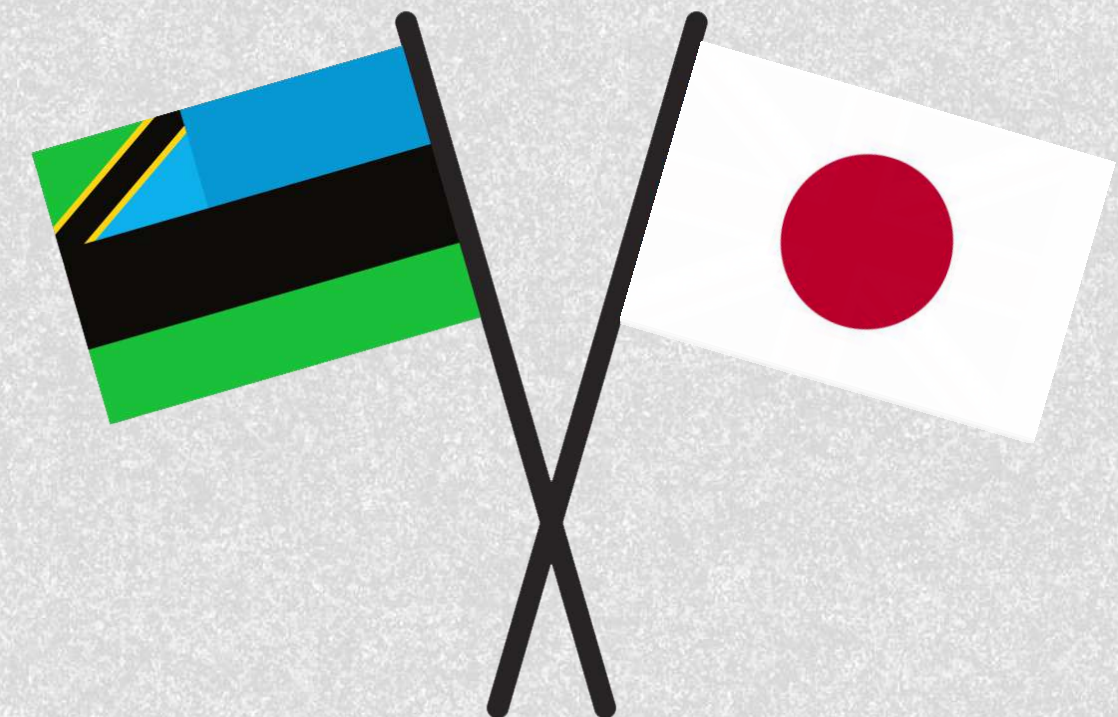




# REAL ESTATE

## Climate and Opportunities in Zanzibar.

Presented By:  
Mr. Khamis Dunia  
Promotion & Marketing  
Manager - ZIPA



# OUTLINE

**1**

**About Zanzibar**

**2**

**Real estate Climate & Trends**

**3**

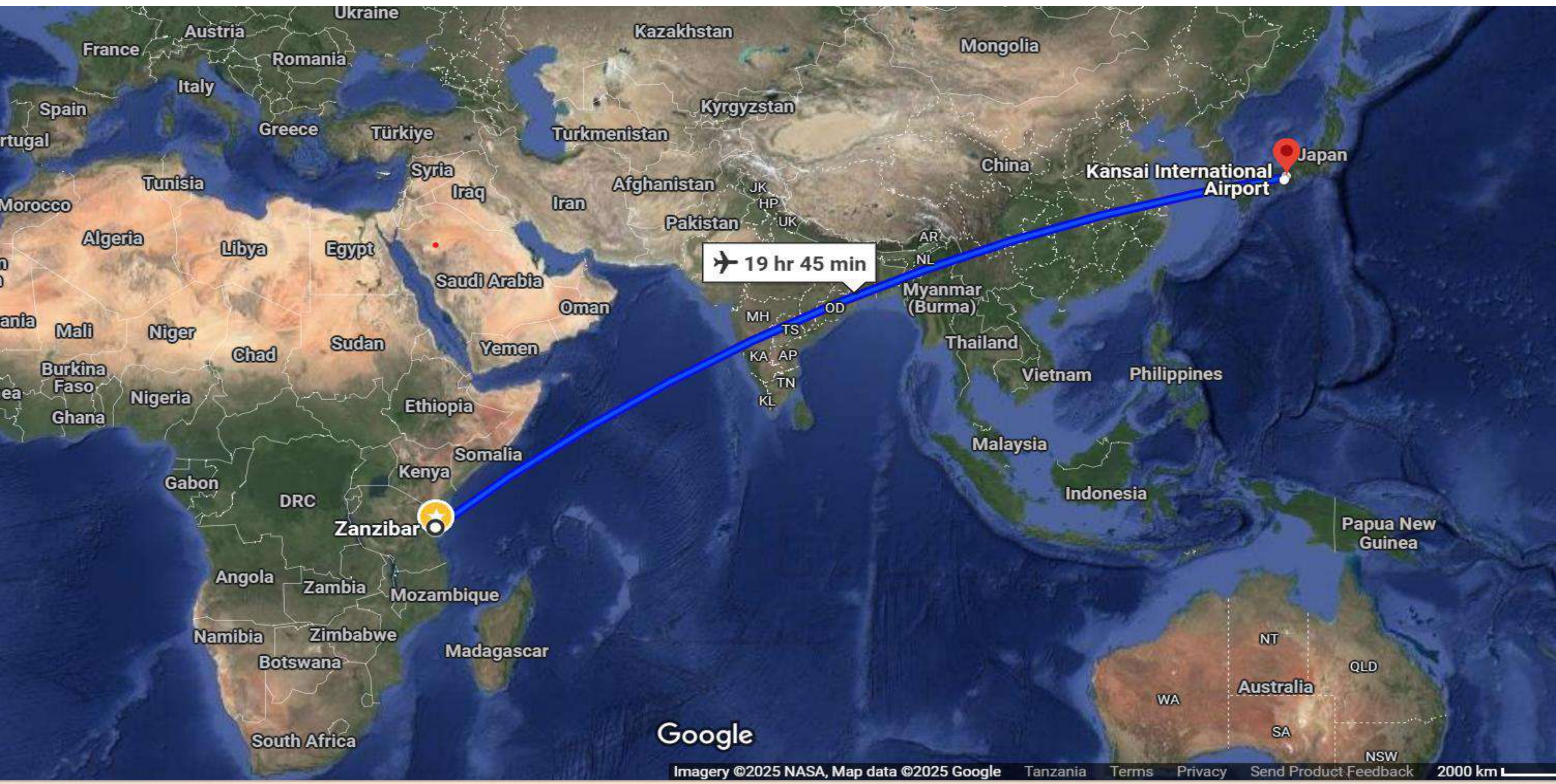
**Opportunities & Incentives**

**4**

**Promotion & Facilitation**



# ZANZIBAR & JAPAN



# ABOUT ZANZIBAR

Size: 2654 sq. km

EEZ: 240,000 square km

Pop: 1.88 mil (2022 PHC)  
at a growth rate of 3.7%

GDP growth: 7.4% (2023)

GDP per capita: 1,241 USD (2023)

Inflation rate: 6.9% (2023)



[www.zipa.go.tz](http://www.zipa.go.tz)

# WHY ZANZIBAR



## Strong Leadership

- Peace & tranquility
- Economic and Political Stability
- Predictable fiscal regime



## Protection & Guarantee

- Favorable investment climate
- Access to international arbitration and mediation



## Attractive Incentives Packages

- 100 % foreign ownership
- Fiscal and non-fiscal incentives



## Connectivity

- International airports (AAKIA)
- Seaports
- Improved infrastructures



## Market Access

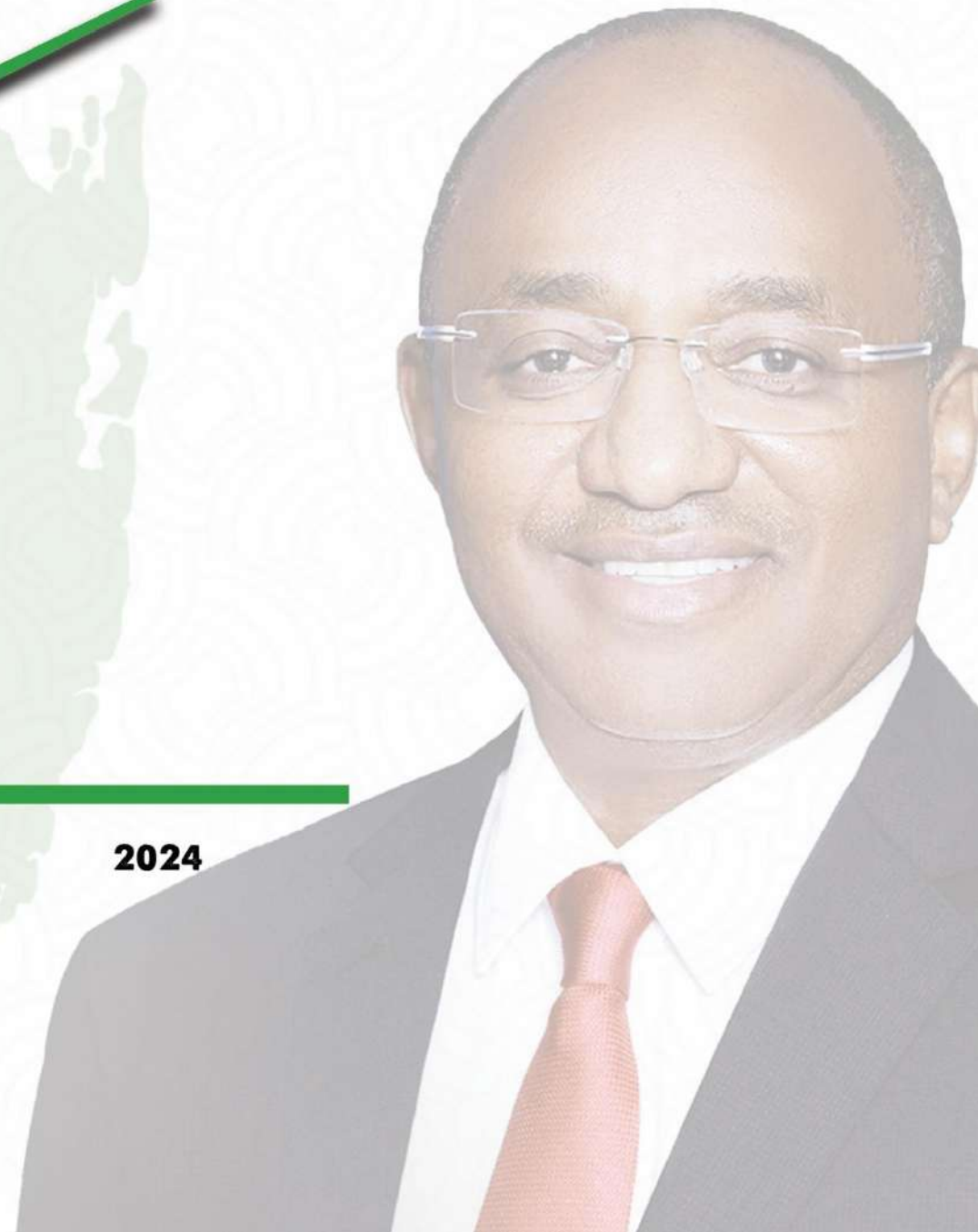
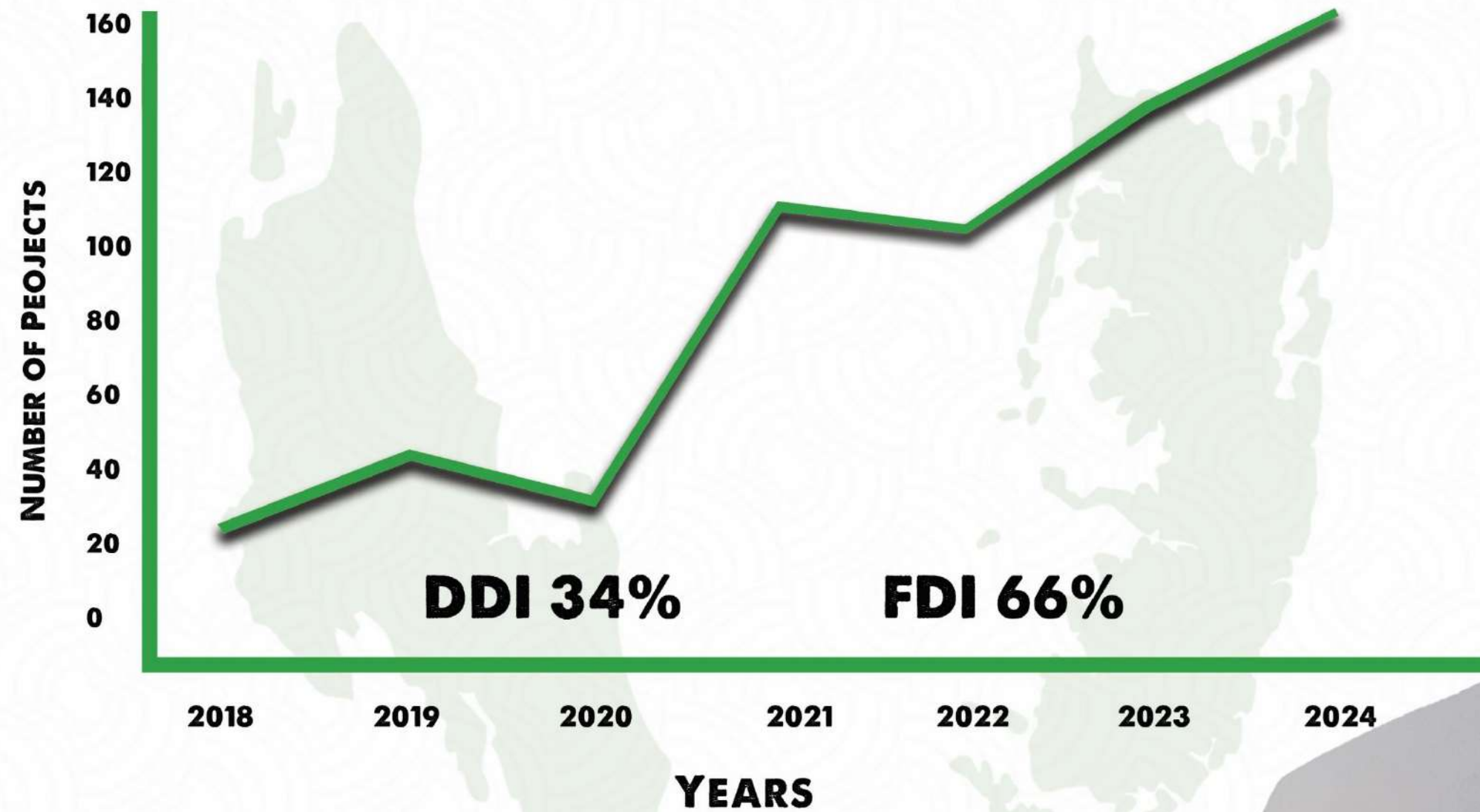
- 62 Million Tanzanians
- 300 Million EAC
- 380 Million SADC
- 1.5 Billion Africa



## Abundant Lucrative Investment Opportunities



## INVESTMENT TRANSFORMATION UNDER H.E. DR. HUSSEIN ALI MWINYI



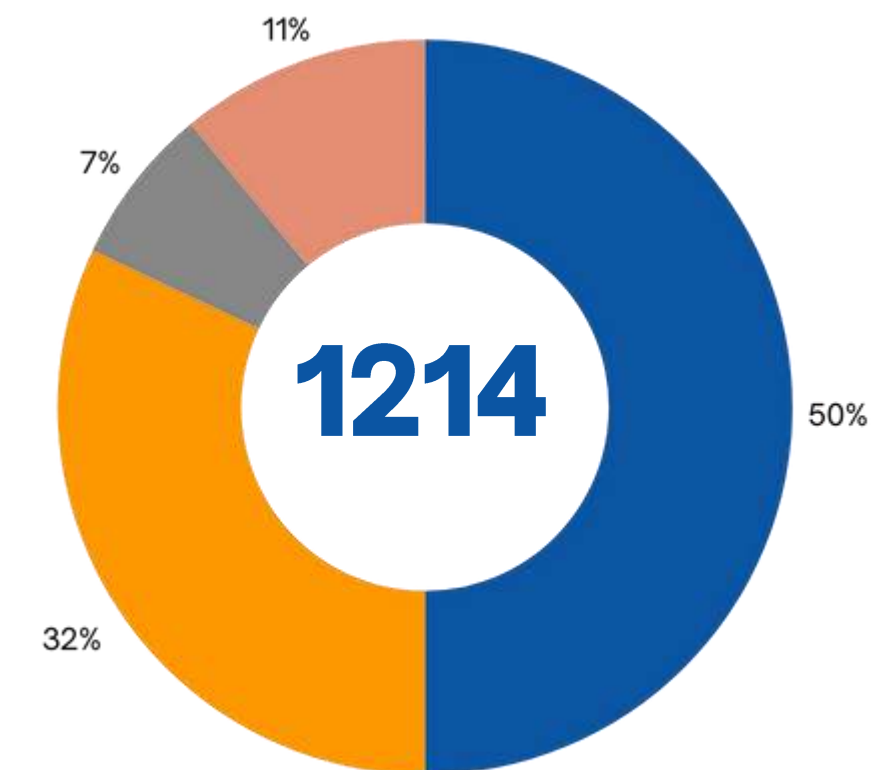
# INVESTMENT SECTORS BY 2025

## Indonesian Projects in Zanzibar

Total value of all registered projects under ZIPA is 13.5 Bil USD

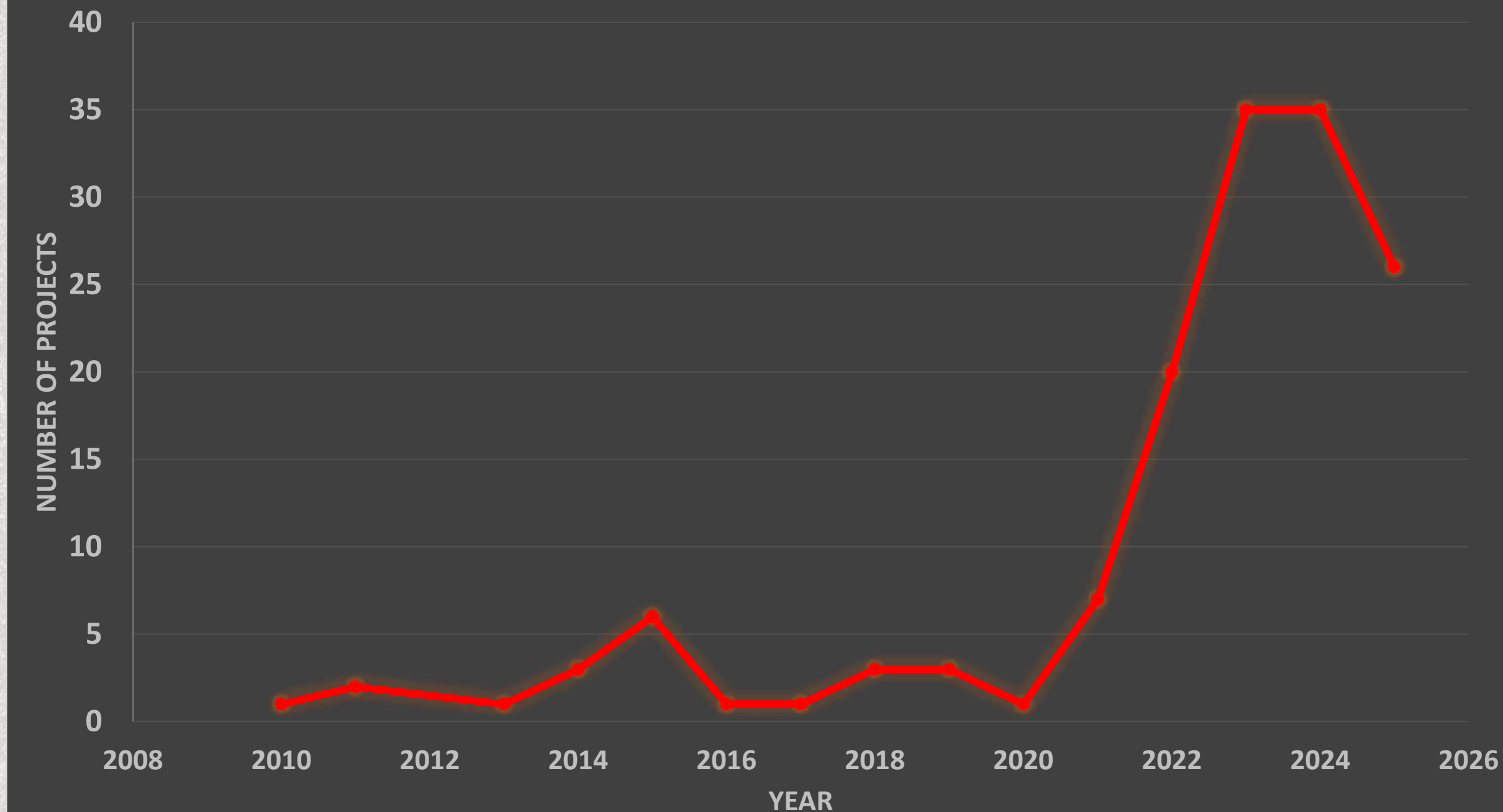
### Projects Sectors

- I - Accommodation and Food services activities
- L - Real Estate Activities
- C - Manufacturing
- Others



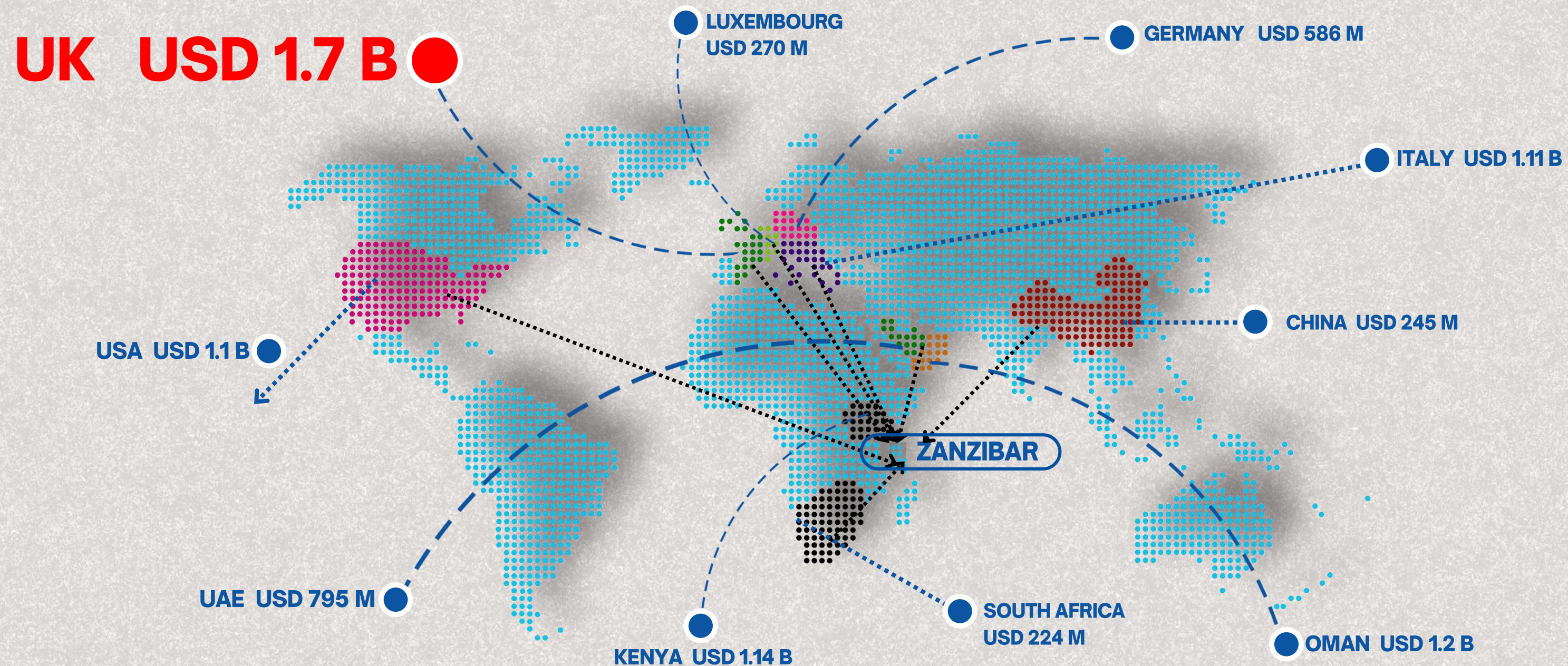
# REAL ESTATE SECTOR BY 2025

Real estate trend in Zanzibar



- ✓ Total number of projects is **145**.
- ✓ Capital is **USD 1.55 Bil.**
- ✓ **86%** was registered in the last five years.
- ✓ **70%** foreign owned.
- ✓ **30%** Domestic owned.

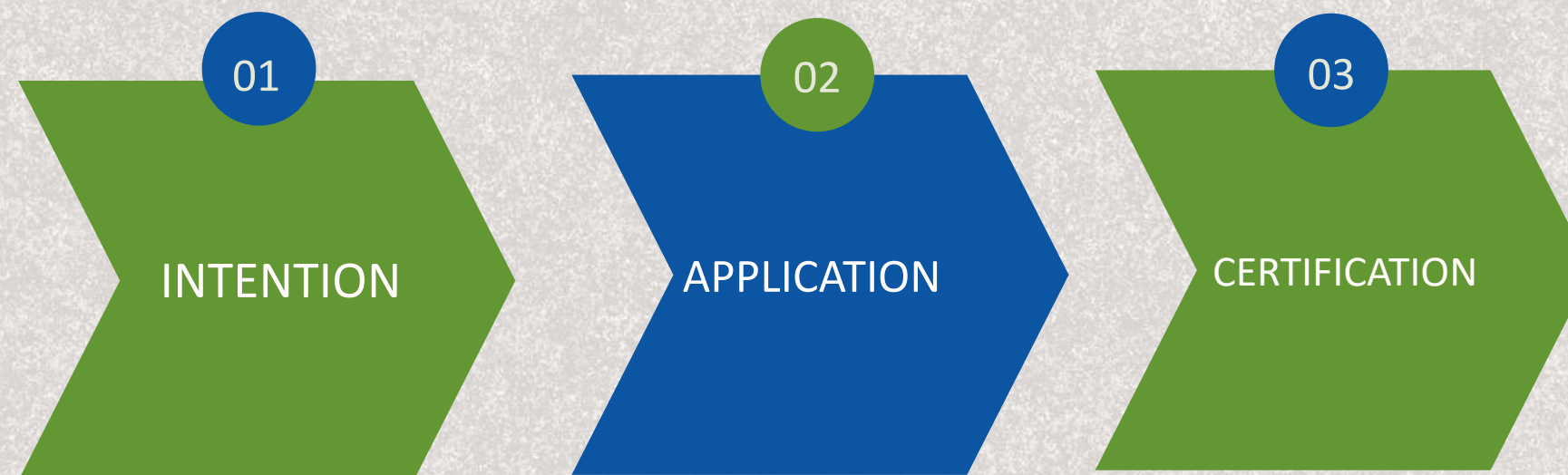
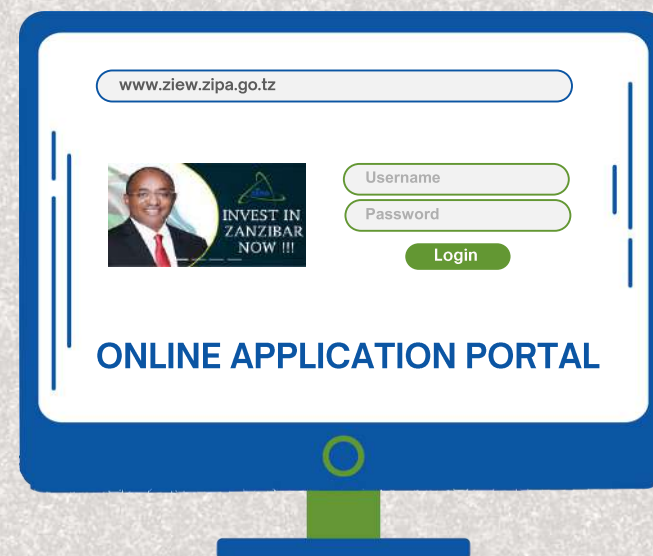
# TOP TEN INVESTORS BY 2025



# INVESTMENT THRESHOLD

| SECTOR              | INVESTMENT CAPITAL (USD) |          |          |
|---------------------|--------------------------|----------|----------|
|                     | FOREIGN                  | DOMESTIC | DIASPORA |
| Hotel & Real Estate | 2,500,000                | 100,000  | 200,000  |
| Others              | 500,000                  | 100,000  | 200,000  |

# INVESTMENT PROCEDURES



**ONLINE APPLICATION PORTAL**

**[www.ziew.zipa.go.tz](http://www.ziew.zipa.go.tz)**

| SECTOR              | INVESTMENT CAPITAL (USD) |          |
|---------------------|--------------------------|----------|
|                     | FOREIGN                  | DOMESTIC |
| Hotel & Real Estate | 2,500,000                | 100,000  |
| Others              | 500,000                  | 100,000  |



**[www.zipa.go.tz](http://www.zipa.go.tz)**

# STRATEGIC INVESTMENT STATUS

| LOCATION | INVESTMENT CAPITAL (USD) |                                     |                         |
|----------|--------------------------|-------------------------------------|-------------------------|
|          | CRITERIA 1               | CRITERIA 2                          | CRITERIA3               |
| UNGUJA   | USD 50 millions          | USD 10 millions and create 500 jobs | Invest in small islands |
| PEMBA    | USD 5 millions           | USD 2 millions and creates 500 jobs | Invest in small islands |

# **SPECIAL ECONOMIC ZONES (SEZS)**

According to the new Zanzibar Investment Act, 2023, there will be Special Economic Zones and ZIPA is the custodian of these zones. These will include the following:-

✓ **Mangapwani**

✓ **Free Economic Zone (FEZ).**

- Fumba
- Micheweni
- Amaan Industrial Park
- Maruhubi Logistic Park
- Airport Free port

✓ **Free Ports Zone.**

✓ **Land Bank for Investment**

✓ **Digital Free Zone.**

✓ **Industrial Zone.**

✓ **Small Islands Zone.**

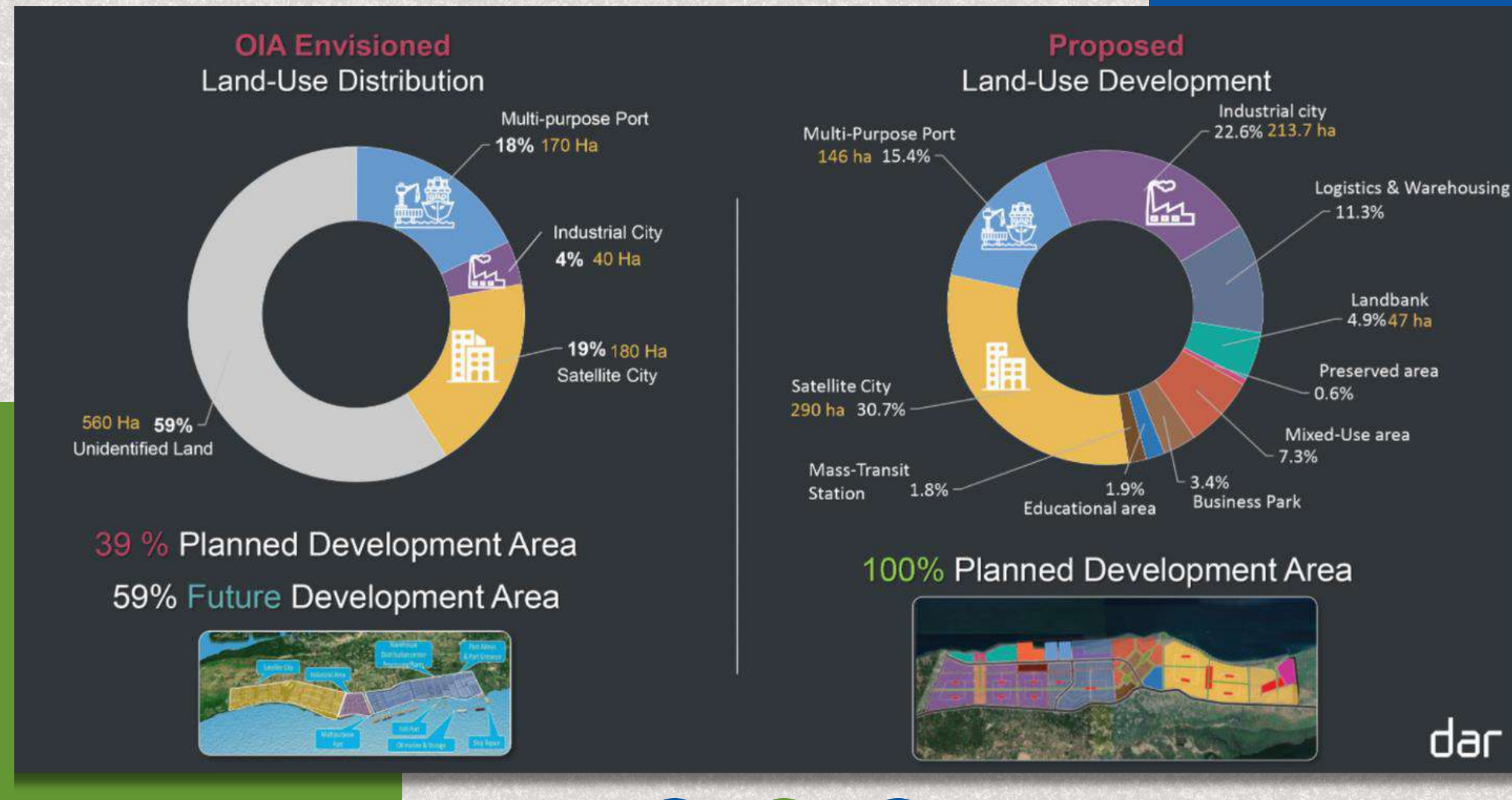
✓ **Logistic Zones.**

✓ **Export Processing Zone (EPZ).**



# MANGAPWANI MASTER PLAN

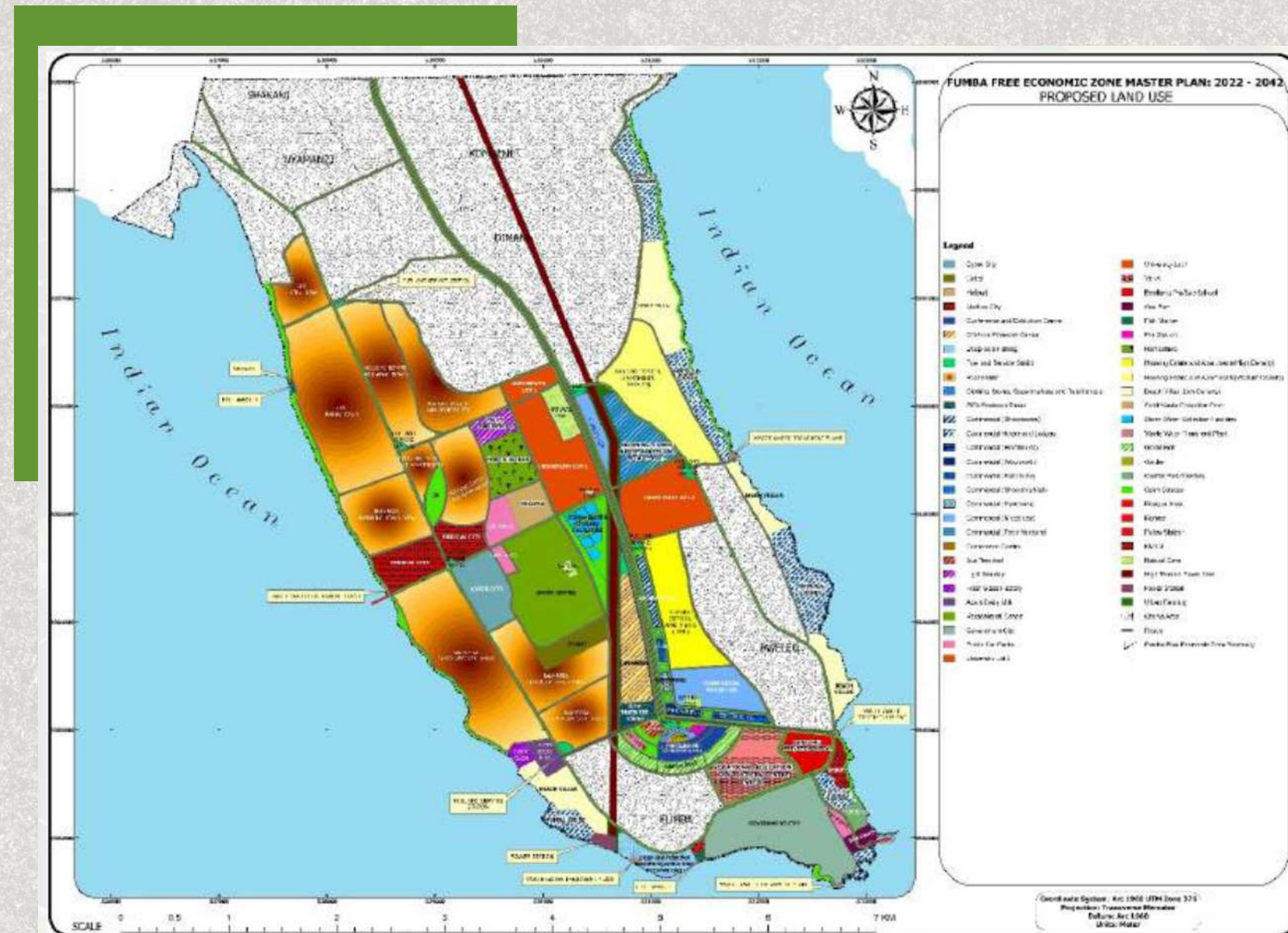
## Land-use Distribution



# FUMBA FEZ

- ✓ **Size:** 3,000ha
- ✓ **Accessibility:**
  - 24km from Malindi port
  - 10km from AAKIA Airport
- ✓ **Status:** 3.3 billion USD worth of Project capital of investment in this area.

# MASTER PLAN



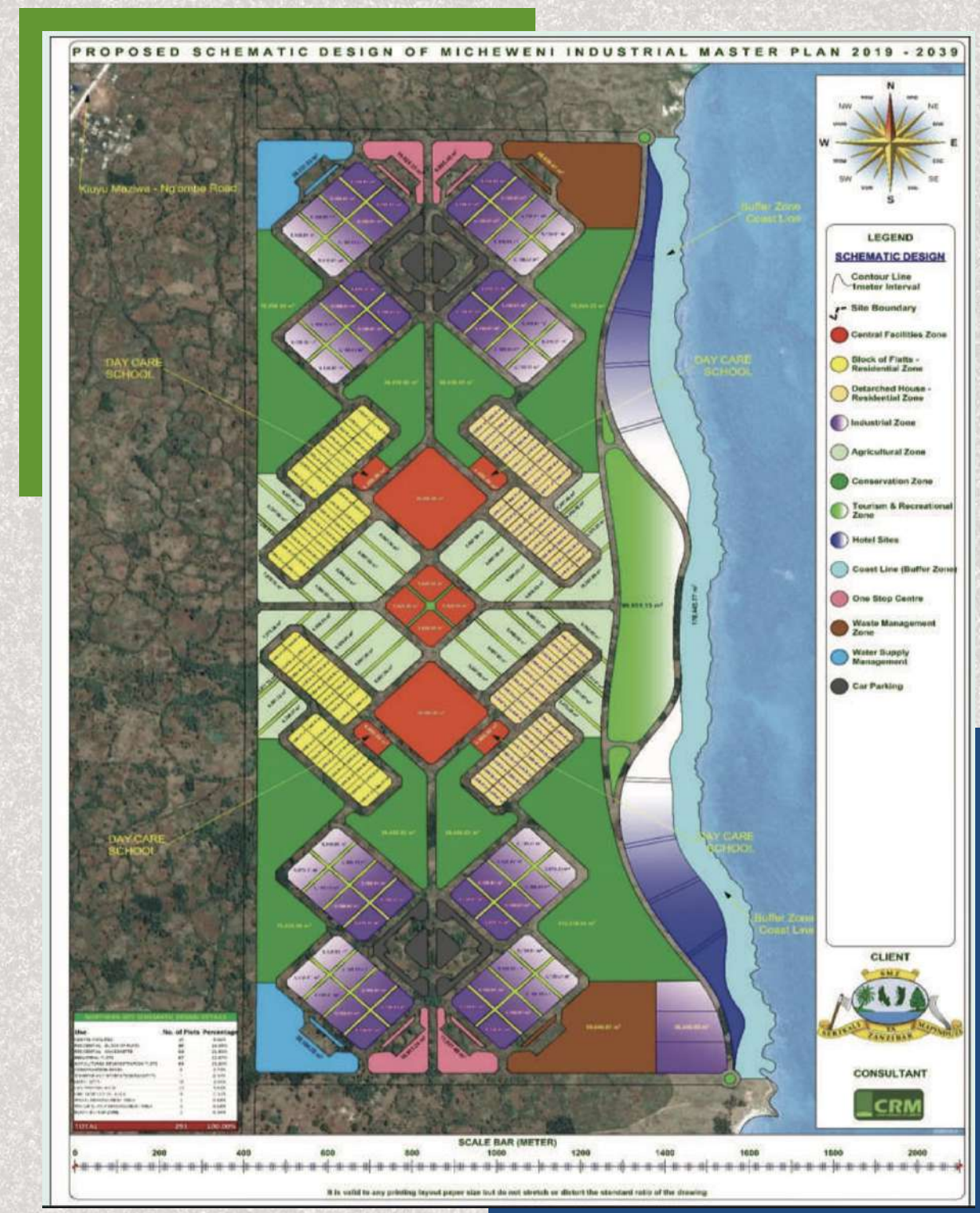
# MICHEWENI FEZ

✓ Size: 808.8ha



Micheweni Industrial Pack:

# MASTER PLAN



# INVESTMENT INCENTIVES

The Revolutionary Government of Zanzibar offers both fiscal and non-fiscal lucrative investment incentives including:-

- ✓ 100% Foreign ownership is allowed
- ✓ Up to 100% exemption from import duties and VAT on capital goods
- ✓ Up to 10 years corporate tax exemption
- ✓ Up to 99 years of land and marina lease agreement
- ✓ Employment of foreign expatriates in key positions
- ✓ 100% repatriation of all profits after taxes
- ✓ **Real estate buyer incentive**



# INVESTMENT PROMOTION & FACILITATION MECHANISM

- ✓ ZIPA is the main Government Institution responsible for investment promotion, facilitation and aftercare services in Zanzibar.
- ✓ ZIPA is operating under the newly enacted “Zanzibar Investment Act No. 10 of 2023.
- ✓ ZIPA is One stop Facilitation Center



*ARIGATO GOZAIMASU*

ありがとう



# Thank You

## Zanzibar Investment Promotion Authority



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Zanzibar Investment Promotion Authority



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