

THE REPUBLIC OF UGANDA

OFFER LETTER FOR GNA PROJECT.

Address-----

City-----

Date-----

Dear

We are pleased to extend this offer to you to become a shareholder in the Good Neighbor Acres (GNA) project, a lakeside development initiative by Sizoomu & Partners Habendum Uganda Limited. This offer is made to protect your interests and assets while outlining your rights and obligations as a shareholder.

Rights and Obligations of Shareholders:

As a shareholder, you will have the following rights and obligations:

Voting Rights: You will have voting rights in accordance with your shareholding, allowing you to participate in key decision-making processes.

Dividend Preferences: Dividends shall be distributed to shareholders in proportion to their shareholding, ensuring fair returns on your investment.

Mechanisms for Resolving Disputes: Disputes between shareholders shall be resolved through arbitration as per the laws of Uganda, safeguarding your interests in the event of conflicts.

Transparency and Accountability: Sizoomu & Partners Habendum Uganda Limited is committed to providing regular updates and financial reports on the progress and performance of the GNA project to shareholders. This ensures transparency and accountability in all aspects of the project.

Fiduciary Duty: Our company directors and executives are bound by a fiduciary duty to act in the best interests of shareholders, including protecting your rights and ensuring fair treatment at all times.

Clear Exit Strategies: To protect your investments, clear exit strategies are in place, including options for selling shares, liquidity events, or project completion milestones. These strategies ensure flexibility and security for your assets.

Description of the GNA Project: GNA is a prestigious lakeside development project aimed at developing 2500 acres of land in three phases targeting low, middle, and upper-class clients. The project will offer gated communities, green estate programs, and a wide range of amenities such as parks, sports facilities, and good roads.

Project Overview:

Phase 1: Procurement of 1200 acres of land for gated community development.

Phase 2: Purchase of 100 acres of land around Kampala city suburbs.

Phase 3: Acquisition of 1300 acres of lake-side land and construction of 240,000 low-cost apartments.

Structural Design Outlay of Each 50 Apartment Block: Each 50 apartment block will feature luxurious one, two, three, and four-bedroom apartments, high-rise buildings with modern architectural designs, concierge services, and a range of community amenities such as pools and parks. The design ensures compatibility with the environment and offers a comfortable and luxurious living experience.

Investment Details: Clients are tasked to pay a single deposit of \$700 per Real Estate Investment Trust (REITs) share in this project, with a total of 6,000,000 shares available. The project presents a constant income stream to investors through apartment sales diverted into rental space, ensuring steady returns and future development expansion.

Applicable Laws: Republic of Uganda, Companies Act, 2012. Capital Markets Authority Act Cap 84.

We invite you to join us in this exciting venture and become a part of the GNA project. Your investment will contribute to the growth and success of this prestigious development initiative.

Please review the enclosed documents for further details, and do not hesitate to contact us for any inquiries or clarifications email: unauniqueproperties@gmail.com .

Yours sincerely,

DENNIS WAISWA

MANAGING DIRECTOR

Sizoomu & Partners Habendum Uganda Limited.