PRESIDENT'S OFFICE PLANNING AND INVESTMENT

TANZANIA INVESTMENT & SPECIAL ECONOMIC ZONES AUTHORITY (TISEZA)

QUARTERLY INVESTMENT BULLETIN

OCTOBER TO DECEMBER 2025

About Us

AfriCorp Attorneys is a dynamic, TISEZA-certified investment service provider and full-service law firm based in Dar es Salaam, offering strategic, business-focused support to investors operating in Tanzania and across the region. With deep expertise in local law and strong international exposure, we deliver precise guidance on market entry, regulatory compliance, deal structuring, and cross-border transactions. Our experienced team goes beyond traditional legal advisory—we partner with investors to unlock opportunities, mitigate risks, and drive sustainable growth. At AfriCorp, we stand on expertise, integrity, and an unwavering commitment to your investment success.

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FROM DIRECTOR GENERAL'S DESK:

It is my distinct honor to present this edition of the Quarterly Investment Bulletin for October to December 2025, a period that continues to reflect Tanzania's strong trajectory toward becoming a leading investment destination in Africa.
This quarter builds upon a historic institutional transformation—the establishment of the Tanzania Investment and Special Economic Zones Authority (TISEZA) under the TISEZA Act No. 6 of 2025. The integration of the former Tanzania Investment Centre (TIC) and the Export Processing Zones Authority (EPZA) into a single, unified authority marks a new era of efficiency, coordination, and investor-centered service delivery. Through this reform, Tanzania now offers a more streamlined, predictable, and globally competitive investment framework.

Guided by the visionary leadership of Her Excellency Dr. Samia Suluhu Hassan, President of the United Republic of Tanzania, the Government continues to implement bold reforms aimed at strengthening the business and investment climate. The ongoing implementation of the Blueprint for Regulatory Reforms, alongside broader economic transformation initiatives, underscores our commitment to enhancing transparency, reducing administrative barriers, and promoting private sector-led growth.

During the reporting period, TISEZA recorded strong investment performance across key sectors of the economy. A total of 278 projects with a combined value of US$3.16 billion were registered under the General Investment Scheme, with the potential to generate over 71,000 jobs. In addition, the Special Economic Zones and Export Processing Zones schemes continued to attract strategic investments, reinforcing Tanzania's position as a hub for export-oriented industrialization.

Equally important, we have intensified our investor facilitation and aftercare services through the One Stop Facilitation Centre (OSFC), ensuring that investors receive timely, coordinated, and efficient support. Our engagement with investors—through physical visits, consultations, and digital platforms—continues to strengthen confidence and foster long-term partnerships.

On the global stage, TISEZA actively promoted Tanzania's investment opportunities through targeted outbound missions, inbound delegations, and participation in high-level investment forums. These engagements have not only enhanced Tanzania's visibility but also expanded our pipeline of strategic investments in priority sectors such as manufacturing, agro-processing, energy, logistics, and infrastructure.
As we move forward, our focus remains clear: to position Tanzania as a competitive, reliable, and sustainable investment destination. We are committed to supporting investments that drive industrialization, create decent jobs, promote value addition, and contribute to inclusive economic growth.

This Bulletin is not only a reflection of our progress, but also an invitation. We welcome investors, partners, and stakeholders to explore the vast opportunities that Tanzania offers and to collaborate with us in shaping a prosperous future. Tanzania is open for Investment and TISEZA stands ready to facilitate your success.

Gilead Teri
Director General
Tanzania Investment & Special Economic Zones Authority

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LIST OF ABBREVIATIONS & ACRONYMS

AI	Artificial Intelligence
BRELA	Business Registration and Licensing Agency
CEOs	Chief Executive Officers
DC	District Commissioner
DCC	Dar es Salaam City Council
DIs	Domestic Investments
DSM	Dar es Salaam
EAC	East African Community
EPZA	Export Processing Zones Authority
EPZs	Export Processing Zones
FAD	Fish Aggregating Devices
FCC	Fair Competition Commission
FDI	Foreign Direct Investment
FTG	Full Tensor Gradiometry
H. E	Her Excellency
H. E	His Excellency
ICC	Investment Call Centre
ICT	Information and Communication Technology
IPA	Investment Promotion Agency
ISP	Investor Service Provider
JUBH	Japan International Association for the Industry of Urban Development, Building and Housing
JV	Joint Venture
KLNT	Kingdom Leadership Network of Tanzania
LGA	Local Government Authority
M & E	Monitoring and Evaluation
MDAs	Ministries, Departments, and Agencies
MIT	Ministry of Industry and Trade
MKUMBI	Mpango wa Kuboresha Mazingira ya Biashara
MoU	Memorandum of Understanding
MP	Member of Parliament
MSD	Medical Stores Department
NIDA	National Identification Authority
NIRC	National Irrigation Commission

OSFC	One-Stop-Facilitation Centre
OTR	Office of the Treasury Registrar
PPP	Public-Private Partnerships
PSDM	Pre-Stack Depth Migration
PSTM	Pre-Stack Time Migration
PVV	Physical Verification Visit
Q4	Fourth Quarter
RC	Regional Commissioner
REDET	Research and Education for Democracy in Tanzania
SADC	Southern African Development Community
SDGs	Sustainable Development Goals
SEZs	Special Economic Zones
SGR	Standard Gauge Railway
SMEs	Small and Medium Enterprises
SOTIP	SADC Online Trade, Investment and Technology Platform
STAMICO	State Mining Corporation
TACAF	Tanzania Culture and Arts Fund
TANESCO	Tanzania Electric Supply Company Limited
TBC	Tanzania Broadcasting Corporation
TCCIA	Tanzania Chamber of Commerce, Industry and Agriculture
TeIW	Tanzania electronic Investment Window
TIBIF	Tanzania-Israel Business and Investment Forum
TIC	Tanzania Investment Centre
TIN	Tax Identification Number
TISEZA	Tanzania Investment and Special Economic Zones Authority
TPA	Tanzania Ports Authority
TPDC	Tanzania Petroleum Development Corporation
TRA	Tanzania Revenue Authority
TSA	Tanzania Startup Association
TTB	Tanzania Tourist Board
UAE	United Arab Emirates
UDSM	University of Dar es Salaam
UNIDO	United Nations Industrial Development Organization
URT	United Republic of Tanzania
USA	United States of America
USD	United States Dollar

ACKNOWLEDGEMENT

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Grateful acknowledgment extends to Mr. Gilead Teri, Director General of TISEZA, for the indispensable professional guidance provided throughout the preparation of this edition. Mr. Gaudence Mmassy, the Head of Planning, Research, and Innovation, for invaluable assistance with techniques enhancing the document. Furthermore, the expertise generously offered by Dr. David Biswalo, Mr. Nestory Kissima, Mr. Remidius Bantulaki, Mr. Shem Redie, Ms. Privata Saimon and Ms. Salima Kauga greatly facilitated the publication process. Additionally, the invaluable contribution of experts at the One Stop-Facilitation Center (OSFC), Zone Offices, Monitoring and Evaluation Unit, Public Relations and Communication Unit, Investment Promotion, Investment Facilitation, and Special Economic Zones Departments is deeply appreciated and cannot be overstated.

Lastly, as the editorial team outflows liability for contextual and/or editorial mishaps, we are delighted to welcome stakeholder feedback on this bulletin's content for further contemplation. Please, direct all observations or inquiries to Mr. Gaudence Mmassy (gaudence.mmassy@tiseza.go.tz), info@tiseza.go.tz and Ms. Salima Kauga (salima.kauga@tiseza.go.tz).

We hope you enjoy reading this edition of the Quarterly Investment Bulletin!

SECTION ONE

GLOBAL AND REGIONAL TRENDS

Global and regional trends

Global and regional economic dynamics are reshaping investment decisions and redefining the geography of production, trade, and industrial development. These trends present significant opportunities for countries that offer stability, strategic location, and an enabling investment environment. Tanzania is well positioned to benefit from these evolving dynamics.

Shifting Global Value Chains and Industrial Relocation

Across the globe, companies are restructuring their value chains to enhance resilience, reduce risk, and diversify production locations. The post-pandemic environment, geopolitical realignments, and rising production costs in traditional manufacturing hubs have accelerated the relocation and diversification of industries toward emerging markets. Investors are increasingly seeking alternative destinations that offer cost competitiveness, reliable infrastructure, and access to growing markets.

Africa, and East Africa in particular, has emerged as a key destination for this industrial shift. Tanzania's political stability, improving business environment, and expanding industrial infrastructure, position it as a competitive location for manufacturing, assembly, and export-oriented industries. Through Special Economic Zones, Tanzania offers investors an opportunity to integrate into global value chains while benefiting from a predictable and supportive policy framework.

Regional Integration and Expanding Market Access

At the regional level, economic integration continues to deepen, creating larger and more attractive markets for investors. The African Continental Free Trade Area (AfCFTA), alongside regional blocs such as the East African Community (EAC) and the Southern African Development Community (SADC), is transforming Africa into a single market with enhanced trade and investment flows.

Tanzania's membership in these regional frameworks provides investors with preferential access to a vast market of over hundreds of millions of consumers. This expanded market access supports economies of scale, encourages regional production networks, and strengthens the case for establishing manufacturing and logistics hubs within Tanzania. Special Economic Zones developed under the coordination of TISEZA are strategically positioned to support cross-border trade, regional supply chains, and export competitiveness.

Rising Demand for Value Addition and Industrial Processing

Globally and regionally, there is a growing emphasis on value addition, industrial processing, and local content development. Governments and investors alike are prioritizing investments that move beyond primary production toward manufacturing, processing, and higher value activities.

This trend is particularly evident in sectors such as agro-processing, pharmaceuticals, minerals beneficiation, and light manufacturing.

Tanzania's resource base and agricultural potential align strongly with this global shift. By promoting industrial clusters and SEZ-based development, TISEZA supports investments that transform raw materials into higher-value products for regional and international markets. This approach enhances competitiveness, creates employment, and supports sustainable economic transformation.

Growth of Green, Sustainable, and Responsible Investment

Sustainability has become a defining feature of global investment decisions. Investors are increasingly prioritizing green industries, renewable energy, resource efficiency, and environmentally responsible production. Regional and international markets are also demanding compliance with environmental, social, and governance (ESG) standards.

Tanzania is actively positioning itself to attract sustainable and climate-resilient investments. Through SEZ planning, policy coordination, and investor facilitation, TISEZA promotes environmentally responsible industrial development, energy-efficient infrastructure, and sustainable production practices. These efforts align Tanzania with global sustainability trends and enhance its attractiveness to responsible investors.

Digitalization, Innovation, and Industrial Upgrading

Digital transformation is reshaping production systems, logistics, and business operations worldwide. Automation, digital trade platforms, and smart logistics are improving efficiency and reducing transaction costs. Artificial Intelligence (AI), robotics and fourth industrial revolution technologies are also reshaping how things are done. Investors are seeking locations that support innovation, skills development, and technology adoption.

Tanzania is gradually strengthening its digital and innovation ecosystem, supported by investments in infrastructure, skills development, and institutional reforms. Special Economic Zones provide an enabling environment for technology-driven industries, light manufacturing, and service-oriented investments that leverage digital solutions. TISEZA plays a facilitative role in supporting investors to adopt modern technologies and integrate into regional and global markets.

Tanzania's Strategic Position in a Changing Investment Landscape

In the context of these global and regional trends, Tanzania offers a compelling investment proposition. Its strategic location, large labor force, access to multiple regional markets, growing industrial base, and investor-focused institutional framework provide a strong foundation for long-term investment.

Through proactive investment facilitation, development of competitive SEZs, and alignment with global and regional trends, TISEZA ensures that Tanzania remains responsive to evolving investor needs. The Authority continues to position the country as a reliable destination for industries seeking growth, resilience, and integration into regional and global value chains.

"Tanzania is ready to lead Africa into a new era of manufacturing," the Minister declared, emphasizing the zones' potential for driving job creation, innovation, and sustainable industrial growth.

SECTION TWO

INVESTMENT PERFORMANCE

This chapter provides highlights of investment performance under three schemes: the General Investment Scheme, the Export Processing Zones, and the Special Economic Zones schemes. The investment performance of those institutions for the second quarter, covering October to December 2025, is as described below.

2.1. General Investment Scheme

2.1.1. Investment Trends

The Tanzania Investment and Special Economic Zones Authority (TISEZA) report a marked improvement in the quality of investment projects, capital, and job creation in the second quarter of 2025/26 (October-December). TISEZA registered **278** investment projects, with a total value of **US$ 3,160.17** million. These projects are expected to generate **71,412** new job opportunities, as shown in Figure 2.1.

Figure 2.1: Trends on investments, capital, and jobs

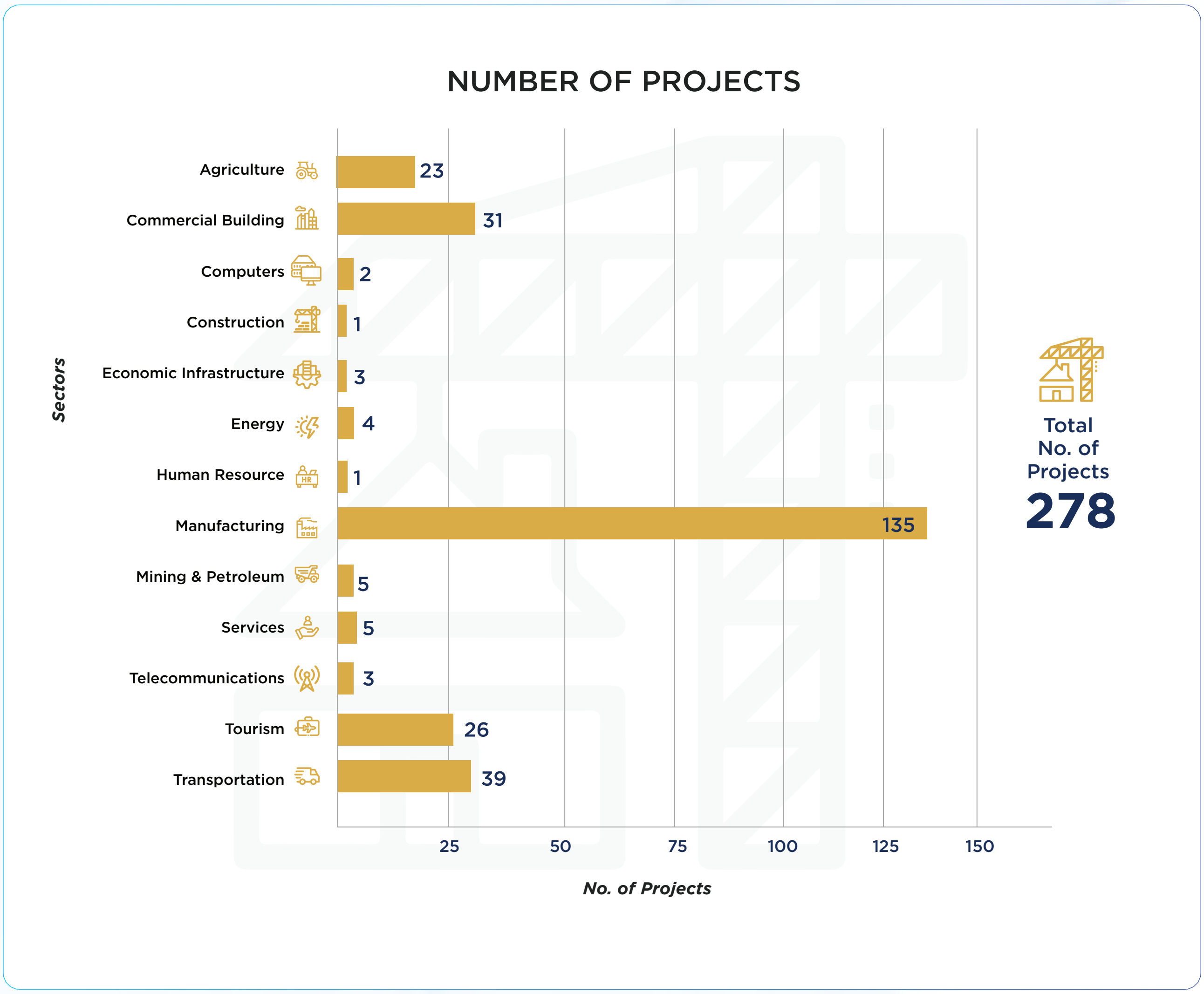
Source: TISEZA, 2026.

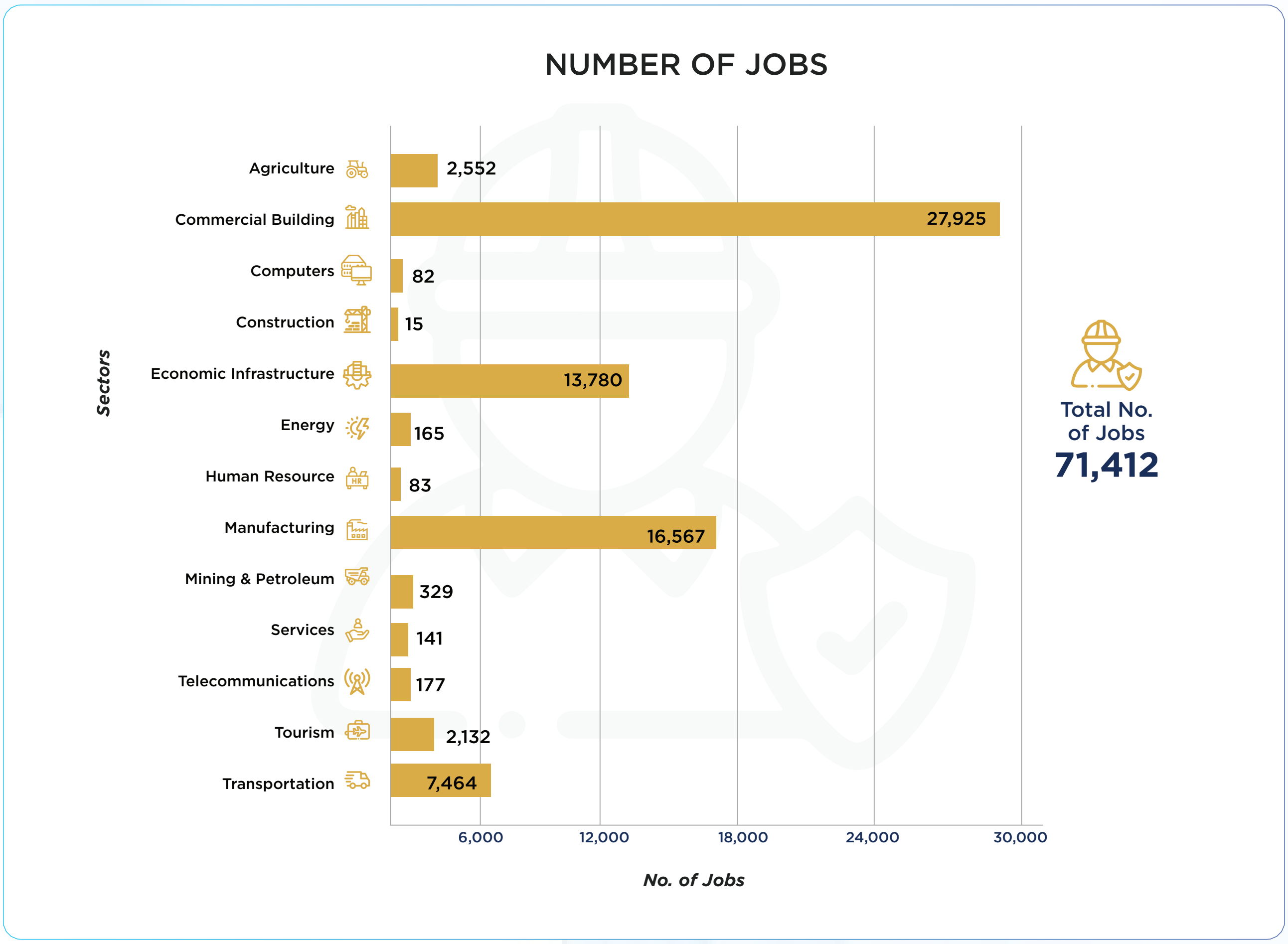
2.1.2. Registered Investments by Sector

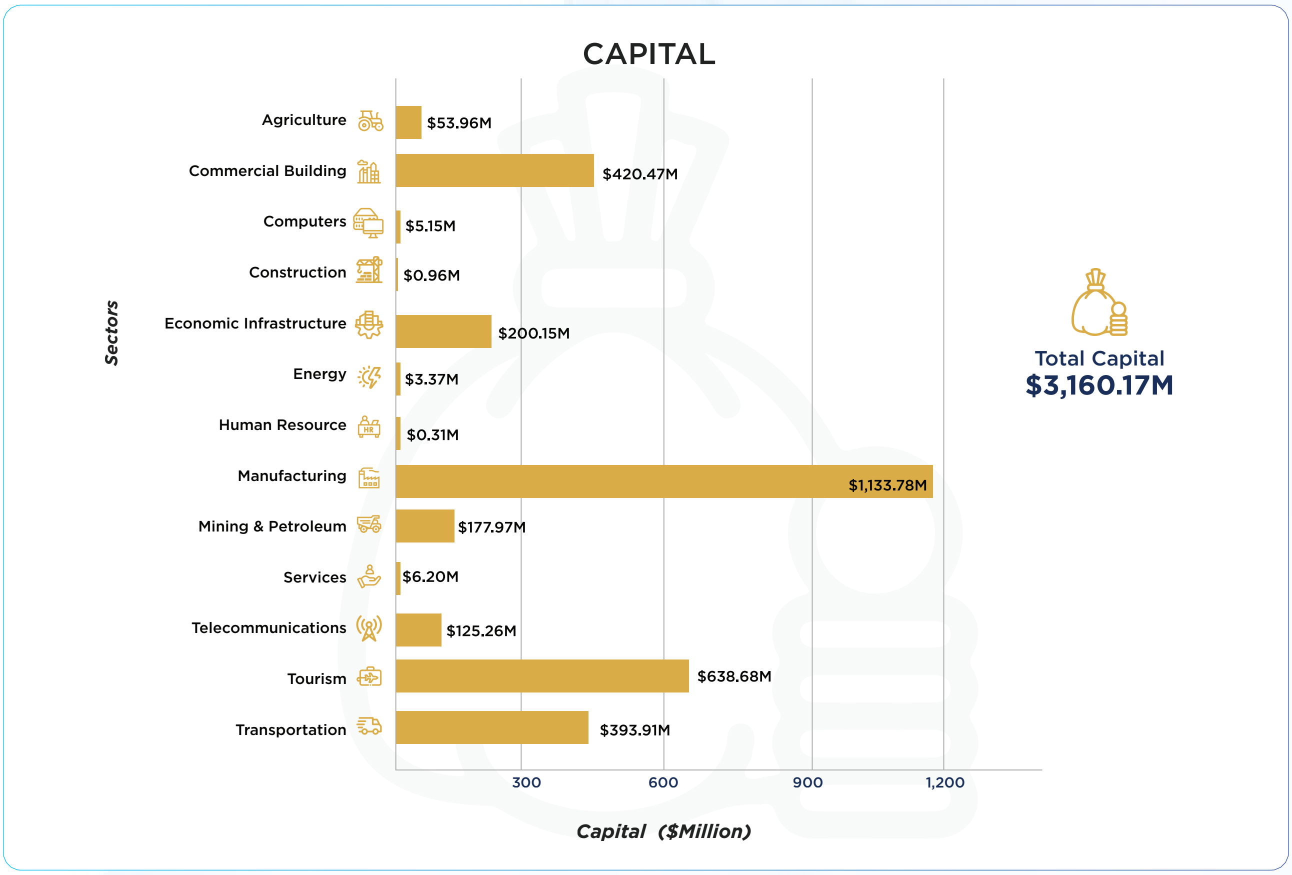
During the second quarter of the financial year 2025/26 (October-December), the sectors that attracted the highest number of investment projects were Manufacturing – **135** projects, Transportation – **39** projects, Commercial buildings – **31** projects, Tourism – **26** projects, and Agriculture – **23** projects. In terms of job creation, the sectors expected to generate the most employment opportunities include Commercial Buildings **- 27,925** jobs, Manufacturing – **16,567** jobs, Economic Infrastructure – **13,780** jobs, Transportation– **7,464** jobs, and Agriculture – **2,552** jobs. Regarding capital investment, the leading sectors were Manufacturing – US$ **1,133.78** million, Tourism – **US$ 638.68** million, Commercial Building – **US$ 420.47** million, Transportation – **US$ 393.91** million and Economic Infrastructure – **US$ 200.15** million.

Overall, the Manufacturing sector continued to dominate in terms of both the number of projects and the amount of capital investment, reflecting its significant contribution to industrial growth and employment generation as shown in Figure 2.2.

Figure 2.2: Summary of Investments by Sector







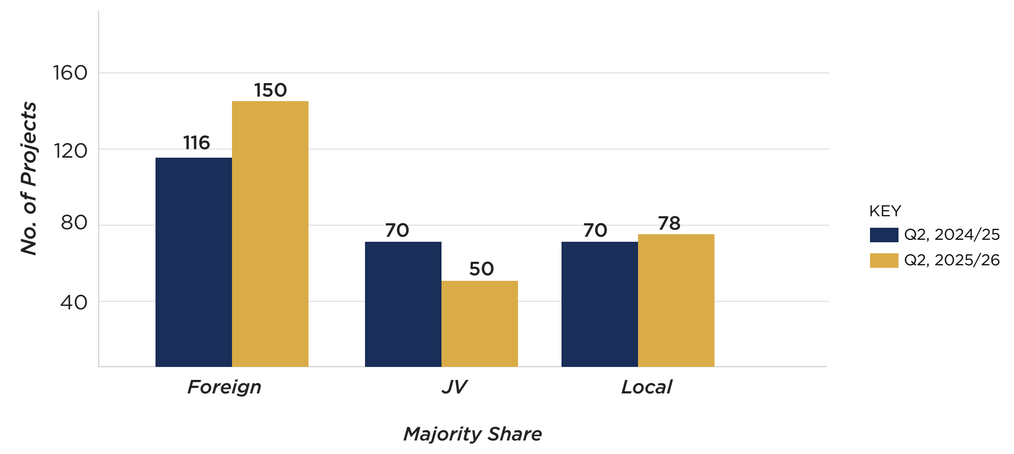
Source: TISEZA, 2026

2.1.3. Project Ownership

In the second quarter of the financial year 2025/26 (October-December), locally owned projects recorded a positive increase compared to the same period in the previous financial year (2024/25). During this period, TISEZA registered a total of **78** locally owned projects, up from **70** locally owned projects recorded in the corresponding quarter of the previous year.

This increase in local participation in investment is a clear reflection of the Government's continued efforts to create a conducive and predictable investment environment for both local and foreign investors, as shown in Figure 2.3.

Figure 2.3: Projects Ownership

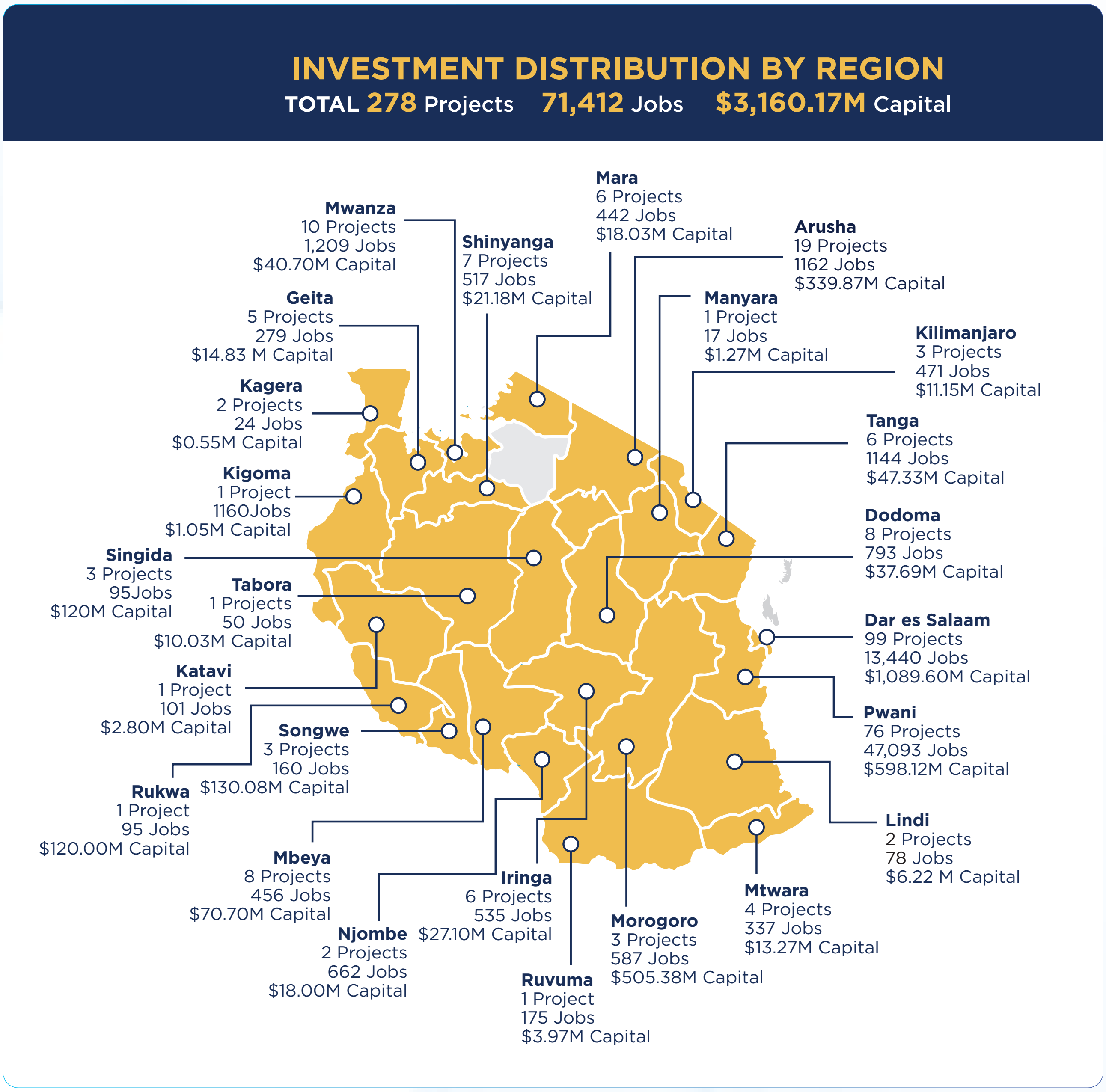


Source: TISEZA, 2026

2.1.4. Regional Distribution of Projects

During the second quarter of financial year 2025/26 (October-December), the Regions that attracted the highest number of investment projects were Dar es Salaam – **99** projects, Pwani – **76** projects, Arusha – **19** projects, Mwanza– **10** projects, Mbeya - **8** projects and Dodoma – **8** projects. In terms of job creation, the Regions expected to generate the most employment opportunities include Pwani – **47,093** jobs, Dar es salaam – **13,440** jobs, Mwanza – **1,209** jobs, Arusha – **1,162** jobs, and Kigoma – **1,160** jobs. Regarding capital investment, the leading Regions are Dar es Salaam – **US$1,089.60** million, Pwani – **US$598.12** million, Morogoro – **US$505.38** million, Arusha– **US$339.87** million, and Songwe – **US$130.08** million. Figure 2.4 portrays projects registered per region in Tanzania Mainland.

Figure 2.4: Investment Distribution by Region



Source: TISEZA, 2026

2.1.5. Expansion Projects Registered

During this quarter, a total of twenty-one (21) expansion projects were registered, expecting to invest a total of **US$340.40** million and create a total of **3,194** jobs.

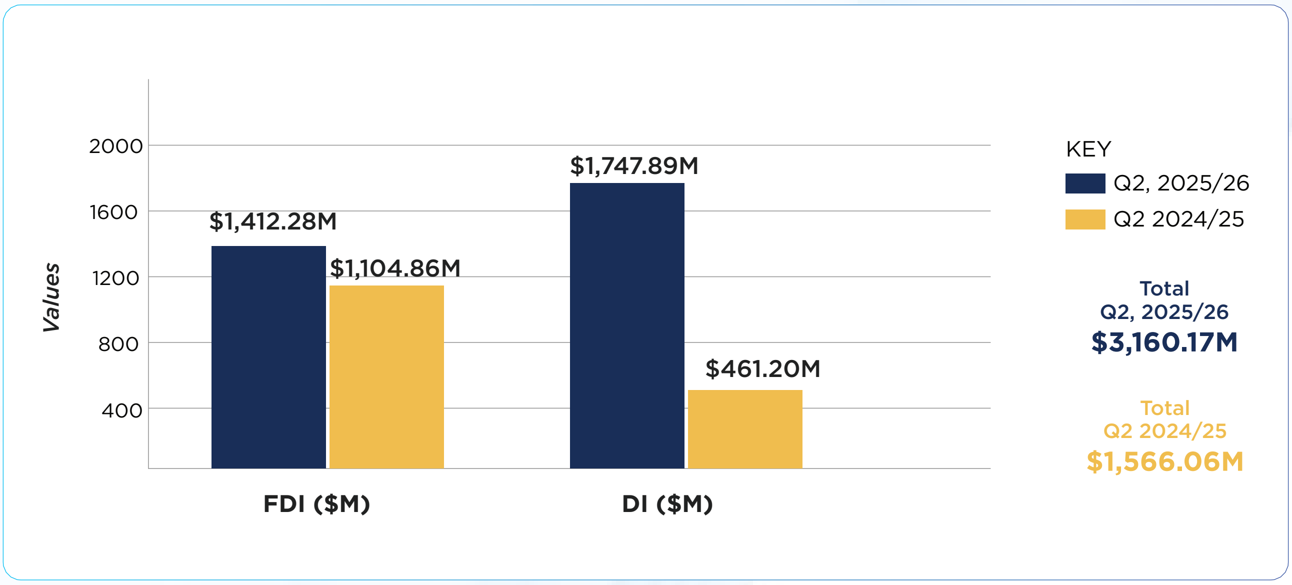
2.1.6. Analysis of Foreign Direct Investment (FDI) and Domestic Investment (DI)

2.1.6.1. Comparison of FDI and DI

During this quarter, TISEZA recorded total investment of US$3,160.17 million as compared to

US$1,566.06 million recorded in the same period of the previous year. On the other hand, domestic capital attracted was **US$1,747.89** million as compared to **US$461.20** million attracted in the same quarter previous year, as postulated in Figure 2.5.

Figure 2.5: Comparison of FDI and DI

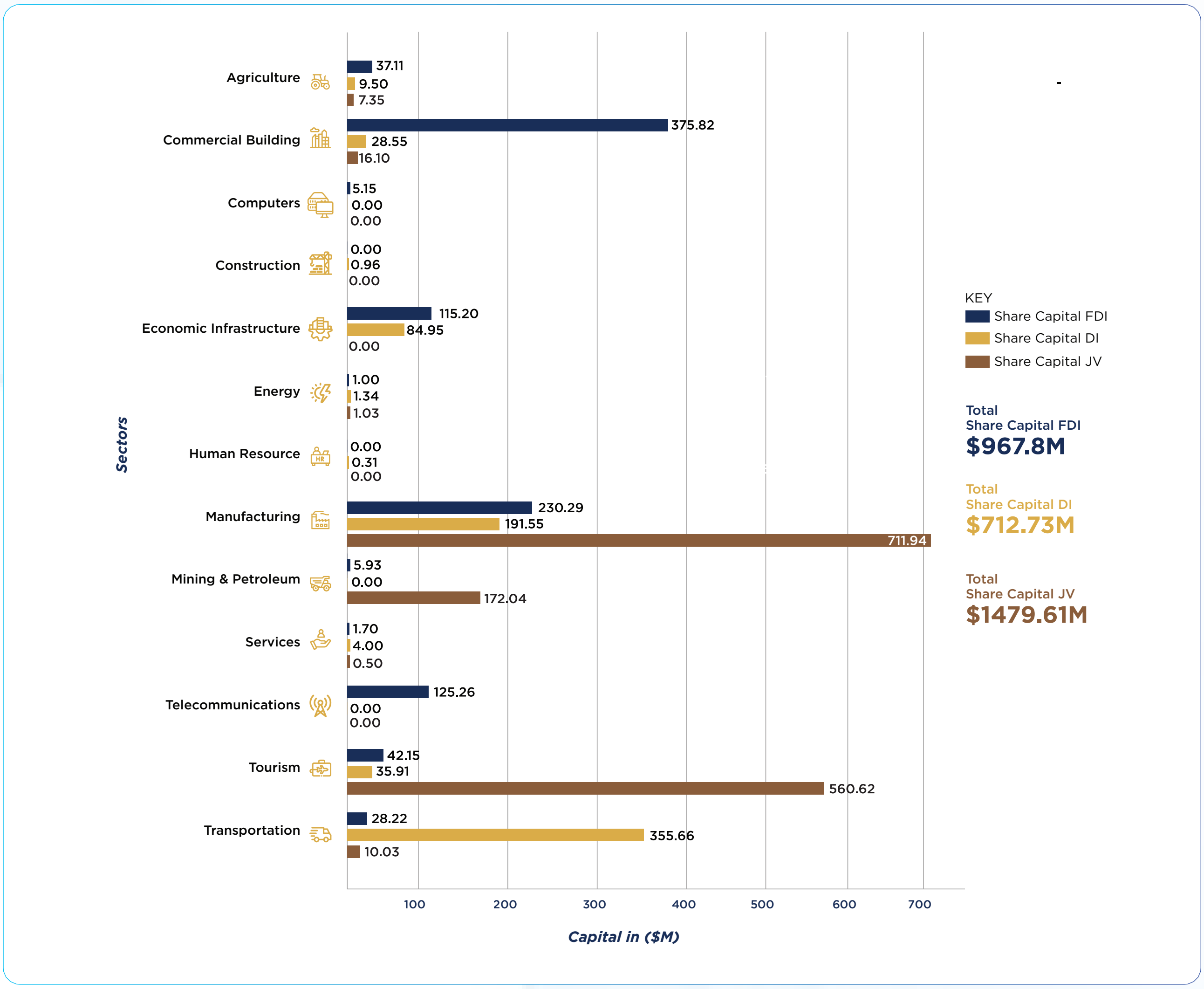


Source: TISEZA 2026

2.1.7. By Sector

For the period of October-December 2025 top five sectors attracting FDI were Commercial Buildings, Manufacturing, Telecommunications Economic Infrastructure while the top sectors attracting DI were Transportation and manufacturing, however in Joint Venture, Manufacturing, Tourism, and Mining and Petroleum sectors attracted more capital as shown in Figure 2.6.

Figure 2.6: Source of FDI & DI by Sector

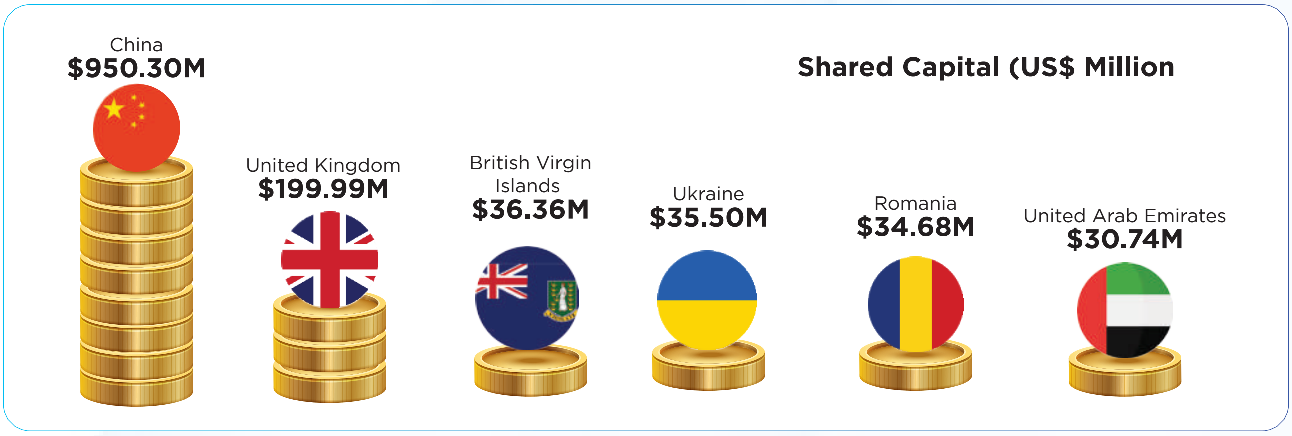


Source: TISEZA 2026

2.1.8. FDI by Country

The top Six sources of FDI recorded for the period of October-December 2025 were, China, United Kingdom, Ukraine, Romania, and British as indicated in Figure 2.7.

Figure 2.7: Top Six sources of FDI



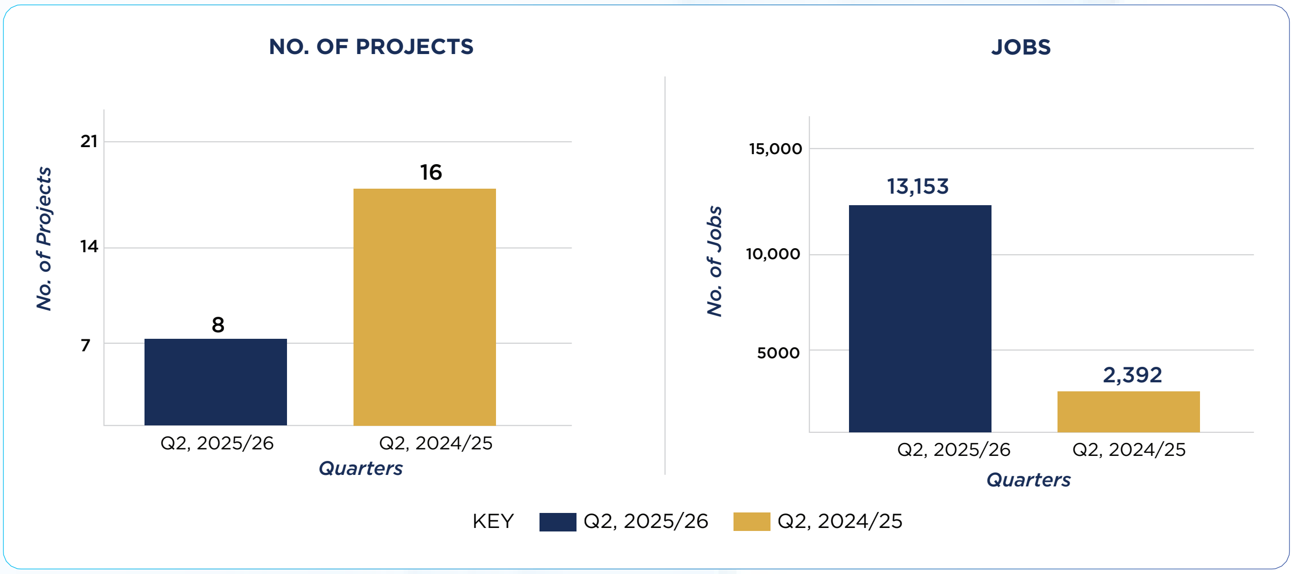
Source: TISEZA 2026

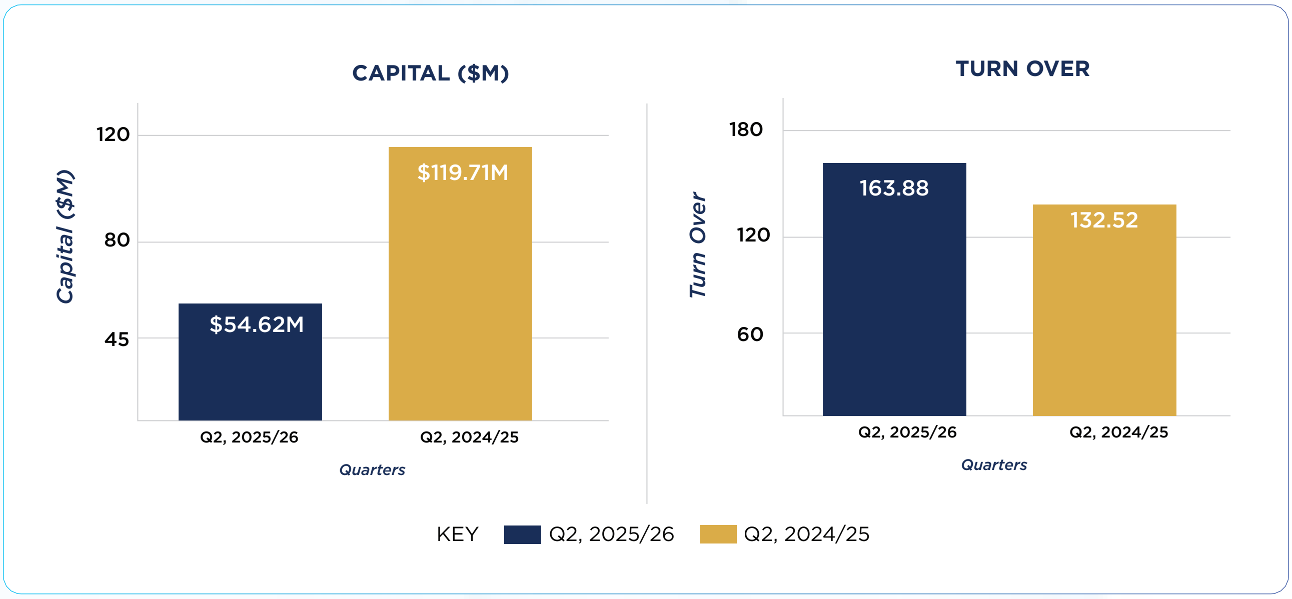
2.2. Export Processing Zones (EPZ) and Special Economic Zones (SEZ) Schemes

2.2.1. Investment Trends

SEZs projects depicted the improvement in the quality of investment, capital, job creation, and turnover (the amount the country expects to earn after exportation of goods). It shows the growth in EPZ scheme investment performance between Q2 2024/25 and Q2 2025/26. The number of projects registered is eighty (8), with capital investment of **US$54.62** million. This highlights substantial progress in EPZ/SEZ schemes especially in jobs creation and turnover , demonstrating stronger investor confidence and project value within a year, as shown in Figure 2.8.

Figure 2.8: Trends in investments, capital, and jobs (EPZ & SEZs)



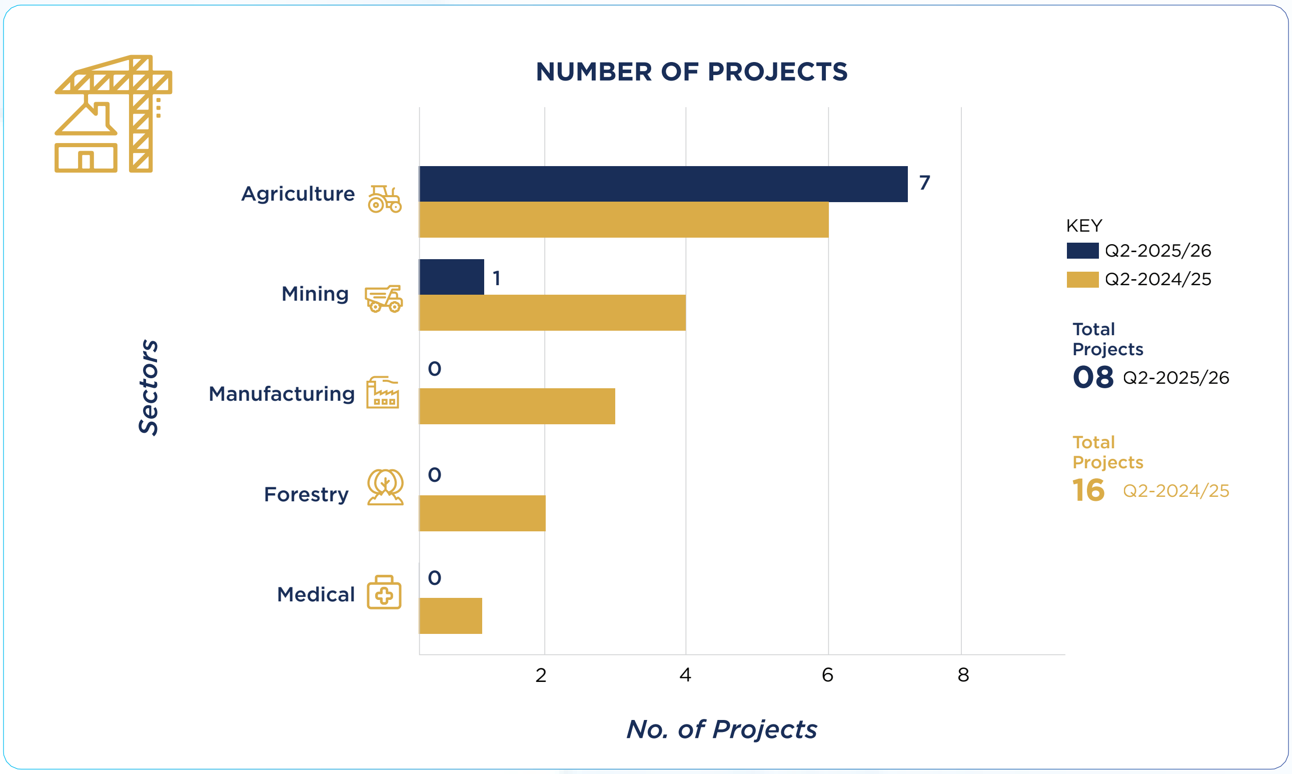


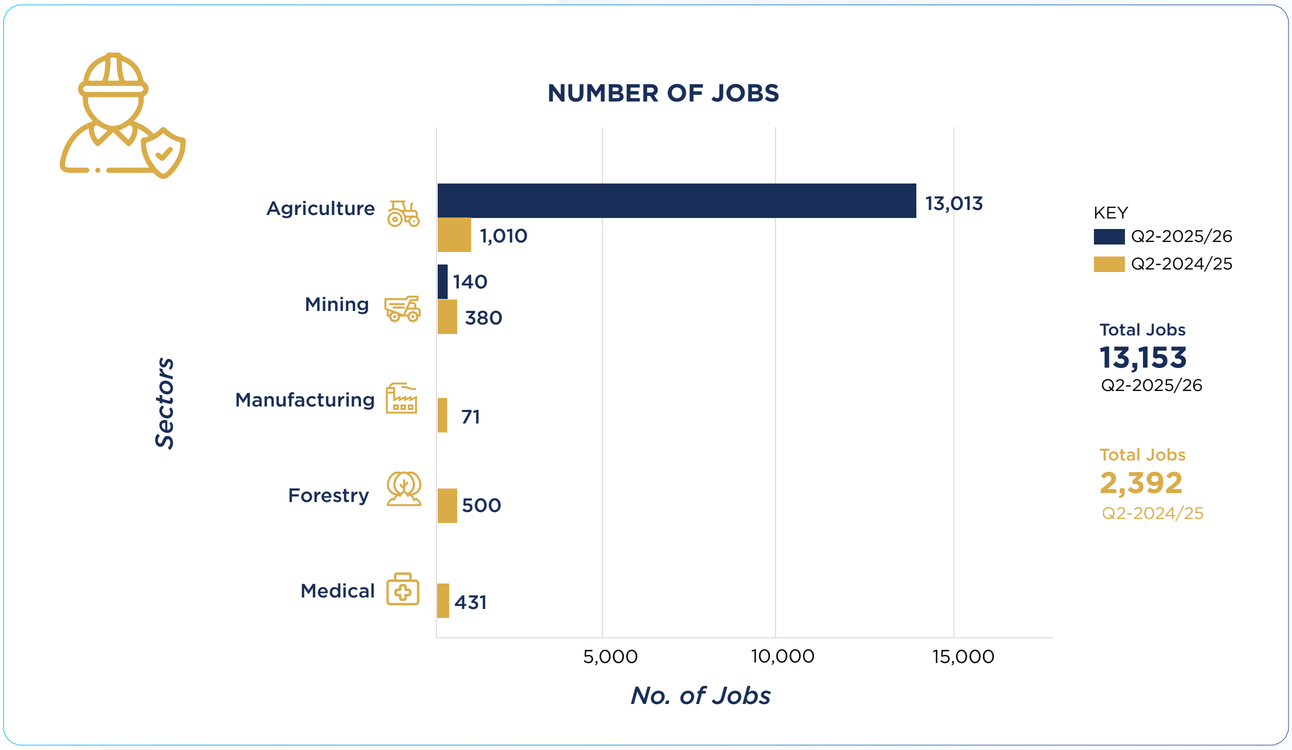
Source: TISEZA 2026.

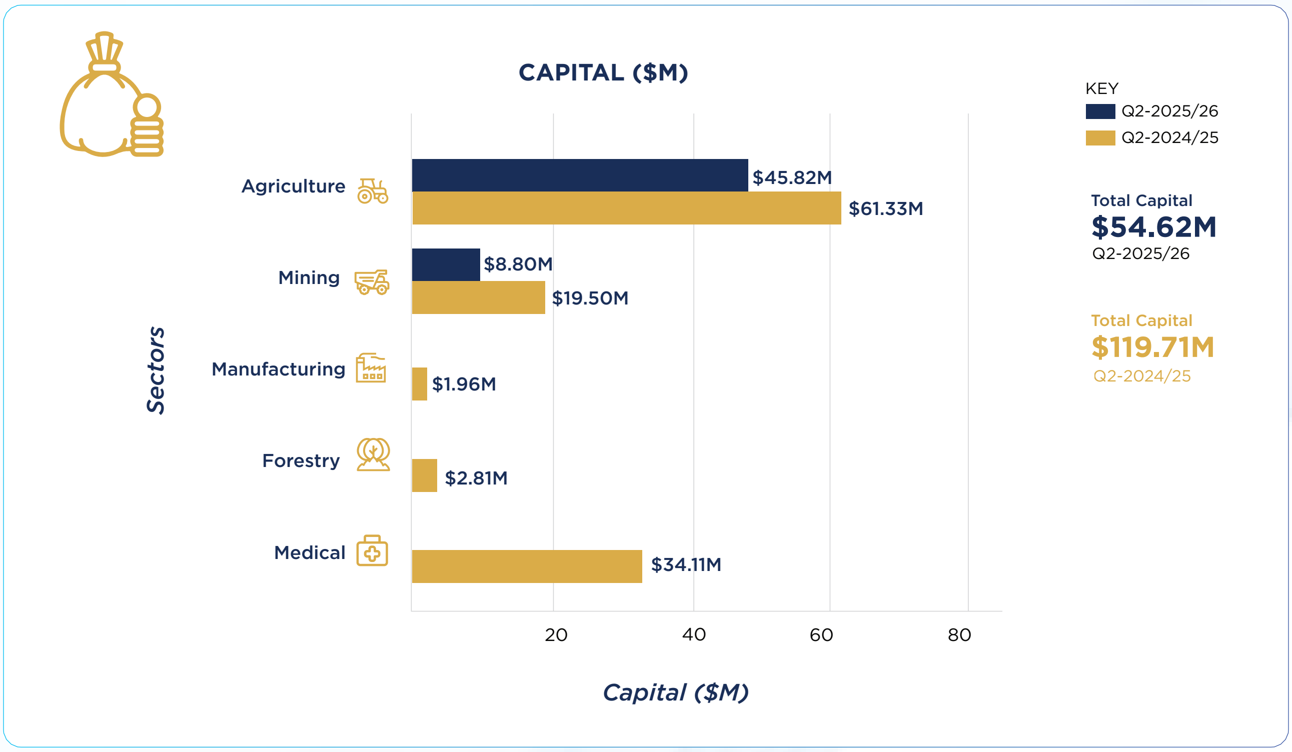
2.2.2. Registered Investments by Sector

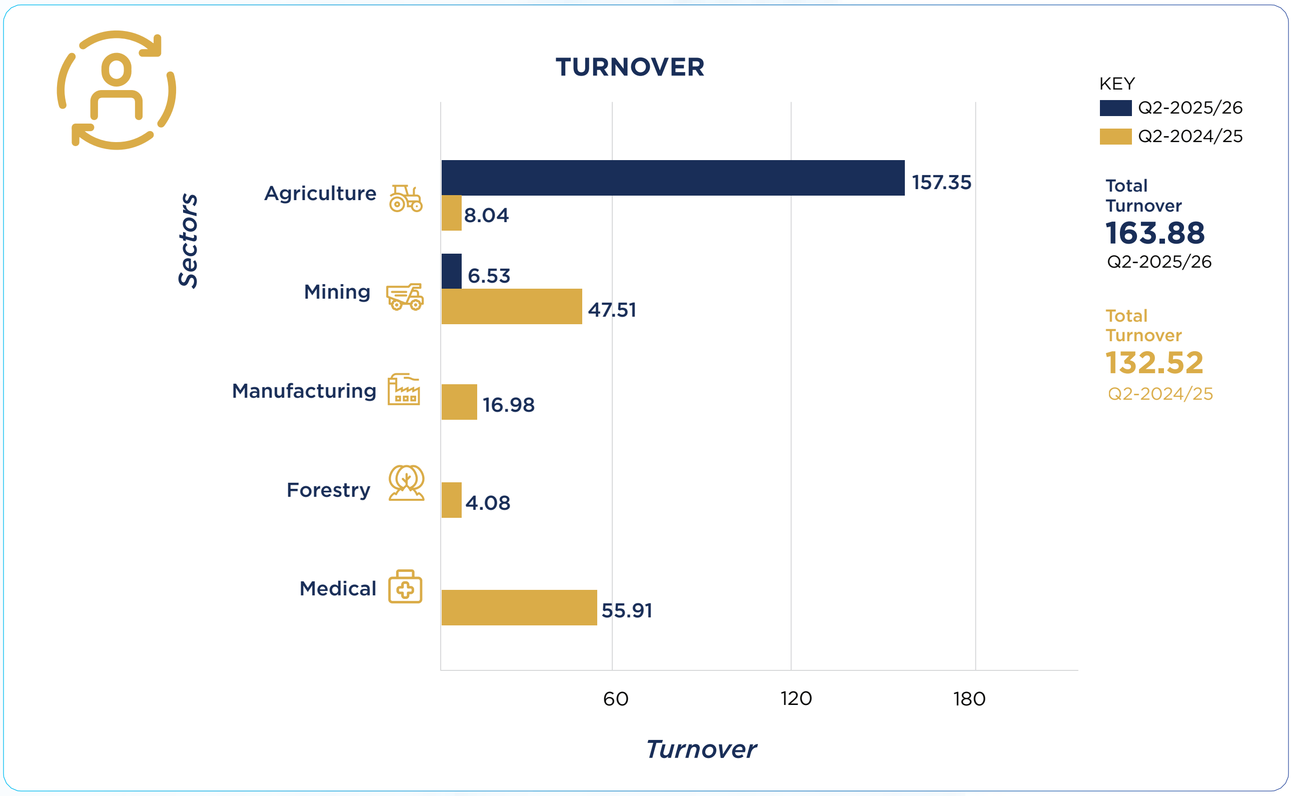
The figure 2.9 compares sectoral investments between Q2 2024/25 and Q2 2025/26. The agriculture sector maintained activity with seven (7) projects generating **13,013** jobs and Mining sector recorded only one project. Figure 2.9.

Figure 2.9: Summary of Investments by Sector







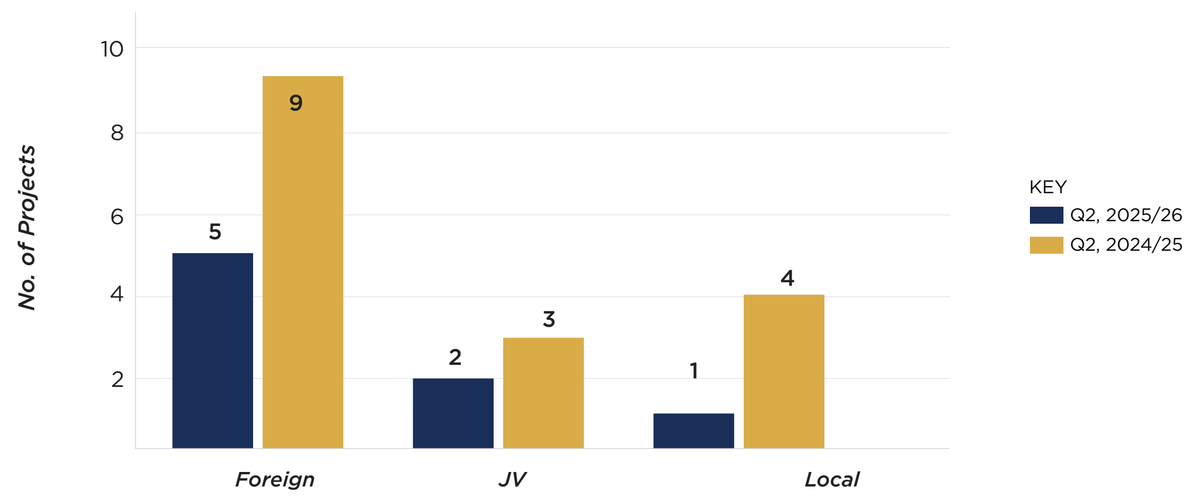


Source: TISEZA, 2026.

2.2.3. Project Ownership

Ownership composition in Q2 2025/26 shifted toward foreign and joint venture (JV) investments.Five (5) projects were foreign owned, while two (2) projects were JV owned and one (1) project was locally owned, as shown in Figure 2.10.

Figure 2.10: EPZs-Project Ownership

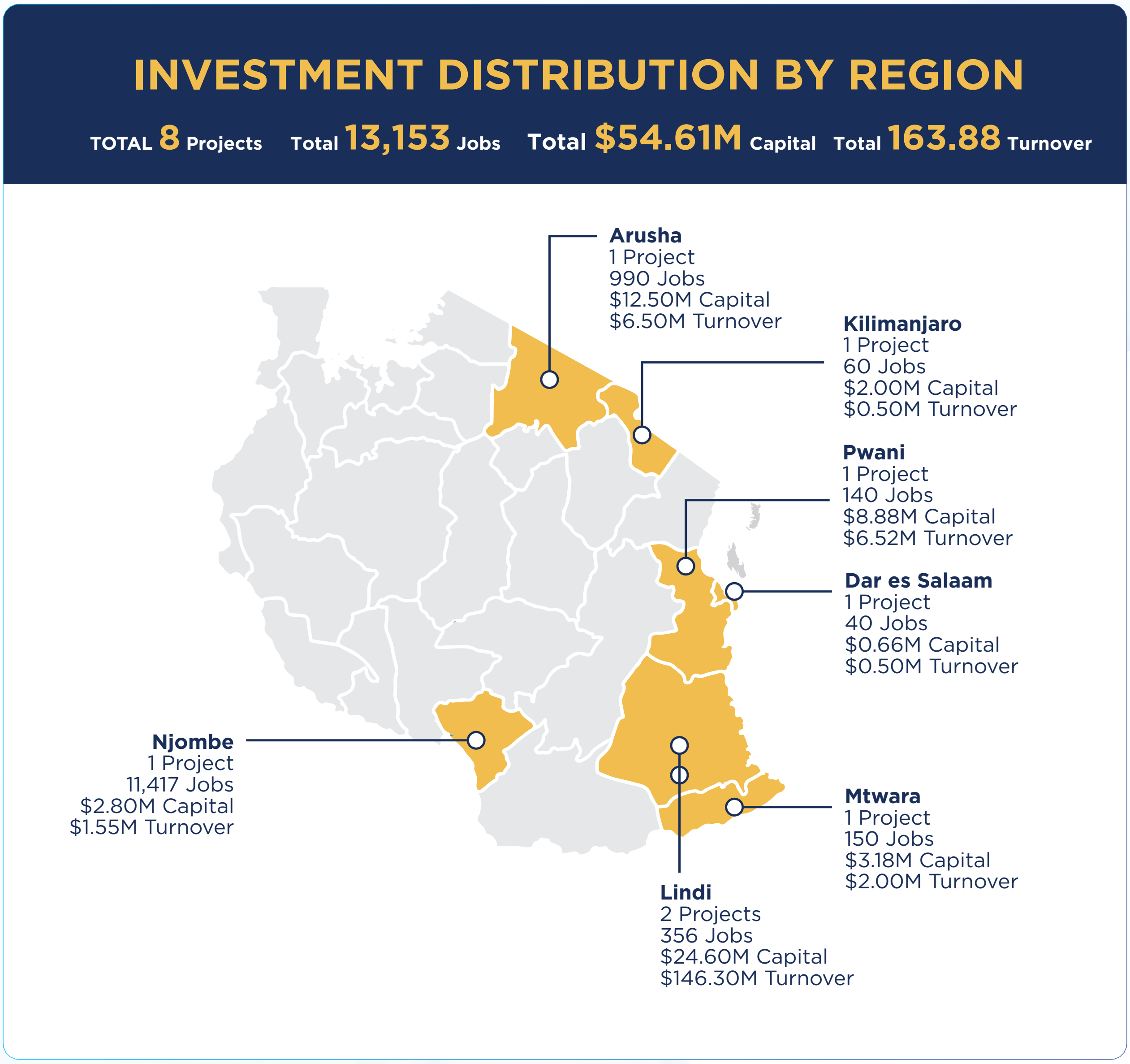


Source: TISEZA, 2026.

2.2.4. Regional Distribution of Projects

Lindi Region led with the highest project count, and the remaining regions contributed each by one (1) project. Cumulatively, eight (8) projects are projected to create **13,153** jobs, with **US$54.62** million in capital investment and **US$127.53** million turnover. The highest capital inflow was in Lindi (**US$24.60** million), while job concentration was greatest in Njombe (**11,417** jobs). Investments are geographically diverse, with coastal regions attracting large-scale capital, while interior regions provide significant employment opportunities (Figure 2.11).

Figure 2.11: Investment Distribution by Region



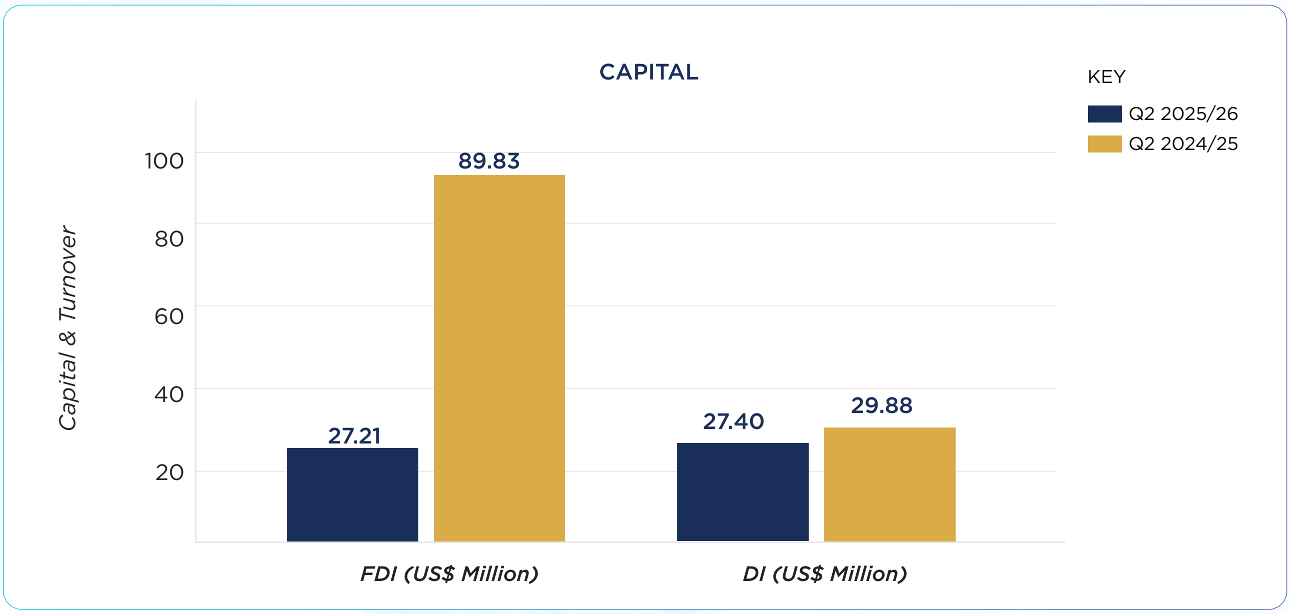
Source: TISEZA, 2026.

2.2.5. Analysis of FDI and DI

2.2.5.1. Comparison of FDI and DI

In Q2 2025/26, FDI was slightly less than DI, with **US$27.21** million, while DI accounted for **US$27.40** million. In contrast, Q2 2024/25 recorded more foreign investment as compared with domestic investment. Both FDI and DI are key drivers of economic growth (Figure 2.12).

Figure 2.12: Comparison of FDI and DI

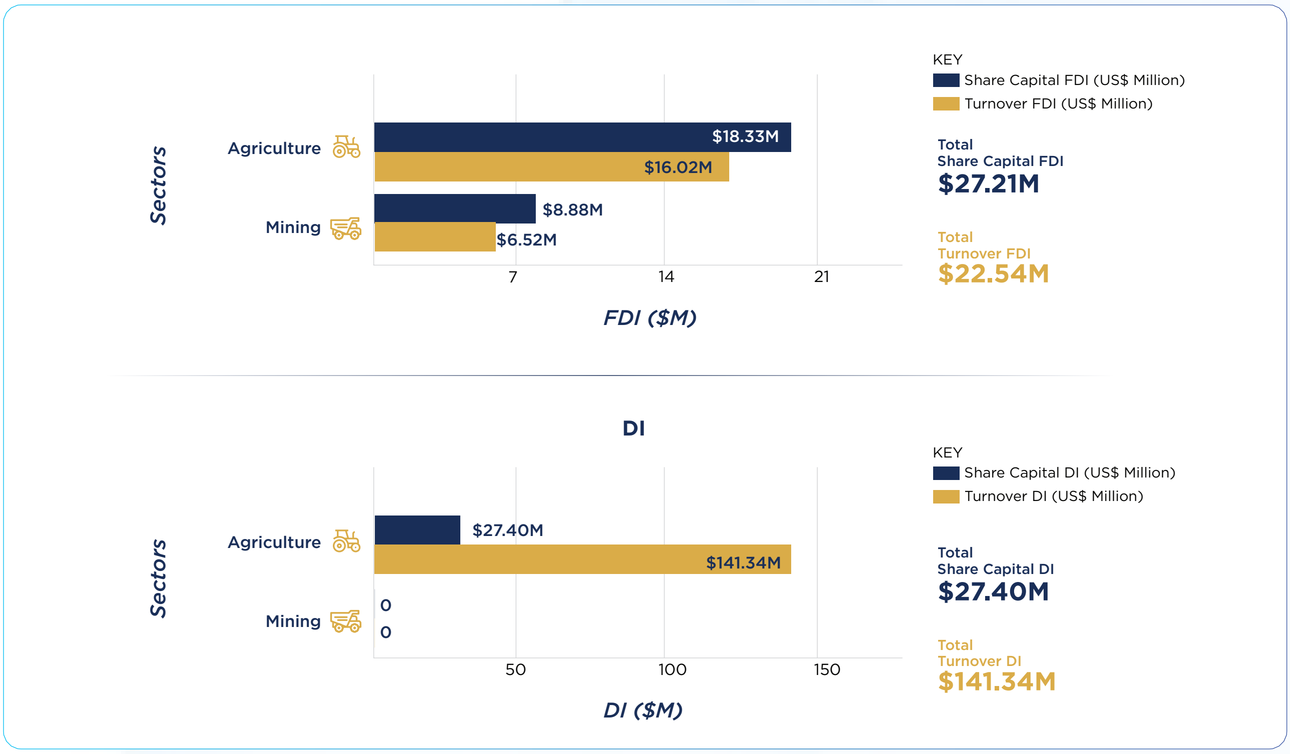


Source: TISEZA, 2026.

2.2.5.2. Shared Capital Q2 2025/26

FDI was mainly concentrated in Agriculture and Mining, while DI was observed only in Agriculture. This reflects foreign investors' dominance in the mining sector and local investors' focus in agriculture-based production (Figure 2.13).

Figure 2.13: Source of FDI & DI by Sector

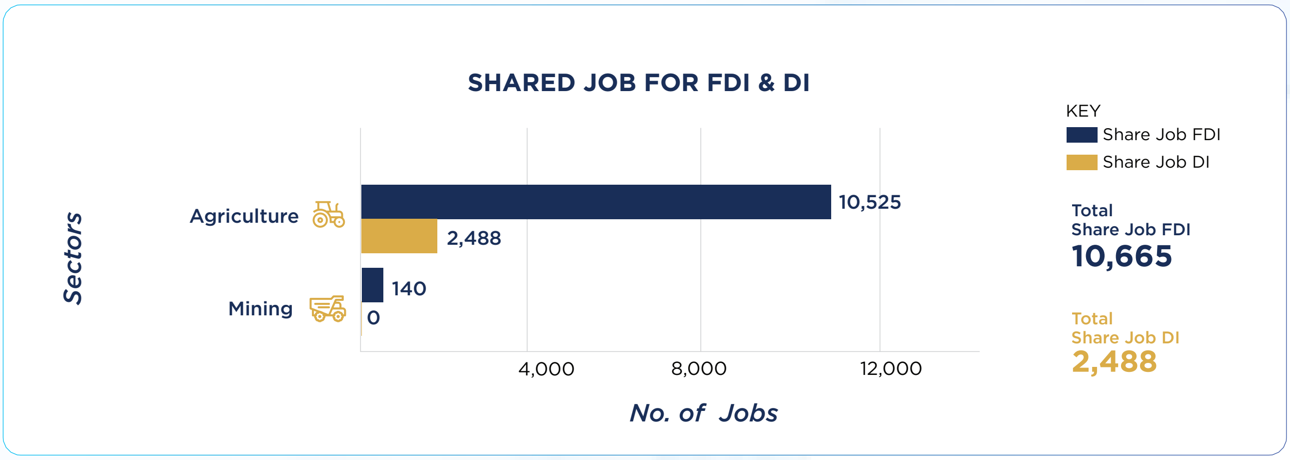


Source: TISEZA, 2026.

2.2.5.3. Shared Job Q2 2025/26

FDI-related projects created **10,665** jobs, with **10,525** in agriculture and **140** in mining, whereas DI-generated jobs totaled **2,488**, all in agriculture. Foreign investments are the leading contributors to employment generation, particularly through agriculture activities (Figure 2.14).

Figure 2.14: Shared Job for FDI & DI



Source: TISEZA 2026.

SECTION THREE

ONE-STOP FACILITATION CENTRE (OSFC) SERVICES

Figure 3.1: One-Stop Facilitation Centre (OSFC) Services

3.1. Introduction

TISEZA is committed to providing investors with a fast and efficient business process under the OSFC. The process involves obtaining all necessary permits, licenses, approvals, consents, authorizations, registrations, and other compliance requirements mandated by law to establish and operate an investment in the country.

The aim of providing services under the One Stop Facilitation Center, which has 14 Ministries, Departments, and Agencies (MDAs), is to improve the investment environment by reducing the time an investor spends accessing services, thereby allowing them to acquire all services in one location, as well as reducing bureaucracy. This Authority has proven to be efficient and effective in providing facilitation services, which can be reflected in the growing number of investors accessing its services.

3.2. Aftercare Services

The Aftercare system under TISEZA is well-administered to ensure that all projects under the Authority's jurisdiction are well-tracked through physical verification visits to registered projects, phone calls, the progress reports submitted by investors annually, and other means such as letters and correspondence. The aim is to create a close working relationship with the investors as well as to know the progress of their projects, the success of the projects, and the challenges that investors encounter in operating their investment projects, and ultimately take initiatives to address those challenges in collaboration with other stakeholders such as Local Government Authorities (LGAs) and other government Ministries, Departments, and Agencies (MDAs). Figure 3.1 below summarizes the aftercare services provided on registered projects during Quarter 2.

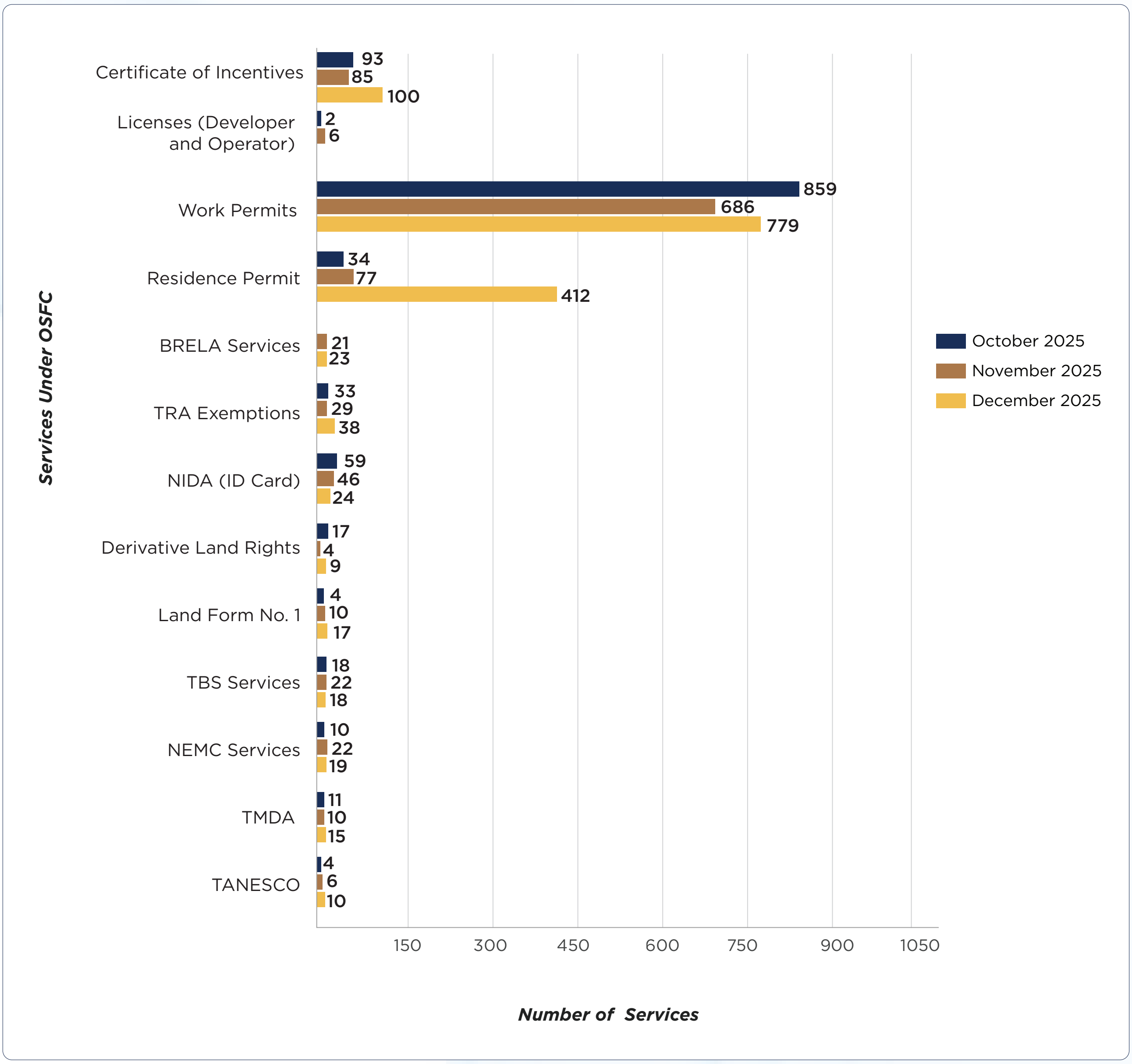
Figure 3.2: Projects received aftercare services

Source: TISEZA, 2026

3.3. Facilitation Services Provided at Osfc

The OSFC streamlines and facilitates investors in a fast-track manner. During this quarter, Investors were facilitated to obtain Certificates of Incentives, Company Registration, Business and Industrial Licenses, Residence and Work Permits, Land Acquisition, Issuing Derivative Rights, Environment Certificates, Standard Product Certificates, and Licenses for both Food and Drugs. Others include Occupation, Health and Safety Compliance Certificate, Tax Identification Number (TIN), and Tax Exemption; National Identity Cards for Non-Citizens, and Electricity Supply support as indicated in Figure 3.2.

Figure 3.3: OSFC Services



Source: TISEZA, 2026

Powering the Logistics Backbone of East & Central Africa

Imagine a country that serves as the primary gateway for more than **six landlocked** nations across East and Central Africa.

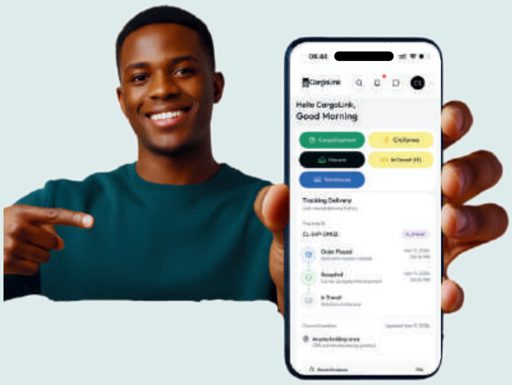
Millions of tons of cargo move every year through the Port of Dar es Salaam toward markets in DRC, Zambia, Malawi, Burundi, Rwanda, Uganda, and beyond.

Yet the region's logistics systems remain fragmented — trucks operate without coordination, warehouses lack visibility, cargo movements are difficult to track, and businesses struggle to find reliable logistics services.

CargoLink is building the digital logistics operating system for East & Central Africa

Our platform connects cargo owners, transporters, warehouses, and logistics service providers into one structured digital ecosystem designed to improve efficiency, transparency, and coordination across the region's trade corridors.

Through CargoLink, logistics operations that once required dozens of disconnected processes can now be managed through one integrated platform.



CargoLink operates through five integrated service modules

- **CargoShipment**
Digital freight coordination connecting cargo owners with verified trucks across regional trade corridors.

- **Movers**
A digital relocation and moving services platform connecting households and businesses with verified movers.

- **Warehouse**
A smart warehouse discovery and booking system enabling businesses to locate and reserve storage facilities along logistics corridors.

- **InTransit (IT)**
A specialized module for tracking and coordinating vehicles being transported between cities or across borders

- **CityXpress**
Focuses on organized intra-city logistics. It connects businesses and individuals with verified small-truck operators (e.g., Kirikuu, Mini-trucks, Fuso/Canter class vehicles) under a clear set of operating rules.

Strategic Vision

CargoLink is designed to become **the logistics infrastructure layer supporting regional trade**, enabling faster cargo movement, improved supply chain visibility, and better coordination between logistics stakeholders.

As East Africa's trade volumes continue to grow, platforms like CargoLink will play a critical role in modernizing how cargo moves across borders and corridors.

CargoLink

Available on the App Store

GET IT ON Google Play

SCAN ME!

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SECTION FOUR

INVESTMENT PROMOTION ACTIVITIES

HIGHLIGHTS ON INVESTMENT PROMOTION

Tanzania Investment and Special Economic Zones Authority (TISEZA) conducts investment promotion activities aimed at attracting both Domestic Investment (DI) and Foreign Direct Investment (FDI). These activities, as covered in this section for Q2 of financial year 2025/26, reflect TISEZA's proactive investment promotion strategy through structured outward missions, inward investor engagements, and participation in high-level events and exhibitions.

During the quarter, TISEZA strengthened Tanzania's investment positioning in priority sectors, including manufacturing, mining, infrastructure, energy, logistics, ICT, and agro-processing. The engagements demonstrate growing international interest in Tanzania's Special Economic Zones (SEZs) and Export Processing Zones (EPZs), while reinforcing TISEZA's mandate to attract strategic, export-oriented, and value-adding investments.

4.1.Outbound Missions

During the quarter, TISEZA implemented strategically coordinated series of outward missions targeting key global investment hubs across Europe, Asia, the Middle East, and Africa. These missions were designed to proactively position Tanzania as a competitive destination for industrial, export-oriented, and value-adding investments within Special Economic Zones (SEZs) and Export Processing Zones (EPZs). Engagements focused on high-impact sectors including manufacturing, agro-processing, mining value addition, renewable energy, logistics, petrochemicals, and industrial park development. Through high-level bilateral meetings, business forums, and investor roundtables, the Authority strengthened diplomatic-economic linkages, cultivated strategic partnerships, and advanced pipeline projects aligned with Tanzania's industrialization agenda. The outward engagements reflect a deliberate market diversification strategy aimed at attracting technology transfer, capital inflows, and long-term anchor investors.

During Q2, the Tanzania Investment and Special Economic Zones Authority (TISEZA) embarked on nine (9) outbound missions as shown in Figure 4.1.

Figure 4.1:Outbound Missions

Dates: 7–12 Oct 2025
Mission (Country of Destination): Russia (Moscow)
Interest: Mining, petrochemicals, industrial investment cooperation

Dates: 14–18 Oct 2025
Mission (Country of Destination): Türkiye (Istanbul)
Interest: Manufacturing, logistics, textiles, and construction materials

Dates: 21–25 Oct 2025
Mission (Country of Destination): China (Guangzhou)
Interest: Industrial parks, electronics manufacturing, SEZ investment

Dates: 11–15 Nov 2025
Mission (Country of Destination): United Arab Emirates
Interest: Logistics, real estate development, industrial parks

Dates: 3–8 Dec 2025
Mission (Country of Destination): China
Interest: Industrial technology transfer, electronics

Dates: 18–22 Dec 2025
Mission (Country of Destination): Qatar
Interest: Industrial park development, infrastructure financing

Dates: 4–9 Nov 2025
Mission (Country of Destination): South Africa
Interest: Automotive assembly, agro-processing

Dates: 20–25 Nov 2025
Mission (Country of Destination): India
Interest: Pharmaceutical and chemical industries

Dates: 10–15 Dec 2025
Mission (Country of Destination): Germany
Interest: Renewable energy, advanced manufacturing

Source: TISEZA, 2026

4.2. Inbound Missions

The quarter registered sustained inbound investor interest from diverse source countries, reflecting growing international confidence in Tanzania's policy, regulatory, and investment facilitation environment. Inward missions comprised official delegations, private sector consortia, and sector-specific investors exploring opportunities in manufacturing, pharmaceuticals, textiles, logistics hubs, industrial machinery assembly, infrastructure development, and agro-industrial processing. TISEZA facilitated structured engagements, including project presentations, site visits to SEZ/EPZ locations, and regulatory briefings, ensuring investors received comprehensive guidance on incentives, procedures, and market access advantages. These inward engagements strengthened investment pipelines, enhanced aftercare mechanisms, and deepened relationships with both new and prospective investors. Collectively, these engagements demonstrate TISEZA's growing reputation as a responsive, investor-centered institution capable of converting expressions of interest into bankable projects.

During the quarter, TISEZA hosted a total of eleven (11) inbound missions. Figure 4.2 provides further details on the missions.

Figure 4.2: Inbound Missions

Dates: 03-Oct-25
Source Country: India
Participation: Private investors delegation
Interest: Pharmaceutical manufacturing, agro-processing

Dates: 09-Oct-25
Source Country: UAE
Participation: Business delegation
Interest: Logistics hubs, warehousing, port-linked SEZ

Dates: 16-Oct-25
Source Country: Germany
Participation: Manufacturing consortium
Interest: Industrial machinery assembly

Dates: 28-Oct-25
Source Country: China
Participation: Textile investors
Interest: Textile and garment manufacturing

Dates: 06-Nov-25
Source Country: China
Participation: Industrial delegation
Interest: Electronics and assembly plants

Dates: 13-Nov-25
Source Country: United Kingdom
Participation: Infrastructure investors
Interest: Industrial park development

Dates: 22-Nov-25
Source Country: Türkiye
Participation: Manufacturing investors
Interest: Construction materials and steel

Dates: 27-Nov-25
Source Country: Kenya
Participation: Regional investors
Interest: Logistics and distribution centers

Dates: 05-Dec-25
Source Country: India
Participation: Agro-industrial investors
Interest: Food processing

Dates: 12-Dec-25
Source Country: UAE
Participation: Real estate developers
Interest: Logistics parks

Dates: 19-Dec-25
Source Country: China
Participation: Textile investors
Interest: Garment export manufacturing

Source: TISEZA, 2026

4.3. Investment Promotion Events

Participation in national, regional, and international events and exhibitions during the reporting period significantly enhanced TISEZA's visibility and stakeholder engagement. The Authority leveraged trade forums, investment conferences, industrial dialogues, and export promotion platforms to showcase Tanzania's competitive advantages, SEZ incentives framework, and sector-specific investment opportunities. These platforms enabled strategic networking with policymakers, development partners, industry leaders, and potential investors, while also strengthening inter-agency coordination on industrialization priorities. The events served not only as promotional avenues but also as policy feedback mechanisms, allowing TISEZA to gather market intelligence, identify emerging investment trends, and refine sector positioning strategies. Overall, the engagements contributed to reinforcing Tanzania's investment brand and supporting its export-led industrial transformation agenda. During this quarter, the Authority participated in nine (9) events as shown in Figure 4.3.

Figure 4.3: Investment Promotion Events

Dates: 05-Oct-25
Event: Tanzania Industrial Forum
Focus: Industrialization and SEZ promotion

Dates: 18-Oct-25
Event: Mining Investment Roundtable
Focus: Mineral value addition

Dates: 30-Oct-25
Event: International Trade Expo
Focus: Export-oriented manufacturing

Dates: 08-Nov-25
Event: East Africa Trade Forum
Focus: Regional integration and exports

Dates: 17-Nov-25
Event: Manufacturing Investors Dialogue
Focus: Industrial value chains

Dates: 29-Nov-25
Event: Investment Promotion Conference
Focus: SEZ incentives and facilitation

Dates: 06-Dec-25
Event: Export Promotion Seminar
Focus: Export competitiveness

Dates: 14-Dec-25
Event: SEZ Stakeholders Forum
Focus: Policy and regulatory environment

Dates: 21-Dec-25
Event: Year-End Investment Review Meeting
Focus: Performance assessment

Source: TISEZA, 2026

4.4. Virtual Meetings

During the reporting period, TISEZA conducted a total of nine (9) virtual meetings with prospective investors and strategic partners across priority sectors. A monthly breakdown of these meetings indicates the following distribution:

October 2025: 3 virtual meetings

November 2025: 3 virtual meetings

December 2025: 3 virtual meetings

The data reflects a consistent and evenly distributed engagement pattern throughout the quarter, averaging three virtual meetings per month. This steady measure, which demonstrates sustained investor outreach efforts and continuous follow-up with prospective partners despite geographical constraints.

The uniform distribution also suggests an institutionalized approach to digital investment facilitation, where virtual platforms complement physical missions and in-person engagements. Collectively, these nine (9) engagements contributed to pipeline development in manufacturing, pharmaceuticals, textiles, renewable energy, logistics, mining value addition, and agro-processing, further reinforcing TISEZA's proactive and technology-enabled investment promotion strategy. Figure 4.2 gives the details on the events.

Figure 4.4: Virtual Meetings

Dates: 02-Oct-25
Theme/ Event: Virtual Investment Engagement Session
Participants: Potential investors from India, DIP Officials
Interest / Outcome: Pharmaceutical manufacturing and agro-processing opportunities in SEZs

Dates: 11-Oct-25
Theme/ Event: Online B2B Meeting – Textile Sector
Participants: Chinese textile investors and DIP staff members
Interest / Outcome: Establishment of garment and textile manufacturing in EPZ

Dates: 24-Oct-25
Theme/ Event: Virtual Follow-up on Mining Investment
Participants: Russian business representatives and DIP
Interest / Outcome: Mineral value addition and petrochemical investment prospects

Dates: 07-Nov-25
Theme/ Event: Virtual Manufacturing Dialogue
Participants: UK-based infrastructure and manufacturing investors and DIP
Interest / Outcome: Industrial park development and machinery assembly

Dates: 15-Nov-25
Theme/ Event: Online Investment Facilitation Meeting
Participants: UAE logistics investors and DIP
Interest / Outcome: Development of logistics hubs and warehousing facilities

Dates: 26-Nov-25
Theme/ Event: Virtual Pharmaceuticals Consultation
Participants: Indian pharmaceutical consortium representatives and DIP
Interest / Outcome: Regulatory guidance and SEZ incentive clarification

Dates: 104-Dec-25
Theme/ Event: Virtual Textile Expansion Discussion
Participants: Chinese garment investors and DIP
Interest / Outcome: Expansion of export-oriented garment production

Dates: 13-Dec-25
Theme/ Event: Online Renewable Energy Meeting
Participants: German renewable energy investors and DIP
Interest / Outcome: Renewable energy integration within industrial parks

Dates: 20-Dec-25
Theme/ Event: Virtual Agro-Processing Investment Session
Participants: Indian agro-industrial investors and DIP
Interest / Outcome: Food processing plant establishment in SEZ

Source: TISEZA, 2026

SECTION FIVE

A COUNTRY OF OPPORTUNITIES

5.1. Introduction

Tanzania stands out as a country of immense opportunities for investors seeking long-term growth, stability, and access to dynamic regional and global markets. With a strong foundation of political stability, sound macroeconomic management, and a clear national vision for industrialization, Tanzania continues to position itself as a competitive and reliable investment destination in Africa.

Strategically located along the Indian Ocean, Tanzania serves as a natural gateway to East, Central, and Southern Africa. Its ports, transport corridors, railways, roads, and expanding logistics infrastructure connect landlocked neighboring countries to international markets, creating unparalleled opportunities for trade, manufacturing, logistics, and export-oriented industries. This strategic advantage makes Tanzania an ideal hub for businesses targeting both regional and global value chains.

The country is endowed with abundant natural resources that support a wide range of investment opportunities across key sectors, including manufacturing, agro-processing, mining, energy, oil and gas services, tourism, logistics, and pharmaceuticals. Tanzania's rich agricultural base offers strong potential for value addition and agro-industrial development, while its mineral and energy resources provide opportunities for downstream industries and industrial diversification.

Equally important is Tanzania's growing and youthful population, which provides a reliable supply of labor and an expanding domestic market. With continuous investments in education, skills development, and vocational training, the workforce is increasingly equipped to meet the needs of modern industries. This demographic advantage, combined with a rising middle class and increasing purchasing power, strengthens Tanzania's position as both a production base and a consumption market.

5.2. The Role of TISEZA in Unlocking Investment Opportunities

At the center of Tanzania's investment facilitation and industrial development agenda is the Tanzania Investment and Special Economic Zones Authority (TISEZA). Established to streamline investment processes and accelerate industrial growth, TISEZA plays a pivotal role in promoting, developing, regulating, and managing Special Economic Zones (SEZs) and investment facilitation frameworks across the country.

TISEZA serves as a one-stop facilitation authority for investors, working closely with Government institutions, the private sector, and development partners to improve the ease of doing business. Through coordinated regulatory processes, transparent procedures, and investor centered services, TISEZA reduces administrative bottlenecks and enables investors to focus on business growth and productivity.

Special Economic Zones developed and overseen by TISEZA are designed to provide a competitive business environment through reliable infrastructure, serviced land, and access to utilities and logistics networks. These zones are strategically located to support key sectors such as manufacturing, export processing, logistics, agro-processing, and technology-driven industries. By clustering industries and services, SEZs enhance efficiency, reduce operational costs, and promote innovation and technology transfer.

5.2.1. Investor Support and Incentives

TISEZA works to ensure that investors benefit from a conducive policy and regulatory environment. Investors operating within Special Economic Zones enjoy a range of incentives as provided under existing laws and regulations, including fiscal and non-fiscal incentives aimed at enhancing competitiveness and supporting export-led growth. These incentives are complemented by facilitation services that guide investors through licensing, permits, land access, and operational requirements.

Beyond incentives, TISEZA emphasizes partnership and aftercare services, recognizing that investor confidence is built not only at entry but throughout the investment lifecycle. Continuous engagement with investors allows TISEZA to address operational challenges, promote reinvestment, and encourage expansion into new value chains and markets.

5.2.2. Driving Sustainable and Inclusive Industrialization

Tanzania's investment agenda is closely aligned with sustainable development goals and inclusive economic growth. Through SEZ development and investment promotion, TISEZA supports industries that create decent employment, promote skills development, and enhance local value addition. Particular attention is given to empowering local enterprises, integrating small and medium-sized businesses into industrial supply chains, and promoting gender-responsive and environmentally sustainable investments.

Public–private partnerships remain a key pillar in the development of SEZs and strategic industrial projects. TISEZA actively promotes collaboration between the Government and private investors to mobilize capital, technology, and expertise needed to accelerate industrial transformation.

5.2.3.A Preferred Destination for Investment

With a stable political environment, strategic location, abundant resources, and a clear institutional framework led by TISEZA, Tanzania offers investors a compelling value proposition. The country's commitment to policy reforms, infrastructure development, and private sector–led growth underscores its readiness to host both domestic and foreign investment.

TISEZA remains committed to positioning Tanzania as a preferred investment destination by providing efficient facilitation, transparent processes, and a supportive business environment. Investors partnering with Tanzania today are not only accessing immediate opportunities but are also becoming part of a long-term vision for sustainable industrialization, regional integration, and shared prosperity

5.3. Public Investment Projects

During Quarter 2, TISEZA continued to promote major public projects that call for investment under joint ventures or Public-Private Partnerships into Tanzania's rich endowment of natural resources. These untapped investment opportunities have multiplier effects in terms of trade diversification, creation of employment, decent work, and economic growth. Details of the projects are prescribed in Tables 5.1 and 5.2.

Table 5.1: Proposed Muhimbili National Hospital (MNH) mixed-use Development.

SN	ITEM	DETAILS
1	**Project Name**	Proposed Muhimbili National Hospital (MNH) mixed-use Development
2	**Company Name/ Owner**	K&M Archplans (T) Ltd/Muhimbili National Hospital
3	**Location of the Project**	The proposed Muhimbili Parking Facility, Apartments, Hotel and students' hostel will be located within city of Dar es salaam, Ilala Municipal near the Muhimbili National Hospital precinct, a highly active area characterized by significant commercial, institutional, and social activities.

SN	ITEM	DETAILS
4	**Project Description**	The project involves the development of a modern, integrated mixed-use complex designed to serve the Muhimbili National Hospital eco-system and surrounding areas. The development will provide structured car parking, retail spaces, hotel accommodation, residential apartments, and hostel facilities for interns and students, addressing the critical demand for parking and quality accommodation within the MNH area.
5	**Infrastructure**	The development will be undertaken on a plot measuring approximately 25,140 square meters and will include basement parking, a multi-level parking, a hotel block, apartment block, and a student hostel block. The site is well connected to major road networks and supported by existing infrastructure, including water supply, electricity, and other essential urban services.
6	**Project Cost Estimates**	Total Project Cost: TZS 160.0 Billion (approximately USD 64.0 Million), comprising development costs of TZS 145.0 Billion, land value of TZS 15.0 Billion, and provisions for professional fees, contingencies, and financing costs.
7	**Project Status**	A comprehensive feasibility study has been prepared to assess financial, and commercial viability of the project and to support seeking for potential investors and financing institutions.
8	**Financing Status**	The proposed funding structure adopts an 80:20 debt-to-equity ratio, whereby approximately TZS 128.0 Billion (USD 51.2 Million) will be raised through senior debt financing, while the remaining TZS 32.0 Billion (USD 12.8 Million) will be provided as equity by the project sponsors. This financing structure is intended to optimize capital efficiency while maintaining a balanced risk profile.
9	**Contact Person**	Arch. Albert Mwambafu, Managing Director, K&M Archplans (T) Ltd. P.O. Box 32625, Dar es Salaam.
10	**Email**	almwamba2007@yahoo.com kmarchplanslimited@gmail.com
11	**Phone**	+255 756700330 (Albert Mwambafu) +255 717246332 (Rogate Sichona)

Table 5.2: Buguruni Mixed-Use Commercial Complex.

SN	ITEM	DETAILS
1	**Project Name**	Buguruni Mixed-Use Commercial Complex
2	**Company Name/ Owner**	K&M Archplans (T) Ltd/Muhimbili National Hospital
3	**Location of the Project**	Buguruni Ward, Ilala District, Dar es Salaam, Tanzania. Approximately 5 km west of Dar es Salaam City Centre, near TAZARA Railway Station and Benjamin Mkapa National Stadium.
4	**Project Description**	The project entails the development of a modern, high-yield mixed-use commercial complex offering approximately 20,000 m^2 of gross leasable area (GLA). The development will feature high-visibility retail and anchor tenants on the lower floors and Grade-A offices, clinics, and professional suites on the upper floors. Designed as a one-stop commercial hub, the project addresses a significant shortage of formal, managed commercial space in Buguruni, an underserved yet densely populated micro-market of approximately 47,000 residents. The project capitalizes on the growing demand from banks, telecom operators, healthcare providers, and corporate tenants seeking secure, reliable, and professionally managed premises.

SN	ITEM	DETAILS
5	**Infrastructure**	The development is situated on a 3,381 m^2 land parcel with direct frontage on a major road, guaranteeing strong visibility and ease of access. The site is fully serviceable, with power, water, sewerage, and road infrastructure available or extendable. Supporting facilities include secure on-site parking, 24/7 security, modern HVAC systems, and proximity to major transport corridors and urban amenities, enhancing tenant attractiveness and long-term asset value.
6	**Project Cost Estimates**	The total project investment cost is TZS 22.01 Billion, comprising TZS 1.01 Billion for land acquisition and approximately TZS 21.00 Billion for construction and associated soft costs, inclusive of contingency provisions
7	**Project Status**	Prepared feasibility study and promoting of the project to secure an investor.
8	**Financing Status**	The project is structured with a robust and efficient capital mix of 80% debt financing (TZS 17.61 Billion) and 20% equity contribution (TZS 4.40 Billion). Equity represents the sponsor's commitment, while debt financing is sought to complete development, offering strong returns supported by a projected IRR of 30% and rapid equity payback.
9	**Contact Person**	Arch. Albert Mwambafu Managing Director K&M Archplans (T) Ltd. P.O Box 32625, Dar es Salaam.
10	**Email**	almwamba2007@yahoo.com kmarchplanslimited@gmail.com
11	**Phone**	+255 756700330 (Albert Mwambafu) +255 717246332 (Rogate Sichona)

5.4. UKEREWE ISLAND - Tanzania's Hidden Paradise For Tourism and Investment.

Where Nature, History and Opportunity Meet in the Heart of Lake Victoria. Written by Regina Malima (PhD).

Located in the heart of Lake Victoria within Mwanza Region, Ukerewe Island is one of East Africa's most beautiful yet least explored tourism destinations. The island offers a unique combination of natural beauty, rich cultural heritage, historical significance, and vast investment potential. As tourism increasingly shifts toward authentic and unexplored destinations, Ukerewe is emerging as a promising frontier for tourism development and investment in Tanzania.

An Archipelago of Opportunity: Ukerewe District is composed of 38 islands scattered across Lake Victoria, creating a spectacular archipelago with immense potential for tourism development. These islands provide ideal locations for luxury island resorts, eco-tourism lodges, private island retreats, cruise tourism, and water sports activities. With strategic investment, Ukerewe has the potential to become a leading island tourism destination in East Africa.

Rich Historical Heritage: Ukerewe holds a unique place in African history. Between 1927 and 1928, the first multi-storey building constructed by an African chief in Tanganyika and south of the Sahara Desert was built on the island. This historic structure represents early African leadership and development during the colonial era and offers strong potential for heritage tourism. The island also played an important role in Tanzania's industrial history. In 1909, the first cotton ginery in Tanganyika was established in Ukerewe and later inaugurated in 1920 by Governor Sir Edward Twining. Remnants of the facility still exist and could be developed into an industrial heritage museum.

Unique Natural Attractions: Ukerewe is home to remarkable natural attractions. On Ukara Island, visitors can experience the famous "Dancing Rock," a mysterious rock formation that moves slightly when touched and is associated with local cultural traditions. The island also boasts stunning beaches, most notably Rubya Beach, which features crystal-clear waters, soft white sand comparable to Indian Ocean beaches, and calm natural surroundings ideal for swimming and relaxation. Other attractive beaches include Hamyebe, Masonga, Ukara, and Kome, all of which present opportunities for eco-lodges, hotels, and recreational tourism facilities.

Scenic Sunsets and Adventure Tourism: Ukerewe offers more than ten scenic viewpoints where visitors can enjoy spectacular sunsets over Lake Victoria, making the island ideal for photography tourism, romantic getaways, honeymoon destinations, and luxury sunset cruises. Adventure tourism is also possible through natural sites such as Nebuya Cave, the longest cave in the district, which offers opportunities for exploration and adventure experiences.

Education, Leadership and Cultural Legacy: Ukerewe has contributed significantly to Tanzania's history of education and women's leadership. Kagunguli Primary School educated notable figures including Maria Nyerere and Gertrude Mongella, highlighting the island's role in shaping influential leaders and advancing women's empowerment.

Historical Slave Route: The area of Hamyebe Mwiboma was once part of the East African slave trade route, where enslaved people were transported toward Bagamoyo. This history offers an opportunity to develop slave route heritage tourism linking Ukerewe with other important historical sites in the region.

Investment Potential: With its pristine natural environment, rich cultural history, and strategic location in Lake Victoria, Ukerewe offers numerous tourism investment opportunities. Key sectors include luxury beach resorts, eco-tourism lodges, historical museums, cultural tourism, adventure tourism, cruise tourism, and water sports. Therefore, Ukerewe Island is more than just a beautiful destination it is a place where nature, culture, history, and investment opportunity converge. As global tourism continues to seek new and authentic experiences, Ukerewe stands ready to emerge as the next major tourism destination in East Africa truly the Pearl of Lake Victoria.

5.5. Strategic Special Economic Zones in Tanzania:

Partner with Tanzania for a Prosperous Future: Tanzania is ready to welcome the world. With strategic reforms, a growing industrial base, peaceful governance, availability of land, and a vibrant economy, the country presents one of the most compelling investment stories in Africa today. We invite you to be part of this exciting journey — and to build lasting partnerships for mutual growth. In the middle of the reasons, there is potential land available and how to be part of the investment ecosystem. TISEZA is mandated to designate, develop, manage, and operate Special Economic Zones (SEZs) across the country. It also maintains a strategic land bank database submitted by MDAs, LGAs, and individuals to support diverse investment needs, from large-scale industrial parks to sector-specific clusters. This integrated and investor-centric approach ensures that both domestic and foreign investors enjoy seamless support at every stage of their investment journey — from initial inquiry to expansion.

5.5.1. Special Economic Zones Powered by TISEZA

The SEZs are not just a location—it is a competitive platform for industrial expansion, trade facilitation, and value-driven investment at the heart of Tanzania's economic future. More details are explained hereunder

5.5.1.1.Bagamoyo Eco Maritime City (BEMC) Special Economic Zone – Phase I Industrial Park

Tanzania Investment and Special Economic Zones Authority (TISEZA), committed to positioning Tanzania as Africa's new manufacturing and logistics hub, has demarcated approximately 151 hectares of prime industrial land under the Bagamoyo Eco Maritime City (BEMC) – Phase I Industrial Park, located in Zinga, Bagamoyo.

Why Invest in BEMC Phase I?

i. **Strategic Location & Port Proximity:** Just 45 km from Dar es Salaam Port, facilitating seamless cargo movement to and from global markets. Adjacent to the upcoming Bagamoyo Mega Port (Mbegani Port), projected to be one of the largest and most advanced deep-sea ports in East Africa, is enhancing regional and international trade capacity.

ii. **Seamless Access to Road, Rail, and Sea Transport:** Direct access via the fully paved Bagamoyo highway, ensuring fast and reliable road transport to Dar es Salaam, neighboring regions, and border posts, accelerating supply chain efficiency. Also, strategically positioned near the proposed railway corridor linking Bagamoyo Port to the Central Railway Line (SGR and MGR) and the Tanzania-Zambia Railway (TAZARA). This integrated rail network supports efficient freight movement to markets across Zambia, DRC, Malawi, and beyond.

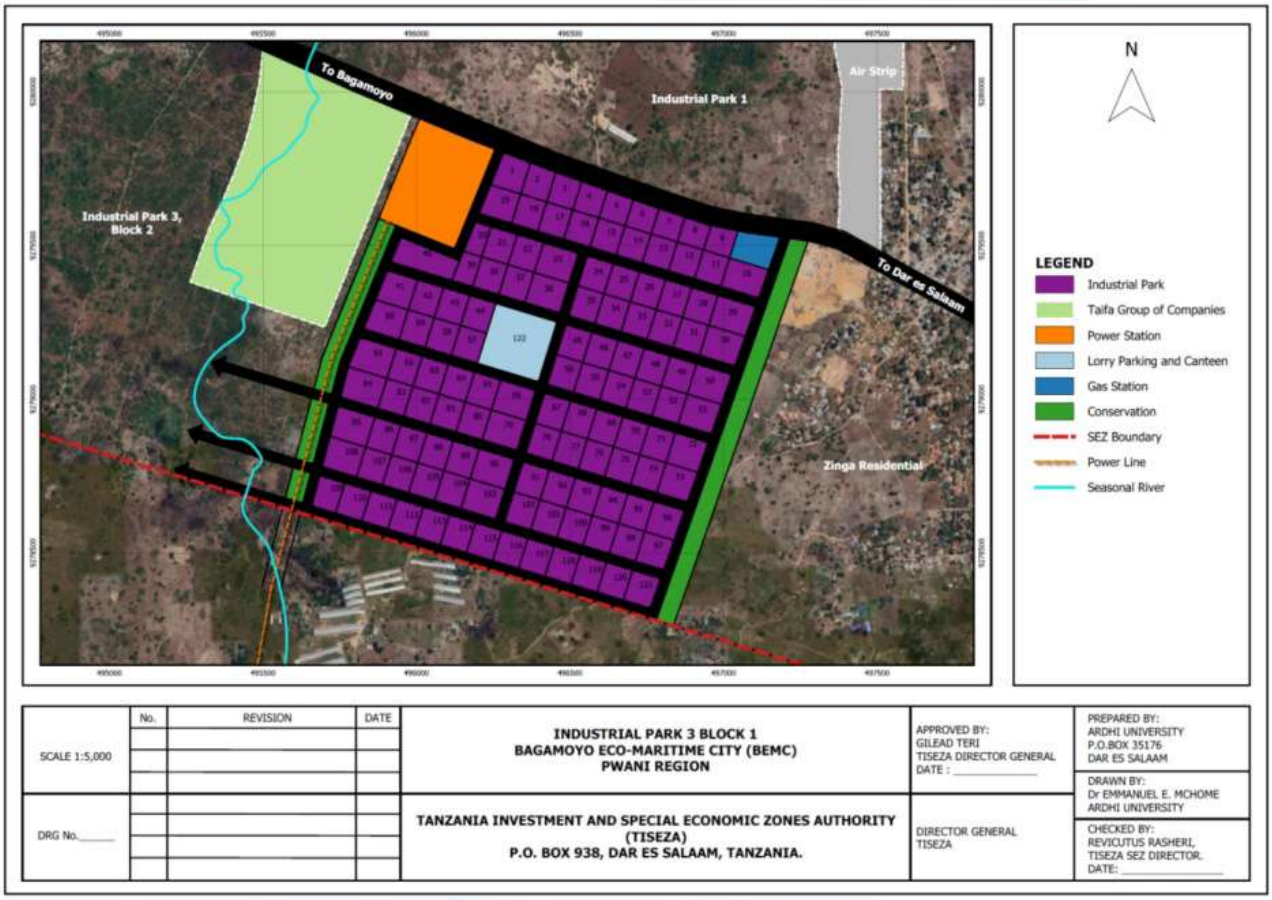
iii. **Reliable Energy and Utilities Infrastructure:** Proximity to the planned power substation and gas distribution station, ensuring uninterrupted and cost-effective power supply tailored for industrial needs. Water supply and wastewater treatment infrastructure are planned in accordance with eco-industrial standards for sustainable operations.

iv. **Ready-to-Use Industrial Plots:** The park offers 134 fully demarcated industrial plots within Industrial Park 3 Block 1, designed to accommodate a diverse range of manufacturing, logistics, and commercial operations.

v. **Social Infrastructure Nearby Education & Workforce Development:** Though Bagamoyo is developing rapidly, the University of Dodoma (UDOM) — one of East Africa's largest universities — is approximately 80 km inland, serving as a major source of skilled labor in engineering, ICT, and logistics sectors. Local technical training centers and VETA institutes support the semi-skilled labor supply.

vi. **Healthcare Facilities:** Bagamoyo District Hospital provides accessible healthcare services to the region, and specialized medical care is accessible in Dar es Salaam, just 45 km away, including the Muhimbili National Hospital, Tanzania's leading tertiary hospital.

vii. **Sectors for Investment include:** Light and heavy manufacturing industries, Agro-processing and food value addition, Logistics and warehousing, Energy and green technology ventures, and Export-oriented industrial operations.



Map 5.1: Bagamoyo Eco Maritime City (BEMC) SEZ Layout Map

5.5.1.2. Kwala Special Economic Zone, Kibaha, Coastal Region

TISEZA has allocated approximately 100 hectares of prime industrial land for the development of the Kwala Special Economic Zone (Kwala SEZ), located in Kibaha, Coastal Region. It's strategically positioned adjacent to the Kwala Dry Port; the Kwala SEZ offers seamless connectivity to Tanzania's main trade routes.

Why Kwala SEZ?

The presence of the multimodal logistics connectivity (port, road, rail), proximity to Dar es Salaam—Tanzania's largest commercial city; access to skilled labor, education, and healthcare services; Government-backed incentives, and free land allocation for qualifying investors and is designed to support light and heavy manufacturing, logistics, and export processing. The infrastructure facilities include: -

i. **Direct Rail Links:** Kwala SEZ is directly connected to both the Standard Gauge Railway (SGR) and Meter Gauge Railway (MGR), enabling fast and efficient cargo movement to and from Dar es Salaam Port and other inland or cross-border destinations.

ii. **Modern Highway Access:** The zone is accessible via the tarmacked Highway (Dar es Salaam–Morogoro), offering reliable road transport that connects the SEZ to national and regional trade routes.

iii. **Port Decongestion Advantage:** Positioned as a logistics and manufacturing hub, Kwala SEZ plays a key role in decongesting Dar es Salaam Port. This ensures shorter lead times, reduced operational bottlenecks, and improved efficiency for cargo clearance and inland distribution.

iv. **Regional Trade Reach:**

Strategically located to serve landlocked neighboring countries, including:

a. Uganda, Rwanda, Burundi, Zambia, Malawi, and the Democratic Republic of Congo (DRC)

b. Facilitates seamless regional trade via Isaka Dry Port, TAZARA, and Central Corridor connections.

c. Healthcare Facilities: Within reach of major health institutions such as Morogoro Regional Referral Hospital, Bagamoyo District Hospital, and Muhimbili National Hospital (Mloganzila & Upanga campuses) via the highway network. Also, the planned on-site health clinics and occupational health services within the SEZ are to support employee well-being and emergency response.

d. Utility Infrastructure: Reliable electricity via TANESCO grid, with potential for dedicated substations and solar power integration.

e. Water access from the Lower Ruvu Water Plant, supported by additional borehole developments. Ready for wastewater treatment and stormwater drainage systems suitable for industrial use.

Sectors for Investment include: Agriculture Value Addition and Fast-Moving Consumer Goods (FMCG); Manufacturing, with a focus on: textiles and clothing; pharmaceuticals; motor vehicle manufacturing, assembly, and spare parts; paper products and packaging materials; rubber and rubber-based products; assembly of engines (vehicles, boats, tractors, motorcycles); simple machinery production; solar panels, batteries, and other green transition technologies; electronics and household appliances and wood products, furniture, and construction materials.

Map 5.2: Kwala SEZ Layout Map

5.5.1.3. Nala Special Economic Zone, Dodoma Region

TISEZA has demarcated approximately 607 hectares of land for the Nala Special Economic Zone (Nala SEZ) in Dodoma Region. Nala SEZ is one of the flagship zone identified for strategic industrial development in Tanzania's capital city. Its location near key government institutions, transport infrastructure, and utilities makes it an ideal choice for high-value manufacturing, processing, and logistics investments.

Why NALA Now?

i. **Strategic Connectivity & Infrastructure Highlights:** Nala SEZ benefits from superior infrastructure and location advantages, making it a highly attractive destination for both local and international investors:

ii. **Air Transport – National & International Access:**

   a. **Dodoma Airport:** Facilitates quick and convenient domestic air connectivity to major cities such as Dar es Salaam, Mwanza, Arusha, and globally; and

   b. **Msalato International Airport (under construction):** Positioned to provide direct international cargo and passenger flights, further opening global access to the SEZ.

iii. **Rail Transport:** Located less than 10 km from the Standard Gauge Railway (SGR), linking Dodoma with Dar es Salaam Port and the Central Corridor, enabling fast and cost-effective movement of goods across the country and to international markets.

iv. **Road Connectivity:** Strategically located along the Dodoma–Singida Highway, with direct access to Tanzania's national road network. It also connects easily to major trade corridors reaching Zambia & Malawi via Tunduma; the Democratic Republic of Congo (DRC) via Kigoma Port; Rwanda & Burundi via Rusumo and Kobero; Kenya through Arusha-Namanga and Mozambique via the southern corridor roads.

v. **Institutional & Governmental Access:** Dodoma is Tanzania's Capital City, hosting the Parliament, State House, and key ministries — enabling fast-track decision-making, policy engagement, and regulatory approvals, and direct access to government leadership enhances ease of doing business, investor protection, and responsiveness to private sector needs.

vi. **Utilities & other Infrastructures:**

- **a. Electricity:** Reliable power supply supported by national grid and renewable energy prospects;
- **b. Water:** Clean water supply systems connected to regional utilities
- **c. Roads:** Internal road network under development within the SEZ for easy logistics flow;
- **d. Telecom & ICT:** Planned fiber optic connectivity and ICT infrastructure to support smart manufacturing and e-services
- **e. Drainage & Waste Systems:** Infrastructure planned for sustainable zone management

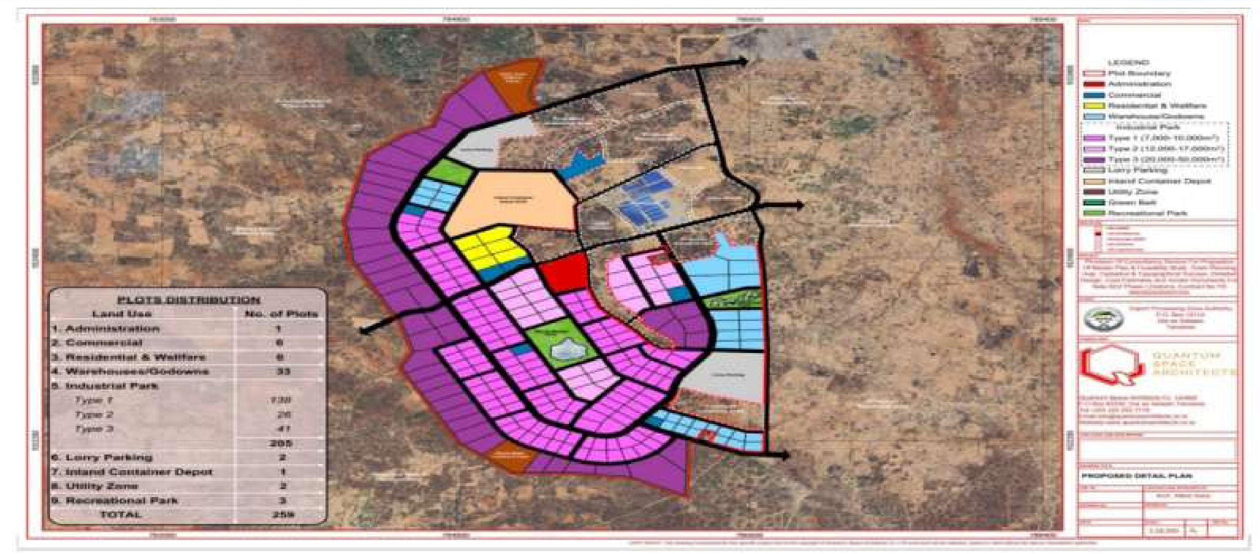
vii. **Social Infrastructure: Education, Health, Workforce Development**

- a. Education & Talent Pipeline: University of Dodoma (UDOM): Located just 15 minutes away, UDOM is one of East Africa's largest universities, offering a highly skilled workforce in engineering, ICT, industrial sciences, and logistics. The presence of Vocational Training Centers (VETA & Private TVETs), which provides technical and hands-on skills for manufacturing, electrical, plumbing, and welding — ensuring a ready pool of semi-skilled labor.
- b. Healthcare Access: Benjamin Mkapa Hospital and Dodoma Regional Referral Hospital: Offer tertiary care, emergency response, and occupational health services within close proximity to the zone and on-site clinic development plans within Nala SEZ to support investor health and safety requirements.

viii. **Support Ecosystem & Quality of Life:**

- a. Presence of financial institutions, logistics providers, and professional services firms to support business operations;
- b. Availability of residential developments, hotels, and commercial facilities that make Dodoma an attractive place to live and work; and
- c. Growing government presence and improved urban infrastructure make Dodoma a stable, secure, and policy-accessible environment for business growth.

ix. **Sectors for Investment include: Agriculture value addition and fast-moving consumer goods** (FMCG) , Manufacturing : Textiles and clothing, Pharmaceutical, Motor vehicles manufacturing and assembly and motor vehicles spare parts, Paper products and packaging materials, Rubber and rubber products, Assembly of engines for motor vehicles, boats, tractors and motorcycles, Manufacturing simple machinery, solar panels, batteries and other green transition technologies, Household appliances and electronics, Wood products, furniture and building materials)



Map 5.3: NALA SEZ Layout Map

5.5.1.4. Buzwagi Special Economic Zone

TISEZA, in its mission to transform Tanzania into Africa's premier manufacturing hub and industrial destination, has earmarked approximately 1,333 hectares of land for the development of the Buzwagi Special Economic Zone (Buzwagi SEZ). It's Located on the former Buzwagi Gold Mine site in Kahama District, Shinyanga Region, the Buzwagi SEZ is set to become Tanzania's first Mining Hub, designed to support value addition in the extractive sector and act as a strategic anchor for mining-related industrial and commercial growth.

Why Buzwagi SEZ?

i. Existence of multimodal Connectivity

a. Road Access: Connected via a fully paved tarmac highway from Dar es Salaam Port, facilitating the efficient movement of cargo to and from the coast.

b. Rail Linkages: Just 25 km from the railway line connecting Isaka Dry Port to the Central Railway Line (SGR & MGR) and on-ward to the Tanzania-Zambia Railway (TAZARA)—supporting both domestic and cross-border cargo flow.

c. Dry Port Proximity: 30 km from Isaka Dry Port, a key inland logistics hub for bulk and containerized freight.

d. Air Access: Features an operational airport on-site with a 1.5 km runway and passenger terminal that accommodates 250 travelers, including VVIP Lounge—offering unmatched air logistics capacity for executives and cargo alike.

e. Regional Gateway: Strategically positioned in Kahama, a trade corridor linking Tanzania with the Democratic Republic of Congo (DRC), Rwanda, Burundi, and Uganda.

ii. Industrial-ready infrastructure

a. Electricity: Powered by a functional 60 MW substation, ensuring a reliable, high-capacity energy supply for heavy industry and mineral processing.

b. Water Supply: Access to 3 million liters of readily available water reserves, supporting processing, manufacturing, and workforce needs.

c. Zone Security: The entire SEZ is enclosed within a 17 km concrete security fence, offering controlled access and guaranteed safety for personnel, assets, and operations.

d. Support Facilities: Fully serviced accommodation facilities for staff and management; affordable housing schemes nearby for workers; administrative offices for zone operations and investor support; access to banking, customs, schools, religious facilities, and emergency services within the vicinity.

iii. Social Infrastructure & Workforce Ecosystem

a. Healthcare Facilities:

- Access to Kahama Regional Referral Hospital and other private medical facilities within 10–20 km
- Emergency medical support and on-site health clinics planned within the SEZ

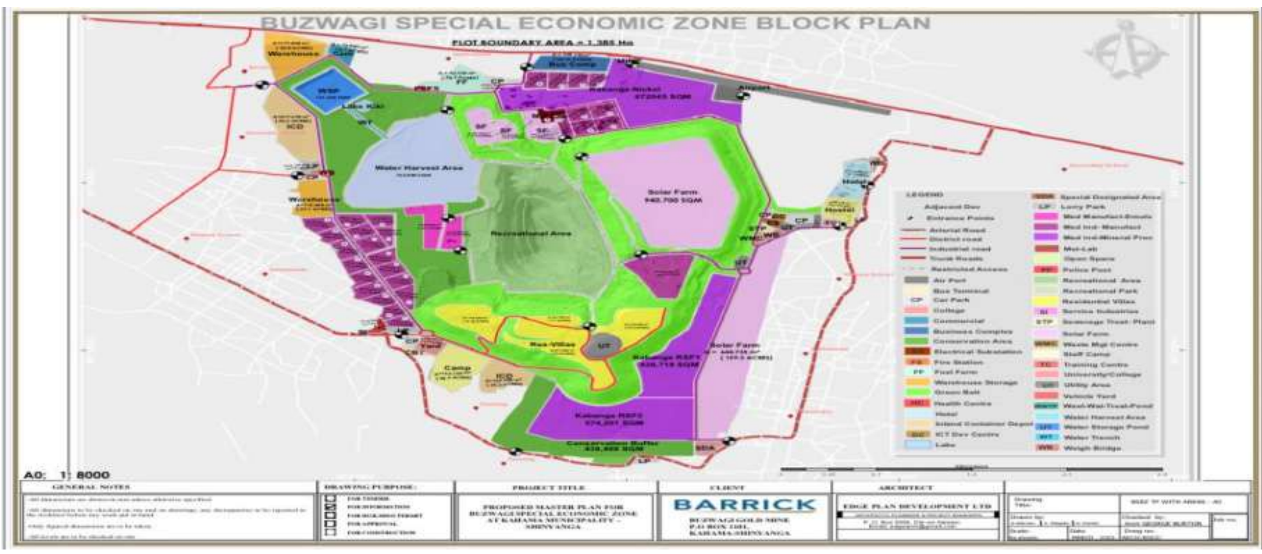
b. Education & Skills Development:

- Proximity to the University of Dodoma (UDOM) and Mining Institutes in Mwanza & Dodoma, offering a pool of trained engineers, technicians, and industrial labor
- Presence of technical training colleges in Shinyanga and Kahama supporting TVET programs aligned with SEZ industries

iv. Targeted Investment. Buzwagi SEZ is designed to attract strategic, high-value investments in:

- Mineral Value Addition: Gold, copper, and other minerals refining and beneficiation, and mining equipment manufacturing and support services; and
- Industrial Manufacturing: Agro-processing (maize, sunflower, tobacco, etc.); Livestock value addition (meat, hides, dairy processing), motor vehicle manufacturing & assembly, and machinery and equipment fabrication
- Renewable Energy Development: Solar panel manufacturing, Battery assembly, and biomass and waste-to-energy solutions

Buzwagi SEZ is more than a mining zone — it is a cross-border industrial hub that integrates value chains, accelerates trade, and powers Tanzania's transformation into a manufacturing leader.



Map 5.4: Buzwagi SEZ Layout map

5.5.2. Key Investment Incentives Package for projects per Market Segment

Table 5.3: Incentive Packages – SEZs and EPZs

PROJECTS TARGETING LOCAL AND EAC MARKETS	PROJECTS TARGETING SADC, AFCFTA, INTERNATIONAL -US, EUROPE, ASIA, ETC.
i. Free project land; ii. Plant and Machinery VAT and duty-free; iii. Raw materials duty-free; iv. Goods of Capital Nature may enjoy a 75% reduction in duty v. Pre-fabricated factory buildings-75% reduction in duty; vi. Distribution truck tractors-75% reduction in duty; vii. Building permits issued within 24 Hours; viii. All licenses and permits to be procured hassle-free at TISEZA Premier Investors' Service Center; ix. TISEZA Regional market access support to connect investors with buyers and distributors in EAC and SADC countries; and x. TISEZA officers stationed at all Regional and main ports of exit to facilitate cross-border transit processes	i. Free project land; ii. Plant and Machinery VAT and duty free; iii. Raw materials duty and VAT free; iv. 10 years Corporate Income Tax exemption; v. VAT and Import duty exemption on Goods of Capital Nature; vi. VAT and import duty exemption on pre-fabricated Factory Buildings; vii. VAT and import duty exemption on specialized utility vehicles specific to the project; viii. VAT exemption on services and utilities, including electricity, water, port handling etc. ix. Withholding tax exemption on services, dividends and interest on foreign bank loans; x. Building permits issued within 24 Hours; xi. All licenses and permits to be procured hassle-free at TISEZA Premier investors' service center; xii. TISEZA market access support by connecting with buyers and distributors globally; and xiii. TISEZA officers stationed at all Regional and main ports of exit to facilitate cross-border transit processes

5.6. Facilitating linkage between investors and Tanzanians who own land for investment.

The Tanzania Investment and Special Economic Zones Authority (TISEZA) is implementing its responsibilities of facilitating investment in the country, among them is connecting Tanzanians who own land that can be used for investment with investors who are looking for land. This is facilitating Tanzanians either to lease the land plots to investors, or to sell to investors, or to form a joint venture in the projects that will be established in those land plots. Below are the details of land parcels that Tanzanians have submitted to TISEZA for promotion (Table 5.4). TISEZA welcomes all Tanzanians to submit their land plots for promotion and deal-making.

Table 5.4: Details of land parcels that Tanzanians have submitted to TISEZA for promotion.

SN	SUBMITTED BY	LAND LOCATION	SURVEY STATUS	LEGAL DOCUMENT	TITLE NO.	PLOT & BLOCK	SIZE	LAND USE	INFRA STRUCTURE	MODE OF DISPOSITION
1	KIGOCHA LAMECK OKENG'O	KIPARANGANDA-MKURANGA DISTRICT	Unsurvey	SALES AGREEMENT			12.5 acres		Road & Gas	Selling, Joint Venture & Leasing
2	MAJID SALIM ALLY	MBALAWALA-DODOMA	Surveyed	Certificate of Occupancy		Farm No.19, Block "AC"	100 acres	AGRICULTURE	Water, Electricity & Sewage System	Selling, Joint Venture & Leasing
3	JOHN MEDALD MILLINGA	KIBO LUILO LUDEWA-NJOMBE	Surveyed	Customary Right of Occupancy	11 LDW/KB/01		5.784 acres	AGRICULTURE		Joint venture & Leasing
4	JOHN BAPTIST MEDALD MILLINGA	BOMA NSUNGU MANDA LUDEWA-NJOMBE	Surveyed	Customary Right of Occupancy	38/LDW/NSG/KT/001		1.185 acres	HOTEL/ RESIDENTIAL		Joint venture
5	JOHN MEDALD MILLINGA	LUILO MISHENI, LUILO LUDEWA-NJOMBE	Surveyed	Customary Right of Occupancy	11LDW/MSN/01		2.750 acres	RESIDENTIAL & HOSPITALITY	Water, Electricity, Sewage system, Road & Gas	Joint venture & Leasing
6	JOHN MEDALD MILLINGA	KIPANGALA ASILIA LUILO, LUDEWA NJOMBE	Surveyed	Customary Right of Occupancy	10LDW/KPLA/05		3.461 acres	HORTICULTURE		Joint venture & Leasing
7	JOHN BAPTIST MEDALD MILLINGA	ISOTA-MBONGO-LUDEWA NJOMBE	Surveyed	Customary Right of Occupancy	90LDW/MGO/IST/001		118.86 acres	TOURISM		Joint venture
8	JOHN MEDALD MILLINGA	NSILA KIMELEMBE LUDEWA NJOMBE	Surveyed	Customary Right of Occupancy	12LDW/NSL/01		25.341 acres	AGRICULTURE		Joint venture & Leasing
9	NATHANIEL MELKIZEDEK MUSHI	NABERERA VILLAGE-SIMANJIRO DISTRICT	Surveyed	Certificate of Occupancy	26006	Farm No.2510	139.571 hectares	PLANT & ANIMAL HUSBANDRY	Road	Selling, Joint venture & Leasing
10	NATHANIEL MELKIZEDEK MUSHI	NABERERA VILLAGE-SIMANJIRO DISTRICT	Surveyed	Certificate of Occupancy	25959	Farm No.2511	228.558 hectares	FARMING & LIVESTOCK KEEPING	Road	Selling, Joint venture & Leasing

SN	SUBMITTED BY	LAND LOCATION	SURVEY STATUS	LEGAL DOCUMENT	TITLE NO.	PLOT & BLOCK	SIZE	LAND USE	INFRA STRUCTURE	MODE OF DISPOSITION
11	NATHANIEL MELKIZEDEK MUSHI	NABERERA VILLAGE-SIMANJIRO DISTRICT	Surveyed	Certificate of Occupancy	26007	Farm No.2512	226.73 hectares	FARMING & LIVESTOCK KEEPING	Road	Selling, Joint venture & Leasing
12	BENEDETA VICENT MILLO	VIGWAZA/VISEZI-CHALINZE	Unsurveyed				10.7 acres		Road	Selling
13	LAWRENCE WILBARD MTEMBEI	VIKAWE- KIBAHA TOWNSHIP	Surveyed	Certificate of Occupancy	58484	Farm No. 3027	8.09 hectares	FARMING	Water, Electricity, Sewage system & Road	Leasing
14	ALEX JASPER MAFURU	FUKAYOSI - BAGAMOYO	Surveyed	Certificate of Occupancy	24600	Plot N0.147, Block "AA"	7517 sqm	WHOLESALE & STORAGE WAREHOUSE	Water, Electricity, Sewage system & Road	Selling, Joint venture & Leasing
15	ISSA MOHAMED KIHAMBIKE	MBWENI	Surveyed			Farm No. 406, Block "B"			Water, Electricity & Road	Joint venture
16	HENRY CASSIAN MBANO	MTWARA	Surveyed		24897	Plot No. 3, Block "A"	5027 sqm	HOTEL & RESIDENTIAL		Selling & Leasing
17	HENRY CASSIAN MBANO	MTWARA	Surveyed		24898	Plot No. 4, Block "A"	6555 sqm	HOTEL & RESIDENTIAL		Selling & Leasing
18	HENRY CASSIAN MBANO	MTWARA	Surveyed		24896	Plot No. 5, Block "A"	8805 sqm	HOTEL & RESIDENTIAL		Selling & Leasing
19	ALEX JASPER MAFURU	FUKAYOSI - BAGAMOYO	Surveyed	Certificate of Occupancy	24685	Plot N0.145, Block "AA"	2912 sqm	YARD	Water, Electricity, Sewage system & Road	Selling, Joint venture & Leasing
20	ALEX JASPER MAFURU	FUKAYOSI - BAGAMOYO	Surveyed	Certificate of Occupancy	24695	Plot N0.144, Block "AA"	5408 sqm	PETROL STATION	Water, Electricity, Sewage system & Road	Selling, Joint venture & Leasing

SN	SUBMITTED BY	LAND LOCATION	SURVEY STATUS	LEGAL DOCUMENT	TITLE NO.	PLOT & BLOCK	SIZE	LAND USE	INFRA STRUCTURE	MODE OF DISPOSITION
21	ALEX JASPER MAFURU	FUKAYOSI - BAGAMOYO	Surveyed	Certificate of Occupancy	25330	Plot N0.148, Block "AA"	40189 sqm	EDUCATIONAL BUILDING	Water, Electricity, Sewage system & Road	Selling, Joint venture & Leasing
22	ALEX JASPER MAFURU	FUKAYOSI - BAGAMOYO	Surveyed	Certificate of Occupancy	24700	Plot N0.146, Block "AA"	7608 sqm	WHOLESALE & STORAGE WAREHOUSE	Water, Electricity, Sewage system & Road	Selling, Joint venture & Leasing
23	BROWN KIJILO MWASOTA MWAKATOBE	MBIGILI BUSOKELO-RUNGWE	Surveyed	Sales Agreement			1.75 acres	AGRICULTURE	Water, Electricity & Road	Selling, Joint venture & Leasing
24	WILSON.W. MUTANI	SAENI KIBAHA TOWN COUNCIL	Surveyed				7 acres	INDUSTRIAL	Water, Electricity & Road	Selling
25	FESTO CHRISTIAN NYONI	NAKAHEGWA VILLAGE,SONGEA	Surveyed	Certificate of Occupancy	1061 RUV	Plot No. 462	92.9 hectares	AGRICULTURE	Water, Electricity & Road	Leasing
26	MADCON REAL ESTATE	KIBAHA	Unserveyed				40 acres	INDUSTRAL/ AGRICULTURE	Water & Electricity	Selling
27	JUMA KASSIM MASSAWE	ZINGA	Surveyed				23 acres	LIGHT INDUSTRY/ WAREHOUSE/ PETROL STATION	Water, Electricity, Sewage system & Road	Selling
28	JUMA KASSIM MASSAWE	MAKURUNGE	Surveyed				5.461 hectares	INDUSTRIAL		Selling
29	ELIHURUMA JULIUS NGOWI	MBEZI BEACH TANKI BOVU - DAR ES SALAAM	Surveyed	Certificate of Occupancy	DSMT1060297	Plot No. 572, Block N.	1612 SQM		Water, Electricity, Sewage system, Road & Gas	Selling & Leasing
30	ROBERT CHARLES KILEO	MSALATO-DODOMA	Surveyed	Certificate of Occupancy	DOM009836	Plot No. 898, Block C	8617 SQM			Selling

Note: Furthermore, investors who are interested in leasing, buying, or forming a joint venture with owners of any of the plots listed above, TISEZA welcomes you all, as the Authority will facilitate linking you with the owners to facilitate the deals. Any investor who is interested in any of the listed plots, kindly contact the Authority through the following address:

Director General,
Tanzania Investment and Special Economic Zones Authority
Golden Jubilee Tower, 1st Floor, Ohio Street,
P. O. Box 938
Dar es Salaam
Email Address: info@tiseza.go.tz
Telephone: +255 734 - 989 469

For any further clarification, please contact Ms. Elizabeth Muzo, an Investment Officer via elizabeth.muzo@tiseza.go.tz or Mobile Number +255 712 461 232

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