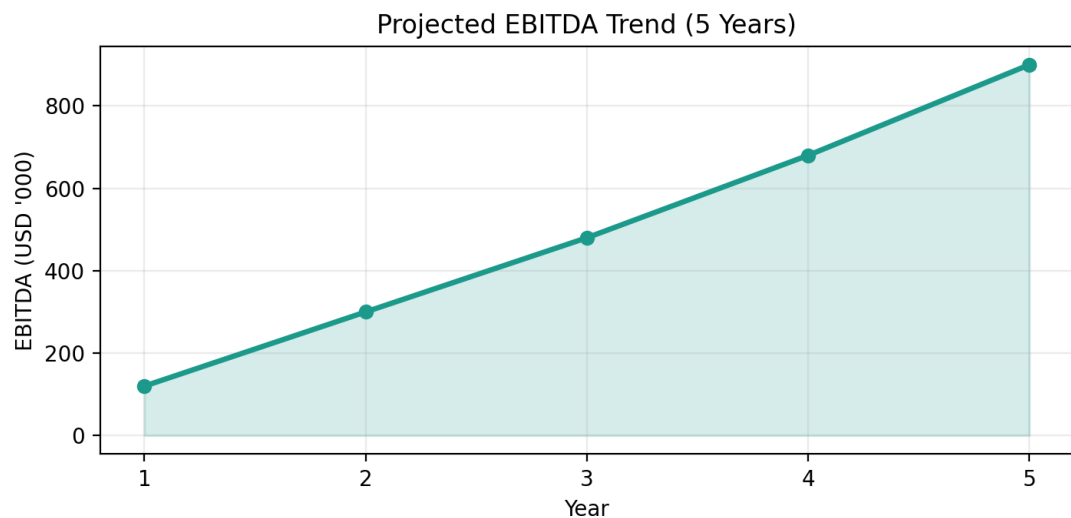
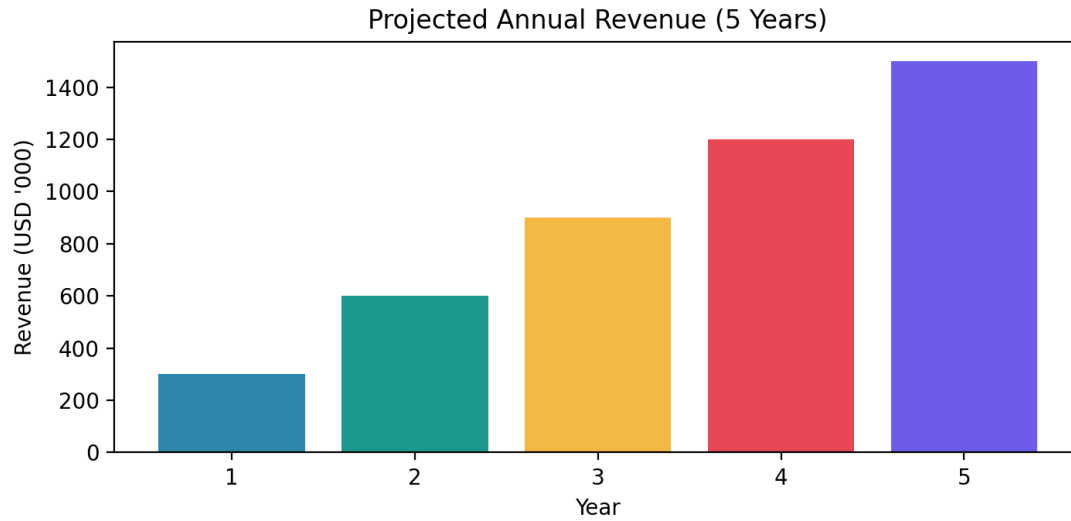
Revenue is generated primarily through warehouse rentals and office rentals. Service charges provide additional cost recovery for common services such as security coordination, shared-area cleaning, basic maintenance, and park management. The projections presented below reflect a conservative ramp-up in occupancy and do not assume aggressive rent escalations. In practice, well-performing industrial parks often apply periodic rent reviews and inflation-aligned adjustments, which could enhance revenue beyond the base case. Operating costs include personnel costs, security services, routine maintenance, administration, and marketing. As occupancy increases, the cost base grows at a slower rate relative to revenue, supporting improving EBITDA margins over time.

11.1 Projected Income Statement Summary (USD)

Year	Revenue (USD)	Operating Costs (USD)	EBITDA (USD)
1	300,000	180,000	120,000
2	600,000	300,000	300,000
3	900,000	420,000	480,000
4	1,200,000	520,000	680,000
5	1,500,000	600,000	900,000

11.2 Financial Charts (Bar Chart and Line Graph)

The charts below summarize the expected revenue growth and EBITDA trend over the first five years of operations. The bar chart illustrates annual revenue growth as occupancy improves and additional warehouse capacity is introduced. The line graph shows EBITDA improving over time as the asset stabilizes and fixed management costs are spread across a larger rental base.



Interpretation of the projections: Year 1 reflects a ramp-up period where initial leasing and tenant onboarding take place alongside operational setup. By Year 2 and Year 3, occupancy is expected to strengthen as the park gains market visibility and tenant referrals increase. The improved operating performance reflects the scalability of property management: security and management systems are established early, and incremental tenants add revenue with limited incremental overhead. By Year 4 and Year 5, the park is assumed to be operating near stable capacity with stronger EBITDA generation. These projections provide a base-case view; actual outcomes will depend on achieved occupancy, rental rates, tenant mix quality, and the timing of Phase II implementation.

12. Risk Assessment and Mitigation Strategy

Industrial Park projects face risks across development, market absorption, operations, regulatory compliance, and financial management. Rong Tian will manage these risks through phased delivery, strong contracting and supervision, disciplined tenant selection, and proactive compliance management.

Risk Category	Risk Description	Potential Impact	Mitigation Measures
Market & Demand Risk	Slower-than-expected leasing and occupancy ramp-up during early years of operation	Delayed revenue generation and cash flow pressure	Phased development approach where Phase I establishes market presence and early cash flows; Phase II implemented only upon demonstrated demand through occupancy levels and verified tenant pipeline; early marketing and tenant engagement during construction phase
Construction Risk – Cost	Construction cost overruns due to price volatility, scope changes, or inefficiencies	Increased capital requirements and reduced project returns	Careful contractor selection; clear technical specifications; milestone-based payments linked to verified progress; fixed-price contracts for defined work packages; inclusion of contingency provisions within capital budget
Construction Risk – Time & Quality	Delays in construction or substandard workmanship	Project delays, increased holding costs, reputational damage	Strong site supervision; quality control inspections; disciplined procurement processes; use of experienced contractors; prioritization of construction quality to avoid future repair costs
Operational Risk – Security & Maintenance	Security incidents, equipment failures, or inadequate maintenance	Tenant dissatisfaction, asset deterioration, and increased operating costs	24/7 security protocols; controlled access; preventive maintenance schedules; clear operational procedures; regular inspections and performance monitoring
Operational Risk – Tenant Management	Tenant disputes, misuse of premises, or non-payment	Revenue leakage, legal exposure, and operational disruptions	Disciplined tenant selection; standardized lease agreements; transparent service charge governance; clear tenant rules; structured arrears management procedures
Regulatory & Compliance Risk	Delays in approvals or tenant non-compliance with licenses and regulations	Fines, operational disruptions, or reputational risk	Proactive engagement with local authorities; ensuring all park approvals and documentation are in order; lease clauses requiring tenant compliance with licensing, environmental, and safety requirements
Financial Risk	Cash flow pressure, inflation impacts, or delayed collections	Reduced liquidity and constrained operations	Maintenance of adequate working capital buffers; disciplined billing and collection practices; phased capital deployment; flexibility to consider refinancing options once stable cash flows are achieved

13. Implementation Plan and Timeline

The implementation plan is designed to deliver Phase I efficiently while building the leasing pipeline for early occupancy. The initial stage includes detailed architectural and engineering design, budgeting, procurement planning, and regulatory engagement for planning and building approvals. Utility coordination will occur early to confirm the most practical arrangements for power, water, drainage, and waste handling. Once approvals and designs are in place, contractors will be mobilized under clearly defined scopes of work and timelines.

Phase	Key Activities	Timeline	Key Outcome
Design & Approvals	Design finalization, permits, contractor selection	2–3 months	Ready for construction
Phase I Construction	Wall, office building, 3 warehouses	8–10 months	Core assets completed
Parallel Leasing	Marketing, tenant negotiations, LOIs	Parallel to construction	Reduced vacancy at handover
Commissioning & Operations	Inspections, systems setup, tenant onboarding	Post-construction	Operations commence
Stabilization	Occupancy ramp-up, collections, maintenance	Year 1–2	Stable cash flows
Phase II Construction	3 additional warehouses	Year 2–3 onward	Expanded capacity

14. Conclusion and Investment Rationale

Rong Tian International Limited's industrial park project in Vumilia Ukooni, Kigamboni is positioned to capture growing demand for organized industrial premises in the Dar es Salaam market. The project combines a strategic location, practical asset design, a professional management approach, and a phased development strategy that reduces demand risk while improving capital efficiency. With a capital base of USD 2,000,000 and a planned construction CAPEX of approximately USD 1,750,000, the Company retains flexibility for working capital, contingencies, and operational stabilization.

The five-year financial outlook demonstrates strong potential as occupancy improves and as Phase II capacity is introduced in response to demand. The project offers stable, recurring cash flows typical of industrial real estate and provides long-term asset value appreciation. Beyond financial performance, the industrial park contributes to local employment, supports SMEs and supply chains, and strengthens the industrial ecosystem in Kigamboni. With disciplined execution, strong leasing focus, and consistent operations, Rong Tian can build a credible industrial real estate platform that supports future expansions and long-term value creation.