



Tigere Real Estate Investment Trust

(Incorporated as a Trust in Zimbabwe and registered with Trust Deed number MA1675/2022)

GENERAL PURPOSE AUDITED ABRIDGED FINANCIAL STATEMENTS
For the Year Ended 31 December 2024

Trustee's Statement

The Asset Manager has managed the scheme in accordance with the Collective Investments Act (Chapter 24:19), the Collective Investment Schemes (Internal Schemes) Rules, 1998 and the Tigere Real Estate Investment Trust Deed. The financial statements for the year ended 31 December 2024 were authorized for issue on 21st of March 2025.

On behalf of the Trustee
Robert Mutakwa

Asset Manager's Report

Operating Environment

2024 was characterized by constrained monetary and fiscal policies aimed at addressing (i) inflationary pressures; (ii) accelerated growth of the informal sector; (iii) lack of confidence in the local currency unit; and (iv) a diminished formal retail sector. The introduction of the ZWG on the 5th of April 2024 was designed to tackle some of these issues. However, growing scepticism around money supply dynamics during the second phase of the Emergency Road Rehabilitation Programme (ERRP 2) led to a re-emerging divergence between the official and parallel exchange rates. The untenable gap between the two rates along with a struggling formal retail sector - resulted in a response by the RBZ, which entailed a 42.6% devaluation of the ZWG from an official rate on the 27th of September 2024. The devaluation was not in vain, as the premium between the parallel and interbank rates stabilized during the fourth quarter, thereby cooling inflationary pressures in the economy over the period. Overall, there was a general positive sentiment in the economy towards the end of 2024 owing to improved rainfall in the region and higher commodity prices underpinning possible future growth.

Property Market Overview

Construction activity continued its upward trajectory across the various property sub-sectors with many new developments having started during 2024. Despite the scarcity of real estate backed finance, the growth in new residential and commercial projects surpassed the activity seen in 2023. With industry pressure being placed on formal business, we opine that the success of new developments will depend upon a defined and well-structured tenant mix, which should be aligned to consumer needs and shield rental income from macroeconomic risks. National tenants with long lease tenures and a bias towards hard-currency generation will protect the net yield posted by property developers.

Portfolio Report Prospects

Highland Park Phase 1 and Chinamano Corner maintained 100% occupancy in the second half of the year, while the newly acquired Highland Park Phase 2 followed suit with a fully operational tenant base. We note that income at Highland Park has been supported by increasing foot-traffic, improved store turnovers, property enhancements and the introduction of new tenants. The acquisition of Highland Park Phase 2 further assisted the portfolio to diversify itself away from its exposure towards the formal supermarket sector.

Tigere REIT retains a pre-emptive right to acquire Greenfields Retail Centre, which is located along Samora Machel and adjacent to the Zimbabwe Agricultural Showgrounds. The fund intends to consummate this transaction in Q3 of 2025, when the asset has reached full occupancy and completion, thus facilitating de-risked inclusion in the REIT. Tigere REIT will continue to pay out quarterly dividends and expects to grow its EPU through yield accretive transactions during the coming financial year.

	31 Dec 24	31 Dec 23
	US\$	US\$
Rental Revenue	1 664 664	1 481 038
Total Comprehensive Income	1 347 832	1 104 736
Net Asset Value	34 033 603	22 546 948
	31 Dec 24	31 Dec 23
Occupancy level	100%	100%

Dividend Announcement

The REIT declared a final dividend of USD 463 200 (being 0.04327 United States cents per unit) in respect of the quarter ended 31 December 2024. This brings the total dividend value for FY2024 to USD 1,307,820 representing a 99.19% payout ratio.

On behalf of the Asset Manager
Brett Abrahamse

Statement of Financial Position as at 31 December 2024

	Notes	Audited 31 Dec 24	Audited 31 Dec 23
Reviewed		US\$	US\$
Non-Current Assets		33 277 798	22 379 960
Investment Properties	5	33 260 000	22 360 000
Property, Plant & Equipment	6	17 798	19 960
Current Assets		2 771 393	575 715
Trade and Other Receivables	7	145 575	192 755
Value Added Tax Asset	7	1 570 802	-
Cash and Cash Equivalents	8	1 055 016	382 960
Total Assets		36 049 191	22 955 675
Equities and Liabilities			
Unitholders' Equity		34 033 603	22 546 948
Stated Capital		33 394 810	22 100 000
Retained Earnings		638 793	446 948
Liabilities			
Current Liabilities		391 838	408 727
Trade and Other Payables	9	391 838	408 727
Long-Term Liabilities		1 623 750	-
Value Added Tax Loan	10	1 623 750	-
Total Liabilities		2 015 588	408 727
Total Equity and Liabilities		36 049 191	22 955 675

Statement of Profit & Loss and other Comprehensive Income for the year ended 31 December 2024

		Audited Year Ended 31 Dec 24	Audited Year Ended 31 Dec 23
		US\$	US\$
Rental Revenue	3	1 664 644	1 481 038
Utilities Income		429 558	323 888
Utilities Expense		(403 674)	(313 647)
Net Property Income		1 690 528	1 491 279
Other Income		27 600	19 600
Total Income		1 718 128	1 510 879
Total Operating Expenses	4	(399 134)	(387 155)
Distributable income before exchange movements and fair value adjustments		1 318 994	1 123 724
Fair Value adjustments	5	37 637	97 466
Exchange loss		(8 799)	(116 454)
Profit after exchange movements and fair value adjustments		1 347 832	1 104 736
Weighted average number of units		826 819 131	719 323 000
Basic and diluted earnings per unit - USD cents		0.1630	0.1536

Statement of Changes in Equity as at 31 December 2024

Audited	Stated Capital	Distributable Reserve	Retained Earnings	Total
2023				
Opening Balance	22 100 000	193 769	130 040	22 423 809
Profit for the Year	-	-	1 104 736	1 104 736
Dividends Paid	-	(193 769)	(787 828)	(981 597)
Closing Balance	22 100 000	-	446 948	22 546 948
2024				
Opening Balance	22 100 000	-	446 948	22 546 948
Profit for the Year	-	-	1 347 832	1 347 832
Dividends Paid	-	-	(1 155 987)	(1 155 987)
Issue of Shares	11 294 810	-	-	11 294 810
Closing Balance	33 394 810	-	638 793	34 033 603

Statement of Cashflow for the Year Ended 31 December 2024

	Audited Year Ended 31 Dec 24	Audited Year Ended 31 Dec 23
	US\$	US\$
Cash flows from operating activities		
Profit for the year	1 347 832	1 104 736
Adjustment for non-cash items		
Depreciation	2 162	727
Allowance for credit losses	1 772	996
Fair value adjustments	(37 637)	(97 466)
Profit after adjusting for non-cash items	1 314 129	1 008 993
Changes in working capital		
Trade and other payables	(18 661)	189 039
Trade and other receivables	47 180	(106 871)
Cash generated from operations	1 342 648	1 091 161
Cash flows from investing activities		
Purchase of property plant and equipment	-	(15 743)
Expenditure on additional investment property	(10 862 363)	(162 534)
Net cash outflow from investing activities	(10 862 363)	(178 277)
Cash flows from financing activities		
Issue of Units	11 294 810	-
Dividend paid	(1 155 987)	(981 597)
VAT Loan	1 623 750	(762 383)
VAT Asset	(1 570 802)	748 653
Net cash outflow from financing activities	10 191 771	(995 327)
Total cash movement for the period	672 056	(82 443)
Opening cash and cash equivalents	382 960	465 403
Closing cash and cash equivalents	1 055 016	382 960

Notes to the Financial Statements

1. Corporate Information

Tigere Real Estate Investment Trust was registered in Zimbabwe in 2022 and was listed on the Zimbabwe Stock Exchange on 30 November 2022. Tigere's registered office is number 3 Natal Road, Belgravia, Harare.

2. Basis of Preparation

2.1 Basis of preparation and accounting principles

The Trust's general purpose abridged financial statements for the year ended 31 December 2024 have been prepared in accordance with International Financial Reporting Standards. The accounting policies used in the current period are consistent with those applied in the previous period unless otherwise stated. These general purpose abridged financial statements have been prepared on the assumption that the Trust will continue to operate on a going concern basis.

2.2 Statement of compliance

These general purpose abridged financial statements have been prepared in compliance with International Financial Reporting Standards ("IFRS") and IFRS Interpretations Committee ("IFRSIC") interpretations applicable and in a manner required by The Companies and Other Business Entities Act (Chapter 24:31) and of the Zimbabwe Stock Exchange Listing Regulations.

2.3 Reporting currency

The general purpose abridged financial statements of the Trust are presented in United States Dollars (US\$), which was the Trust's functional currency as at the reporting date. The exchange rates used to translate foreign currency balances were obtained from the Reserve Bank of Zimbabwe Interbank Market. The general purpose abridged financial statements have been prepared under the assumption that the Trust operates on a going concern basis. All information presented has been rounded off to the nearest dollar.

2.4 Auditor's statement

The abridged financial results should be read in conjunction with the complete set of financial statements of Tigere Real Estate Investment Trust for the year ended 31 December 2024, which have been audited by PKF Chartered Accountants (Zimbabwe), signed by Sydney Bvurere, PAAB Practising certificate 0209 and an unmodified opinion has been issued thereon. The auditor's report for year ended then ended carries key audit matter ("KAM") outlining area of the audit process that required significant attention of the auditor, being investment properties. The auditor's report on the financial statements and the full set of financial statements, is available for inspection at the Fund's registered office and same has been lodged with the ZSE.

3. Rental Revenue

	Audited 31 Dec 24	Audited 31 Dec 23
	US\$	US\$
Rental Income	1 664 644	1 481 038
	1 664 644	1 481 038

4. Operating Expenses

Secretarial and Accountancy Fees	52 146	77 476
Asset Manager fees	217 369	177 493
Permits & Licences	65 340	61 200
Marketing & Advertising	43 230	52 283
Depreciation	2 162	727
Other expenses	18 887	17 976
	399 134	387 155

5. Investment Properties

Fair value at the beginning of the year	22 360 000	22 100 000
*Additions	10 862 363	162 534
Disposals	-	-
Fair value adjustments	37 637	97 466
Fair value at the end of the year	32 260 000	22 360 000

*During the year, an additional asset Highland Park 2 was acquired at \$10 825 000. Other works were also done to enhance the Shopping Centre at a value of \$37 363.

6. Property, Plant and Equipment

	US\$	US\$	US\$
	Other Equipment	Computer Equipment	Total
Cost			
Balance as at 01 Jan 2024	20 165	546	20 711
Additions	-	-	-
Disposals	-	-	-
Balance as at 31 Dec 2024	20 165	546	20 711
Accumulated Depreciation			
Balance as at 01 Jan 2024	(609)	(142)	(751)
Depreciation for the year	(2 021)	(141)	(2 162)
Balance as at 31 Dec 2024	(2 630)	(283)	(2 913)
Carrying amount as at 31 Dec 24	17 535	263	17 798
Carrying amount as at 31 Dec 23	19 556	404	19 960

7. Trade & Other Receivables

	Audited US\$	Audited US\$
Trade Receivables Net of ECL	135 395	186 126
Prepayments	10 180	6 629
Value added tax asset	1 570 802	-
	1 716 377	192 755

8. Cash and Cash Equivalents

US\$ Balances	1 053 495	361 185
ZWG Balances	1 521	21 775
	1 055 016	382 960

9. Trade & Other Payables

Trade Payables	364 371	407 108
Value Added Tax	27 467	1 619
	391 838	408 727

10. Long Term Liabilities

Value Added Tax Loan	1 623 750	-
	1 623 750	-

The loan has an interest rate of 0% for the first three years, and thereafter 12.5%. The loan has a repayment date of 10 September 2029, it was secured by the underlying and ownership in investment property mentioned under note 5. The loan relates to funds procured to settle the Value Added Tax on Highland Park Phase 2.

11. Going Concern

The Trustee has assessed the ability of the Trust to continue operating as a going concern and believes that the preparation of these financial statements as a going concern is still appropriate.

12. Subsequent Events

There are no reportable subsequent events.

13. Contingencies

There were no contingent assets or liabilities and commitments as at 31 December 2024.