



MODERN INDUSTRIAL PARK

A PARK WITH MODERN AMENITIES

- 🏆 THE WINNER OF OUTSTANDING EAST AFRICA INDUSTRIAL PROJECT - 2023
- 🏆 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) CERTIFIED PROJECT



www.modernindustrialpark.co.tz

July - Sept, 2024

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THE PROJECT

Modern Industrial Park is a pioneer Industrial Park development situated at Kibaha District, Coast Region in Tanzania. The park is 71.5 kilometers from Dar Es Salaam city center and Dar Es Salaam port, and 49.5 kilometers from the upcoming Bagamoyo port. The project sits on a land area of 1077 acres (4,358,468 m²) which has 220 plots of which 202 plots are for industrial use the rest are for commercial, social and public land uses. The industrial use of the project include: heavy industries, general industries and special industries.

The geographical location of the Modern Industrial Park is 6046'25.70"S 38043'13.99"E, (-6.7738070, 38.7205530) The smallest industrial plot is 0.85 acres (3,359.1 m²) and the largest plot is 27 acres (109,269 m²)

Total Investment Cost
USD 1.4 Billion (≈TZS 3.5 Trillion)

Yearly Turnover
USD 2.8 Billion (≈TZS 7.0 Trillion)

Direct Employment
30,000 Jobs

Indirect Employment
200,000 Jobs



DISTINCT PROJECT ADVANTAGES

1 READY TITLE DEEDS

- Upon Completion of payment through ESCROW account, title deed will be transferred within thirty (30) working days
- Total 202 title deeds for industrial plots as per approved land use map
- Building permit facilitation services can be provided by the Authorized Sales and Marketing company
- An Investor can start construction immediately



2 LAND, INDUSTRIAL AND ENVIRONMENTAL LAWS COMPLIANCE

The Industrial Park land is zoned and subdivided in accordance with the land, industrial and environmental laws requirements. Modern Industrial Park is an environmental compliant project and has a Strategic Environmental Assessment (SEA) Certificate issued by the Government of The United Republic of Tanzania.

An official visit at the Modern Industrial Park by the former Minister for Lands, Housing and Human Settlements Development, Hon. Jerry Silaa accompanied by the District Commissioner for Kibaha Coast Region, Hon. Nickson John, to inspect the project as part of compliance with the land laws of Tanzania.



MINISTER FOR INDUSTRY AND TRADE – PROJECT VISIT



Minister for Industry and Trade, Hon. Dr. Selemani Jafa accompanied by other leaders including Kibaha District Commissioner Hon. Nickson John, visited Modern Industrial Park. Touring the facilities, the Minister expressed satisfaction for the remarkable progress and innovation. The visit underscores the government's commitment on fostering trade as well as manufacturing industries.

MINISTER OF STATE VICE PRESIDENT'S OFFICE (UNION AND ENVIRONMENT) – PROJECT VISIT



Hon. Dr. Ashatu Kijaji, Minister of State Vice President's Office (Union and Environment), along side with Hon. Abubakar Kunenge, Regional Commissioner for Coast Region and Hon. Nickson John, Kibaha District Commissioner, on a project visit at the Modern Industrial Park. The government envisions a thriving future for industrial investments through this Park.

SEA CERTIFIED LAND USE MAP FOR THE MODERN INDUSTRIAL PARK



SCHEDULE OF 220 PLOTS

HEAVY INDUSTRIES - 09 | GENERAL INDUSTRIES - 119 | SPECIAL INDUSTRIES - 74 | DRY PORT - 01
 BUS TERMINAL - 01 | POWER STATION PLOTS - 02 | POLICE STATION - 01 | FIRE STATION & HOSTEL - 01 | ADMINISTRATION
 BLOCK - 01 | COMMERCIAL COMPLEX - 01 | RECREATION CENTER - 01 | SPORTS ARENA - 01 | COMMON PARKING - 01
 MOSQUE - 01 | DAY CARE CENTER - 01 | RESTAURANTS - 02 | SERVICE BUILDING - 01 | CHURCH - 01 | DISPENSARY - 01

| PLOT. | AREA | PLOT. | AREA | PLOT. | AREA | PLOT. | AREA | PLOT. | AREA | PLOT. | AREA | PLOT. | AREA | PLOT. | AREA | PLOT. | AREA | PLOT. | AREA |
|-------|------------------------|-------|-----------------------|-------|-----------------------|-------|-----------------------|-------|-----------------------|-------|----------------------|-------|-----------------------|-------|------------------------|-------|------------------------|-------|------------------------|
| 49 | 102,436 m ² | 77 | 22,988 m ² | 104 | 20,572 m ² | 132 | 23,422 m ² | 159 | 13,267 m ² | 313 | 5,312 m ² | 341 | 8,764 m ² | 367 | 10,056 m ² | 691 | 10,056 m ² | 965 | 10,056 m ² |
| 50 | 106,697 m ² | 78 | 17,736 m ² | 105 | 20,390 m ² | 133 | 25,923 m ² | 160 | 12,679 m ² | 314 | 6,195 m ² | 342 | 5,030 m ² | 368 | 10,147 m ² | 692 | 10,147 m ² | 966 | 10,147 m ² |
| 51 | 7,998 m ² | 79 | 20,373 m ² | 106 | 20,383 m ² | 134 | 14,038 m ² | 161 | 14,686 m ² | 315 | 4,910 m ² | 343 | 6,450 m ² | 369 | 10,134 m ² | 693 | 10,134 m ² | 967 | 10,134 m ² |
| 52 | 6,539 m ² | 80 | 20,276 m ² | 107 | 20,388 m ² | 135 | 14,048 m ² | 162 | 6,619 m ² | 316 | 6,619 m ² | 344 | 6,248 m ² | 370 | 9,688 m ² | 694 | 9,688 m ² | 968 | 9,688 m ² |
| 53 | 5,751 m ² | 81 | 18,075 m ² | 108 | 17,514 m ² | 136 | 13,282 m ² | 163 | 5,858 m ² | 317 | 7,460 m ² | 345 | 6,518 m ² | 371 | 10,540 m ² | 695 | 10,540 m ² | 969 | 10,540 m ² |
| 54 | 7,948 m ² | 82 | 17,486 m ² | 109 | 17,723 m ² | 137 | 13,201 m ² | 164 | 90,022 m ² | 318 | 8,291 m ² | 346 | 6,770 m ² | 372 | 110,969 m ² | 696 | 110,969 m ² | 970 | 110,969 m ² |
| 55 | 6,641 m ² | 83 | 18,016 m ² | 110 | 16,541 m ² | 138 | 13,519 m ² | 165 | 19,922 m ² | 319 | 6,621 m ² | 347 | 5,457 m ² | 373 | 95,006 m ² | 697 | 95,006 m ² | 971 | 95,006 m ² |
| 56 | 6,621 m ² | 84 | 17,148 m ² | 111 | 16,678 m ² | 139 | 13,385 m ² | 166 | 13,695 m ² | 320 | 6,717 m ² | 348 | 8,136 m ² | 374 | 17,347 m ² | 698 | 17,347 m ² | 972 | 17,347 m ² |
| 57 | 6,452 m ² | 85 | 18,308 m ² | 112 | 6,729 m ² | 140 | 13,551 m ² | 167 | 24,485 m ² | 321 | 5,371 m ² | 349 | 8,187 m ² | 375 | 9,097 m ² | 699 | 9,097 m ² | 973 | 9,097 m ² |
| 58 | 8,578 m ² | 86 | 17,855 m ² | 113 | 4,040 m ² | 141 | 13,498 m ² | 168 | 27,383 m ² | 322 | 5,679 m ² | 350 | 6,387 m ² | 376 | 4,442 m ² | 700 | 4,442 m ² | 974 | 4,442 m ² |
| 59 | 8,304 m ² | 87 | 16,378 m ² | 114 | 6,499 m ² | 142 | 11,105 m ² | 169 | 33,193 m ² | 323 | 5,890 m ² | 351 | 5,446 m ² | 377 | 4,028 m ² | 701 | 4,028 m ² | 975 | 4,028 m ² |
| 60 | 8,223 m ² | 88 | 18,645 m ² | 115 | 4,146 m ² | 143 | 10,913 m ² | 170 | 11,485 m ² | 324 | 5,941 m ² | 352 | 5,714 m ² | 378 | 103,471 m ² | 702 | 103,471 m ² | 976 | 103,471 m ² |
| 61 | 8,814 m ² | 89 | 8,698 m ² | 116 | 4,207 m ² | 144 | 14,256 m ² | 171 | 9,601 m ² | 325 | 5,930 m ² | 353 | 5,649 m ² | 379 | 104,047 m ² | 703 | 104,047 m ² | 977 | 104,047 m ² |
| 62 | 5,739 m ² | 90 | 7,583 m ² | 117 | 6,443 m ² | 145 | 13,956 m ² | 172 | 16,699 m ² | 326 | 5,938 m ² | 354 | 7,899 m ² | 380 | 83,150 m ² | 704 | 83,150 m ² | 978 | 83,150 m ² |
| 63 | 6,210 m ² | 91 | 7,508 m ² | 118 | 5,290 m ² | 146 | 14,714 m ² | 173 | 19,394 m ² | 327 | 5,925 m ² | 355 | 7,959 m ² | 381 | 100,595 m ² | 705 | 100,595 m ² | 979 | 100,595 m ² |
| 64 | 7,417 m ² | 92 | 7,579 m ² | 119 | 18,337 m ² | 147 | 14,336 m ² | 174 | 30,139 m ² | 328 | 5,935 m ² | 356 | 7,710 m ² | 382 | 71,888 m ² | 706 | 71,888 m ² | 980 | 71,888 m ² |
| 65 | 8,032 m ² | 93 | 7,399 m ² | 120 | 45,889 m ² | 148 | 17,914 m ² | 175 | 9,315 m ² | 329 | 5,920 m ² | 357 | 7,710 m ² | 383 | 3,187 m ² | 707 | 3,187 m ² | 981 | 3,187 m ² |
| 66 | 6,482 m ² | 94 | 7,399 m ² | 121 | 23,228 m ² | 149 | 17,914 m ² | 176 | 9,641 m ² | 330 | 5,920 m ² | 358 | 6,882 m ² | 384 | 76,100 m ² | 708 | 76,100 m ² | 982 | 76,100 m ² |
| 67 | 8,071 m ² | 95 | 8,778 m ² | 122 | 3,820 m ² | 150 | 11,903 m ² | 177 | 22,757 m ² | 331 | 5,917 m ² | 359 | 8,314 m ² | 385 | 1,242 m ² | 709 | 1,242 m ² | 983 | 1,242 m ² |
| 68 | 7,242 m ² | 96 | 20,381 m ² | 123 | 3,824 m ² | 151 | 11,233 m ² | 178 | 25,070 m ² | 332 | 6,827 m ² | 360 | 10,065 m ² | | | | | | |
| 69 | 6,986 m ² | 97 | 20,395 m ² | 124 | 3,664 m ² | 152 | 10,071 m ² | 179 | 30,260 m ² | 333 | 6,813 m ² | 361 | 10,433 m ² | | | | | | |
| 70 | 6,090 m ² | 98 | 20,382 m ² | 125 | 4,786 m ² | 153 | 10,746 m ² | 308 | 32,729 m ² | 334 | 6,870 m ² | 362 | 9,906 m ² | | | | | | |
| 71 | 7,030 m ² | 99 | 20,394 m ² | 126 | 20,348 m ² | 154 | 9,374 m ² | 309 | 34,729 m ² | 335 | 6,870 m ² | 363 | 9,908 m ² | | | | | | |
| 72 | 5,875 m ² | 100 | 20,383 m ² | 127 | 17,988 m ² | 155 | 12,386 m ² | 310 | 13,359 m ² | 336 | 6,870 m ² | 364 | 9,904 m ² | | | | | | |
| 73 | 20,323 m ² | 101 | 20,392 m ² | 128 | 19,576 m ² | 156 | 13,807 m ² | 311 | 16,015 m ² | 337 | 6,870 m ² | 365 | 9,952 m ² | | | | | | |
| 74 | 20,390 m ² | 102 | 20,371 m ² | 129 | 20,618 m ² | 157 | 13,438 m ² | 312 | 5,943 m ² | 338 | 6,142 m ² | 366 | 9,934 m ² | | | | | | |
| 75 | 20,314 m ² | 103 | 20,390 m ² | 130 | 19,507 m ² | 158 | 12,489 m ² | | | 339 | 7,563 m ² | | | | | | | | |
| 76 | 20,386 m ² | | | 131 | 19,623 m ² | | | | | 340 | 2,375 m ² | | | | | | | | |

4 UNIQUE PARK SERVICES

◆ ELECTRICITY SUPPLY

Reliable **Electricity** supply network to reach each plot

The current electricity rate is \$0.08/Kwh



◆ WATER SUPPLY

Reliable **water** supply network to reach each plot

The current water rate is \$0.7/m³



The Board of Directors of Dar es Salaam Water Supply and Sanitation Authority (DAWASA) conducted an inspection to ensure consistent water availability and reliability at Modern Industrial Park. This initiative is crucial for maintaining operational efficiency and sustainability of the park's industrial activities.



Project Inspection by the Management of Dar es Salaam Water Supply and Sanitation (DAWASA) to ensure water availability and reliability at Modern Industrial Park

◆ INDUSTRIAL DIVERSITY

The presence of diverse range of compatible industries within the park facilitates networking and synergistic relationships



Investors opting for an industrial plot designated for heavy industry usage

♦ FIRE FIGHTING AND RESCUE SERVICES

- Fire hydrants positioned at a maximum distance of 150 metres from each plot.
- Fire station at the park with 24/7 fire fighting and rescue services.



♦ ADMINISTRATIVE SERVICES

Established administration block as a one stop center for government services and park management services.



♦ ROADS AND DRAINAGE

The Park is established with external and internal roads network for efficiency and effectiveness of park activities as well as drainage system and main drainage channel for flood control.



♦ BUILDING PERMIT FACILITATION AND FACILITATION ON COMPLIANCE WITH ENVIRONMENTAL LAWS

We collaborate with the National Environment Management Council (NEMC) professionals to streamline the issuance of Building Permits and Environmental Impact Assessment (EIA) certificates for investors.

♦ INTEGRATED FACILITIES

Complete integrated facilities and amenities are available that allow investors to reap the best economic advantages. We are working hand in hand with the central government, local government and Tanzania Investment Centre (TIC) in providing services to investors.



♦ LEASING OF INDUSTRIAL SHEDS



PROXIMITY TO THE COMMERCIAL CITY OF DAR ES SALAAM

Dar es Salaam city offers significant advantages for Modern Industrial Park, including easy access to a large consumer market due to the city's status as Tanzania's commercial city. Dar es Salaam's extensive transportation infrastructure, encompassing seaports, railways, International airport and highways, facilitate efficient import and export operations to investors, thereby reducing costs.

The city's populous urban center attracts a skilled workforce, simplifying recruitment for various roles within the Modern Industrial Park. Businesses benefit from proximity to supplier networks and a wide range of support services, including banking and legal assistance. Additionally, Dar es Salaam's role as a center for government and regulatory institutions streamlines processes for obtaining permits and approvals, enhancing operational efficiency.



NEARBY INTERNATIONAL AIRPORT

The Julius Nyerere International Airport

Is about 73.3 kilometers from Modern Industrial Park. Transport of passengers and cargo to and from global destinations can be facilitated through this airport.



RAILWAY LINES

The Standard Gauge Railway with a speed of 160 km/hr from Dar Es Salaam City to East African Countries connects with the Modern Industrial Park through the Ruvu Terminal. A railway line from the Ruvu terminal will connect with the park through the Modern Industrial Park Dry Port.

The Tanzania-Zambia Railway (TAZARA) whose main station is located in Dar Es Salaam can transport passengers and cargo to and from SADC countries



Hon. President, Dr. Samia Suluhu Hassan launching the Standard Gauge Railway (SGR) electric train services.



Hon. President, Dr. Samia Suluhu Hassan aboard the SGR train from Dar Es Salaam to the Capital City Dodoma.

'Linking of SGR with TAZARA is Underway'

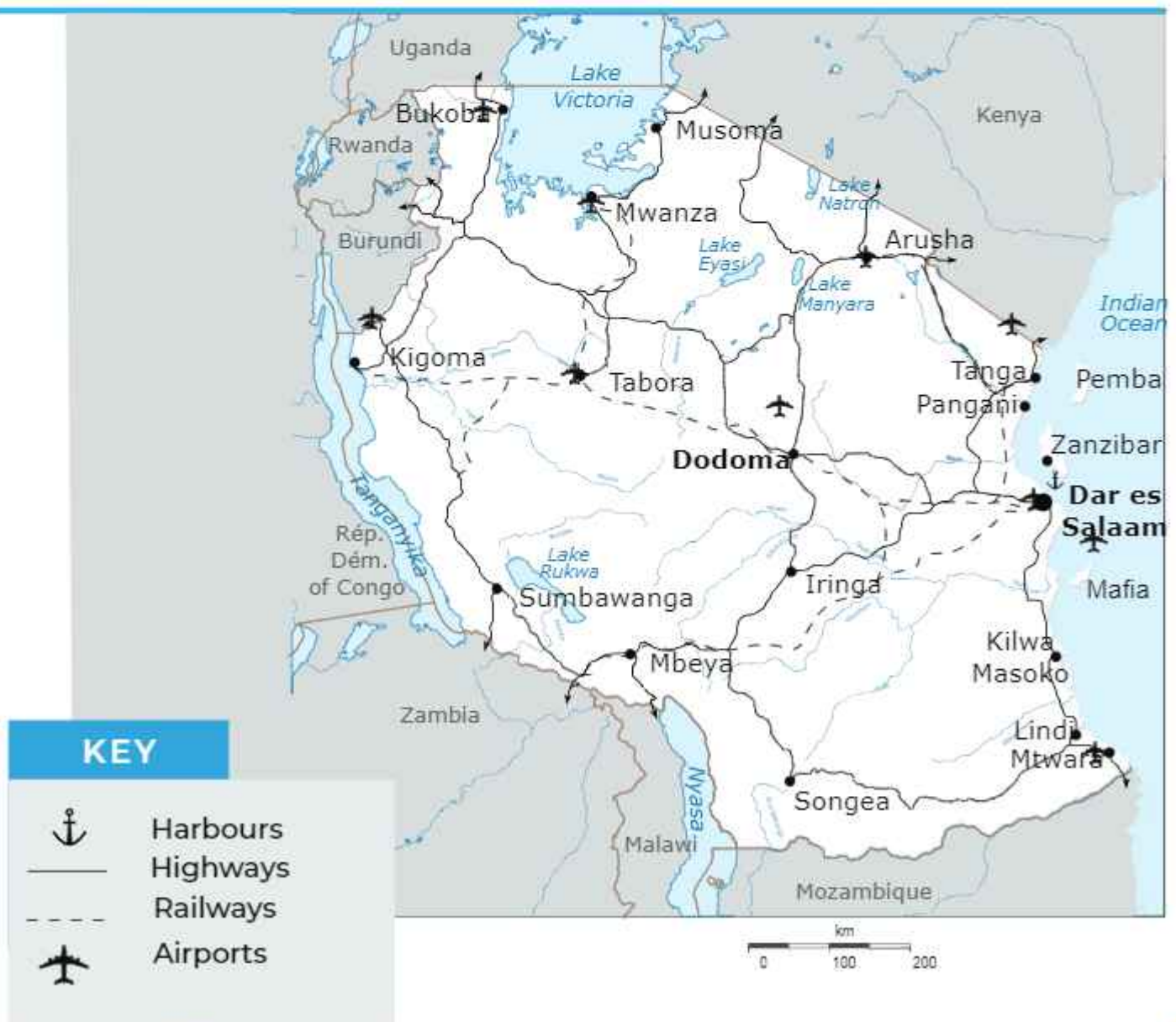
Hon. President Samia Suluhu Hassan has announced that the Government is linking the SGR with TAZARA in order to connect and ease movement of goods and people in the entire region of East Africa and SADC via the two railway lines.



HIGHWAY NETWORKS



- Dar-Es-Salaam - Morogoro - Tunduma highway (leads to Zambia)
- Dar-Es-Salaam - Morogoro - Makambako - Kyela highway (leads to Malawi)
- Dar-Es-Salaam - Chalinze - Arusha - Namanga highway (leads to Kenya)
- Dar-Es-Salaam - Chalinze - Tanga - Horohoro highway (leads to Kenya)
- Dar-Es-Salaam - Chalinze - Kilimanjaro (Holili) highway (leads to Kenya)
- Dar-Es-Salaam - Dodoma - Tabora - Kigoma highway (leads to Burundi and Congo DRC)
- Dar-Es-Salaam - Ddm - Mwz highway (leads to Uganda, Rwanda, Burundi and Kenya)
- Dar-Es-Salaam - Mtwara highway (leads to Mozambique)
- Dar-Es-Salaam - Iringa - Songea highway (leads to Mozambique)



PORTS



Dar Es Salaam Port

Dar es Salaam port is the Tanzania's principal port with a rated capacity of 14.1 million dry cargo and 6.0 million bulk liquid cargo. The Port has a total quay length of about 2,600 metres with eleven deep-water berths. Dar es Salaam port handles about 95% of the Tanzania international trade.

Bagamoyo Port

It is expected to be the largest port in East Africa with a capacity of about 20 million TEUs by 2045, 25 times the amount of cargo that the Dar Es Salaam port handles.

With its strategic location near major shipping routes it holds immense potential to facilitate international trade.



Tanga Port

The Tanga port features a contemporary quay wall spanning a total length of 450 meters, encompassing berth one and two.

Kwala Dry Port

The distance from Kwala dry port to Modern Industrial Park is twenty-eight (28) kilometers. It has the capacity of accommodating 3,800 transit containers.



Upcoming Modern Industrial Park Dry Port



The Modern Industrial Park Dry Port has 90,022 m² of land dedicated to be used for loading and off-loading of raw materials and finished goods from the industries. The dry port will have a capacity of accommodating 4000 containers.

This Dry Port is connected to the Standard Gauge Railway (SGR) and will offer a range of services such as customs clearance which will help in streamlining cargo processes. It will play a crucial role in supporting Industrial Park development, fostering trade and promoting economic growth.

PROXIMITY TO TOURIST DESTINATIONS

ZANZIBAR

One of the world's premier tourist and vacation destinations, with more than 50 stunning islands and beautiful beaches. It's a paradise for anyone who loves nature and culture. Zanzibar's main industries are spices, raffia and tourism, offering great opportunities for investors. Embark on a journey of discovery as you explore the spice-scented trees, vibrant markets and historic landmarks such as the iconic House of Wonders.



It's truly a sight to behold! The park also offers incredible opportunities for game drives, hot air balloon safaris, and guided walks, allowing you to get-up close and personal with nature.

SERENGETI NATIONAL PARK

It is an absolute gem when it comes to safari tourism. It has breathtaking landscapes, diverse wildlife, and unforgettable experiences, teeming with majestic animals like lions, elephants, giraffes and zebras.



MT. KILIMANJARO

Africa's highest snow-capped mountain and one of the Seven Natural Wonders of Africa. At Mount Kilimanjaro, investors can enjoy mountain climbing, wildlife viewing, bird watching, cycling, and camping. Climbing to the summit of one of the world's tallest peaks is an unforgettable experience that leaves a lasting impression.



RUAHA NATIONAL PARK

Located at the heart of Tanzania, Ruaha National Park offers an extensive wilderness and diverse wildlife. Expanded in 2008 to include the Usangu Game Reserve and other crucial wetlands, the park now covers over 20,000 square kilometers. Just a short distance from bustling Dar-es-Salaam



MIKUMI NATIONAL PARK

Mikumi is one of the most reliable places in Tanzania for animal sightings especially during the dry season. This is the time when wildlife is easier to spot because vegetation is thinner and animals gather around water sources such as Mkata river, hippo pools, Mwanambogo pools and other waterholes.

THE NGORONGORO CRATER

Is a massive volcanic caldera located in the Ngorongoro Conservation Area. It's a UNESCO World Heritage Site and one of Africa's most spectacular natural wonders. The crater is home to a diverse range of wildlife, including lions, elephants, zebras, and even the endangered black rhino. It's also known for its stunning landscapes and panoramic views.



SAADANI NATIONAL PARK

Explore the magic of Saadani National Park, Tanzania's 18th park, spreading over 1,062 square kilometers. It's nestled between the Pangani and Chalinze districts, making it the only wildlife refuge in Tanzania.

Here, you can enjoy both safari and beach experiences in one place. Get ready to see amazing animals while enjoying the beautiful ocean views. Saadani is perfect for anyone who loves nature and adventure.

A COUNTRY WITH ENDLESS BENEFITS



Overview of The United Republic of Tanzania

United Republic of Tanzania is located in East Africa between longitudes 29 and 41 East and Latitudes 1 and 12 South.

The country is known for its vast wilderness areas and Africa's most famous tourist attractions. Tanzania is home for 32 Game Reserves and 22 National Parks including Serengeti National Park and Kilimanjaro National Park home of Africa's highest mountain, Kilimanjaro at 5,895 m above sea level.



ECONOMIC GROWTH & STABILITY

AMONG 12 LEADING ECONOMIES IN AFRICA AND 22 GLOBALLY RANKED LEADING ECONOMIES - 2024

61,741,120 — POPULATION

5.6% — QUARTER I 2024 GDP GROWTH

6.1% — PROJECTED GDP GROWTH, 2025

3% — INFLATION RATE BY JULY 2024

\$ 14,6807 M — EXPORTS, GOODS AND SERVICES, JULY 2024

\$ 16,027.9 M — IMPORTS, GOODS AND SERVICES, JULY 2024

75.8% — EMPLOYMENT TO POPULATION RATE, 2020/21

9.3% — EMPLOYMENT RATE, 2020/23

83.3% — LABOUR FORCE PARTICIPATION RATE

56,520 — HIGHER EDUCATION INSTITUTIONS GRADUATES BY 2023

470,022 — GRADUATES LABOUR FORCE BY 2020/2021



FORMATION OF TANZANIA

Offshore lies the tropical Island of Zanzibar which in 1964 merged with Tanganyika to form the United Republic of Tanzania. Kiswahili and English are the two official languages of Tanzania.



The President of The United Republic of Tanzania Hon. Dr. Samia Suluhu Hassan with The President of Zanzibar, Hon. Dr. Hussein Ally Mwinyi

DATA SOURCES

www.bot.go.tz | IMF Database 2021-23 | www.nbs.go.tz | www.tcu.go.tz



Benefits of Investing in Tanzania

TANZANIA'S STRONG ECONOMIC GROWTH WITH SUSTAINED PEACE AND POLITICAL STABILITY

Tanzania is a center of economic and political stability in Sub Saharan Africa. Growing at an average of 5.6% per annum by the first quarter of 2024, the country has sustained economic growth and maintains promising projections for 2025 with 6.1%. Stable macroeconomic and political environment have supported this growth performance.

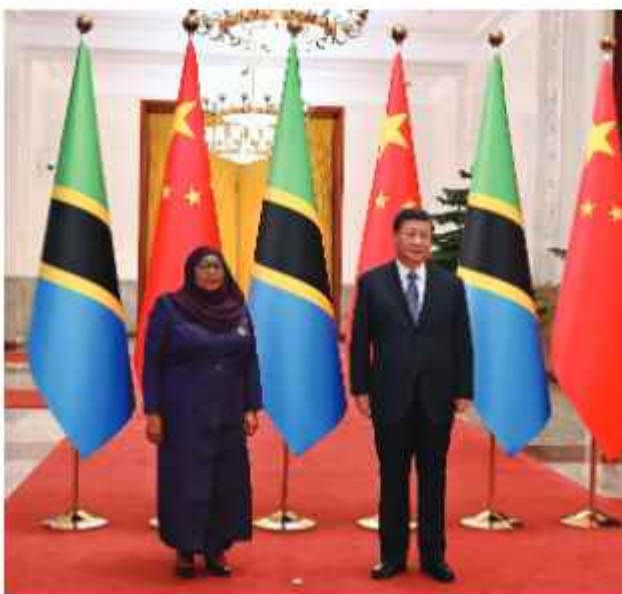


Tanzanian President, Hon. Dr. Samia Suluhu Hassan with Hon. Kamala Harris, Vice President of the United States of America



Tanzanian President, Hon. Dr. Samia Suluhu Hassan with Kenyan President, Hon. Dr. William Ruto.

Tanzania is a peaceful and politically stable country that upholds the tenets of good governance, respect for human rights and the rule of law. The country is free of ideological confrontations, ethnic problems and labour disputes. It is a safe place to do business and respect for people and friendliness are significant elements of the local culture.



Tanzanian President, Hon. Dr. Samia Suluhu Hassan with Chinese President, Hon. Xi Jinping in China.



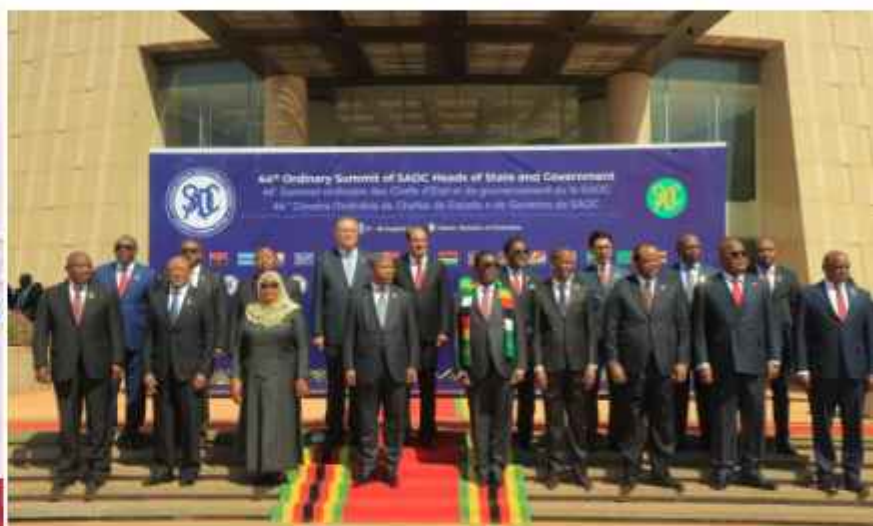
Tanzanian President, Hon. Dr. Samia Suluhu Hassan with Indian Prime Minister, Hon. Narendra Modi in India.

STRATEGIC GEOGRAPHIC LOCATION

Tanzania represents a crucial trade link with a competitive market access. The country borders the Indian Ocean which has three major ports with 1424 km coastline. Also, It embodies fresh water inland ports around Lakes Victoria, Tanganyika and Nyasa. Tanzania provides access to the landlocked countries of Uganda, Burundi, Rwanda, Zambia, Malawi, Democratic Republic of Congo (DRC) and beyond.



Tanzanian President, Hon. Dr. Samia Suluhu Hassan with The President of Rwanda, Hon. Paul Kagame.



Tanzanian President, Hon. Dr. Samia Suluhu Hassan with SADC Leaders in Zimbabwe.

Tanzania is a member of Southern African Development Community (SADC) free trade area which includes Angola, South Africa, DRC, Mozambique, Zimbabwe, Eswatini, Botswana, Malawi, Lesotho, Madagascar, Mauritius, Namibia, Seychelles, Comoros and Zambia.

Tanzania is also a member of the East African Community (EAC) common market which includes Kenya, Uganda, Rwanda, Burundi, South Sudan, DRC and Somalia. The country's strategic geographic location and membership to the SADC free trade area and the EAC common market guarantees investors a market access of more than 600 million people, a combined Gross Domestic Product (GDP) of approximately \$1 Trillion and a preferential trade link to Asia.



Tanzanian President, Hon. Dr. Samia Suluhu Hassan with East African Community Heads of State and other African Leaders

GOVERNMENT SUPPORT

The pro-business and investment attitude by the government is demonstrated through business and investment friendly legislations, improvement on business environment, macroeconomic stability policies, improvements on infrastructures and services, introduction of industrial parks, attractive incentives to investors and the increasing number of Foreign Direct Investments (FDI) in the country. Tanzania is among the two biggest recipients of FDI in Africa and is a major destination for FDI in East Africa, with global investment flows increasing each year since 2016 and exceeding \$1.0 billion in 2020. According to Tanzania Investment Centre (TIC) the leading sector in attracting capital through investment projects between January and June 2024 was manufacturing which registered 196 projects worth \$1.42 billion while other sectors including transportation, commercial building projects, tourism projects, human resources, health and education projects.



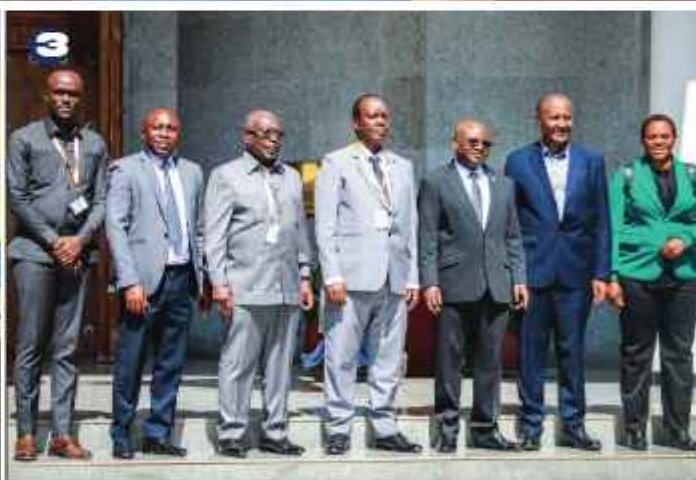
Hon. President, Dr. Samia Suluhu Hassan with Tanzanian business people on a trip to India.

Institutional support for investments is readily available at the Tanzania Investment Center and other government institutions. In addition to implementing reasonable policies, strategic economic initiatives and other domestic initiatives, the 6th Phase of Government under the astute and transformative leadership of Her Excellency President Dr. Samia Suluhu Hassan has been proactive in engaging with the business sector and development partners, and has put special emphasis in cementing regional and international relations. Tanzania ratified the African Continental Free Trade Agreement, further demonstrating a commitment to free trade.

Hon. President, Dr. Samia Suluhu Hassan on a trip to India with Mr. Yussuf Manzi the Director of Kamaka Company Ltd, the Developer of Modern Industrial Park.



GOVERNMENT SUPPORT



1. Mr. Yussuf Manzi the Director of Kamaka Company Ltd, the Developer of Modern Industrial Park shakes hands with Deputy Prime Minister Hon. Dr. Doto Biteko after having a discussion on provision of additional 200 Megawatts of electricity by TanESCO at the Park
2. Modern Industrial Park team with Deputy Speaker Hon. Mussa Azan Zungu during an official visit at the National Assembly.
3. Modern Industrial Park team with the Minister for Planning and Investments Hon. Prof. Kitila Mkumbumbo, Kibaha Rural Constituency Hon. Michael Mwakamo and Iringa Urban Constituency Hon. Jesca Msambatawangu and other members of parliament.
4. Modern Industrial Park team with the Parliament members of Governance, Constitution and Legal Affairs Committee.

PRO BUSINESS NATIONAL TRADE POLICY – 2023

Trade performance is seen as a central and pivotal pillar in the attainment of the mission of the economic sectors towards higher productivity, diversification and international competitiveness. Tanzania's economic take-off depends on how the country makes use of opportunities presented by trade liberalization and globalization.

The policy will play a critical role in aligning infrastructure development and the industrialization process to enhance trade competitiveness through facilitation of effective participation in bilateral, regional and multilateral trade, enhancing export penetration in priority markets and harnessing of bilateral, regional and multilateral trade opportunities.



Deputy Prime Minister, Hon. Dr. Doto Biteko, Minister for Industry and Trade, Hon. Dr. Selemani Jafa (left), Minister for Trade and Industrial Development - Zanzibar, Mr. Omar Said Shaaban (second right) and the Norwegian Ambassador to Tanzania, Ms. Tone Tinnes holding the National Trade Policy 2023 edition during the launching ceremony

INFRASTRUCTURE FACILITIES

Energy, communication and transportation projects like Standard Gauge Railway lines, ports and airports are underway aiming to boost the country's overall development and create a more connected and efficient economy.



In addition to the existing good infrastructures, Tanzania is implementing significant roads and standard gauge railway projects that link the country to East Africa and SADC regions. These infrastructure developments facilitate trade and provide necessary ground work for industrial and economic activities.

The Julius Nyerere Hydropower Project to add 2,115 Megawatts of Electricity in the National Grid in 2024



INFRASTRUCTURE FACILITIES



Tanzania has launched its first electric train this year which is intended to promote geographical economy and improve connection of bordering countries particularly Uganda, Rwanda, Burundi and DRC Congo



Tanzanian Vice President, Hon. Dr. Phillip Isidor Mpango aboard the SGR train from the Capital City Dodoma to Dar Es Salaam.

INVESTMENT GUARANTEES

Tanzania is a signatory of several multilateral agreements on the protection and promotion of foreign investments, thus investments in Tanzania are guaranteed against any form of expropriation. Tanzania has laws and institutions in place for protection of intellectual property rights.

MEMBERSHIP

- United Nation Commission on International trade law (UNCITRAL)
- United Nations Convention on the Recognition and Enforcement of Foreign Arbitral Award (New York Convention)
- Multilateral Investments Guarantee Agency (MIGA)
- Africa Trade Insurance Agency (ATIA)
- Convention on Settlement of Investment Disputes (ICSID Convention)
- Bilateral Investment Treaties (BITs)



- Contracting states to the ICSID convention
- Signatory states to the ICSID convention

AVAILABILITY OF RAW MATERIALS

The country is rich in raw materials for industrial use.



AVAILABILITY OF LABOUR FORCE

Tanzania offers trainable skilled labour at considerably lower labour costs. According to 2020/21 statistics, the labour force in Tanzania is 26,611,745. The government is continuously increasing the budget for education in order to develop a pool of well-trained and educated specialists.



INCENTIVES PROVIDED TO INVESTORS



TANZANIA INVESTMENT CENTER (TIC)



TIC administers as a One Stop Facilitation Centre (OSFC) that hosts 12 Public Institutions under one roof.

The Centre provides aftercare services, monitoring and evaluation of the projects and facilitates investors to obtain all necessary permits, licenses, approval, consents, authorization, registrations, facilitation to obtain Certificates of Incentives; Company Registration, Land Acquisition; Issuing Derivative Rights, Tax Identification Number (TIN) and Tax Exemption; National Identity for Non-citizens, and other compliance matters required by laws to set up and operate an investment in the Country.



Investment Incentives

FISCAL INCENTIVES

- Exemption on Project Capital goods.
 - Zero import duty on capital goods.
 - Zero import duty on raw material.
- Reduced corporate tax to 10% for the first five consecutive years on assembly of motor vehicles, tractors, fishing boats or out boat engine.
- Reduced corporate tax to 20% for the first five consecutive years on manufacturing of pharmaceuticals, textile or leather products.
- Capital Allowance on:
 - Agriculture (100%),
 - Mining - first 5 years (20%)
 - Hotels (50%),
 - Fish farming (50%)
 - Tourist services (50%)
- Tax Relief on Deemed Capital Goods
- Import Duty exempted by 75%
- Depreciation allowance by 37.5% to 5%

NON-FISCAL INCENTIVES

- Automatic Immigration Quota: Initially 10 expatriates during project implementation. Additional, one expatriate for every 10 jobs created
- Unconditional (Free repatriation) transferability of funds of any currency of:
 - Net profits
 - Repayment of foreign loans
 - Royalties, fees charges in respect of foreign technology
 - Remittance of proceeds, and
 - Payment of emoluments, etc

INCENTIVES CATEGORIES

| CATEGORY OF INVESTMENT | MINIMUM CAPITAL REQUIREMENT |
|--------------------------------|--|
| A: Normal Investors | <ul style="list-style-type: none"> - Foreign investors - USD 500,000 - Local investors - USD 50,000 |
| B: Strategic Investors | <ul style="list-style-type: none"> - Foreign investors - USD 50,000,000 - Local investors - USD 20,000,000 |
| C: Special Strategic Investors | - USD 300,000,000 |



FREQUENTLY ASKED QUESTIONS ABOUT INVESTMENT INCENTIVES

- Is an investor eligible to receive incentives granted to an Industrial park developer?*

No.

Incentives provided to the park developer cannot be transferred to an investor
- Who is eligible for fiscal and/or non-fiscal incentives?*

All investors registered under TIC under categories of Normal Investors, Strategic Investors and Special Strategic Investors are eligible for both fiscal and non-fiscal incentives
- How can an investor in the park obtain fiscal and/or non-fiscal incentives?*

Through an application made to the Tanzania Investment Center (TIC)
- How can an investor obtain extra incentives in addition to fiscal and non-fiscal incentives?*

Strategic Investors and Special Strategic Investors are eligible to apply for extra incentives in addition to fiscal and non-fiscal incentives listed at page no 18. All applications are to be addressed to the Tanzania Investment Center (TIC)
- Can an industrial park provide incentives to investors?*

No.

An Investor can only receive incentives through the Tanzania Investment Centre (TIC) as explained above.



The Permanent Secretary President's Office Planning and Investments, Dr. Tausi Kida accompanied by the TIC Executive Director, Mr. Gilead Teri on a project visit at the Modern Industrial Park.



The Permanent Parliamentary Standing Committee in Governance, Constitution and Legal Affairs on a visit at the Modern Industrial Park to learn about achievements and challenges of development and investments at the Park.

PROJECT FACILITIES

SECURITY, HEALTH, SAFETY & ADMINISTRATION INFRASTRUCTURE

Main Entrance



Main gate view

Boundary Wall



9 km boundary wall completed with
2.5 metres height and 9.1 km road around the wall

Administration Block



Administration block for Park Management
and Government Institutions.

Police Station



Ready for handover and patrolling
vehicles will be available for security.

Fire Station and Fire Hostel



Will be equipped with firefighter engines,
and firefighter crew will be stationed at
the park 24/7

Dispensary



Completed dispensary which will be
equipped with an ambulance with
para medical team.

POWER, WATER & COMMUNICATION INFRASTRUCTURE

Communication Tower



60

METRES TOWER

Mobile Communication Tower in the Park to enhance mobile networks communication. Tanzania Telecommunication Company Ltd (TTCL) is providing fiber optic cable to reach each plot.

Electricity Supply



54

MEGAWATTS

Provided by the developer plus electrical distribution network to reach each plot. 400 Megawatts to be provided in phases.

Water Supply



1.4 Million litres Capacity Water Reserve Tank within the Park

The Government owned Authority (DAWASA) is providing supply line linked to the Main Water Supply Station (Ruvu Station).

CNG Gas station



Tanzania Petroleum Development Company Ltd (TPDC) is providing CNG gas. Future natural gas will be provided with a new expansion plan.

TRANSPORTATION INFRASTRUCTURE

Dry Port



90,022 square metres of land has been dedicated inside the park by the government to build the Dry Port which will accommodate 4000 transit containers.

Dry Port



Bus Terminal



The developer is constructing a Bus Terminal which will be connected to Rapid Bus Services operating in Dar-es-Salaam

Rapid Bus Terminal



Common Parking



The land use map has dedicated an area for common parking which will accommodate 300 vehicles.

Bus stop



There will be a bus stop for local buses and motorcycle (*bodaboda*).

COMMERCIAL & SOCIAL INFRASTRUCTURE

Commercial Complex



Commercial Complex



With 5,535 square meters of rentable space that will accommodate supermarkets, banks, restaurants, shops and apartments.

Sports Arena

With a total area of 18,104 square meters for sport activities and exercises inside the industrial park

Football Pitch & Running Track



Volleyball & Tennis Court



Recreational Center



COMMERCIAL & SOCIAL INFRASTRUCTURE

Gym Facilities



Day Care Centre



Restaurant



Bus Terminal Canteen



Religious Amenities

The developer will construct Church and Mosque buildings

Church



Mosque



REACHING INVESTORS GLOBALLY

INDIA



Ambassador of Tanzania in India Hon. Anisa Mbega with TIC officials and Modern Industrial Park Staff at Gujarat Chamber of Commerce and Industry engaging in an interactive meeting with investors from India



Modern Industrial Park Sales and Marketing Manager Ms. Esther Constantine together with Hon. Anisa Mbega Ambassador of Tanzania in India during the Vibrant Gujarat Global Summit 2024 in India



Modern Industrial Park staff engaging in business meetings and presentations at the Global India Business Forum in Pune, India



ZANZIBAR



ZANZIBAR INVESTMENT PROMOTION AUTHORITY (ZIPA) officials with Modern Industrial Park Sales and Marketing team at ZIPA offices in Zanzibar for strategizing on investments promotion in Tanzania.

DUBAI



Modern Industrial Park Team with Mr. Mary Ngolela Magesa Permanent Secretary, Prime Minister's Office (Labour, Youth Employment and Persons with Disability) and Eng. Johannes Mwanza, Permanent Secretary Ministry of Energy during COP28 in Dubai, UAE



Modern Industrial Park Chief Operating Officer, Mr. Tumaini Kabengula with the current Minister for Trade and Industry, Hon. Dr. Selemani Jatto during COP28 in Dubai, UAE



Modern Industrial Park Chief Operating Officer, Mr. Tumaini Kabengula engaging with investors during COP28 in Dubai, UAE



Modern Industrial Park team engaging with Investors at COP28 meeting held in Dubai, UAE November 2023



WITH KOREAN INVESTORS



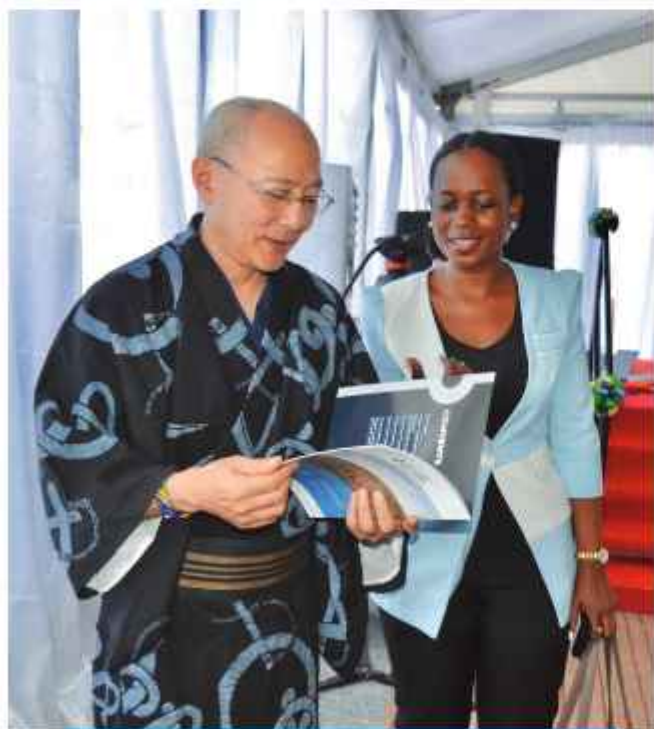
WITH CHINESE INVESTORS



Modern Industrial Park Sales and Marketing Manager with investors from China.



WITH JAPANESE INVESTORS



Modern Industrial Park Sales and Marketing Manager with Ambassador Extraordinary and Plenipotentiary of Japan Hon. Misawa Yasushi



Modern Industrial Park Sales and Marketing Manager with Ms. Moana, an investor from Japan.

CORPORATE SOCIAL RESPONSIBILITY

SPORTS BONANZA SPONSORSHIP

Kibaha District Executive Director Ms. Regina Byeda receiving sports wear for students tournament (UMITASHUMTA) donated by Modern Industrial Park.



WATER PIPES FOR KIBAHA DISTRICT

Hon. Nickson John District Commissioner for Kibaha gracefully receiving the water pipes granted by Modern industrial park as an effort to improve water supply for the Industrial Park and the Kibaha District hospital



COMMENDATIONS AND AWARDS

THE WINNER OF EAST AFRICA OUTSTANDING PROJECT FOR THE YEAR – 2023



*Mr. Irshad Sirguroh,
Group CEO - KAMAKA Company Limited*
**receiving the award
during the ceremony**

COMMENDED FOR PARTICIPATION IN THE TANZANIA INDIA BUSINESS FORUM



Modern Industrial Park
was Commended for
Active Participation in the
Tanzania India Business
Forum in Gujarat, India in
January 2024.

COMMENDATIONS FROM UNITED NATIONS INDUSTRIAL DEVELOPMENT ORGANISATION



UNIDO has graced the
Industrial park and gave
complements on the
developments done so far
and the vision of the
developer going forward.

TIC REGISTERED PROJECT DEVELOPER



KAMAKA

TUJENGE PAMOJA



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AUTHORIZED SALES AND MARKETING COMPANY



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