



COMPANY PROFILE



A modern, two-story building with a glass balcony and a stone-textured facade. The building is set against a clear blue sky. In the foreground, there is a paved walkway, some green grass, and a small palm tree. The right side of the image is overlaid with a semi-transparent orange rectangle containing text.

WELCOME TO AFRICAN DIVERSE LIMITED

At African Diverse Limited, our commitment has always been to deliver valuation and consultancy services that meet the highest professional standards. Every assignment we undertake is guided by accuracy, transparency, and a deep understanding of Tanzania's dynamic property market. Our goal is simple, to provide clients with reliable information that supports sound decisions and sustainable investments.

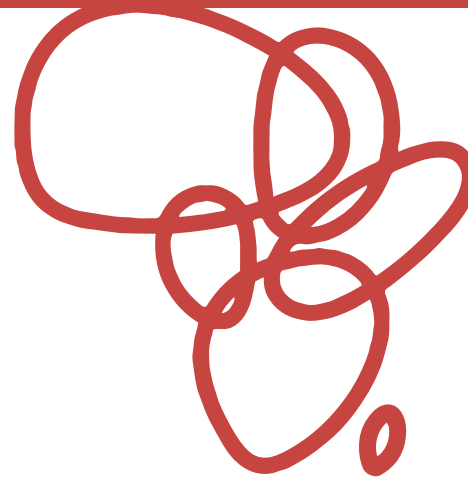
Through the dedication of our multidisciplinary team and the integration of modern technologies, we continue to strengthen our capacity to serve financial institutions, government agencies, corporate organizations, and private investors across the country. As we grow, we remain focused on professionalism, innovation, and consistent service excellence.

Thank you for trusting African Diverse Limited as your preferred consultancy partner.

FRV. Jimmy Barton

Director & Team Leader – Property Valuation
African Diverse Limited

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ABOUT US

African Diverse Limited is a legally incorporated multidisciplinary consultancy firm operating across Mainland Tanzania and Zanzibar. Established under Certificate of Incorporation No. 157358391 (Mainland) and Z0000236464 (Zanzibar), the company delivers professional services in valuation, property management, asset management, land consultancy, environmental services, and pest management.



We are registered with the Valuers Registration Board (VRB) under Registration No. VRB/CRN/075/2024 and hold valid statutory certifications including TIN 157-358-391 and VAT No. 40-048943-G. Our operations comply with national laws and internationally recognized standards such as IVS, IFRS, IPSAS, and RICS best practice guidelines.

African Diverse Limited has grown into one of Tanzania's emerging consultancy firms by combining technical expertise, experienced professionals, and modern technologies. Our multidisciplinary approach enables us to deliver accurate, reliable, and cost-effective solutions that support informed decision-making across real estate, infrastructure, property management, and asset governance sectors.

We serve financial institutions, government agencies, pension funds, corporate organizations, development partners, educational institutions, hospitality establishments, and private investors throughout Tanzania. Our commitment to integrity, professionalism, innovation, and client satisfaction has positioned us as a trusted partner in delivering sustainable, value-driven consultancy services.

OUR MISSION

To deliver high-quality multidisciplinary consultancy services through technical excellence, innovation, professionalism, and ethical business practices, while creating long-term value for our clients, stakeholders, and the communities we serve.

We are committed to providing practical, reliable, and sustainable solutions that meet international standards and support informed decision-making across the real estate, infrastructure, property management, and asset management sectors.

VISION

To become Africa's leading multidisciplinary consultancy firm by delivering innovative, sustainable, and value-driven professional solutions that inspire confidence, transform investments, and contribute to economic development across the continent.

CORE VALUES

Integrity: We conduct every assignment with honesty, transparency, accountability, and strict adherence to professional ethics.

Excellence: We strive to exceed client expectations through quality service delivery, innovation, and continuous improvement.

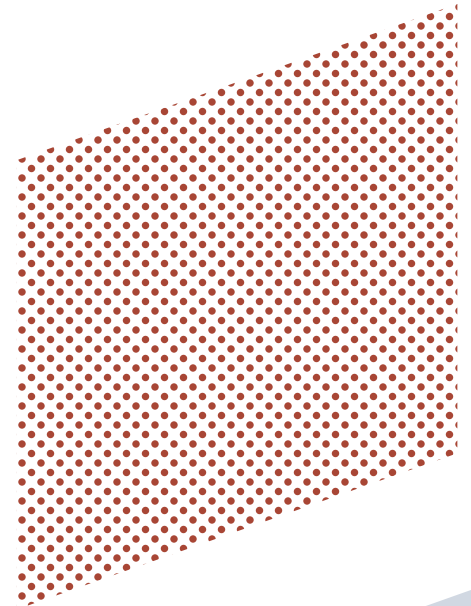
Professionalism: Our work is guided by competence, discipline, and compliance with national and international standards.

Innovation: We embrace modern technologies and creative thinking to deliver smarter, efficient, and future-ready solutions.

Client Commitment: We place clients at the center of every decision, building long-term partnerships based on trust and responsiveness.

Teamwork: We believe collaboration, diversity, and knowledge sharing are essential for delivering multidisciplinary solutions.

Sustainability: We promote environmentally responsible, socially inclusive, and economically sustainable practices in every assignment.





OUR SERVICES

1

Property Valuation: Independent, objective, and professionally prepared valuation reports for mortgage lending, insurance, financial reporting, market value assessment, compensation, investment analysis, liquidation, forced sale value, rental assessment, plant & machinery, motor vehicles, hospitality, industrial, agricultural, and specialized assets.

2

Property & Facilities Management: Comprehensive management of residential, commercial, institutional, industrial, and mixed-use properties including lease administration, rent collection, service charge management, maintenance coordination, inspections, vendor management, HSE compliance, budgeting, and performance monitoring.

3

Asset Verification & Asset Management: Physical asset verification, coding, barcode tagging, QR solutions, asset register updating, reconciliation, inventory management, lifecycle assessment, tracking solutions, and asset audit support using GIS, GPS, and cloud-based systems.

4

Land & Real Estate Consultancy: Advisory services covering land acquisition, due diligence, title processing, land registration, change of use, planning approvals, feasibility studies, development appraisal, investment advisory, property acquisition, disposal, and real estate agency services.

5

Cleaning, Hygiene & Environmental Services: Professional cleaning for commercial, office, institutional, industrial, hospital, educational, mall, and airport facilities; deep cleaning, post-construction cleaning, waste management, landscaping, janitorial services, and public area maintenance.

6

Fumigation & Pest Management: Residential, commercial, warehouse, and industrial fumigation; rodent control, termite treatment, mosquito control, cockroach control, garden pest management, marine vessel fumigation, cargo fumigation, preventive programs, and emergency pest response.



PROPERTY VALUATION SERVICES

Property valuation is the professional process of determining the accurate, fair, and evidence-based value of land, buildings, and various asset classes. At African Diverse Limited, valuation assignments are conducted by qualified and registered valuers in accordance with IVS, IFRS, IPSAS, and VRB requirements.



We provide valuation services for:

- Mortgage
- Rating purpose
- Compensation
- Sale/Purchase
- Rental value
- Financial reporting
- Insurance
- Stock market floatation
- Market value

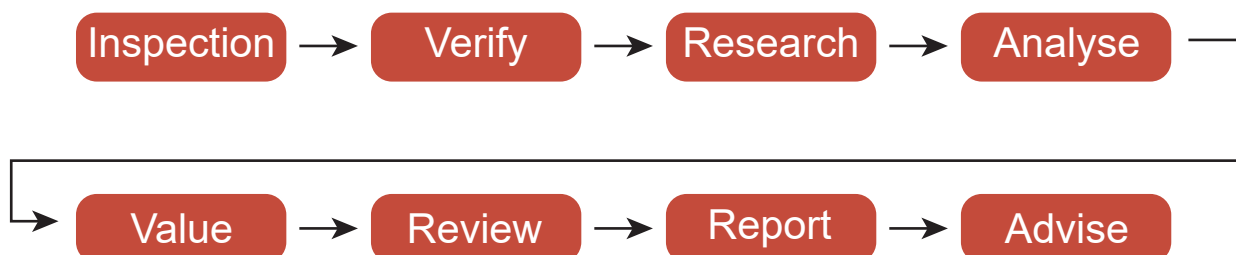
Our strength in service delivery:

- Registered Valuers with VRB
- Nationwide Coverage across Mainland Tanzania & Zanzibar
- Advanced Tools including GIS, GPS, valuation software, and digital data systems
- Rigorous Quality Assurance before report submission

What Our Service Deliver

- **Accurate Value Opinions:** We provide independent and objective valuation reports supported by market research, physical inspections, legal due diligence, and financial analysis.
- **Compliance with International Standards:** All valuations follow globally recognized standards including IVS, IFRS, and IPSAS, ensuring credibility and transparency.
- **Comprehensive Market Research:** Our team analyzes current market trends, comparable sales, rental data, and economic indicators to produce defensible valuation results.
- **Professional Inspection & Verification:** Every assignment includes detailed physical inspection to verify condition, measurements, improvements, and property characteristics.

Valuation Delivery Framework





Why Valuation Matters

Supports Lending Decisions

Banks rely on valuation reports to determine loan amounts and manage risk.

Improves Financial Reporting

Organizations need accurate asset values for IFRS-compliant statements.

Guides Investment Choices

Investors use valuation insights to buy, sell, or develop property.

Ensures Fair Compensation

Valuation is essential for land acquisition, resettlement, and compensation cases.

PROPERTY & FACILITIES MANAGEMENT

Property and Facilities Management at African Diverse Limited focuses on ensuring that properties remain functional, safe, profitable, and well-maintained throughout their lifecycle. Our approach integrates technical expertise, operational efficiency, and financial accountability to maximize property performance and long-term value.



What Our Service Delivers

- Property Administration
- Lease Administration
- Tenant Management
- Rent Collection
- Service Charge Administration
- Facilities Maintenance Coordination
- Building Inspection
- Preventive Maintenance Planning
- Property Performance Monitoring
- Contract Administration
- Vendor Management
- Utility Management
- Occupancy Management
- Health & Safety Compliance
- Budget Preparation & Cost Control
- Property Condition Assessment

Our Professional Approach

African Diverse Limited combines:

- Professional expertise
- Modern management tools
- Clear communication
- Proactive maintenance strategies
- Strong financial controls

This ensures that every property under our care achieves high occupancy, reduced operational costs, long-term value preservation, and tenant satisfaction.





Types of Properties We Manage

- Residential developments
- Commercial buildings
- Office complexes
- Shopping centres
- Institutional properties
- Industrial facilities
- Mixed-use developments

Why Property & Facilities Management Services Matter

Protects Asset Value

Effective management preserves the physical condition of buildings, prevents deterioration, and ensures long-term value appreciation.

Improves Operational Efficiency

Coordinated maintenance, inspections, and vendor management reduce downtime, minimize disruptions, and optimize daily operations.

Ensures Financial Accountability

Proper rent collection, service charge administration, budgeting, and cost control help property owners maintain stable and predictable revenue.

ASSET VERIFICATION & MANAGEMENT

Asset Verification & Management is the process of identifying, confirming, coding, tracking, and maintaining accurate records of an organization's physical assets. At African Diverse Limited, this service transforms raw asset information into strategic business intelligence that supports financial accountability, operational efficiency, and informed decision-making.



What Our Services Deliver

- Physical Asset Verification
- Asset Identification
- Asset Coding
- Barcode Tagging
- Asset Register Updating
- Asset Reconciliation
- Asset Inventory Management
- Asset Classification
- Asset Life Cycle Assessment
- Asset Tracking Solutions
- Asset Management Policy Development
- Asset Audit Support

Our Technology-Driven Approach

African Diverse Limited uses:

- GIS & GPS systems
- Barcode & QR code technology
- Cloud-based asset management platforms
- Digital inventory tools

This ensures accuracy, efficiency, and data integrity across all asset management assignments.





Why asset verification & management matters

Supports Lending Decisions

Prevents asset loss, misuse, and fraud through accurate tracking and documentation.

Improves Financial Reporting

Ensures IFRS-compliant asset values, depreciation schedules, and audit readiness.

Enhances Operational Efficiency

Helps organizations plan maintenance, replacements, and budgeting more effectively.

Reduces Asset Losses

Accurate registers and tracking systems minimize missing or unaccounted assets.

LAND & REAL ESTATE CONSULTANCY

Land & Real Estate Consultancy at African Diverse Limited provides professional advisory support across the entire property development and investment cycle. Our experts guide clients from land acquisition to development, compliance, investment analysis, and final disposal, ensuring secure, compliant, and commercially viable decisions.



What Our Valuation Services Deliver

- Land Acquisition Advisory
- Property Due Diligence
- Title Deed Processing
- Land Registration
- Land Transfer
- Land Survey Coordination
- Change of Land Use
- Renewal of Right of Occupancy
- Property Market Research
- Highest & Best Use Analysis
- Feasibility Studies
- Development Appraisal





Why land & real estate consultancy services matters

Ensure Legal Compliance

Avoid legal disputes, ownership issues, and regulatory penalties.

Reduce Investment Risk

Due diligence and feasibility studies protect clients from costly mistakes.

Improve Development Success

Proper planning and analysis lead to profitable and sustainable projects

Support Strategic Decision-Making

Market research and investment advisory guide long-term growth.

CLEANING & ENVIRONMENTAL SERVICES

Cleaning & Environmental Services at African Diverse Limited focus on creating safe, healthy, hygienic, and well-maintained environments for commercial, residential, industrial, and institutional clients. Our services combine professional expertise, modern equipment, and environmentally responsible practices to ensure spaces remain clean, compliant, and operationally efficient.



What Our Services Include

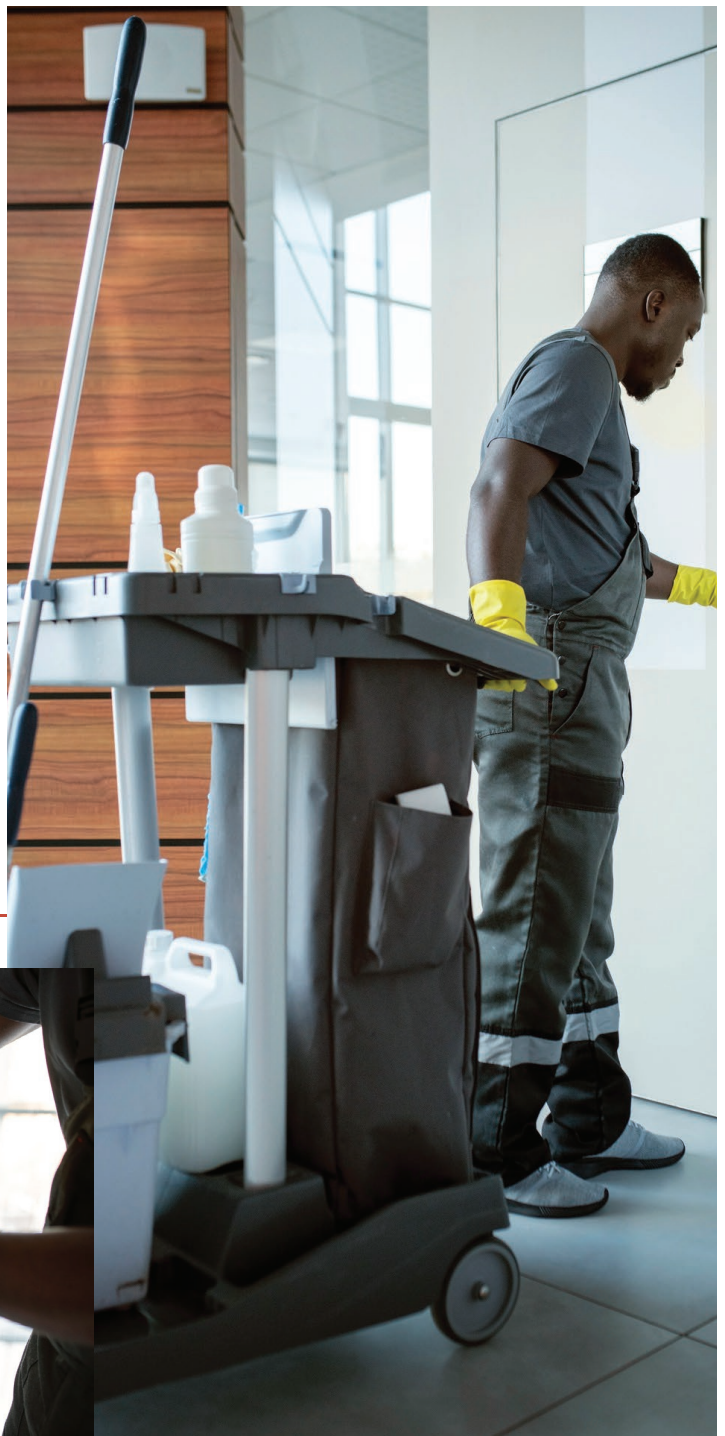
- Commercial & Office Cleaning
- Institutional & Educational Cleaning
- Industrial & Warehouse Cleaning
- Hospital & Healthcare Cleaning
- Mall & Retail Cleaning
- Airport & Public Facility Cleaning
- Post-Construction Cleaning
- Deep Cleaning Services
- Waste Management

Our Professional Approach

African Diverse Limited uses:

- Modern cleaning equipment
- Eco-friendly chemicals
- Trained and uniformed staff
- Safety-compliant procedures
- Quality assurance checks

This ensures every assignment is delivered with consistency, reliability, and high professional standards.





Why cleaning & environmental services matter

Promote Health & Hygiene

Clean environments reduce disease risks and improve well-being.

Enhance Productivity

Clean workplaces improve employee morale and efficiency.

Protect Property Value

Regular cleaning prevents deterioration and extends building lifespan.

Ensure Regulatory Compliance

Proper waste management and hygiene meet environmental and health standards.

FUMIGATION & PEST MANAGEMENT

Fumigation & Pest Management at African Diverse Limited focuses on protecting homes, businesses, warehouses, and industrial facilities from harmful pests that threaten health, safety, hygiene, and property integrity. Our services combine professional expertise, certified chemicals, and modern treatment methods to deliver effective, safe, and long-lasting pest control solutions.



What Our Services Include

- Residential Pest Control
- Commercial Pest Control
- Industrial & Warehouse Fumigation
- Termite Treatment
- Rodent Control
- Mosquito Control
- Cockroach Control
- Garden & Outdoor Pest Management
- Marine Vessel Fumigation
- Cargo Fumigation
- Preventive Pest Programs
- Emergency Pest Response

Our Professional Approach

African Diverse Limited uses:

- Certified and safe chemicals
- Modern fumigation equipment
- Trained and licensed technicians
- Environmentally responsible methods
- Strict safety and compliance procedures

This ensures every assignment is delivered with precision, safety, and long-lasting effectiveness.





Why Fumigation & Pest Management Matters

Protects Health & Safety

Eliminates disease-carrying pests such as mosquitoes, rodents, and cockroaches.

Prevents Property Damage

Termites, rodents, and insects can cause costly structural and equipment damage.

Ensures Hygiene & Cleanliness

Essential for food establishments, hospitals, offices, and residential spaces.

Supports Regulatory Compliance

Required for businesses handling food, pharmaceuticals, and public services.

LEGAL STATUS

African Diverse Limited operates as a fully registered and legally recognized multidisciplinary consultancy firm in both Mainland Tanzania and Zanzibar. The company complies with all statutory, regulatory, and professional requirements governing valuation, consultancy, environmental services, and pest management operations.

Our Legal Foundations

Certificate of Incorporation – Mainland Tanzania

Registered under Certificate No. 157358391, confirming legal establishment and authorization to operate nationwide.

Certificate of Incorporation – Zanzibar

Registered under Certificate No. Z0000236464, enabling operations across Zanzibar.

Valuers Registration Board (VRB) Registration

Officially recognized under VRB Registration No. VRB/CRN/075/2024, authorizing the company to provide professional valuation services.

Taxpayer Identification Number (TIN)

Registered with TIN 157-358-391, confirming compliance with national tax regulations.

Value Added Tax (VAT) Registration

VAT-registered under VAT No. 40-048943-G, enabling issuance of VAT-compliant invoices.

Compliance with International Standards

Services adhere to IVS, IFRS, IPSAS, and RICS guidelines, ensuring global-standard professionalism.



LEGAL STATUS

REG NO. C003169

ZPPRA
Zanzibar Public Procurement Regulatory Authority

**ZANZIBAR PUBLIC PROCUREMENT
REGULATORY AUTHORITY**

CERTIFICATE OF REGISTRATION
(Pursuant to section 53 of Public Procurement Act No. 7 of 2023)

This is to Certify that

AFRICAN DIVERSE LIMITED
HAS BEEN REGISTERED AS
CONSULTANCY SERVICES

LOCATED AT: MKUNAZINI-ZANZIBAR

Issued: 27 March 2028
Expired: 27 March 2027

Director General

The Revolutionary Government of Zanzibar

Certificate of Incorporation

Business Entities Registration Act No. 12 of 2012

Registration Number: Z0000236464

The Registrar of Companies hereby certify that

African Diverse Limited

is on 11th day of July 2024 incorporated under the Companies Act, No. 15 of 2013 and that the company is Private company Limited by shares

Registrar of Companies

**JAMUHURI YA MUUNGANO WA TANZANIA
MFUKO WA TAIFA WA HIFADHI YA JAMII**

CHETI CHA USAJILI

NAMBA YA USAJILI 1037938

Hii ni kuthibitisha kwamba

African Diverse Limited

Amesajiliwa na Mfuko wa Taifa wa Hifadhi ya Jamii kama msaajiri kulingana na kifungu cha 93 cha Sheria ya Mfuko wa Taifa wa Hifadhi ya Jamii namba 50 ya mwaka 2018.

Imelidinishwa kwa maandishi na kuwekwa lakiri ya Mfuko wa Taifa wa Hifadhi ya Jamii.

Tarehe 21/10/2022

Mwamin J. Malami
Chairperson - NSSF Board of Trustees

Mesha J. Mahumba
Director General - NSSF

RC NO. 14286

ZRA
ZANZIBAR REVENUE AUTHORITY

**CERTIFICATE OF REGISTRATION
FOR TAX REGISTRATION NUMBER**
(Issued Under Section 9 of the Tax Administration and Procedure Act No 7 of 2009)

THIS IS TO CERTIFY THAT
AFRICAN DIVERSE LIMITED
WITH TIN: 157-358-391
HAS BEEN REGISTERED WITH ZANZIBAR REVENUE AUTHORITY AND
ASSIGNED TAXPAYER REGISTRATION NUMBER
Z052405318
VRS NO: 01020150

ZANZIBAR REVENUE AUTHORITY

TAX TYPE: VALUE ADDED TAX
WITH EFFECT FROM: 01 SEPTEMBER 2024
PHYSICAL LOCATION: DARAJANI - MKUNAZINI
ZRA LOCATION: UNGUJA
TAX REGION: MJI NI

SAID ALI MOHAMED
ACTING COMMISSIONER GENERAL

Given under my hand on 29 AUGUST 2024

Note: The Requirements under which This Certificate is Issued are Stated Overleaf

ISO 9001:2015 CERTIFIED

TANZANIA REVENUE AUTHORITY

**Certificate of Registration
for
Value Added Tax (VAT)**
(ISSUED UNDER SECTION 26 OF THE VALUE ADDED TAX ACT NO. 24 OF 1987)

THIS IS TO CERTIFY THAT
AFRICAN DIVERSE LIMITED

WHOSE TAXPAYER IDENTIFICATION NUMBER (TIN) IS
157-358-391

HAS BEEN REGISTERED FOR VALUE ADDED TAX (TAX)
AND ASSIGNED VAT REGISTRATION NUMBER (VRN)
40-048943-G

FOR BUSINESS LOCATED AT
HSOLGHI 24/25
Dar es Salaam

WITH EFFECT FROM
12 September 2022
GIVEN UNDER MY HAND

THIS 12th DAY OF September 2022

HEROENI M. K. KARIMELA

NOTE: THE REQUIREMENTS UNDER WHICH THIS CERTIFICATE IS ISSUED ARE STATED OVERLEAF

12/10/2023, 4:17 AM

Print Certificate Of Registration

**THE UNITED REPUBLIC OF TANZANIA
WORKERS COMPENSATION FUND**

**CERTIFICATE OF REGISTRATION OF AN
EMPLOYER**

REGISTRATION NO. 037416

This is to certify that:

AFRICAN DIVERSE LIMITED

having substantially fulfilled the conditions and requirements specified under the provisions of the Workers Compensation Act (Cap.263 R.E. 2015) and the Workers Compensation Regulations, G.N. No. 185 of 2016 is hereby registered as an Employer

Given under my hand and seal of the Workers Compensation Fund
this day, 16-Nov-2022

Dr. John K. Mduma
DIRECTOR GENERAL
Workers Compensation Fund

**THE UNITED REPUBLIC OF TANZANIA
THE PERSONAL DATA PROTECTION COMMISSION**

(Made under regulation 5(3))

CERTIFICATE OF REGISTRATION

Registration Number: 0-000-009-941
Registration Date: 19-05-2026
Valid Until: 19-05-2031

It is hereby certified that the Data Controller with the name below is registered in accordance with section 14(21) of the Personal Data Protection Act, No.11 of 2022.

Name: African Diverse Limited
Address: P.O.Box 67125 P.O.Box 35008 Dar es Salaam
The nature of work: Land, House and Residence

Director General

**THE UNITED REPUBLIC OF TANZANIA
BUSINESS LICENSE**
B.L. NO. : BLD1306812026-2700002111
The Business Licensing Act (Act No. 25 of 1972)

License Details

Issuing Office: KINCHONDI MUNICIPAL COUNCIL
Tax Identification No: 157-358-391
License Issued To: AFRICAN DIVERSE LIMITED
For the Business of: VALUATION CONSULTANCY LOCAL
Business Licensing: RENEWED LICENSE
Date of Issue: 2026-07-08
Expiring Date: 2027-07-07
Principal/Branch: PRINCIPAL

Business Location

Region: Dar es Salaam
Ward: Makumbusho
Street: Makumbusho

Payment Details

Amount of Fee Paid: 300,000.00

This digital copy does not require a signature of authority

CONDITIONS & NOTES:
1. This license shall be conspicuously displayed at the place of business
2. Renewal applications must be submitted within 21 days of the license expiry. Otherwise, penalties begin at 25 % of the license fee and rise by 2 % for each additional month, up to 47 %

**ZANZIBAR SOCIAL SECURITY FUND
MFUKO WA HIFADHI YA JAMII ZANZIBAR**

REGISTRATION NUMBER
NAMBA YA USAJILI 003630

**Employer Certificate of Registration
Shahada ya Usajili wa Mwaajiri**

Employer's Name
Jina la Mwaajiri AFRICAN DIVERSE LIMITED

Employer's Address
Anuwani ya Mwaajiri MICHENZANI

Date of Which Contribution Liability begins:
Tarehe Ambayo Mchango Unaoz Kullipwa 01-August-2025

Mwamin J. Malami
Mkurugenzi Mwendeshaji

11-11-2025
Date, Tarehe.



OUR TEAM



Ms. Anneth Roberth Kulyakwave – Managing Director

Ms. Anneth Roberth Kulyakwave is the Founder and Managing Director of African Diverse Limited. She provides strategic leadership across operations, governance, business development, finance, and stakeholder engagement. She holds a BSc in Forestry from Sokoine University of Agriculture and professional training in environmental management, fumigation, pest control, and project supervision. Her leadership continues to strengthen the Company's multidisciplinary services and reputation in Tanzania.



FRV. Jimmy Barton – Director & Team Leader, Property Valuation

FRV. Jimmy Barton leads the Company's valuation consultancy division with experience in property valuation, investment analysis, and real estate advisory. He holds a BSc in Land Management and Valuation from Ardhi University and is a Fully Registered Valuer with VRB. He provides technical leadership in mortgage, insurance, financial reporting, compensation, investment, and portfolio valuation assignments.



FRV. Eliabu Alex Kiduko – Head of Valuation Department

FRV. Eliabu Alex Kiduko oversees valuation planning, coordination, supervision, and quality assurance across Mainland Tanzania and Zanzibar. He leads multidisciplinary teams, conducts market analysis, reviews reports, and ensures compliance with professional standards. He holds a BSc in Land Management and Valuation from Ardhi University and has extensive experience in mortgage, financial reporting, insurance, compensation, asset verification, and portfolio valuation.



Ms. Jackline Mmary – Senior Property Manager & Head of Property Management

Ms. Jackline Mmary manages the Company's property and facilities management portfolio, overseeing planning, administration, operations, and maintenance of residential, commercial, institutional, and mixed-use properties. She leads tenancy management, lease administration, rent collection, maintenance coordination, service charge management, contractor supervision, and property performance monitoring to ensure efficient operations and sustainable value for property owners.

OUR TEAM



PREVIOUS PROJECTS

African Diverse Limited has successfully undertaken consultancy assignments involving residential, commercial, industrial, institutional, hospitality, agricultural, and mixed-use developments across Mainland Tanzania and Zanzibar.

African Diverse Limited is proud to have served a diverse range of organizations across both the public and private sectors. Our client relationships are built on professionalism, trust, responsiveness, and consistent delivery of high-quality consultancy services.



1. Dr. Hussein Mwinyi Apartments
2. ZSSF Michenzani Mall
3. Mwanakwerekwe Shopping Centre
4. Sheikh Thabit Kombo



FIELDS OF OPERATION

Our expertise enables us to build practical, high impact solutions tailored to real world challenges in every field we serve.



Government
Institutions



Banking



Energies



Accounts



Marine



Airport



Utility



Mortgage



NGO'S



Oil & Gas



Mining



Insurance



Attorneys



Private
Investors



Lending
Institutions



Corporations

Our Major Client



COMPLETE REAL ESTATE SOLUTIONS

VERIFY → ACQUIRE → IMPROVE → RENT → MANAGE → MAINTAIN → DISPOSE

01

VERIFY

Property due diligence, ownership verification and valuation.



02

ACQUIRE

Property search, negotiation and acquisition support..



03

IMPROVE

Development, renovation and value enhancement.



04

RENT

Property marketing, tenant sourcing and leasing.



05

MANAGE

Professional property and tenancy management.



06

MAINTAIN

Property maintenance and facilities management.

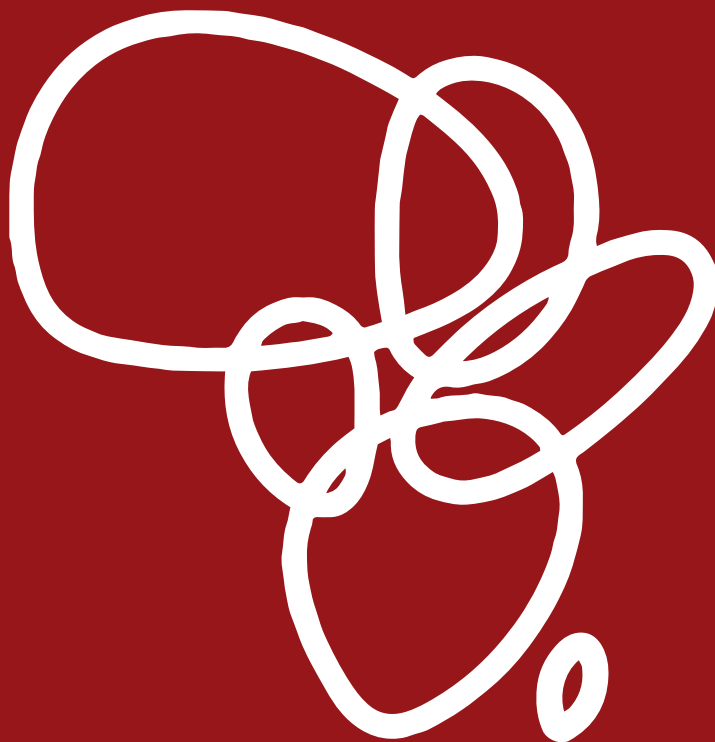


07

DISPOSE

Property valuation, marketing and disposal support.





Head Office
BAMM House
Makumbusho | Wakatibado Street
New Bagamoyo Road, Near
BAKITA
P.O. Box 35008
Dar es Salaam, Tanzania



Zanzibar Office
Michenzani Mall
Mezzanine Floor
Karume Road
Zanzibar

+255 756 983 751 | +255 713 606 957



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