



Your Valuation, Land Survey, Resettlement Action Plan
& Implementation (RAP), Environmental and Social
Performance Business Partner!



(NCPS)



International
Finance Corporation
WORLD BANK GROUP



INTERNATIONAL
VALUATION
STANDARDS
COUNCIL



RICS®

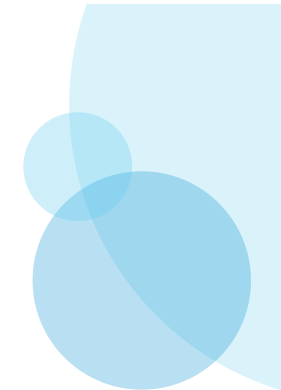
COMPLIANCE

Corporate Profile





Who We Are



VALUATION & LAND SURVEY

Valuation for compensation, Mortgage finance, and other different Purposes.



ESG

Leading Environmental and Social Governance (ESG) Service Provider



CLIENT SUPPORT

Support clients to attain value for investing in the impacts that drive businesses.



END TO END SOLUTIONS

Provide a range of End-to-End sustainability solutions using a multidisciplinary approach



MANAGE ESG REALITIES

Manage Projects' ESG realities to ensure that large investments do not cause harm



BENEFITS

Offer positive social, environmental and economic benefits to the affected and related entities



COMPLIANCE

Compliance with Local Regulatory bodies International best practice



PROJECT REALITIES

Bespoke to Project realities: ensuring solutions do not contradict the social realities of the affected entities.

Our Statement of Purpose



To provide modern Business Valuation, Asset Valuation, Insurance Valuation, Industrial Valuation, Agriculture Valuation, Commercial Valuation, Accounting Valuation, keep our clientele socially and environmentally sustainable, financially viable and corporately responsible to their immediate and larger publics.





Our Shared Values

Equal
Opportunity



Transparency



Integrity

Sustainability



Accountability





Our Competitive Advantage

Accelerate

Quick delivery and turnaround time with high quality bespoke implementation, management and monitoring of ESG Solutions throughout the project life-cycle impact management process.



Our Team

Culturally diverse and highly educated professionals with outstanding performance records across different specializations of Business valuation and ESG practice.

Wide range of local and international consultants with specialist experiences, local knowledge and requisite language skills



Cost & finance

We adopt a value-based pricing model which offers the right value for money; helping our clients to make the right decisions to Save, Spend, Secure, and Invest.



Strong local presence and networks

We have strong networks and alliances across the African market, with presence in Ghana, Rwanda, Uganda and Tanzania. PML is a top indigenous firm in Africa providing a one-stop shop for all Valuation, Land survey and ESG, related consulting services ensuring sustainability performance and monitoring



Why Property Matrix Limited?



Governance

Our solutions enable our clients to make fair and transparent decisions, in their relationships with internal and external project stakeholders. We empower our client to adhere to good international industry practices and common service quality standards, to support growing needs of international lenders and local/national laws.



Deep knowledge and expertise

Our team possesses over 35pm extensive years of experience in valuation, Land survey, Business valuation and ESG practice across sectors. We are experienced in Valuation, Land survey, Resettlement action plan, Policy and Implementation (RAP), Oil and gas, Power, Renewable Energy, Mining, Industrial Agriculture, Real Estate Sectors, Infrastructure and Trade Zone establishments. We possess great knowledge born out of practice and research across the African market and providing end-to-end solutions in compliance with good international and industry practices, national and local laws.





PML SERVICE Offerings

CONSULTANCY SERVICES



Properties and Asset Valuation

We carry out valuation of all types of assets and rights. Our service in this area deals with valuation for sales, mortgage, assets valuation for financial reporting, business valuation, for divesture, rent assessment, compensation; transfer etc.



Valuation for Compensation and Preparation of Resettlement Action Plans (RAP)

This involve the undertaking of a survey of land and assets of affected households in the Project resettlement area, including community shared assets, graves and sites of cultural heritage importance, to identify land and assets that will need to be replaced at resettlement sites or compensated.

Whenever the Project is being developed in line with international finance standards for environmental and social performance, including IFC Performance Standard 5 on Land Acquisition and Involuntary Resettlement. We normally help our clients to prepare a Resettlement Policy Framework (RPF) and Resettlement Action Plan (RAP), which meets IFC PS5 requirements, that will needs to be implemented.



Industrial and Commercial business asset valuations

Our vastly experienced machinery and business assets team provides comprehensive valuation reports that are widely accepted by banks, insurance companies and private clients throughout the country.

These reports can be undertaken for mortgage security, machinery audit, business mergers and acquisitions, due diligence, insurance pre-loss cover, insolvency, accounting compliance, litigation, fixed asset register compilation, inheritance and succession planning purposes.



Residential Valuation

As professional valuers with experience and research all over the country we have extensive experience in all regions with their trends of land values. We have grown to become one of the largest valuation teams and are recognised by many of our clients as having the fastest turnaround times in the market.

We value villas, apartments, residential compounds, towers and development sites for private and corporate clients as well as most major international and domestic banks for the following purposes:

- Mortgage/loan security
- Audit
- Internal accounts
- Visa applications
- Pre-acquisition / disposal advice
- Family law / matrimonial



Commercial Valuation

Independent and robust RICS and IVS compliant valuations, across all property sectors, prepared to international standards Property Matrix Co. Ltd has one of the largest commercial valuation consultancy teams with extensive experience to service large and complicated real estate portfolios and maintain the highest reporting standards.



Land Administration

Under this service Property Matrix takes part in the acquisition of Title deeds, carries Title deed search, Land Registration, conveyance/transfer of Land ownership, conversion and variation of Land Use and miscellaneous Land Advisory services.

We also deal with site acquisitions and advise clients on suitability of selected sites for particular use or development.

On Land Administration issues, we do the following:

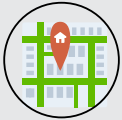
- Apply for letter of offer on behalf of clients
- Process the registration and issuance of Certificate of Title Deeds for our clients.
- Renewal of expired Right of occupancy
- Processing of change of Land use





PML SERVICE Offerings

CONSULTANCY SERVICES



Land Surveying & Development

We understand the importance of unlocking the value of land and the mechanisms that ensure such strategies are successful. We fully appreciate how local markets work and this enables us to provide acquisition strategies and development advice that maximise our clients' financial return.

Property Matrix Co. Ltd is also involved in spatial data capture and setting out in different stages of the cycle of geospatial projects. Among the consultancy services conducted by the company includes;

- Cadastral Surveying
- Engineering and Topographical Surveys
- Power Line Route Surveys and Design
- Road/Route Surveys and Design
- GPS Control surveys
- Geographic Information System (GIS) and Digital Mapping
- Remote Sensing (RS)



Property Management and Space Marketing.

Property management, Estate Agency in modern real estate business is a highly technical specialty which entails entrusting one's property to a professional qualified firm or person whom then runs it for the property management and estate agency in general are still in their infancy stage in Tanzania.

Property management activities include the following:

- Collecting and recording all income
- Paying expenses
- Providing monthly financial statements
- Coordinating all tenant matters
- Providing 24 hour emergency contact for clients and tenants
- Arranging repairs and maintenance in accordance with client instructions
- Coordinating building, ground maintenance and contractual services
- Purchasing of equipment and supplies, as necessary
- Arranging insurance at preferred rates Benchmarking



Environmental Performance

Maintain fair and transparent communication with government and other policy drivers to ensure effective policy implementation.



Environmental and Social Due Diligence

We conduct bespoke due diligence in line with international standards to help our clients make informed market decisions.



Social Performance

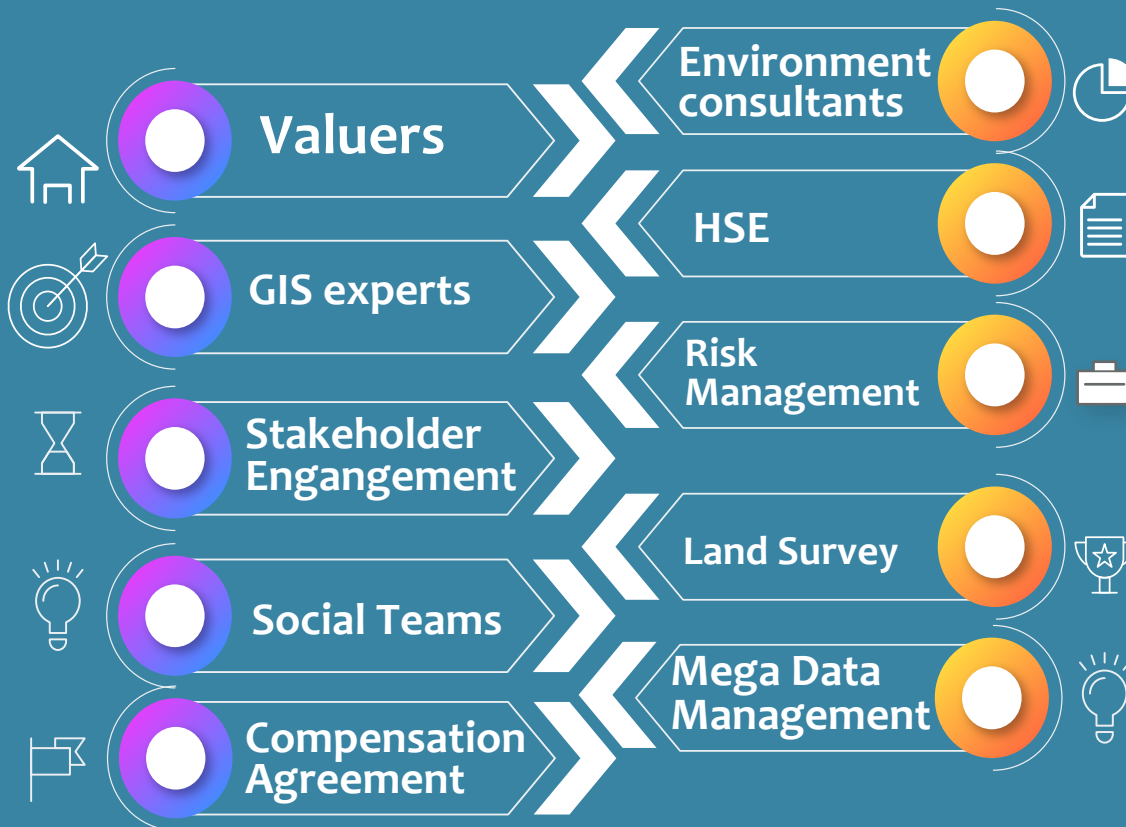
Manage all business-related social impacts in a responsible manner bespoke to project needs to ensure businesses do not cause more harm than good.





PML Objective

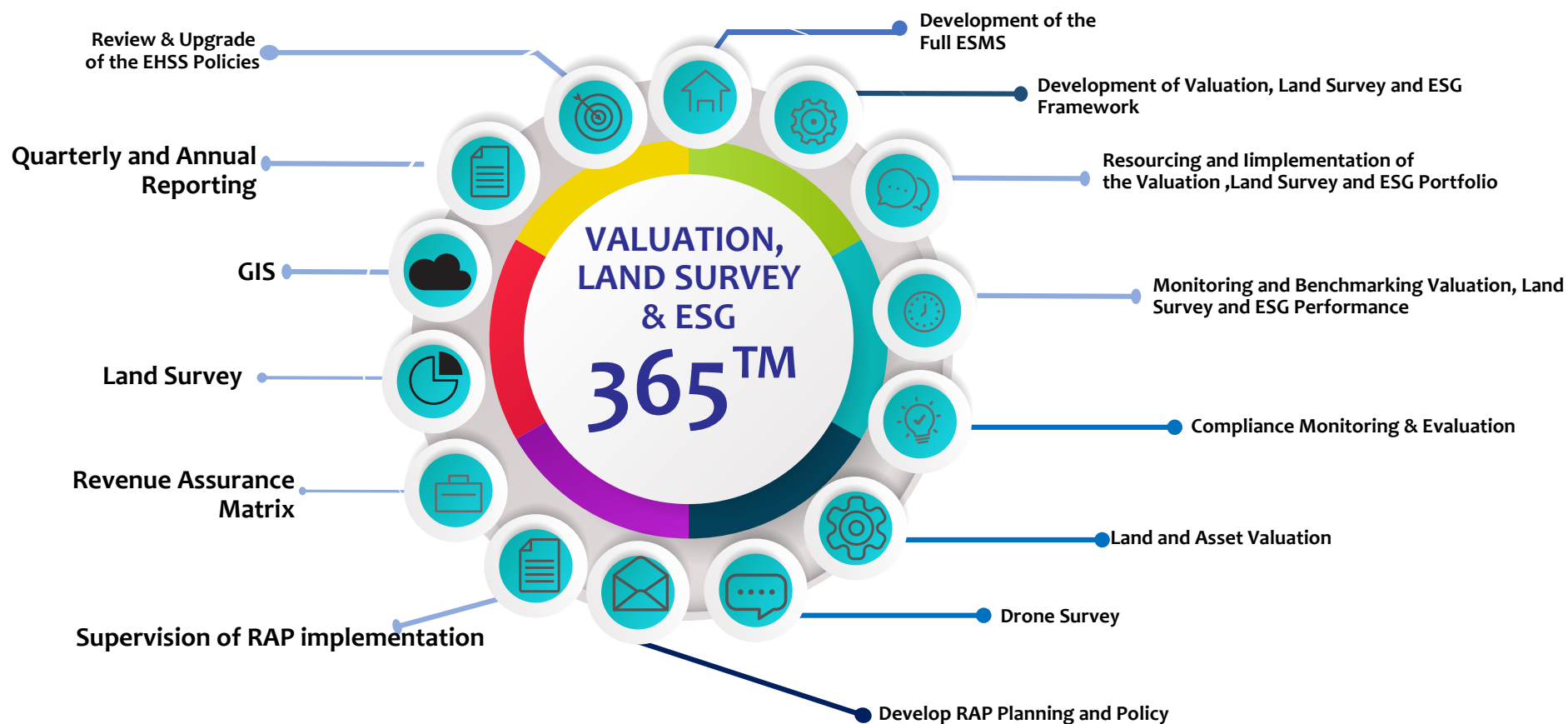
PML Primary objective is to provide a one stop shop for resettlement consultancy services in Tanzania. Our various teams include:



We are committed to technical excellence and client satisfaction in all the works it embarks upon. We have there for set oursekves rigid performance standard in order to guarantee that client interests are paramount in all projects undertaken.



PML VALUATION, LAND SURVEY & ESG 365 Framework





Our Recent Corporate Client - IFC Compliance

RESOLUTE GOLDMINE (NZEGA PROJECT)

Valuation of Assets for
Mining Closure up

2014

KIBARAN RESOURCES

- Valuation for compensation
- Land and Assets Survey
- Topographical Survey
- RAP planning
- Drone Survey
- Household Restoration
- Destination site plan
- Land Allocation
- Entitlement briefing and compensation agreement
- valuation disclosure
- Market Value research

2016 - 2017

OXFARM

- Review and assessment of land valuation process of LNG (Liquefied Natural Gas) Between line and IFC Standards

2020

JACANA RESOURCES KIGAMBONI DSM

- Valuation for compensation Jacana Resources - Kigamboni

EACOP NYATI RESOURCES (FUNGONI PROJECT)

- PAP Support services
- Valuation services
- RAP Implementation

2022

VOLT RESOURCES LTD (BUNYU PROJECT)

- Valuation for compensation
- Land and Assets Survey
- Topographical Survey
- RAP planning
- Drone Survey
- Household Restoration
- Destination site plan
- Land Allocation
- Entitlement briefing and compensation agreement
- valuation disclosure
- Market Value research

2024

2015

TANROAD MTWARA REGION

- Land & Asset Valuation of (1043) PAPS at Mangaba-Madimba-MSIMBATI and Madimba-Tangazo-kalambo Road (54 km)

2018 - 2019

ARMADAL CAPITAL PLC (GRAPHITE ADVANCEMENT TZ)

- Valuation for compensation
- Land and Assets Survey
- Topographical Survey
- RAP planning
- Drone Survey
- Household Restoration
- Destination site plan
- Land Allocation
- Entitlement briefing and compensation agreement
- valuation disclosure
- Market Value research
- Development of ESIA

2021

TANGOLD PLC (BUCKREEF GOLD MINE CO.LTD)

- Valuation for compensation Ruckreef Gold-mine, LwaMgasa Geita
- Development of RAP
- Compensation Agriment
- PAPS Training
- Land Allocation
- Entitlement briefing and compensation agreement
- valuation disclosure

2023

- Livelihood support for PAPs
- PAP in kind support

STRANDLINE RESOURCES (KIGAMBONI)

ECOGRAF (EPANKO GRAPHITE PROJECT)

PO RALG_MSIMBAZI BASIN DEVELOPMENT PROJECT

- RAP Implementation livelihood services





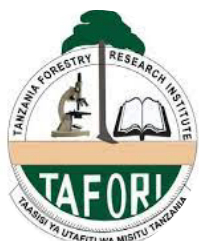
PML Value Proposition





LOCAL COMPLIANCE

We adhere to the following local standards:



NCPS





We adhere to the following international standards:

- World Bank Environmental Health and Safety Guidelines (EHSB)
- World Bank Environmental and Social Standards (ESS 2016)
- African Development Bank Integrated Safeguards Systems (AfDB ISS)
- International Financial Corporation Performance Standards (IFC PS2012)
- International Council for Mining and Metals (ICMM)
- Roundtable for Sustainable Biofuel Production (RSB)
- Equator Principle III (EPIII)
- International Finance, Reporting standards
- RICS (Royal Institution of Chartered Surveyors)
- International Valuation Standard
- Local and National Laws (across African Countries)
- IPIECA Guidelines
- International Private Sector Accounting Standards Board (IPSASB)

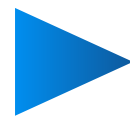


Our Clientele Base





Our Clientele Base

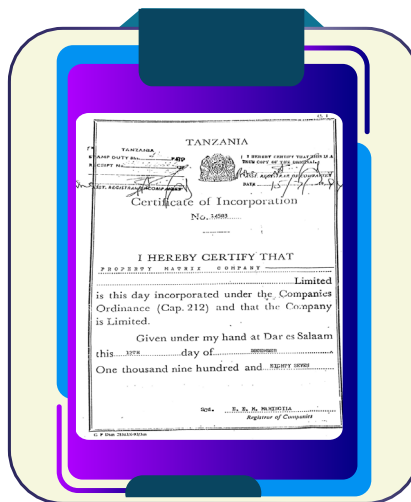


BANKS



EVIDENCE OF THE REGISTRATION OF PROPERTY MATRIX CO. LTD

-  **CERTIFICATE OF INCORPORATION # 14583**
-  **VAT CERTIFICATE # VRN 40-020564 -Y**
-  **TIN CERTIFICATE # TIN 101-100-984-644**
-  **BUSINESS LICENSE # B. 03706420**
-  **CERTIFICATE OF FIRM REG # VRB/CRN/041/2019**
-  **CERTIFICATE OF FIRM RECOGNITION**
-  **INDEMNITY INSURANCE COVER**
-  **DIRECTOR'S REGISTRATION CERTIFICATES**
-  **AREPTA CERTIFICATE # 030/2020**





OUR CONTACT



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REACH US

