



Short-Form Financial Announcement

Issued in terms of Practice Note 13 of the Zimbabwe Stock Exchange

This short-form financial announcement is the responsibility of the Trustee and is only a summary of the information contained in the full announcement and does not contain full or complete details. Any investment decisions by investors and/or unit holders should be based on consideration of the full announcement.

A copy of the full announcement is available upon request, and for inspection at the Trust's registered office. The full announcement is also available on the Zimbabwe Stock Exchange website: www.zse.co.zw and the company website: www.tigerepropertyfund.com.

Financial Highlights for the Half Year ended 30 June 2025

	Unaudited Results 30 June 2025	Unaudited Results 30 June 2024
Net Property Income	\$1 205 846	\$769 885
Distributable income	\$990 155	\$528 862
Weighted Average Number of Units	1 070 605 000	719 323 000
Earnings Per Unit	0.0925c	0.0735c

	Unaudited Results 30 June 2025	Audited Results 31 December 2024
Net Asset Value	\$34 053 308	\$34 033 603

Statement of Comprehensive Income for the Half Year ended 30 June 2025

	Unaudited 30 Jun 25	Unaudited 30 Jun 24
	US\$	US\$
Rental Revenue	1 100 074	694 722
Utilities Income	286 503	184 922
Utilities Expense	(180 731)	(109 759)
Net Property Income	1 205 846	769 885
Other Income	18 126	7 588
Total Income	1 223 972	777 473
Total Operating Expenses	(232 570)	(245 473)
Distributable income before exchange movements	991 402	532 000
Exchange movements	(1 247)	(3 138)
Total Comprehensive Income	990 155	528 862
Weighted average number of units	1 070 605 000	719 323 000
Basic and diluted earnings per unit - USD cents	0.0925	0.0735

Dividend

The REIT declared an interim dividend of USD 511 257 (being 0.04775 United States cents per unit) in respect of the quarter ended 30 June 2025.

On behalf of the Asset Manager



25 July 2025