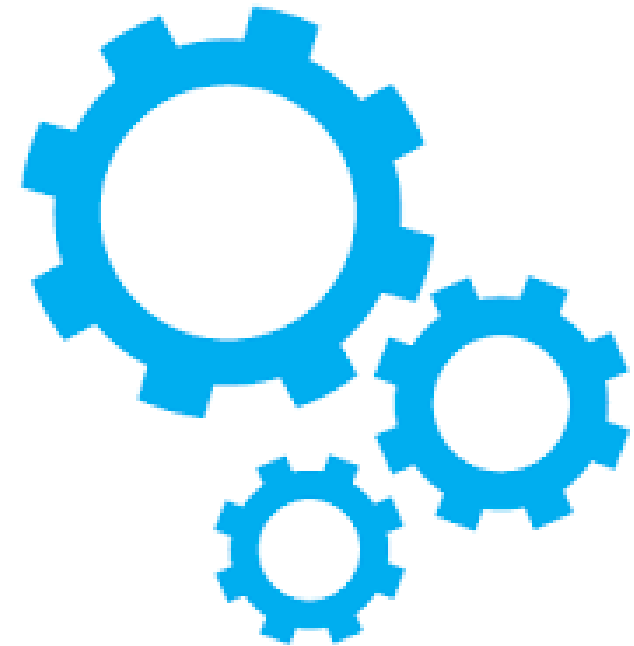


BUKULU Industrial Area KONDOA

Opportunities for Investors interested in
Establishment of Manufacturing
Industries





Overview of Bukulu Industrial Area



Geographic location

1. Bukulu Industrial Area is Located at Soera ward in Kondoa District, Dodoma Region
2. The size of Bukulu Industrial Area is **400 Acres**
3. Bukulu Industrial Area is located **47km** from Kondoa Town and **197km** from Dodoma Town.
4. The Plot is located just off the main highway from Dodoma to Arusha
5. The Area is closer to all the necessary infrastructures (electricity, water and communications)
6. Bukulu area is designated for manufacturing Industries

Land ownership and titling

1. Bukulu Industrial plot area is owned by Kondoa District Council
2. Future ownership of the land will be discussed between the Developer and the owner

Ongoing Activities & Status of the Plot

1. There is currently no established structure at Bukulu Industrial Area plot (green field). No demolition work is needed by Investor
2. Investors will be required to remove some shrubs and conduct other site clearance activities



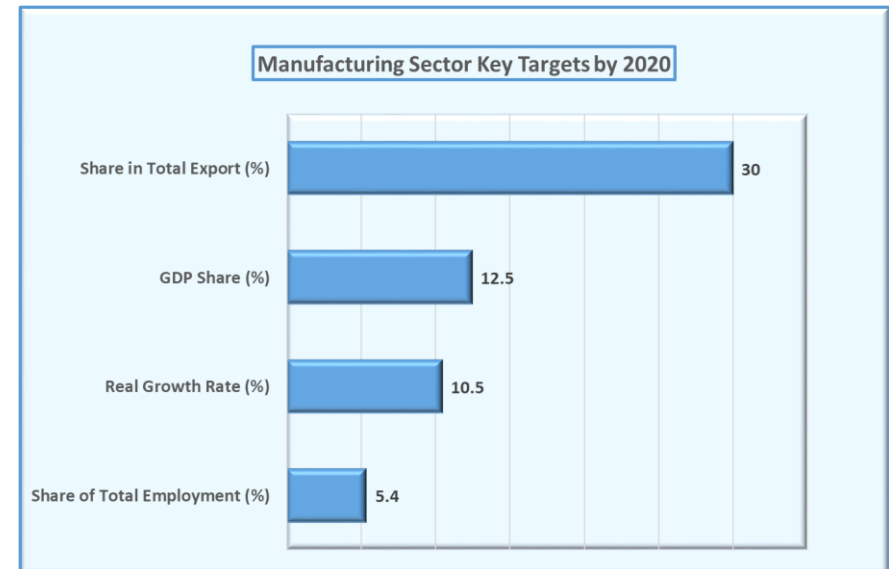
Bukulu Competitive Advantages



Bukulu Industrial Area is potential for Development of Industries Investment

1. Bukulu Industrial Area will serve the growing demand for areas to invest in manufacturing
2. The plot is designated for manufacturing and located about **220km** from the proposed dry port of Ihumwa
3. Manufacturing is aligned with Government Five Year Development Plan – II (FYDP – II) which promotes industrialisation
4. The prospective Industrial Area is set to enjoy all the necessary infrastructures since it is just **197km** from Government Capital – Dodoma
5. The plot is located along the Dodoma – Arusha highway which is the longest and busiest Trans – African transportation corridor linking Cape Town (South Africa) and Cairo (Egypt)

The Government **Five Year Development Plan – II** Targeting to increase the real growth rate of the sector to 10.5% and the share of GDP to 12.5% by the year 2020

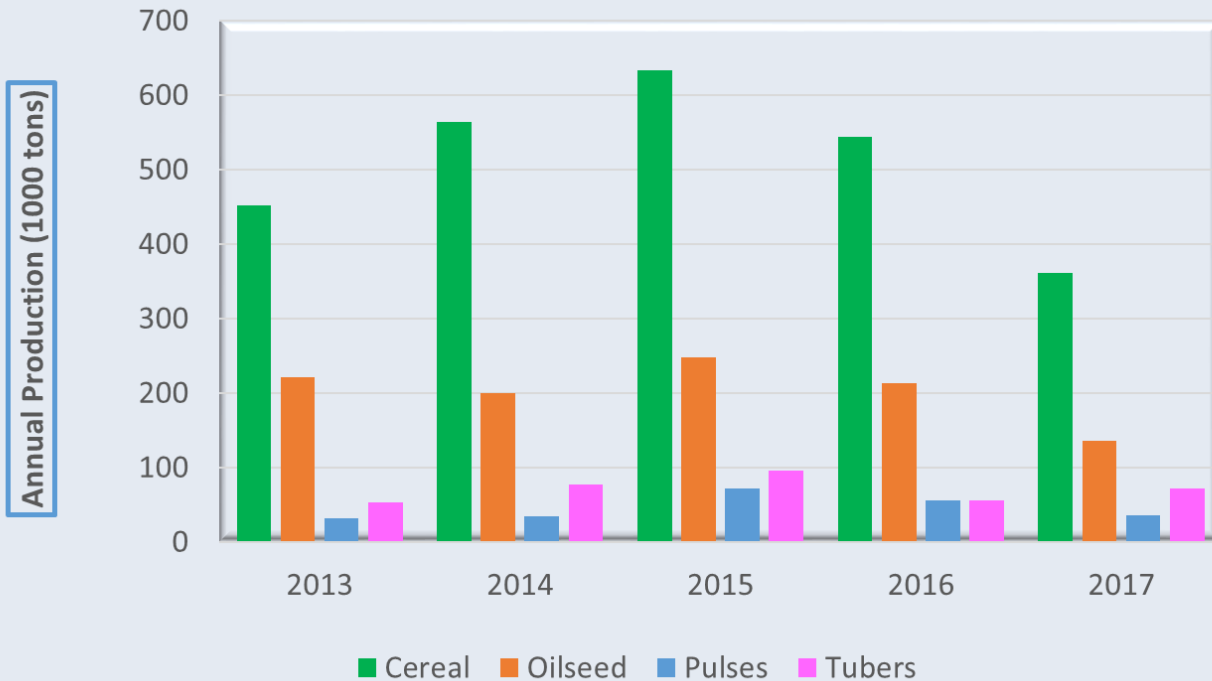




Opportunity for Increasing Agricultural Productivity



Trends of Agricultural Production in Dodoma for the past Five Years



1. Cereal (Maize, Millet, Sorghum, Rice)

2. Oilseed (Groundnuts, Sesame, Sunflower)

3. Pulses (Beans, Cowpeas, Peanuts, Pigeon Peas)

4. Tubers (Cassava, Sweet Potatoes)

Investing in the Manufacturing Industry will stimulate Agricultural production in Kondoa Districts and Dodoma Region as farmers will be able to sell their produce at competitive Prices



Bukulu Industrial Plot – Satellite Map



Bukulu Industrial Satellite map depicting terrain and Road network



1. The plot lays on a flat terrain which does not need huge earth work before construction
2. This plot has a total size of **400acres** and located just off Dodoma - Arusha Highway

3. The industrial area is just **220km** away from the proposed Dry Port which will be developed soon at Ihumwa – Dodoma

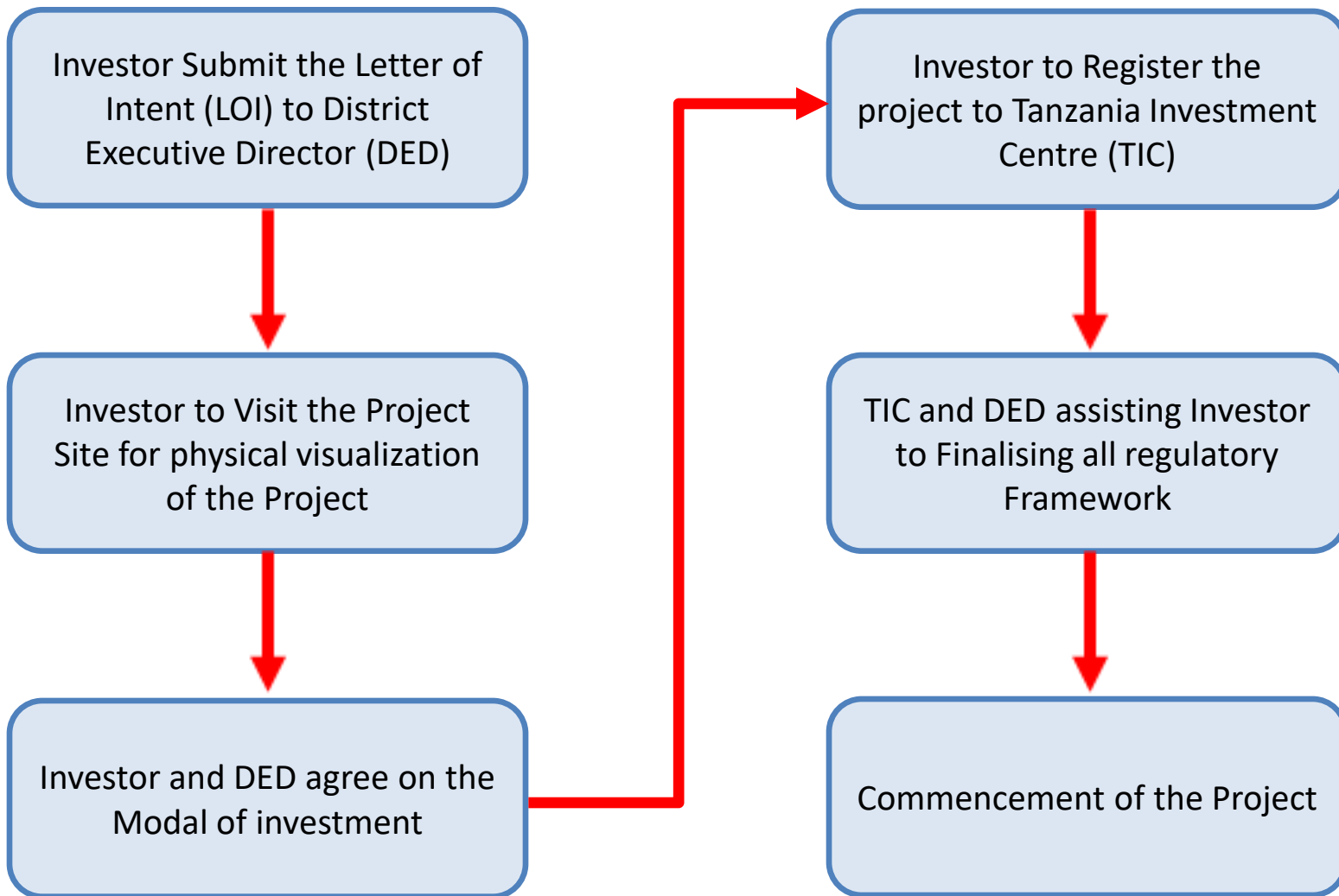


Bukulu Industrial Plot – Site Pictures





Procedure for acquiring Land Plot at Bukulu Industrial Area





Key Messages



1. Bukulu Industrial Plot is potentially a quick win for an investor who wants to invest in Manufacturing in Dodoma Region - Tanzania
2. The investor is requested to meet the project owner as soon as they can for a discussion on the way forward and the engagement plan
3. It is recommended for the interested investor to undertake market research and analyze Key Performance Indicators (KPI) before kick starting the project



Please contact TIC or Project Owner for further information



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