



 Invest in  
**TANZANIA**

# **AFRICA'S NEW MANUFACTURING HUB**



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# ABOUT TANZANIA



Tanzania stands out as one of the fastest-growing economies in Africa, offering political stability, investor-friendly policies, abundant natural resources, and vast untapped opportunities. Strategically positioned in East Africa, with a population exceeding 65 million, Tanzania is emerging as a regional hub for trade, logistics, and industrial growth.

Over the past decade, Tanzania has maintained a robust average economic growth rate of 7%, culminating in its transition from a low-income to a lower-middle-income country as of July 1, 2020 — five years ahead of the Vision 2025 target, according to the World Bank.

The country's transformation from a centrally planned to a market-driven economy has laid the foundation for private sector-led development. In 2024, Tanzania's GDP grew

by 5.5%, with 2025 projections at 6%, driven by agriculture, manufacturing, tourism, and strategic infrastructure projects. Inflation remains low at 3.2%, and continuous reforms are attracting sustained global capital.

Significant strides have been made across infrastructure, healthcare, education, mineral resource management, and environmental governance. These advancements are creating a strong enabling environment and reinforcing Tanzania's global appeal as a secure and forward-looking investment destination.

Under the leadership of Her Excellency President Samia Suluhu Hassan, Tanzania is aggressively pursuing industrialization, prioritizing investments that add value to domestic resources. This strategy aligns with the national goal of transforming Tanzania into a competitive, export-oriented economy.







# PRIORITY SECTORS WITH HIGH INVESTMENT POTENTIAL

Investors are welcome to explore opportunities across a wide range of thriving sectors:

1

Textiles and  
apparels

2

Pharmaceutical &  
medical devices

3

Electric Motor  
vehicles assembly

4

Rubber processing and  
manufacturing of rubber  
products

5

Paper products and  
packaging materials

6

Assembly of conventional motor  
vehicles, motorcycles, tractors,  
boats, engines and spare parts

7

Manufacturing of machineries  
and agriculture implements

8

Household appliances  
and electronics

9

Wood products  
and furniture

10

Value addition of agriculture,  
fisheries, horticulture and  
manufacturing of fast-moving  
consumer goods

11

Edible Oil

12

Mining and mineral  
beneficiations



# WHY TANZANIA NOW?



## Game-Changing Infrastructure for Regional Integration

Massive public investments are reshaping Tanzania's infrastructure landscape. Key projects include the Standard Gauge Railway (SGR), modernization of key ports, and the operationalization of the 2,115 MW Julius Nyerere Hydropower Project. These developments are dramatically improving connectivity and powering industries across East and Central Africa.



## A Stable, Peaceful Nation with Global Recognition

Tanzania's commitment to reform and good governance has earned strong international accolades. It ranked 7th in Africa in RMB's "Where to Invest in Africa 2019" and was named the most peaceful country in East Africa by the 2019 Global Peace Index. These indicators reflect Tanzania's reliable and secure investment environment.



## Vision 2050: A Bold, Future-Ready Investment Framework

Guided by Vision 2050, Tanzania is embracing inclusive growth, digital transformation, and sustainable development. With bold leadership and sound economic policies, the country is positioning itself as a resilient, innovation-led economy and a top-tier investment destination in Africa.





# TISEZA: YOUR GATEWAY TO SIMPLIFIED INVESTMENT AND STRATEGIC ECONOMIC ZONES IN TANZANIA

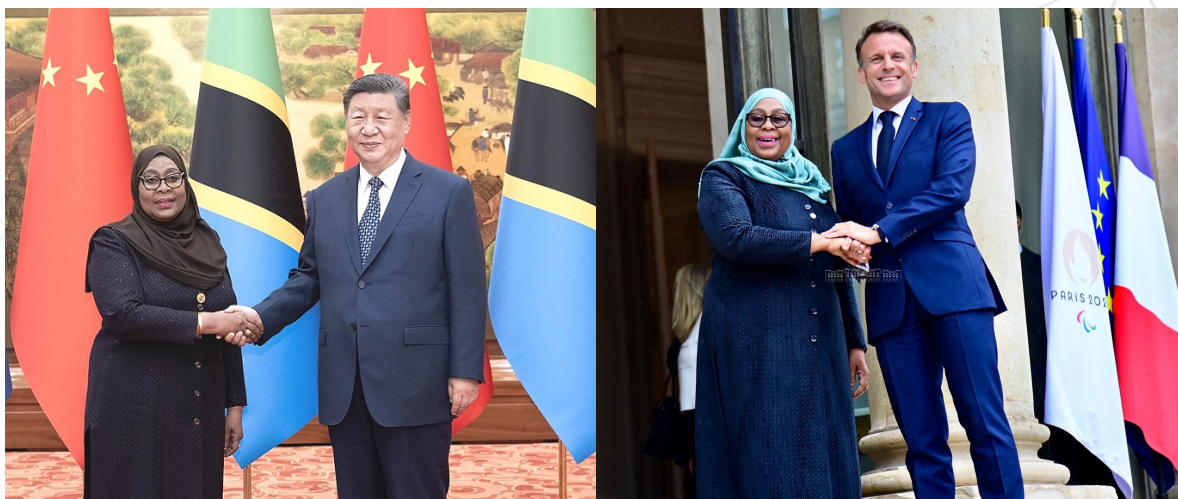
The Tanzania Investment and Special Economic Zones Authority (TISEZA) is the government's lead agency for promoting, facilitating, and supporting investments. Through its One Stop Facilitation Centre (OSFC), TISEZA provides end-to-end services including investor registration, licensing, and aftercare — significantly reducing red tape and accelerating time-to-operation.

Beyond facilitation, TISEZA is mandated to designate, develop, manage, and operate Special Economic Zones (SEZs) across the country. It also maintains a strategic land bank 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

## PARTNER WITH TANZANIA FOR A PROSPEROUS FUTURE

Tanzania is ready to welcome the world. With strategic reforms, a growing industrial base, peaceful governance, 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.





# KEY INVESTMENT INCENTIVES PACKAGE FOR PROJECTS PER MARKET SEGMENT

Projects Targeting Local and EAC Markets, Tanzania, Burundi, Democratic Republic of the Congo (DRC), etc.	Projects Targeting SADC, Angola, Botswana, Comoros, Democratic Republic of the Congo (DRC) etc AfCFTA, International - US, Europe, Asia, etc
<ul style="list-style-type: none"> <li>• Free project land;</li> </ul>	<ul style="list-style-type: none"> <li>• Free project land;</li> </ul>
<ul style="list-style-type: none"> <li>• Plant and Machinery VAT and duty free;</li> </ul>	<ul style="list-style-type: none"> <li>• Plant and Machinery VAT and duty free;</li> </ul>
<ul style="list-style-type: none"> <li>• Raw materials duty free;</li> </ul>	<ul style="list-style-type: none"> <li>• Raw materials duty and VAT free</li> </ul>
<ul style="list-style-type: none"> <li>• Goods of Capital Nature may enjoy 75% reduction in duty</li> </ul>	<ul style="list-style-type: none"> <li>• 10 years Corporate Income Tax exemption;</li> </ul>
<ul style="list-style-type: none"> <li>• Pre-fabricated factory buildings-75% reduction in duty;</li> </ul>	<ul style="list-style-type: none"> <li>• VAT and Import duty exemption on Goods of Capital Nature;</li> </ul>
<ul style="list-style-type: none"> <li>• Distribution truck tractors-75% reduction in duty;</li> </ul>	<ul style="list-style-type: none"> <li>• VAT and import duty exemption on pre-fabricated Factory Buildings;</li> </ul>
<ul style="list-style-type: none"> <li>• Building permits issued within 24 Hours;</li> </ul>	<ul style="list-style-type: none"> <li>• VAT and import duty exemption on specialized utility vehicles specific to project;</li> </ul>
<ul style="list-style-type: none"> <li>• All licenses and permits to be procured hassle free at TISEZA Premier investors' service centre;</li> </ul>	<ul style="list-style-type: none"> <li>• VAT exemption on services and utilities including electricity, water, port handling etc;</li> </ul>
<ul style="list-style-type: none"> <li>• TISEZA Regional market access support to connect investors with buyers and distributors in EAC and SADC countries; and</li> </ul>	<ul style="list-style-type: none"> <li>• Withholding tax exemption on services, dividends and interest on foreign bank loans;</li> <li>• Building permits issued within 24 Hours;</li> <li>• All licenses and permits to be procured hassle free at TISEZA Premier investors' service centre;</li> </ul>
<ul style="list-style-type: none"> <li>• TISEZA officers stationed at all Regional and main ports of exit to facilitate cross boarder transit processes</li> </ul>	<ul style="list-style-type: none"> <li>• TISEZA market access support by connecting with buyers and distributors globally; and</li> <li>• TISEZA officers stationed at all Regional and main ports of exit to facilitate cross boarder transit processes</li> </ul>



## KEY APPLICATION CRITERIA

**30%**

Local content requirement of at least 30% Tanzanian ownership

**1Acre**

Optimised land use limited to a maximum of one (1) Acre per factory

**12Months**

Commencement of factory operations within 12 months period

**\$10Mil**

Minimum Investment commitment of at least \$10 million USD with 25% advance capital deposit in a local bank for foreigners

**100Jobs**

Employment creation target of at least 100 direct payroll jobs

**\$5Mil**

Minimum Investment commitment of at least \$ 5 million USD with 25% advance capital deposit in a local bank for Tanzanian



## BAGAMOYO ECO MARITIME CITY SEZ

### **Powered by Tanzania Investment and Special Economic Zones Authority (TISEZA)**

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?



## 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, enhancing regional and international trade capacity.



## EXCELLENT ROAD CONNECTIVITY

Direct access via the fully paved Bagamoyo highway, ensuring fast and reliable road transport to Dar es Salaam, neighbouring regions, and border posts, accelerating supply chain efficiency.



## SEAMLESS ACCESS TO ROAD, RAIL, AND SEA TRANSPORT

Strategically positioned near the proposed railway corridor linking Bagamoyo Port to:

- Central Railway Line (SGR and MGR)
- Tanzania-Zambia Railway (TAZARA)

This integrated rail network supports efficient freight movement to markets across Zambia, DRC, Malawi, and beyond.



## RELIABLE ENERGY AND UTILITIES INFRASTRUCTURE

Close 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.



## 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.



## 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 semi-skilled labor supply.

### • Healthcare Facilities:

Bagamoyo District Hospital provides accessible healthcare services to the region.

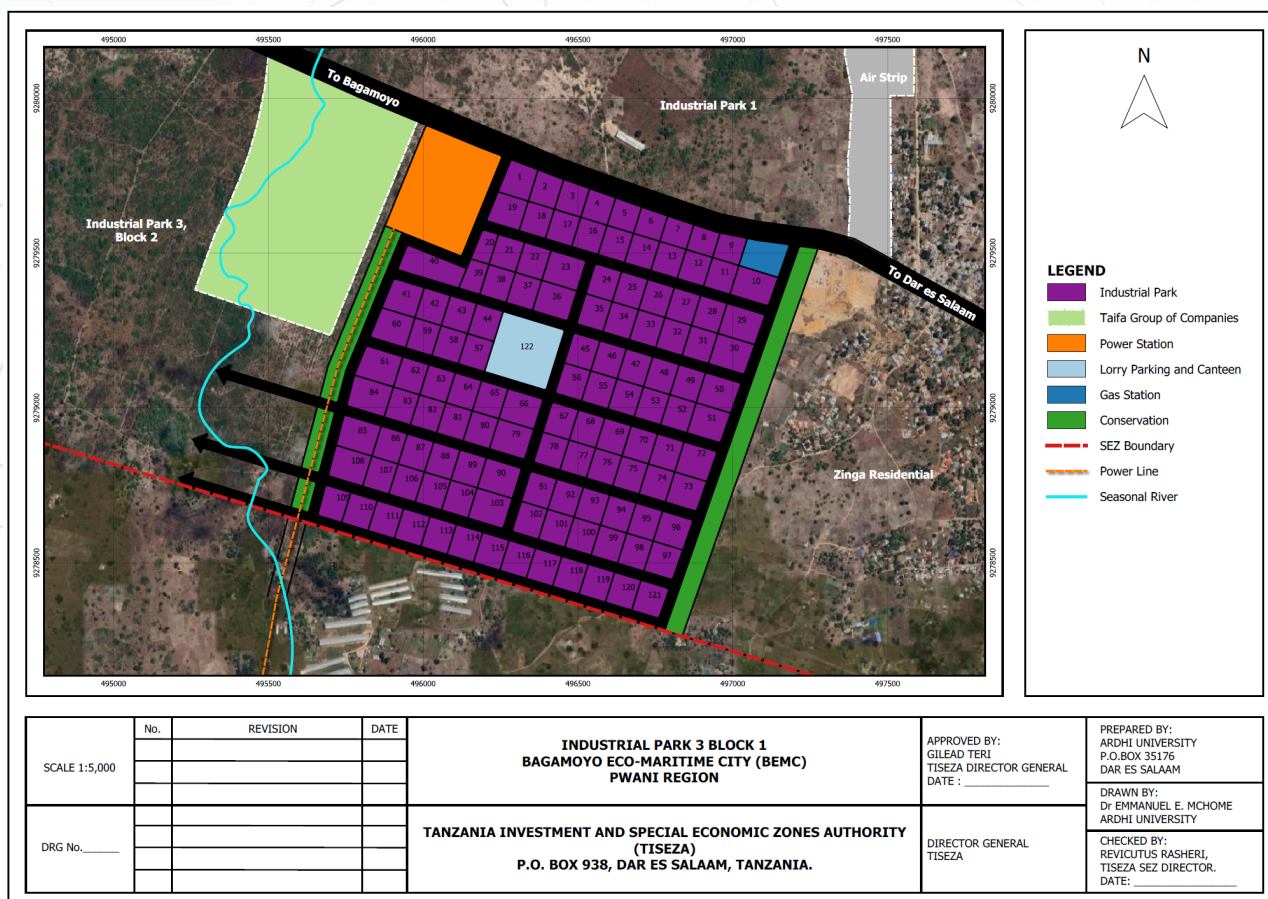
Specialized medical care is accessible in Dar es Salaam, just 45 km away, including the Muhimbili National Hospital, Tanzania's leading tertiary hospital.



## IDEAL SECTORS FOR INVESTMENT

- Light and heavy manufacturing industries
- Agro-processing and food value addition
- Logistics and warehousing
- Energy and green technology ventures
- Export-oriented industrial operations





## KWALA SEZ – KIBAHA, COASTAL REGION

The Tanzania Investment and Special Economic Zones Authority (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.

Strategically positioned adjacent to the Kwala Dry Port, the Kwala SEZ offers seamless connectivity to Tanzania's main trade routes:







# KEY INFRASTRUCTURE HIGHLIGHTS

## 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.

## Modern Highway Access:

The zone is accessible via the tarmacked Tanzam Highway (Dar es Salaam-Morogoro), offering reliable road transport that connects the SEZ to national and regional trade routes.

## 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.

## Regional Trade Reach:

Strategically located to serve landlocked neighboring countries, including:

- Uganda, Rwanda, Burundi, Zambia, Malawi, and the Democratic Republic of Congo (DRC)
- Facilitates seamless regional trade via Isaka Dry Port, TAZARA, and Central Corridor connections.

## Healthcare Facilities:

Within reach of major health institutions such as:

- Morogoro Regional Referral Hospital
- Bagamoyo District Hospital
- Muhimbili National Hospital (Mloganzila & Upanga campuses) via the highway network

Planned on-site health clinics and occupational health services within the SEZ to support employee well-being and emergency response.

## Utility Infrastructure:

- Reliable electricity via Tanesco grid, with potential for dedicated substations and solar power integration.
- 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.

# WHY KWALA SEZ?



- + 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
- + Designed to support light and heavy manufacturing, logistics, and export processing

## Sectors for Investment

1. **Agriculture Value Addition and Fast-Moving Consumer Goods (FMCG)**
2. **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
  - Wood products, furniture, and construction materials

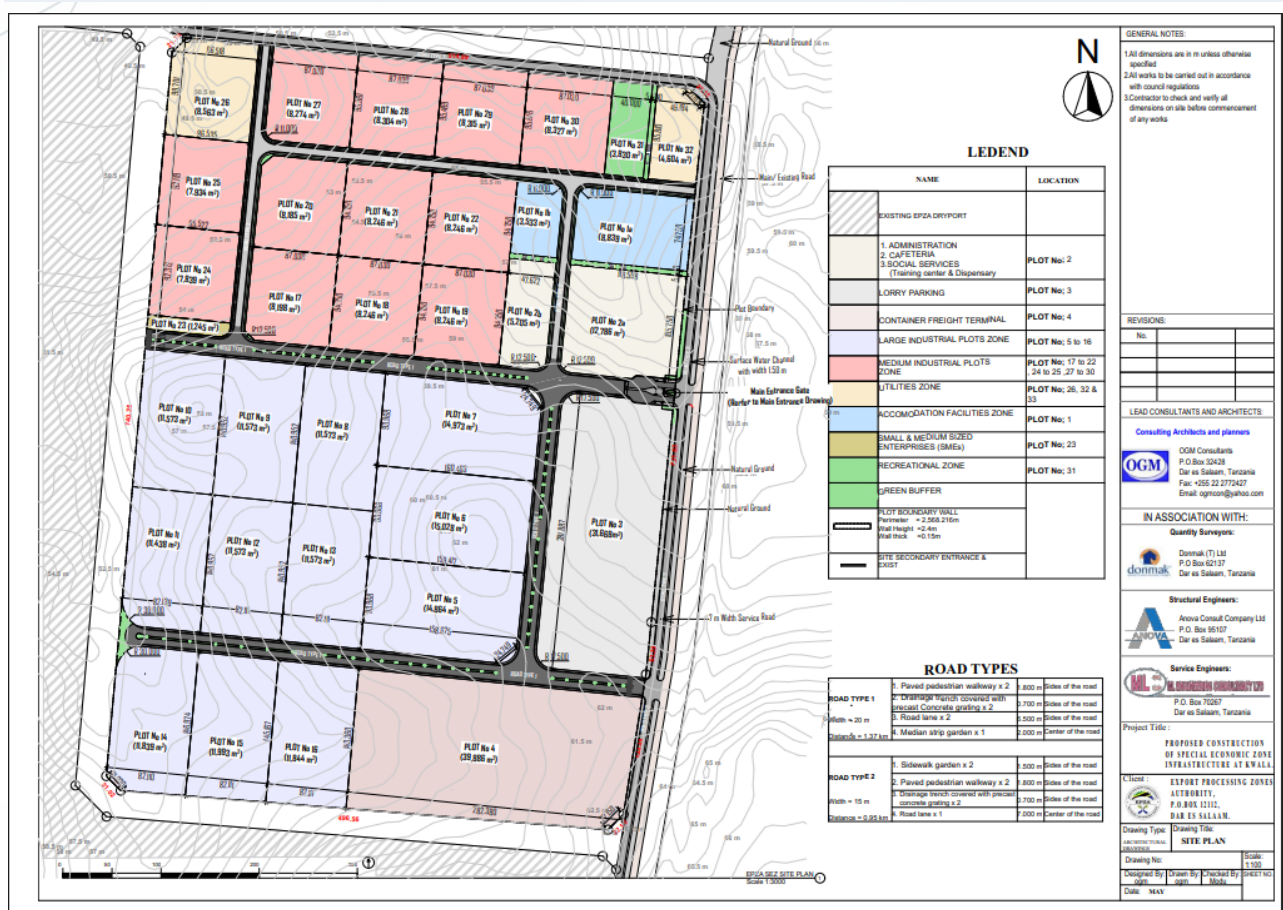


## Unmatched Investment Incentives

Investors meeting the Kwala SEZ project criteria will enjoy:

- Free allocation of project land
- Provision of essential infrastructure, including:
  - ✦ Reliable electricity supply
  - ✦ Clean water access
  - ✦ Internal road network
  - ✦ Efficient drainage and waste systems

Kwala SEZ offers a rare combination of strategic location, multimodal transport infrastructure, and investor-focused incentives—making it a premier destination for regional manufacturing and trade expansion.



## NALA SEZ, 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 zones 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?

## 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:

# 1

### AIR TRANSPORT - NATIONAL & INTERNATIONAL ACCESS

- + **Dodoma Airport:** Facilitates quick and convenient domestic air connectivity to major cities such as Dar es Salaam, Mwanza, and Arusha.
- + **Msalato International Airport (under construction):** Positioned to provide direct international cargo and passenger flights, further opening global access to the SEZ.

# 2

### 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.

# 3

### ROAD CONNECTIVITY

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

# 4

### 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.
  - Direct access to government leadership enhances ease of doing business, investor protection, and responsiveness to private sector needs.



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### UTILITIES & INFRASTRUCTURE

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

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### SOCIAL INFRASTRUCTURE: EDUCATION, HEALTH, WORKFORCE DEVELOPMENT

#### 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.
- + Vocational Training Centers (VETA & Private TVETs):
  - Provide technical and hands-on skills for manufacturing, electrical, plumbing, and welding — ensuring a ready pool of semi-skilled labor.

7

### 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.
  - On-site clinic development plans within Nala SEZ to support investor health and safety requirements.

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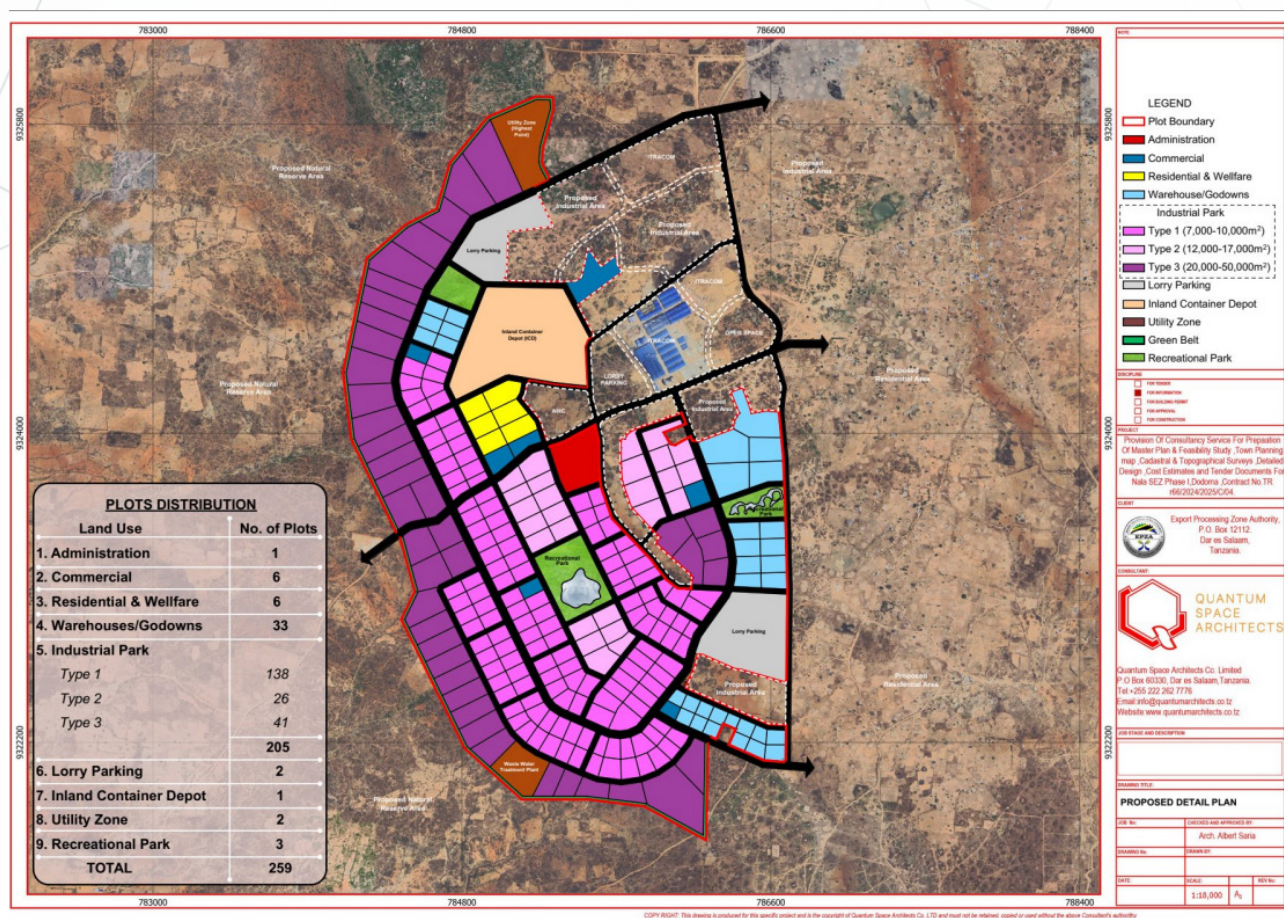
### SUPPORT ECOSYSTEM & QUALITY OF LIFE

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



Nala SEZ is 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.

### NALA SEZ Layout Map



## BUZWAGI SEZ

The Tanzania Investment and Special Economic Zones Authority (TISEZA), in its mission to transform Tanzania into Africa's premier manufacturing and industrial destination, has earmarked approximately 1,333 hectares of land for the development of the Buzwagi Special Economic Zone (Buzwagi SEZ).

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.



## STRATEGIC INFRASTRUCTURE AND LOCATION ADVANTAGES

### 01. Multimodal Connectivity

- + **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.
- + **Rail Linkages:** Just 25 km from the railway line connecting Isaka Dry Port to the Central Railway Line (SGR & MGR) and onward to the Tanzania-Zambia Railway (TAZARA)—supporting both domestic and cross-border cargo flow.
- + **Dry Port Proximity:** 30 km from Isaka Dry Port, a key inland logistics hub for bulk and containerized freight.
- + **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.
- + **Regional Gateway:** Strategically positioned in Kahama, a trade corridor linking Tanzania with the Democratic Republic of Congo (DRC), Rwanda, Burundi, and Uganda.

### 02. Industrial-Ready Infrastructure

- + **Electricity:** Powered by a functional 60 MW substation, ensuring reliable, high-capacity energy supply for heavy industry and mineral processing.
- + **Water Supply:** Access to 3 million liters of readily available water reserves, supporting processing, manufacturing, and workforce needs.
- + **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.
- + **Support Facilities:**
  - Fully serviced accommodation facilities for staff and management
  - Administrative offices for zone operations and investor support
  - Access to banking, customs, and emergency services within the vicinity

### 03. Social Infrastructure & Workforce Ecosystem

- + **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
- + **Education & Skills Development:**
  - Proximity to 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
- + **Residential Amenities:**
  - Affordable housing schemes nearby for workers
  - Local access to shopping, banking, schools, and religious facilities for seamless living and workforce retention



## TARGETED INVESTMENT SECTORS

### 01. Mineral Value Addition

- + Gold, copper, and other mineral refining and beneficiation
- + Mining equipment manufacturing and support services

### 02. Industrial Manufacturing

- + Agro-processing (maize, sunflower, tobacco, etc.)
- + Livestock value addition (meat, hides, dairy processing)
- + Motor vehicle manufacturing & assembly
- + Machinery and equipment fabrication

### 03. Renewable Energy Development

- + Solar panel manufacturing
- + Battery assembly
- + Biomass and waste-to-energy solutions

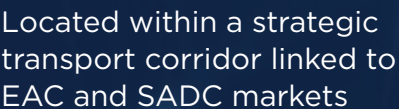
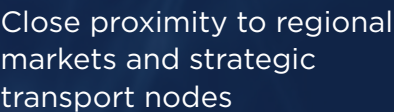
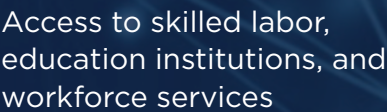
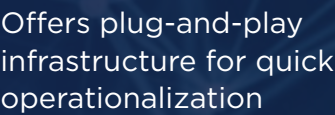
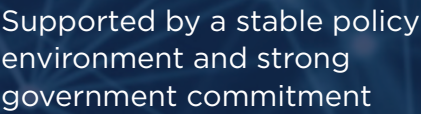
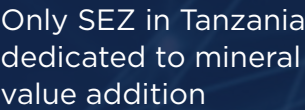
## INCENTIVES & INVESTOR SUPPORT

### Investors meeting the Buzwagi SEZ enrolment criteria will benefit from:

- + Free land allocation for qualifying projects
- + Access to ready-built infrastructure (power, water, roads, telecommunications)
- + Comprehensive support via TISEZA's One-Stop Service Centre (OSSC) for registration, licensing, permits, and aftercare
- + Eligibility for attractive fiscal and non-fiscal incentives, including:
  - Tax holidays
  - Import/export duty exemptions
  - Simplified profit repatriation procedures

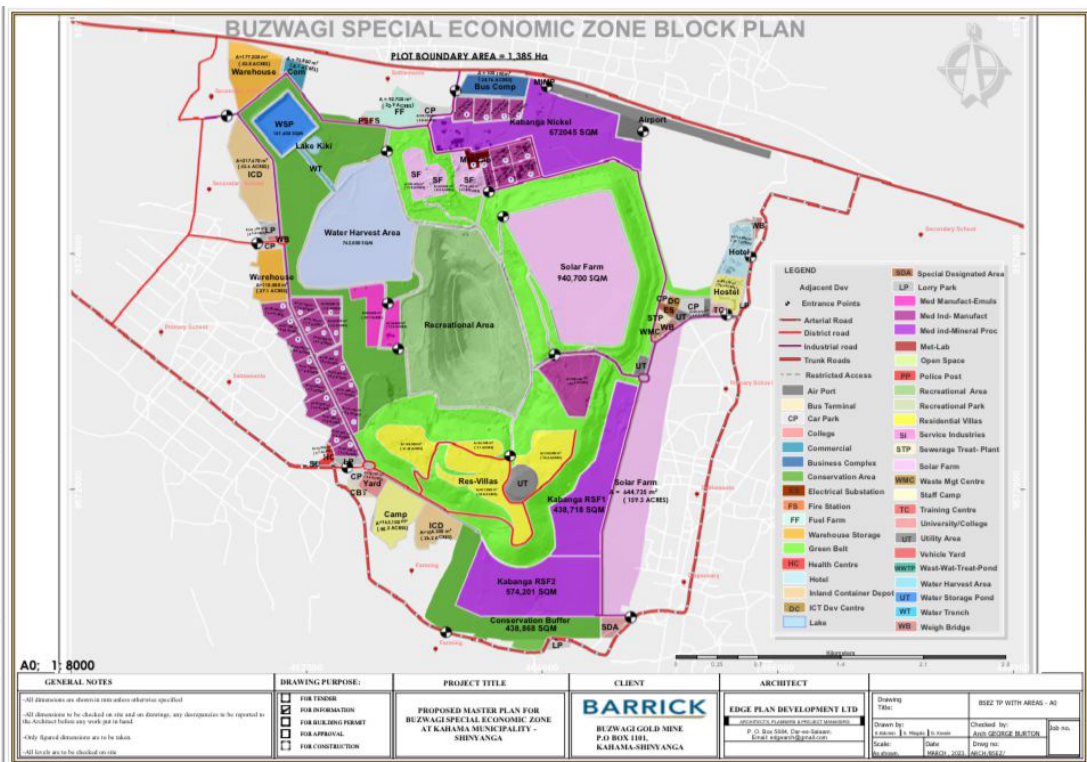




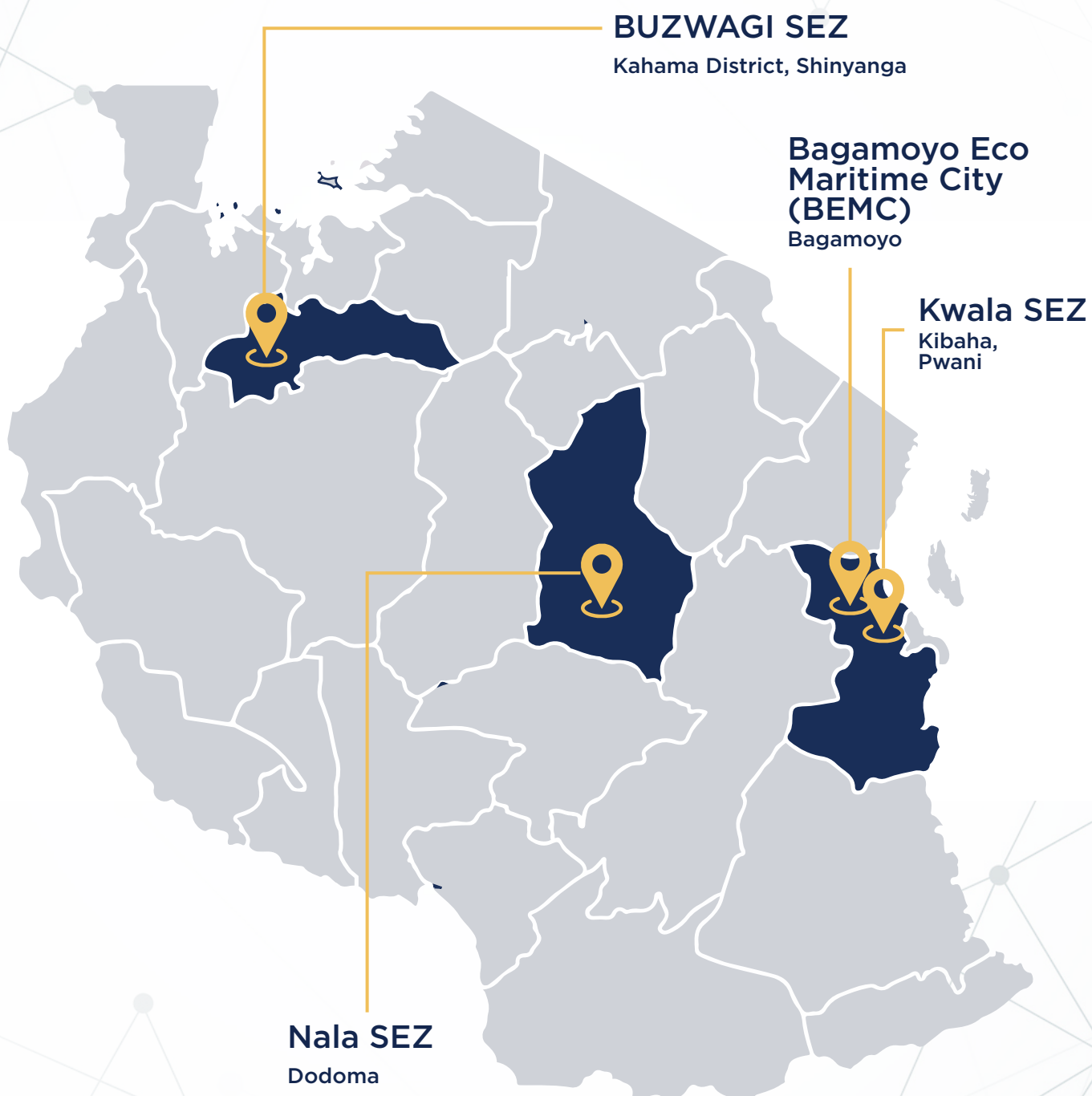


Buzwagi SEZ is more than a mining zone — it is a cross-border industrial hub that integrates value chains, accelerates trade, and powers Tanzania's transformation into a manufacturing leader.

## NALA SEZ Layout Map



# SEZ SITE LOCATIONS





# WHY INVEST IN TANZANIA?



**Peace & Political  
Stability**



**Economic  
Stability**



**Rich Natural  
Resources**



**Investment and  
Export-Credit Guarantees**



**Strategic  
Geographical Location**



**Access to Markets  
FTA**



**Stable Fiscal and  
Monetary Regime**



**Access to Affordable  
Labour**



**Transparent  
Investment Laws**



**Infrastructure  
Developments**



**Strong Public-Private  
Engagement**

# STRATEGIC GATEWAY TO LANDLOCKED COUNTRIES







# TISEZA OFFICES

## **TISEZA Head Office**

At PSSSF 1<sup>st</sup> Floor  
Golden Jubilee Tower-Ohio St  
DAR ES SALAAM

## **TISEZA Central Zone**

At Old Dodoma  
Municipal Building,  
DODOMA

## **TISEZA Lake Zone**

At Maji House, 5th Floor,  
Balewa Road, Isamilo Area  
MWANZA

## **TISEZA Southern Highlands Zone**

At NBC Building,  
Karume Avenue  
MBEYA

## **TISEZA Northern Zone**

At Ngorongoro Tourism  
Centre Building  
ARUSHA

## **TISEZA Nyasa Zone**

At Regional  
Commissioner's Office  
NJOMBE



**Application forms available at [www.tiseza.go.tz](http://www.tiseza.go.tz) or Visit us at**



**The United Republic of Tanzania**  
**Tanzania Investment and Special Economic**  
**Zones Authority (TISEZA)**  
**Head Office:** P. O. Box 938, Golden Jubilee Tower,  
1<sup>st</sup> Floor, Ohio Street, Dar es Salaam, Tanzania  
**Email:** [info@tiseza.go.tz](mailto:info@tiseza.go.tz) **Web:** [www.tiseza.go.tz](http://www.tiseza.go.tz)