



TIGERE
PROPERTY FUND

2023

Integrated Annual Report

FOR THE PERIOD ENDED
31 DECEMBER, 2023

**The Property Fund that
gives you access to high
quality yielding real estate
investments in Zimbabwe**

Welcome to our Annual Report - Celebrating a year of Achievements

Dear Valued Stakeholders

It is with great pleasure and pride that we present to you our Annual Report for 2023. This report serves as a comprehensive overview of our organisation's activities, accomplishments and financial performance throughout the past year.

As we reflect on 2023, we are filled with gratitude for the trust and support you have placed in us. We recognise that our success is not possible without the dedication and collaboration of our esteemed stakeholders, including our unitholders, employees, customers, partners and the communities we serve.

This Annual Report is not only a testament to our achievements but also an opportunity to showcase the impact we have made in the various facets of our business. It allows us to transparently communicate our progress, challenges and strategies for the future.

In these pages you will find a comprehensive review of our key milestones, industry insights, financial performance, and the initiatives we have undertaken to drive sustainable growth. We believe in operating with integrity, transparency and accountability, and this report stands as a testament to our commitment towards these values.

As we navigate an ever-evolving business landscape, we remain steadfast in our pursuit of excellence. This report is a testament to our resilience, adaptability and unwavering commitment to delivering value to all our stakeholders.

We invite you to explore our Annual Report and delve into the stories, data, and experiences that have shaped our journey over the past year. We hope that it provides you with a deeper understanding of our organisation, our values and our vision for the future.

We would like to express our sincere gratitude for your continued support and trust in Tigere Property Fund.

Together, we can build a brighter future and create lasting impact.

Thank you for joining us on this journey.

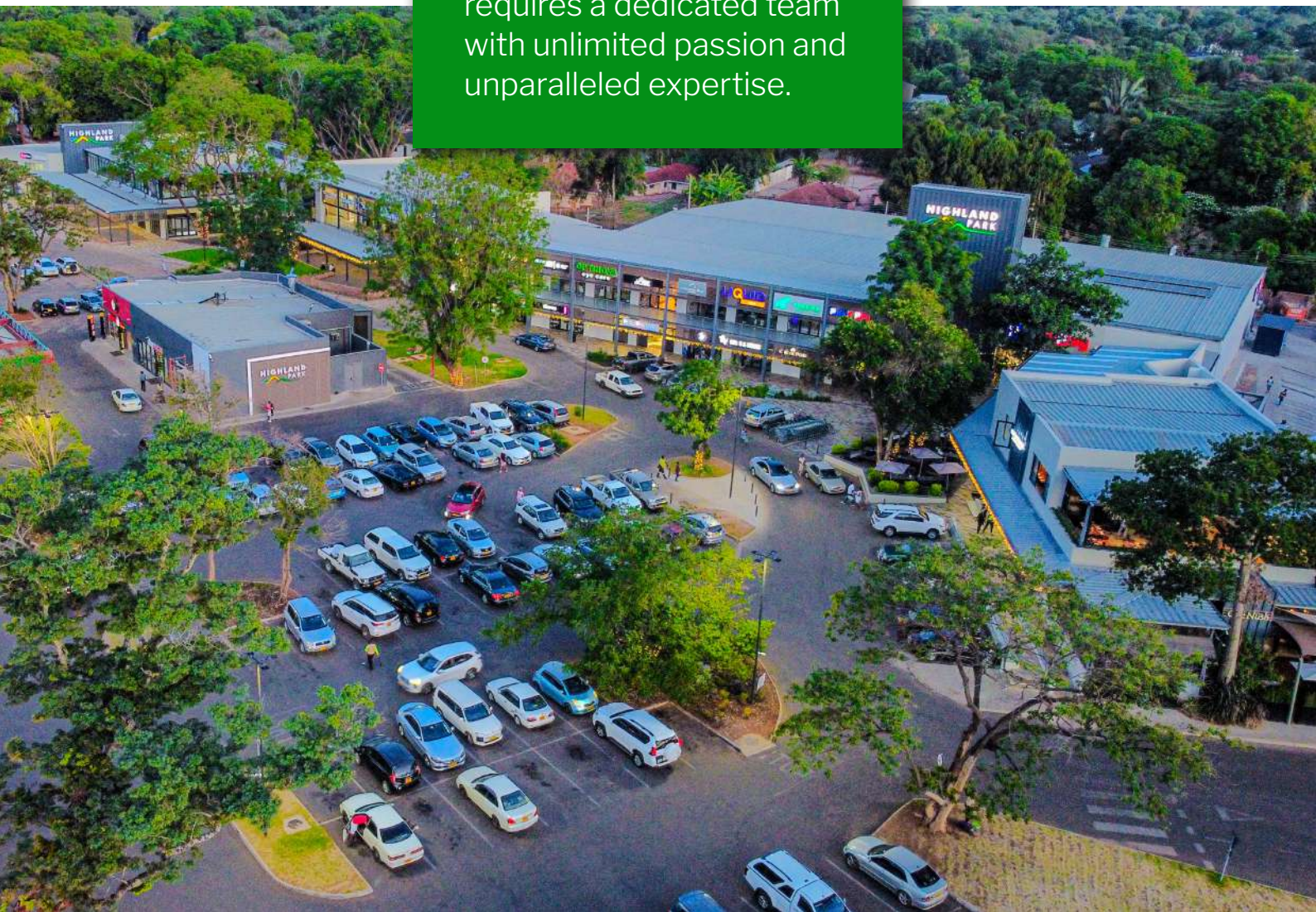


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Achieving our **vision of a transformed real estate ecosystem** in Zimbabwe requires a dedicated team with unlimited passion and unparalleled expertise.





About our Annual Report

This is our first Integrated Annual Report – it presents an overview of the present and future plans and strategies of Tigere Property Fund (Tigere REIT). This report aims to share key reporting metrics, events and future ideas with uholders and stakeholders of Tigere REIT.

Integrated Ideas

An integrated thought process allows property entities to actively consider the relationships between their operational units as well as their opportunities. By embedding integrated thinking in our leasing, operational and cost management processes, we are able to understand how the business elements interact with one another. This positions Tigere REIT ahead of its peers and allows the Trust to preserve value for all stakeholders over the short, medium and long term.

Materiality

The information contained in this report has been selected based on our continuous assessment of what is most material to our stakeholders and what could have a substantial effect on our ability to create stakeholder value in the short, medium and long term. Our material matters were assessed based on a combination of engagements with our stakeholders, internally identified risks and opportunities within our operating context and information gathered from our continued measurement and monitoring of operational performance.

Business Profile

Tigere Property Fund (“Tigere REIT”) is licenced by the Securities and Exchange Commission of Zimbabwe (SECZIM), in terms of the Collective Investment Schemes Act and listed on the Zimbabwe Stock Exchange.

The Tigere REIT was formed based on the critical need for real estate and infrastructure development. The conditions prevailing presented a strong case for a well-structured REIT that allows the participation of a broad range of investors looking to share in the benefits of a pooled real estate investment. The REIT allows for quality real estate investment and value preservation but with liquidity options to assist corporate investors and pension funds.

The Tigere REIT offers a unique opportunity to investors by giving them exposure to high-quality retail and commercial property assets in strategic locations with growing demand across Zimbabwe. It aims to achieve a minimum income yield backed by a diversified tenant mix of quality tenants and active asset management.

The Tigere REIT was registered as a trust in 2022 and has a property portfolio that is currently retail-focused.

Report Boundaries

For financial statements the Tigere Property Fund applies International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB), and interpretations as issued by the IFRS Interpretations Committee. Sustainability information has been prepared per the Global Reporting Initiative (GRI) Standards: Core Option. This complies with the Zimbabwe Stock Exchange listing requirements and the Companies and Other Business Entities Act (Chapter 24:31).

While the presented non-financial information and forward-looking content of the report were not independently assured, the information presented has been reviewed by the Trustee and approved for issue. The forward-looking statements included in this report are current as at the date of publication of the Annual Report.

The annual financial statements were audited by independent external auditors, PKF Chartered Accountants, (Zimbabwe).

Strategic Foundations

Driven by Innovation

We pioneer innovation in property investment with a vision to invest in modern and convenient assets to meet the challenges of urbanisation and infrastructure development in Zimbabwe.

Specialised Investment

We generate income and capital growth through the acquisition of income-generating real estate investments, with high returns for our investors driven by a diversified mix of quality tenants and active asset management.

Best of Both Worlds

We invest in both, completed real estate acquisitions and new development activity to deliver on our mandate, driving economic growth through every asset that we own.

General Corporate Information

REIT Asset Manager

Company Name: Terrace Africa Asset Management (Private) Limited
License Number: SECZ3428A

Terrace Africa Asset Management is a registered REIT manager, in terms of the Asset Management Act (Chapter 24:26) and is the Fund's REIT Manager appointed to manage Tigere REIT's property assets and offer its proven property and investment management expertise to ensure effective investment performance.

The Tigere REIT professional team consists of:

<p>Trustee ZB Bank, 21 Natal Road, Belgravia, Harare, Zimbabwe.</p>	<p>Financial Advisor Intellego Investments Consultants, Ground Floor, Block D, Smatsatsa Office Park, Borrowdale Road, Harare, Zimbabwe.</p>	<p>Principal Property Valuers Knight Frank, 1st Floor Finsure House, Harare, Zimbabwe.</p>
<p>Transfer Secretaries ZB Transfer Secretaries, 21 Natal Road, Belgravia, Harare, Zimbabwe.</p>	<p>Legal Advisor DLA Piper/Manokore Attorneys, 61 Princess Drive, Glenara, Harare, Zimbabwe.</p>	<p>Bankers ZB Bank, 21 Natal Belgravia, Harare, Zimbabwe.</p>
<p>Terrace Africa Asset Management Pvt Ltd 3 Natal Road, Belgravia, Harare, Zimbabwe.</p>		

Terrace Africa Asset Management brings a wealth of expertise and experience to Tigere REIT having managed quality-yielding retail properties within Zimbabwe and the region for over 15 years.

Our Portfolio

The Tigere REIT invests in quality retail and commercial properties, with the aim of enhancing Zimbabwe's urbanisation, infrastructural and economic development goals, while fostering inclusive capital growth and value preservation.

We love to invest to enhance and transform local communities in a way that has a positive impact on people, the environment and the country.

Highland Park Phase 1

E.D. Mnangagwa Road, Harare

- GLA M2 - 6,704 m²
- Anchor Tenants - Pick 'n' Pay, Puma Energy, Simbisa Brands.
- Weighted Average Lease Expiry (WALE) - 7.27 Years.
- Occupancy - 100%.

Key Asset Features:

1. Conveniently located corner of E.D. Mnangagwa and Arcturus roads.
2. Strong, diversified tenant mix.
3. Six restaurant and food tenants.
4. Increased traffic and customer counts.
5. Seen as one of the most upmarket hang out spots within Harare.



Chinamano Corner

Josiah Chinamano Avenue, The Avenues, Harare

- GLA M2 - 2,007 m²
- Anchor Tenants - Puma Energy, Simbisa Brands.
- Weighted Average Lease Expiry (WALE) - 6.26 Years.
- Occupancy - 100%.

Key Asset Features:

1. Serves one of Zimbabwe's most prominent hospitals.
2. Located outbound on 2nd Street.
3. Strong tenant mix.
4. High population densities of the Avenues.
5. Uplifts general area and has become a popular meeting point.



Prospects for the Tigere REIT

Tigere REIT has been a successful market participant since its listing in November 2022. The REIT is well positioned to deliver sustainable income over the medium to longer term. Key focus areas of the management team are to grow the distributable income and provide risk mitigation over the coming years through diversity of tenancy, geography and asset type. The REIT has a short-term target to reach a targeted NAV” of US\$ 50 million by the end of 2025 and will grow its portfolio by including low-risk, newly completed, yield accretive developments into its portfolio. The growth in the Trust size will provide economies of scale to drive yield to the upper limit of the 5-7% yield guidance. Distributions will continue quarterly, providing investors with a credible, US-backed investment with consistent cash flows.

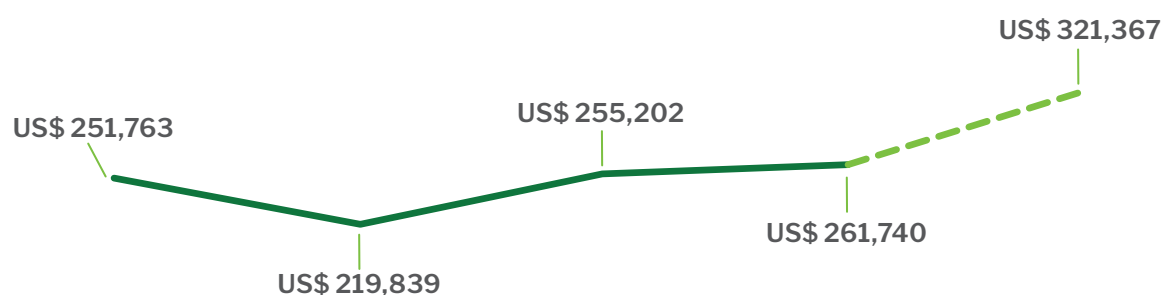
Why invest in Tigere REIT?

Tigere is a solid real estate investment option with exceptional lease underpin and growing diversification. The REIT has a strong management team and has established a solid track record of dividend payments since its listing on the ZSE. Through its many relationships, the REIT has secured a pipeline of new, exciting retail and other commercial assets that will form part of its growth strategy. The REIT has ambitious plans to grow to beyond US\$ 100 million market cap within the next 5 years, while at the same time maintaining its strong dividend payout ratio.

A strong and sustainable yield target of 5-7% in US\$, backed by quality, visible and modern assets allow real estate investors to access the best retail real estate in Zimbabwe. Despite the numerous investment and industry specific risks that prevail in emerging markets such as Zimbabwe, Tigere remains exceptionally well managed with a team that believes in on-the-ground asset management. The investment case is compelling, and the current asset management team strongly believe that the risks presented can be easily navigated and managed.

The graph below depicts the dividend payout to date for the REIT:

Tigere Dividend since inception



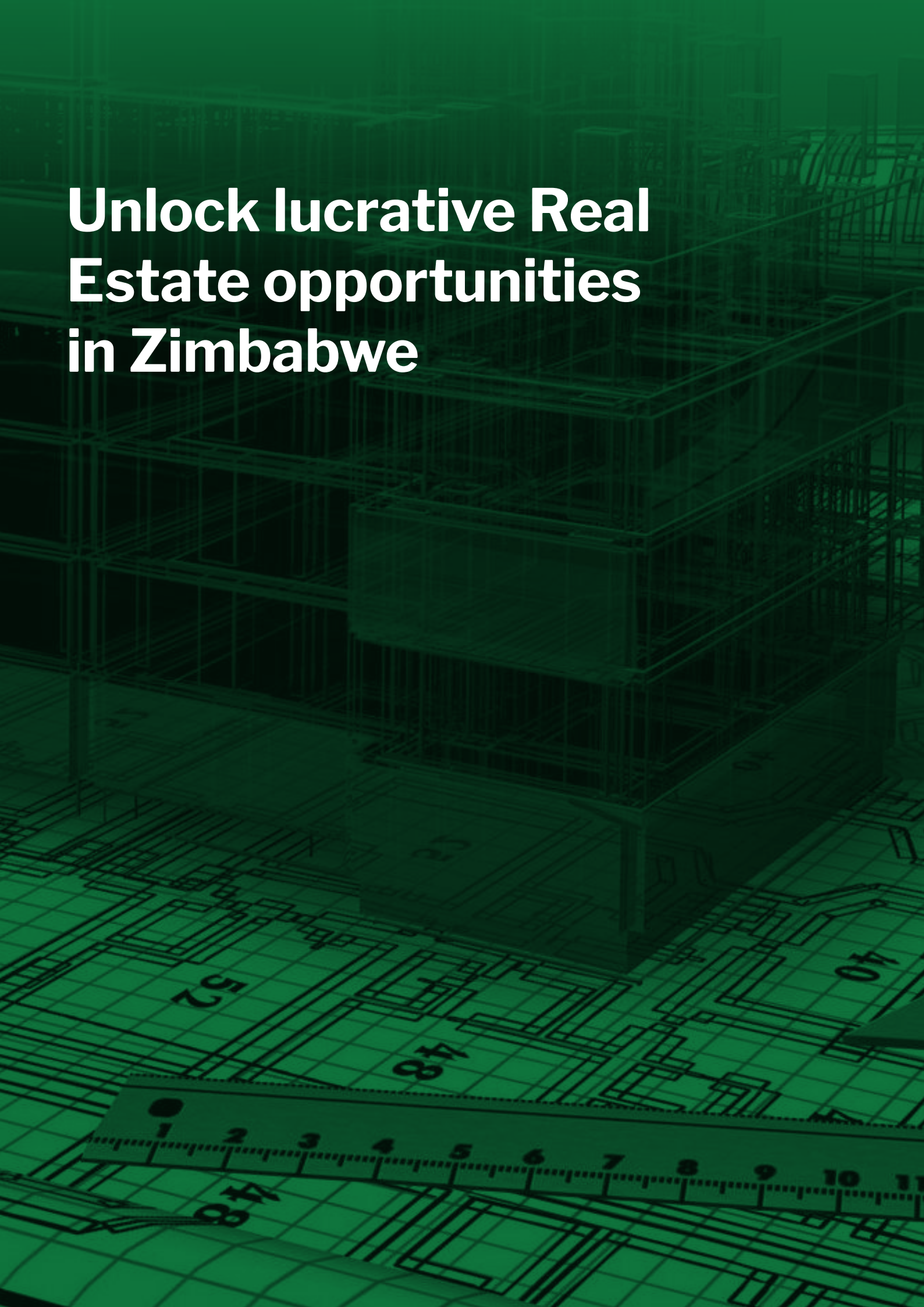
	Dividend 1	Dividend 2	Dividend 3	Dividend 4	Dividend 5
US\$	152,577	101,325	218,087	235,225	312,367
ZWL	75,816,772	110,050,700	167,651,585	140,525,792	-

Dividend payments have remained on an upward trend and the REIT aims to maintain this trajectory through the gradual addition of yield accretive property developments into the fund.

REIT Timeline and Key Achievements



Unlock lucrative Real Estate opportunities in Zimbabwe



Trustee's Report

The Trustee had the pleasure of submitting its report on the financial statements of Tigere Real Estate Investment Trust for the year ended 31 December 2023.

1. Review of financial results and activities

The financial statements have been prepared in accordance with International Financial Reporting Standards and the requirements of the Companies and Other Business Entities Act (Chapter 24:31). The accounting policies have been applied consistently compared to the prior year.

Full details of the financial position, results of operations and cash flows of the Trust are set out in these financial statements.

2. Units

There have been no changes to the authorised or issued units during the year under review.

3. Events after the reporting period

The Trustee is not aware of any material events which occurred after the reporting date and up to the date of this report.

4. Going concern

The Trustee believes that the Trust has adequate financial resources to continue in operation for the foreseeable future, accordingly the financial statements were prepared on a going concern basis. The Trustee is satisfied that the Trust is in a sound financial position and has access to sufficient resources to meet its foreseeable cash requirements. The Trustee is not aware of any new material changes that may adversely impact the Trust. The Trustee is also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the Trust.

6. Auditors

PKF Chartered Accountants (Zimbabwe) are the Trust's auditors.



On behalf of the Trustee:
Robert Mutakwa

Asset Manager's Report

Operating Environment

The first half of 2023 was marked by inflation and a depreciating local currency. However, following a government enforced tightening of liquidity in June, the pace of depreciation slowed down during the second half of the year. The effectiveness of this policy adjustment can be observed through the difference in the rate depreciation between the first and second halves of the year. The official exchange rate depreciated by 735% during the first half of the year but it only depreciated by a further 6% in the second half of 2023. The REIT saw an increase in US\$ receipts as the reporting period progressed - as ZWL liquidity tightened in the market. We foresee a difficult upcoming operating environment characterised by varied exchange rate movements and new monetary policy measures. The reduction of gold deliveries and an ongoing agricultural season featuring below-average rainfall will further add to economic pressures.

Property Market Overview

The outward migration of businesses from the CBD to the suburbs has resulted in an uptick in suburban property values. Additionally, the ever-growing need for a proven inflation hedge in the face of currency instability has seen investors continue to invest in the real estate sector in search of value preservation. The pace of new developments around the country has increased substantially with a key focus on cluster housing, corporate offices, student accommodation and shopping centres in attractive locations.

The rapid pace of dollarisation of the economy has been a positive aspect for the property sector as real estate is then the beneficiary of US\$ rentals as well as US\$ investment, where individuals and corporates use the asset class as a haven, earning hard currency returns.

The commercial tenant market remains robust, albeit with limited depth. Key corporate and retail tenants continue to grow their brands into well-located real estate on offer. Retail development is becoming more community focused, as traffic and infrastructure challenges affect travel times and convenience. We anticipate growing demand for new formal shopping centres throughout the country as customers and corporate tenants shift their preference to higher quality infrastructure.

The residential real estate sector continues to be the catalyst for growth. New housing and cluster developments provide insight into future commercial activity within the cities.

We note continued tenant activity in the industrial, storage and warehousing market. As businesses modernise, warehouse demand has been high for new manufacturing and distribution equipment. This trend will continue to be dominated by user-owned properties.

Overall, well-located real estate on busy arterial roads will continue to attract tenant demand and provide solid US\$ inflation-adjusted returns within Zimbabwe.

Portfolio Report Prospects

Highland Park Phase 1 and Chinamano Corner maintained 100% occupancy in the second half of the year and all tenants have swiftly met their operational mandates to date.

Highland Park Phase 2 officially opened for trading in December 2023, and it was well received by consumers. Evidenced by the increased foot traffic and turnovers across all tenants. Phase 2 has provided a further boost to Phase 1 tenants and as it stands, there is an extensive waiting list of tenants for the available spaces. The Tigere REIT holds a pre-emptive right to acquire Phase 2, details of which will be made available in due course. With the strong US\$ income receipts, we anticipate continued stability and growth in revenue.

The new development opportunities will provide the REIT with future geographic, sector and counterparty diversification.

Commentary on Results

Our net property income for the period under review was US\$1.49m, attributable to the 100% occupancy levels achieved in both Highland Phase 1 and Chinamano Corner. Net profit after fair value adjustments and exchange movements for the year came up to US\$1.104m. During the reporting period, approximately 16% of our total revenue is exposed to exchange rate risk because of our anchor tenant lease proportion in ZWL. Exchange losses amounting to US\$0.12m were reported, largely attributable to the depreciation of the ZWL during the first half of the financial year.

A large portion of the Trust's income is generated in US\$, which significantly insulated the business from inflation-induced exchange rate movements. Earnings per unit ended the year at US\$0.15c.

Our investment property valuation increased by 1.2% to US\$22.4m, reflective of an upward fair value adjustment of US\$0.1m. We have maintained our policy of a debt-free balance to ensure that property expansion and distributable earnings are not hindered by exorbitant interest rates. Our current ratio closed the period at 1.41x indicating a healthy level of liquidity. Current assets consisted of receivables and cash amounting to US\$0.19m and US\$0.38m, respectively.

Payables for the period closed at US\$0.4m, commensurate with pre-existing credit terms in place with various suppliers.

Cash flow from operations for the period under review was US\$0.83m, equivalent to 91% of net profit thus indicating a good quality of earnings. Given that REITs are mandated to pay out 80% of distributable earnings to unitholders, a total dividend pay-out of US\$0.98m was paid out for the year, representing 89% of our distributable earnings. Hence, the Trust is well above the statutory threshold.

Going forward, we will continue to expand our cash flow and earnings to align with our goal of solid and consistent dividend payments to our unitholders.

On Behalf of the Asset Manager:





ESG Report 2023

ESG Index

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Strategy	Environmental	Social	Governance
About this report	Energy	Corporate Social Initiatives	Tigere Advisory Board
ESG framework	Water	Tigere Educational Fund	
Message from our Asset Manager	Waste Management	Infrastructure Developments	
	Design Considerations		

About this report

This ESG report provides disclosure on the critical and significant impacts of our activities related to the economy, society and environment. Our business model impacts livelihoods and assists in building communities through developing and investing in modern, income producing real estate assets.

Scope, Boundary and reporting cycle

This report shall be read in conjunction with the Integrated Annual Report and REIT Financials.

Frameworks and standards

The nature of ESG matters, frameworks and reporting obligations have evolved over the years, our mandate will be to continually refine our reporting approach and ensuring alignment to considerations that matter to our business.

This report is aligned to the following standards and frameworks:

- Global Reporting Initiative (GRI).
- ZSE Sustainability Information and Disclosure.
- UN SDGs.

Target Audience

All Stakeholders of Tigere including but not limited to Unitholders, Suppliers, Tenants, Asset Managers and visitors to our assets.

A Message from the Asset Manager

We are proud to share this inaugural Environmental, Social and Governance (ESG) Report which highlights our commitment to building a sustainable future.

Developed with input from our stakeholders and with oversight by our Advisory Board. Our commitment to providing modern urban infrastructure, capital market products, and retail property solutions in Zimbabwe, allows us to impact the growth and development of the local economy positively.

Tigere's working ethos includes a wide range of ESG principles that create positive and long-lasting results for all stakeholders.

ESG Approach and Strategy

Tigere embarked on process to formulate and refine its environmental, social and governance (ESG Strategy) to make significant impact and create shared value for all our stakeholders. This strategy was developed through engaging key personnel involved in the business and guidance from the advisory board.

Our approach and reporting are guided by the ESG related matters that we impact or can impact our value creation.

The sustainability framework and strategy are aligned to the United Nations' Sustainable Goals and ZSE listing requirements.

Strategic ESG Priorities



Thriving People and Communities

Transforming local communities in a way that has a positive impact on people, the environment and the country.



Infrastructure Development

Contributing to development of public infrastructure through development of supporting infrastructure to the real estate assets.



Sustainable Real Estate Investment

Value Preservation and of income growth through acquisition of eligible and income generating sustainable real estate investments.


Environmental Considerations

Key Considerations	Linked SDGs
<p>Energy Efficiency and Electricity consumption:</p> <ul style="list-style-type: none"> Reduce Electricity Consumption through effective utility management. Investing in energy efficient initiatives - Solar PV installations smart electricity and water meters, day night switches. 	
<p>Water Consumption:</p> <ul style="list-style-type: none"> Priority is being given to the conservation of water through installations of smart sanitary fittings and rainwater harvesting. A marginal base rate and sliding scale is implemented to ensure that tenants do not waste water. 	
<p>Waste Management:</p> <ul style="list-style-type: none"> Optimisation of waste management and recycling across our assets. Tenants are encouraged to utilise recyclable materials and ESG principles are included in the standard building house rules that are signed by all tenants. 	
<p>Design and Materials:</p> <p>Given the impact on operational costs, and the also the environment, it is imperative to consider construction material and processes when acquiring real estate assets. Design considerations include:</p> <ul style="list-style-type: none"> Natural lighting – Maximising natural lighting and enhancing as much natural ventilation. Incorporating solar streetlights LED lighting. Trees – It is one of our most critical aspects to ensure all centres incorporate as many trees as possible. Full mobility-impaired access including mobility-impaired cubicles, ramps on a gradient suitable for people in wheelchairs, lifts and disabled parking bays. 	

Social Impact

Key Considerations	Linked SDGs
<p>Educational Fund: The Tigere REIT, in partnership with the REIT Manager will implement an educational fund. The fund will utilise a percentage of REIT Rental Revenue to develop human capital skills in the areas of Real Estate and Capital Markets to further benefit the real estate industry within Zimbabwe.</p>	
<p>Uplifting Communities: We take pride in our commitment to community development within the implemented projects, road upgrades, creation of additional slip lanes, road markings, cycle tracks, walkways for pedestrians and traffic lights to ease up congestion at major intersections. These works will make our assets easily accessible to customers and further provide tangible solutions to communities.</p>	
<p>Promoting Wellness:</p> <ul style="list-style-type: none"> • Ensuring adherence to health and safety protocols on all centres. • Participating in wellness activities/events. 	
<p>Creating Social Spaces and driving Entrepreneurship: Providing opportunities to small and medium enterprises (including Craigs, 7 rings, Davidos, Candy Hut) to showcase their products at Zimbabwe’s leading retail destinations.</p> 	

Economic Growth and Corporate Governance

<p>Economic Growth</p>	<p>Job Creation: Highland Park and Chinamano have created over 350 permanent jobs. By investing in fixed capital formation - jobs are created:</p> <ol style="list-style-type: none"> 1. During and post construction. 2. These jobs have a compounding effect on families – using an average family size of 5, the impact extends to the wellbeing of over 1 500 individuals.  <ul style="list-style-type: none"> • Promotion of local suppliers and contractors. • Providing social spaces for people to thrive.
<p>Governance</p>	<p>Investment Committee</p> <ul style="list-style-type: none"> • The IC ensures that ESG due diligences are effectively conducted for all potential acquisitions. <p>Advisory Board The board oversees responsible citizenship and ensuring the business conduct is ethical, sustainable.</p> <ul style="list-style-type: none"> • Appropriate skills, experience and diversity on the board. • We maintain a comprehensive set of policies and processes to identify and manage our governance, social and environmental risks during the acquisition, development and operation of our real estate assets and developments.

Key Achievements: Highland Park – ESG Considerations



Retention of trees.



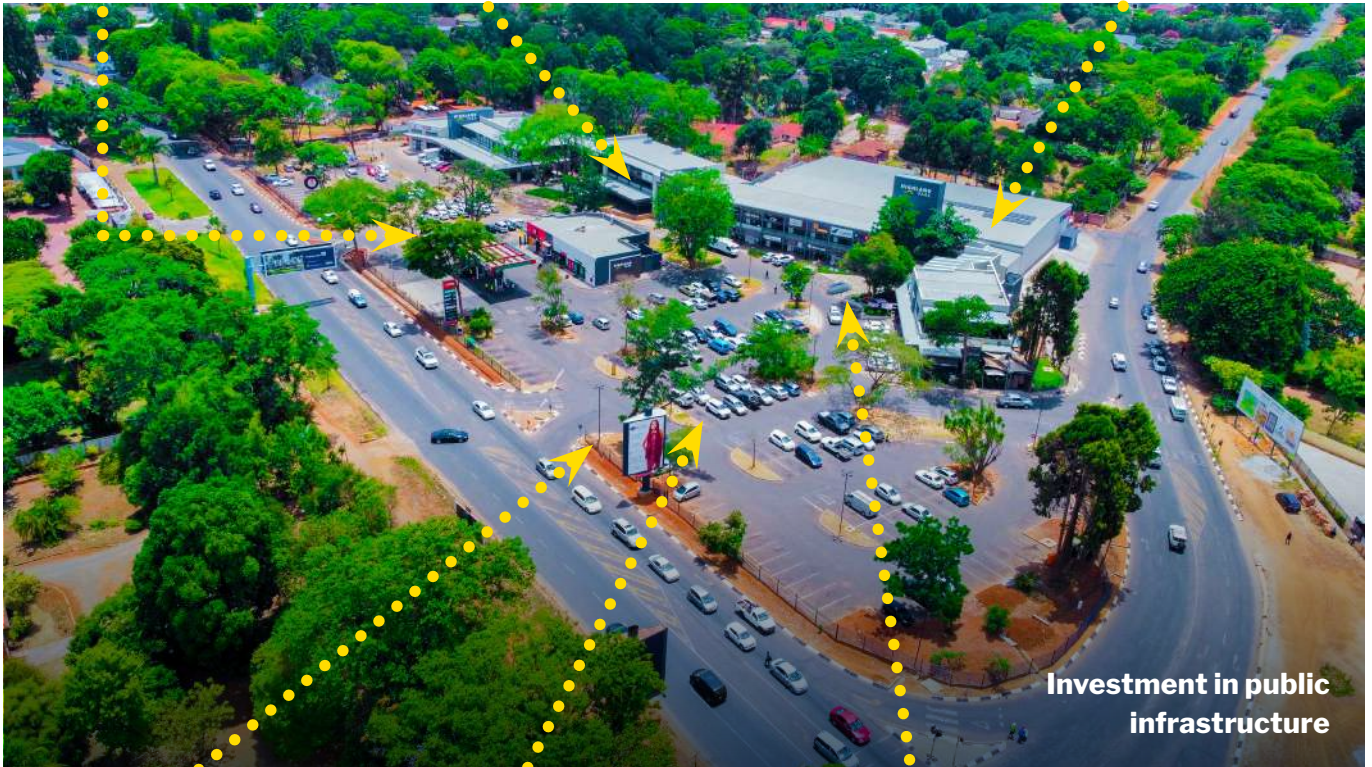
Energy & water efficient systems.



Smart electrical meters and smart sanitary fitting.



Solar PV Installation with Battery back up system (by tenants).



Investment in public infrastructure

LED lighting in common areas.



Community Engagement & Involvement.



Accessibility features (e.g., parking bays and restrooms for people with disabilities).



Infrastructure development



Local Pavers – supporting local suppliers



**Wellness Programs by
Pick n Pay at Highland Park**



**Sponsorship Program – Capital
Markets Quiz Winner 2023**

Key Impact Pillars for 2024 (Short term)

1. Thriving People and Communities:

- Wellness initiatives.
- Educational fund launch.
- Supporting educational workshops for REITs.

2. Economic Growth through:

- Infrastructure developments (sewer, roads, water lines, solar streetlights upgrades).
- Investment in real estate assets backed with US\$ leases.
- Job creation.

3. Environmental Stewardship through:

- Reduction of energy and water consumption initiatives.

Advisory Board

Michael Phillip Craft, Zimbabwean

Michael is a co-founding director of Frontier Real Estate. Having studied Bachelor of Accounting at the University of Southampton, he has since built a portfolio of successful businesses in Zimbabwe and over 20 other African countries. After moving to Nairobi to drive expansion throughout the East Africa region, Michael has returned to Zimbabwe.

He is excited about the infrastructure growth potential and has been a driver of Frontier's development pipeline in Zimbabwe and its other countries of operation in Southern Africa.

Michael is based in Harare and is an executive with an entrepreneurial spirit who leads companies to growth and market differentiation. He has a proven track record of implementing business development projects to drive revenue growth in the Property sector and other portfolio businesses such as Alliance Media.

Michelle Chiganze, Zimbabwean

Born and raised in Harare, having lived and worked in inner city Melbourne, Australia for over fifteen years. Her exposure to the first-world real estate market has garnered her a worldview and a competitive edge that has awakened her passion for breathing new life into all the exciting features that her home country Zimbabwe has to offer.

Michelle studied Bachelor of Commerce at Deakin University and holds a Certificate in Real Estate Services from Kangan Institute. She has a unique understanding of working with a plethora of clientele and properties in both Melbourne and Harare. Her attention to detail shows through the level of care and high regard that she extends to every property that passes through her hands, whether it be a stunning top-floor penthouse apartment or a commercial property in the city outskirts.

As a result of her human-centred approach, she has accumulated an impressive network of clientele, which amassed through her vibrant and personable demeanour as well as her commitment to creating a positive customer experience.

Michelle is known for her vibrant, positive nature, she has a go-getter attitude and she exudes infectious enthusiasm and a bubbly approach to both life and real estate.

Isaac Isaki, Zimbabwean

Isaac is a seasoned strategic leader in investment management and corporate finance, with over 13 years of progressive experience in corporate strategy formulation and implementation. Over the past years, he has been successfully involved in deal structuring, transaction advisory, risk due diligence, investment appraisal, financial modelling, investment portfolio management and investment risk management.

He is currently the Deputy Director of Investment for NSSA responsible for managing financial investments with a portfolio of over \$150 billion. Isaac is concurrently, the Chief Executive Officer/Principal Officer of the NSSA's occupational pension scheme. During his career, he has served as Head of Corporate and Structured Finance for the fast-growing financial institution. He has previous experience as the Director of the National Building Society.

Isaac is a holder of the Chartered Financial Analyst (CFA) designation and an MBA graduate from the University of Zimbabwe. He also holds an MSc in Finance and Investment postgraduate degree from the National University of Science and Technology.

Bongai Zamchiya, Zimbabwean

Bongai Zamchiya studied law at university and has been involved in the Zimbabwean business sector for over 20 years as an entrepreneur. He is the co-founder and Executive Director of Pariah State – a food and beverage company.

Bongai is the Chairman of Old Mutual Insurance Company – Old Mutual Zimbabwe’s short-term insurance company, Chairman of Montclair Hotel and Casino; and sits on the board of listed entity TSL Limited. In the non-profit space, Bongai is a trustee of the Conservation Angling and Sustainability Trust (CAST) and is a Zimbabwe selector for the Beit Scholarship in Zimbabwe.

Bongai is a keen rugby man and has been involved in the game in Zimbabwe for more than 20 years, in various roles. He sits on the Judicial Panels of Rugby Africa and World Rugby; and is a World Rugby Educator.

Antony Benatar, Zimbabwean

Antony Benatar, born and raised in Zimbabwe is considered a successful entrepreneur within Africa. Antony is a co-founder and Managing Director of Alliance Media which he started in 1997 in Zimbabwe. Over the past 25 years, Alliance Media has grown to be recognised as Africa’s leader in Outdoor Media and Airport Advertising across 25 African Countries.

15 years ago, Antony co-founded Frontier Real Estate and has successfully guided and built large-scale businesses across multiple sectors such as Real Estate, Asset Management, Eventing and Exhibitions, Outdoor Media and other Private Equity investments. He has consistently performed a key role in developing future infrastructure in Zimbabwe and is a firm believer in its prospects and growth potential.

He is passionate about business in Africa and is constantly looking for options to contribute and share in its growth.

Charity Chirume, Zimbabwean

Charity Chirume is a real estate investment analyst with a BSc in Quantity Surveying.

She has over 10 years of experience in the real estate sector. Her quantity surveying and project management foundation provides a solid background for analysing business transactions in the property fraternity.

She has been instrumental in the acquisition and development of recently completed high-profile retail shopping centres across Zimbabwe, and she is currently spearheading a pipeline of future projects.

Charity is currently a senior Development Manager at Terrace Africa. She is a fellow member of the Project Management Institute of Zimbabwe.

Attendance Registers

Advisory Board

Name	Meeting No. 1	Meeting No. 2	Meeting No. 3	Meeting No. 4
Antony Howard Benatar	✓	✓	✓	✓
Bongai Zamchiya	✓	✓	✓	✓
Brett Abrahamse	✓	✓	✓	✓
Charity Chirume	✓	✓	✓	✓
Michael Phillip Craft	✓	✓	✓	✓
Robert Mutakwa	✓	✓	✓	✓
Issac Isaki	✓	X	✓	✓
Michelle Chiganze	✓	✓	✓	✓

Investment Committee

Name	Meeting No. 1	Meeting No. 2
Antony Howard Benatar	✓	✓
Michael Phillip Craft	✓	✓
Isaac Isaki	✓	✓
Michelle Chiganze	✓	✓

Risk Report

As Tigere Property Fund, we place great importance on the strength of our risk management processes, market and societal conduct. This will ensure that we create value for all our stakeholders. Adhering to risk management policies defined by the Trust helps the business to have an efficient turnaround in service delivery. The following are significant risks identified during the reporting period:

Risk Category	Risk Description	Risk Mitigation Measures
Operational Risk	Operational risk is inherent in all business activities, and this is the potential loss arising from deficiencies in internal control systems, poor operational standards, errors, and deliberate acts of fraud. Collusion to override internal control systems.	The Trustee and the Asset Manager assess the efficacy of the internal accounting controls and make recommendations for improvement. The Trust is also adequately insured against such losses.
Credit Risk	Credit risk is the risk that tenants will be unable to make rental payments on a timely and consistent basis.	Regular credit reviews are conducted, problem accounts are highlighted, and management action is taken as appropriate. The financial performance of tenants is also monitored on an ongoing basis.
Market Risk	Macroeconomic headwinds in the form of inflation, higher interest rates and higher punitive taxes may have an unsavoury effect on disposable incomes and ultimately affect demand at our various retail centres. We also note that erratic policy changes may interfere with fundraising initiatives for future projects due to heightened investor risk aversion.	<p>External risk factors are generally difficult to mitigate due to their unpredictable nature, however, we strive to ensure that we occupy our developments with quality tenants to ensure that:</p> <ul style="list-style-type: none"> (i) Our rental income streams are consistent and paid on time; (ii) Retail customers receive full value for their money.
Supplier Management Risk	This involves the risk of losing key suppliers due to a failure to pay them on time or a failure to pay them using favourable market exchange rates. Another sub-risk includes the risk of unforeseen price increases by suppliers as they protect themselves against value erosion.	We mitigate this risk by making timely payments to our suppliers at favourable rates. Furthermore, we select suppliers with competitive prices and minimal lead times.

Risk Category	Risk Description	Risk Mitigation Measures
Competition Risk	<p>This includes the presence of competing developments within close proximity of our existing REIT developments.</p>	<p>The Trust mitigates this risk by targeting developments along busy arterials with access to a large pool of retail customers with an inherent need for attractive retail space. Our team also possesses vast experience in regional and local property development, culminating in a competitive advantage over other market players.</p>
Investment Risk	<p>The risk that the deployed investment strategy does not perform as well as intended.</p>	<p>In order to mitigate such a risk, we pre-let our developments to key anchor tenants and other quality tenants to ensure that the development is as de-risked as possible. We also carry out thorough due diligence on potential tenants to investigate their ability to fulfil their rental obligations. We also draw from our existing tenant pool when we venture into newer developments as they have already proven their ability to execute operational mandates.</p>

Changing landscapes and building a better Zimbabwe



Trustee's Responsibility Statement

The Trustee is required per the Companies and Other Business Entities Act (Chapter 24:31) to maintain adequate accounting records and is responsible for the content and integrity of the financial statements and related financial information in this report. It is its responsibility to ensure that the financial statements fairly present the state of affairs of the Trust at the end of the financial year and the results of its operations and cash flows for the year that ended, in conformity with International Financial Reporting Standards. The external auditors are engaged to express an independent opinion on the financial statements. The financial statements are prepared per International Financial Reporting Standards and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgements and estimates.

The Trustee acknowledges that its ultimately responsible for the system of internal financial control established by the Trust and places considerable importance on maintaining a strong control environment. To enable the Trustee to meet these responsibilities, the Trustee sets standards for internal control aimed at reducing the risk of error or loss cost-effectively. The standards include the proper delegation of responsibilities within a clearly defined framework, effective accounting procedures and adequate segregation of duties to ensure an acceptable level of risk. These controls are monitored throughout the Trust and all employees are required to maintain the highest ethical standards in ensuring the Trust's business is conducted in a manner that in all reasonable circumstances is above reproach. The focus of risk management in the Trust is on identifying, assessing, managing, and monitoring all known forms of risk across the Trust. While operating risk cannot be fully eliminated, the Trust expects to minimise it by ensuring that appropriate infrastructure, controls, systems, and ethical behaviour are applied and managed within predetermined procedures and constraints.

The Trustee thinks, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the financial statements. However, any system of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement or loss. The Trustee has reviewed the Trust's cash flow forecast for the next 12 months from the date of signing this report and, in light of this review and the current financial position, they are satisfied that the Trust has or had access to adequate resources to continue in operational existence for the foreseeable future.

The financial statements were prepared under the supervision of:



Tendai Mutizwa CA (SA)

The external auditors are responsible for independently auditing and reporting the Trust's financial statements. These financial statements have been examined by the Trust's external auditors and their report is presented on pages 36 to 39.

The financial statements set out on pages 42 to 60, which have been prepared on a going concern basis, were approved by the Trustee on 20 March 2024 and were signed on their behalf by:

Approval of financial statements



On behalf of the Trustee: Robert Mutakwa



On behalf of the Asset Manager: Brett Abrahamse

Independent Auditor's Report

To the Trustee of Tigere Property Fund Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Tigere Property Fund set out on pages 42 to 45, which comprise the statement of financial position as at 31 December 2023, and the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the two months then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position as at 31 December 2023, and its financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards and the requirements of the Companies and other Business Entities Act (Chapter 24.31).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the financial statements section of our report. We are independent of the Fund in accordance with the International Ethics Standards Board for Accountants Code of Ethics for Professional Accountants (Parts A and B) (IESBA Code) and other independence requirements applicable to performing audits of financial statements in Zimbabwe. We have fulfilled our other ethical responsibilities in accordance with the IESBA Code and in accordance with other ethical requirements applicable to performing audits in Zimbabwe. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matter	How our audit addressed the Key Matter
<p>Valuation of Investment Properties.</p> <p>The Trust held investment property valued at US\$ 22 360 000 as of 31 December 2023.</p> <p>We have identified the valuation of investment properties as representing a key audit matter due to the significance of the balance to the financial statements as a whole, combined with the level of judgment associated with determining fair values.</p>	<p>In evaluating the appropriateness of the valuation and the compliance to IFRS13 we employed various audit procedures including the following:</p> <ul style="list-style-type: none"> • Evaluated Trust’s independent external valuer’s competence and capabilities as evidenced by licence with the professional body. • Reviewed the methods, assumptions and inputs used by the external valuers. • Reviewed the financial statements for adequate disclosures of the assumptions, judgements and various inputs to the valuation. <p>We are satisfied that the Trust’s investment properties valuation is adequate and appropriate.</p>

Other information

The Trustee is responsible for the other information that may be presented along with these financial statements. Other information does not include the financial statements and our auditor’s report thereon. Our opinion on the financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Trustee for the Financial Statements

The Trustee is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards and the requirements of the Companies and other Business Entities Act (Chapter 24.31), and for such internal control as the Trustee determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustee is responsible for assessing the Fund’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustee either intends to liquidate the Fund to cease operations, or have no realistic alternative but to do so.

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PKF Chartered Accountants (Zimbabwe) is a member firm of the PKF International Limited family of legally independent firms and does not accept any responsibility or liability for the actions or inactions on the part of any other individual member firm or firm.

Auditor's responsibilities for the audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override internal controls.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustee.
- Conclude on the appropriateness of the Trustee's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information or business of the Fund to express and audit opinion on the financial statements. We are responsible for the direction, supervision and performance of the Fund audit. We remain solely responsible for our audit opinion.

- We communicate with the Trustee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We have provided the Trustee with a statement that we have complied with relevant ethical requirements regarding independence.

PKF Chartered Accountants (Zimbabwe),
Registered Public Auditors (Zimbabwe),
Harare.

Per: Sydney Bvurere
Engagement Partner,
Registered Public Auditor (Zimbabwe),
PAAB Practicing number of Engagement Partner 0209.

Date:

Financial Insights



Statement of Financial Position as at 31 December 2023

		31 Dec 2023	31 Dec 2022
	Notes	US\$ 2023	US\$ 2022
Non-Current Assets		22 379 960	22 104 944
Investment Property	7	22 360 000	22 100 000
Property Plant and Equipment	8	19 960	4 944
Current Assets		575 715	1 300 936
Trade and Other Receivables	9	192 755	835 533
Cash and Cash Equivalents	10	382 960	465 403
Total Assets		22 955 675	23 405 880
Equity and Liabilities			
Unitholders Equity		22 546 948	22 423 809
UnitHolder's Funds	14	22 100 000	22 100 000
Distributable Reserve		-	193 769
Retained Earnings		446 948	130 040
Liabilities			
Current Liabilities		408 727	219 688
Trade and Other Payables	11	408 727	219 688
Long Term Liabilities		-	762 383
Value added Tax Loan	12	-	762 383
Total Liabilities		408 727	982 071
Total Equity and Liabilities		22 955 675	23 405 880



On behalf of the Trustee: Robert Mutakwa



On behalf of the Asset Manager: Brett Abrahamse



Statement of Profit or Loss and other Comprehensive Income for the year ended 31 December 2023

	Notes	12 Months Ended 31 Dec 2023 US\$ 2023	2 Months Ended 31 Dec 2022 US\$ 2022
Rental Revenue	3	1 481 038	205 032
Utilities Income	4	323 888	37 408
Utilities Expense		(313 647)	(41 641)
Net Property Income		1 491 279	200 799
Other Income	5	19 600	566
Total Income		1 510 879	201 365
Total operating expenses	6	(387 155)	(71 325)
Distributable income before exchange movements and fair value adjustments		1 123 724	130 040
Fair Value Adjustments	7	97 466	-
Exchange Loss		(116 454)	-
Profit after exchange movements and fair value adjustments		1 104 736	130 040
<i>Weighted average number of units</i>		719 323 000	719 323 000
<i>Basic and diluted earnings per unit - cents</i>		0,1536	0,0181

Statement of Changes in Equity for the year ended 31 December 2023

	Stated Capital	Distributable Reserve	Retained Earnings	Total
	US\$	US\$	US\$	US\$
2022				
Opening Balance	22 100 000	193 769	-	22 293 769
Profit for 2 months	-	-	130 040	130 040
Closing Balance	22 100 000	193 769	130 040	22 423 809
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

Statement of Cash Flows for the year ended 31 December 2023

	Notes	12 Months Ended 31 Dec 2023 US\$	2 Months Ended 31 Dec 2022 US\$
Cash flows from operating activities			
Profit for the year		31-Dec-23	31-Dec-22
Adjustment for non-cash items		1 104 736	130 040
Depreciation			
Allowance for credit losses		727	24
Fair Value adjustments		996	-
Profit after adjustment of non-cash items		(97 466)	-
		1 008 993	130 064
Changes in working capital:			
Trade and other payables			
Trade and other receivables		189 039	130 178
Cash generated from operations	9	641 782	(73 150)
		830 821	57 028
Cash flows from investing activities			
Purchase of property plant and equipment	8	(15 743)	(4 968)
Expenditure on additional investment property	7	(162 534)	-
Net cash from investing activities		(178 277)	(4 968)
Cash flows from financing activities			
Dividend paid		(981 597)	-
Repayment of Loan		(762 383)	-
Net cash from financing activities		(1 743 980)	-
Total cash movement for the period		(82 443)	182 124
Opening cash balance	10	465 403	283 279
Closing cash balance		382 960	465 403

Notes to the Financial Statements

1 CHANGES IN ACCOUNTING POLICIES, CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY.

1.1 Standards and interpretations effective and adopted in the current period

In the current period, the Trust has adopted the following standard and interpretation that are effective for the current period and that are relevant to its operations:

Standard/Interpretation	Effective Date
Initial application of IFRS 9 - Comparative information.	January 1, 2023.
Disclosure of accounting policies: Amendments to IAS 1 and IFRS Practice Statement 2.	January 1, 2023.
Definition of accounting estimates: Amendments to IAS 8.	January 1, 2023.
Classification of Liabilities as Current or Non-Current - Amendment to IAS 1.	January 1, 2023.

1.2 Standards and interpretations early adopted

The Trust did not choose to early adopt any standard.

1.3 Standards and interpretations not yet effective

The Trust has chosen not to early adopt the following standards and interpretations, which have been published and are mandatory for the Trust's accounting periods beginning on or after January 1, 2024, or later periods:

Standard/Interpretation	Effective Date	Expected impact
Lease liability in a sale and leaseback.	January 1, 2024.	No anticipated material impact.

1.4 Critical judgements in applying the entity's accounting policies

In the process of applying the Trust's accounting policies, which are described in note 2, the following judgements were made that have the most significant effect on the amounts recognised in the financial statements:

- That the Trust will continue operating as a going concern into the future, being able to generate or access resources to meet both regulatory and operational capital requirements.

1.4.1 Key sources of estimation uncertainty

The key assumptions concerning the future, and other key sources of estimation uncertainty at the statement of financial position date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are discussed below:

1.4.2 Valuation of investment properties (IAS 40)

In the current period investment properties were valued as at 31 December 2023 based on valuations done by Knight Frank Zimbabwe who are independent valuers not related to the Trust and are members of the Royal Institute of Chartered Surveyors (RICS) and possess appropriate qualifications and recent experience in the valuation of similar assets. The valuation, which conforms to RICS Appraisal and Manual was arrived at by reference to market evidence of transactions for similar assets at the time of valuation after application of the following broad methodology.

- The **Investment Method** was applied to all properties. Market capitalisation rates were derived from market rentals evidence and were determined in consultation with other investors and property brokers in the market.
- The **Direct Comparison Method** was applied to all properties, through the comparative method, rental value rates and capitalisation rates for similar properties were assessed. After appropriate adjustments to the comparable to reflect the type of the property, quality, location and risk, the rental value and capitalisation rates of the subject property were determined.

The financial effect of the valuation is indicated below:

	31 December 2023	31 December 2022
	US\$	US\$
Investment Properties	22 360 000	22 100 000

1.4.3 Useful lives of property and equipment

Depreciation is provided on qualifying property and equipment over the useful life of the asset to progressively write the asset down to its residual value. The useful lives of the assets are reviewed on an annual basis.

In the current period, no review of useful lives was carried out. The maximum useful lives on asset categories are as follows:

	31 December 2023	31 December 2022
Computer Equipment	4 years	4 years
Furniture & Other Equipment	3 years	3 years

The financial effect of the estimates on assets is expressed in note 8 as the charge for depreciation in the current period.

2 SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of these financial statements are set out below:

Reporting Entity

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 at number 3 Natal Road, Belgravia, Harare.

Reporting Currency

The 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 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.

Foreign Currency Transactions and Balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the date of transaction or valuation where items are re-measured. Foreign exchange gains or losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of comprehensive income.

Transactions in currencies other than US\$ are initially recorded at the exchange rate prevailing at the date of the transaction. Monetary assets and liabilities denominated in currencies other than US\$ are re-translated at the functional currency spot rate of exchange ruling at the reporting date. All differences arising from settlement or translation of monetary items are taken to statement of comprehensive income. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the date of the initial transaction and are not subsequently restated. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined.

Basis of Accounting

The Trust's financial statements for the year ended 31 December 2023 have been prepared in accordance with the requirements of International Financial Reporting Standards (IFRS), the Zimbabwe Stock Exchange Listing and in the manner required by the Zimbabwe Companies and Other Business Entities Act (Chapter 24:31) (COBE).

2.2 Revenue Recognition

Operating lease income recognised as income on a straight-line basis over the lease term. Revenue from leases with tenants: recoveries are recognised over the period for which the services are rendered.

The Tigere Trust acts as a principal on its own account when recovering operating costs, such as utilities, from tenants. Turnover rental is included in revenue when the amounts can be reliably measured.

2.3 Investment property

Investment property, which is stated at fair value, constitute land and buildings held for rental income. Investment property is initially recorded at cost, which includes transaction costs directly attributable to the acquisition thereof.

After initial recognition, investment property is stated at fair value, which reflects market conditions at the reporting date. Gains or losses arising from changes in the fair values of investment property are included in the profit or loss in the period in which they arise. Fair values are determined annually by an accredited external independent valuer, applying valuation models recommended by the International Valuation Standards Committee.

Investment property is derecognised when either it has been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in the profit or loss in the year of derecognition.

2.4 Property, plant and equipment

All property and equipment held for use in the supply of services, or for administrative purposes are stated in the statement of financial position at cost less accumulated depreciation and impairment if any.

Depreciation on equipment is recognised in the profit or loss. On disposal of any such assets the gain or loss is recognised in the statement of profit or loss. All assets are assessed to determine whether there is an indication of impairment at the end of the reporting period.

The recoverable amount is only determined where there is indication of impairment. The recoverable amount is determined as the higher of an assets or cash generating unit's fair value less costs of disposal and its value in use. Impairment is charged to the consolidated and separate statement of profit or loss.

The gain or loss arising from the disposal or retirement of an asset is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the asset as follows:

Computer Equipment
Furniture & Other Equipment

4 years
3 years

An item of property plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use. Any gain or loss arising from derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the profit or loss when the asset is derecognised.

2.5 Financial Instruments

The Trust recognises financial assets and financial liabilities on its statement of financial position when it becomes a party to the contractual provisions of the financial instrument.

Classification of financial assets

Financial assets are classified into the following specified categories:

- Financial assets 'at fair value through profit or loss' (FVTPL).
- Financial assets at fair value through other comprehensive income (FVTOCI) and
- Financial assets at amortised cost (AMCO).

The classification depends on the business model from managing the financial assets and the contractual cash flow characteristics at the time of initial recognition.

Financial assets are subsequently measured at either amortised cost or fair value.

Financial assets at amortised cost

This includes amounts due from receivables, with fixed or determinable payments and fixed maturity debts that the Trust has and has the intention and ability to hold to maturity.

The Trust only measures financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold the financial assets to collect contractual cash flows.
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

These assets are not assessed on an instrument-by-instrument basis, but at a higher level of aggregated portfolios and is based on observable factors such as portfolio performance evaluation basis and risks inherent in the assets in the portfolio.

Impairment of financial assets

Financial assets, other than those at FVTPL, are assessed for indicators of impairment at each Statement of Financial Position date.

Financial assets are impaired where there is objective evidence that, because of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the investment have been impacted.

At each reporting date, the Trust assesses whether financial assets carried at amortised cost have significantly increased in credit risk. Tigere Property Trust considers a financial asset to be in default when the borrower is unlikely to pay its credit obligations to the Trust in full, without recourse and the financial asset is more than 90 days past due.

Expected credit losses are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls. (i.e., the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Trust expects to receive).

When estimating ECLs, the Trust considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information based on the historical experience of other such assets within the region.

Derecognition of financial assets

The Trust derecognises a financial asset only when the contractual rights to the cash flows from the asset expire or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity.

If the Trust neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Trust recognises its retained interest in the asset and any associated liabilities for amounts it may have to pay. If the Trust retains substantially all the risks and rewards of ownership of a transferred financial asset, it continues to recognise the financial asset and recognises a collateralized borrowing for the proceeds received.

Financial liabilities

Financial liabilities are classified as either financial liabilities 'at FVTPL' or 'other financial liabilities.'

Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL where the financial liability is designated as at FVTPL. The Trust has designated financial liabilities as at FVTPL in either of the following circumstances:

- The liabilities are managed, evaluated, and reported internally on a fair value basis; or
- The designation eliminates or significantly reduces an accounting mismatch that would otherwise arise.
- Gains and losses on financial liabilities designated as at FVTPL are split between OCI and P/L.
- Changes in the fair value due to changes in the credit risk will be recognised in OCI and the remaining amount of changes in the fair value will be recognised in P/L.

Other financial liabilities

Other financial liabilities, including borrowings, are initially measured at fair value, net of transaction costs.

Other financial liabilities are subsequently measured at amortised cost using the effective interest method, with interest expense recognised on an effective yield basis.

Derecognition of financial liabilities

The Trust derecognises financial liabilities when, and only when, the Trust's obligations are discharged, cancelled or expire.

Trade and other receivables**Classification**

Trade and other receivables, excluding, when applicable, VAT and prepayments, are classified as financial assets subsequently measured at amortised cost.

They have been classified in this manner because their contractual terms give rise, on specified dates to cashflows that are solely payments of principal and the Trust's business model is to collect the contractual cash flows on trade and other receivables.

Recognition and measurement

Trade and other receivables are recognised when the Trust becomes a party to the contractual provisions of the receivables. They are measured at initial recognition, at fair value plus transaction costs if any. They are subsequently measured at amortised cost.

Trade and Other Payables

Classification

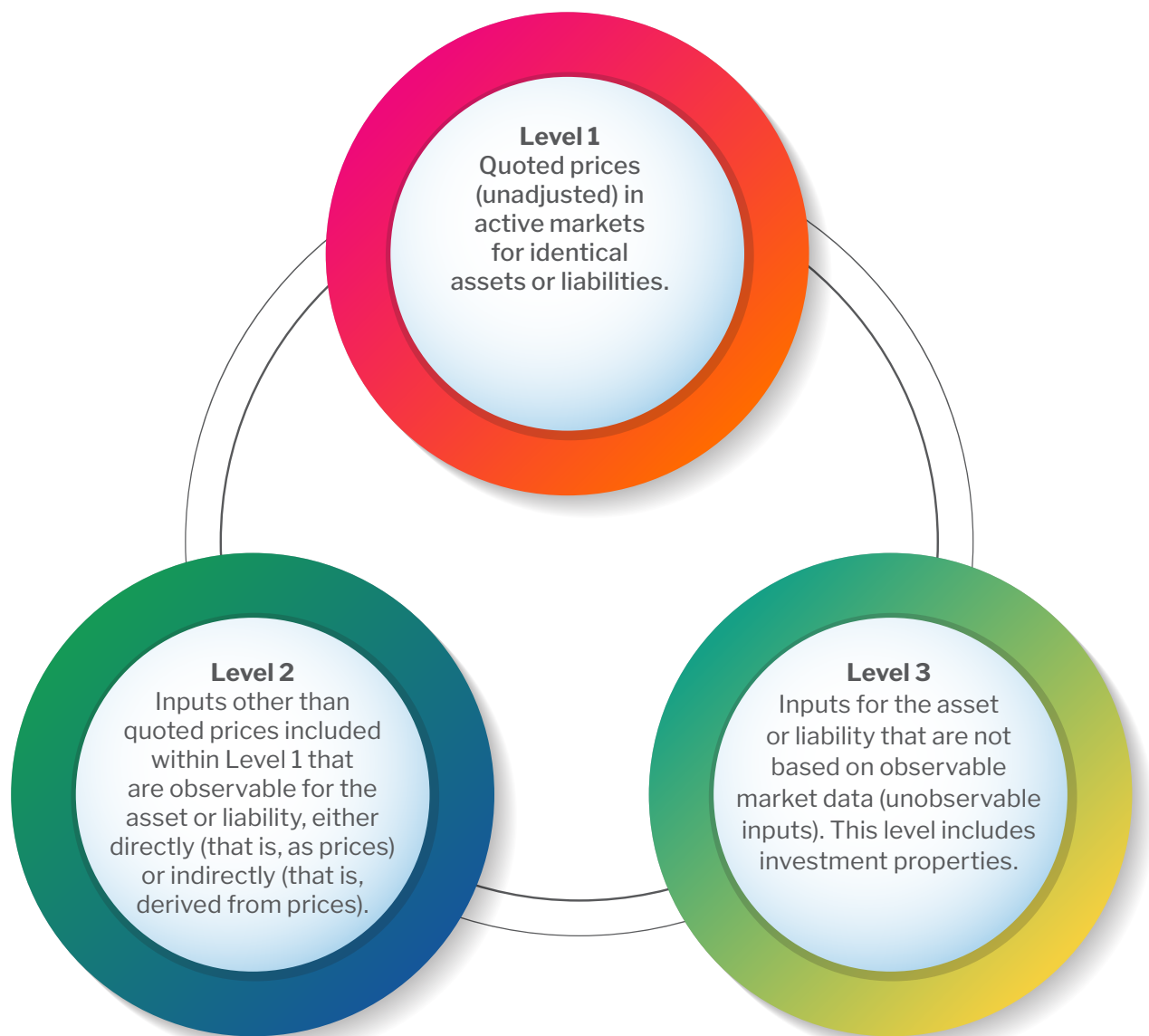
Trade and other payables, excluding VAT and amounts received in advance, are classified as financial liabilities subsequently measured at amortised cost.

Recognition and measurement

They are recognised when the Trust becomes a party to the contractual provisions, and are measured at initial recognition, at fair value plus transaction costs if any.

2.6 Fair value hierarchy

IFRS 13 specifies a hierarchy of valuation techniques based on whether the inputs to those valuation techniques are observable or unobservable. Observable inputs reflect market data obtained from independent sources; unobservable inputs reflect the Trust's market assumptions. These two types of inputs have created the following fair value hierarchy:



The table below summarises the various assets measured at fair value and the level on the fair value hierarchy.

	Level 1 US\$	Level 2 US\$	Level 3 US\$
2023			
Investment Properties	-	-	22 360 000
2022			
Investment Properties	-	-	22 100 000

2.7 Revenue recognition

The Trust's Revenue includes base rentals, turnover rentals, and utilities income. Revenue from contracts with customers is recognised when control of the goods or services is transferred to the customer at an amount that reflects the consideration to which the Trust expects to be entitled in exchange for those goods. The Trust has generally concluded that it is the principal in its revenue arrangements because it typically controls the services before transferring them to the customer.

2.7 Revenue recognition (continued)

Leases

The Trust is the lessor on operating lease transactions. Rental Income (Base and Turnover) arising from operating leases on investment property is accounted for on a straight-line basis over the lease term and is included in revenue in the profit or loss due to its operating nature. Services charges are recognised in the accounting period in which they are incurred.

The lease term is the non-cancellable period of the lease together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the Trust is reasonably certain that the tenant will exercise that option.

2.7.1 Risk Management

Operational Risk

Definition: Operational risk is inherent in all business activities, and this is the potential of loss arising from deficiencies in internal control systems, poor operational standards, errors and deliberate acts of fraud and collusion to override internal control systems.

Identification techniques

The Trustee and the Asset Manager assess the efficacy of the internal accounting controls and make recommendations for improvement.

Measurement methods

The risk is measured through research and control, and risk self-assessments.

Impact evaluation

The Trust has assessed this risk category as low, based on the adequate internal control system.

Credit risk

Definition: Credit risk is the risk that a counter party will not honour its obligations to the Trust as and when they become due.

Identification techniques

Credit risk is identified using Know Your Client (KYC) procedures on tenants.

Measurement methods

The risk is measured through assessing the risk of default using a credit risk-rating matrix.

Exposure to credit

The exposure to credit risk is low as the Trust carries out strict KYC procedures and credit assessments on tenant onboarding.

Impact evaluation

Credit risk is rated low in the Trust as the systems for identification, measurement and controlling the risk are effective.

Strategies for management/mitigation

The Trustee and the Asset Manager highlight to management any credit risk issues and appropriate action is taken. This oversight process is considered adequate for the size and nature of the Trust's operations.

Monitoring and controlling mechanisms

Regular credit reviews are conducted, and problem accounts are highlighted, and management action is taken as appropriate.

Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The exposure to credit risk at the reporting date arising from trade receivables was:

	31 December 2023	31 December 2022
	US\$	US\$
Trade Receivables (age analysis)		
0-30 days	94 899	75 810
30-60 days	39 426	-
+90 days	51 801	-

Strategic risk

Strategic risk refers to the current and/or prospective impact on the Trust's earnings, capital or business viability arising from adverse business decisions and implementation of strategies which are inconsistent with internal factors and the external environment.

Controls of strategic risk have been handled through the following approaches:

- Policies, procedures and risk limits.
- Comparisons of actual performance with projections.
- Effective independent reviews and internal control systems.
- Business continuity planning.

Reputational Risk

Reputational risk arises when a situation, occurrence, business practice or event has the potential to materially influence the public and stakeholders' perspective and confidence in the Trust.

The Asset Manager ensures effective reputational risk management through, among other things, code of conduct, staff training, policies, and independent oversight of functions. The Trust strictly complies with statutory requirements.

	12 Months Ended 31 Dec 2023 US\$	2 Months Ended 31 Dec 2022 US\$
3 RENTAL REVENUE		
Retail Rent	1 055 406	162 646
Turnover Rent	425 632	42 386
	1 481 038	205 032
4 UTILITIES INCOME		
Operating Cost Recoveries	323 888	37 408
5 OTHER INCOME		
Lease Drafting Fee	1 200	282
Activations	1 547	280
*Finance Income	688	4
Clamping and Damages Fees	565	-
Penalties	15 600	-
	19 600	566
<i>*Finance income relates to interest charged on overdue tenant balances, a rate of 14% per annum was applied for the 2023 year.</i>		
6 OPERATING EXPENSES	US\$	US\$
Secretarial Fees	69 598	12 414
Audit Fees	7 878	6 100
Asset Manager Fees	177 493	30 722
Property Management Fees	113 483	18 164
Depreciation	727	24
Other Expenses	17 976	3 901
	387 155	71 325
7 INVESTMENT PROPERTIES		
Fair value at the beginning of the year	22 100 000	22 100 000
*Additions	162 534	-
Fair Value Adjustments	97 466	-
Fair Value at the end of the year	22 360 000	22 100 000

*During the year, an additional shop was constructed at Highland Park Phase 1.

Measurement of fair value

The fair value of investment property adopted for financial reporting was determined by an independent external valuer, Knight Frank Zimbabwe.

Valuation technique	Significant unobservable inputs	Inter-relationship between unobservable inputs and fair value measurements
<p>Investment method The investment method involves the capitalisation of expected rental income by an appropriate yield. The determined market driven rent and capitalisation rates are then utilised to arrive at the value of the property by way of direct income capitalisation.</p> <p>Comparative method The comparative approach seeks to ascribe to the subject property a value similar to that achieved for comparable properties. Through the comparative method, rental value rates and capitalisation rates for similar properties sold are assessed. After appropriate adjustments to the comparable to reflect the type of the property, quality, location and risk. The rental value and capitalisation rates of the subject property are determined.</p>	<p>Average rentals per square metre.</p> <p>Average investment yield.</p>	<p>The estimated fair value would increase (decrease) if:</p> <ul style="list-style-type: none"> • Expected market rental growth were higher (lower). • Void periods were shorter (longer). • Occupancy rates were higher.

8 PROPERTY, PLANT AND EQUIPMENT

	US\$ Furniture & Other Equipment	US\$ Computer Equipment	US\$ Total
Balance as at 01 January 2023	4 422	546	4 968
Additions	15 743	-	15 743
Balance of 31 December 2023	20 165	546	20 711
			15 743
Accumulated depreciation			
Balance as at 01 January 2023	-	(24)	(24)
Depreciation for the year	(609)	(118)	(727)
Balance of 31 December 2023	(609)	(142)	(751)
Carrying amount of 31 December 2023	19 556	404	19 960

	US\$ Furniture & Other Equipment	US\$ Computer Equipment	US\$ Total
2022			
Cost			
Balance of 01 November 2022	-	-	-
Additions	4 422	546	4 968
Balance of 31 December 2022	4 422	546	4 968
Accumulated depreciation	US\$	US\$	US\$
Balance of 01 November 2022	-	-	-
Depreciation for the year	-	(24)	(24)
Balance of 31 December 2022	-	(24)	(24)
Carrying amount of 31 December 2022	4 422	522	4 944

9 TRADE AND OTHER RECEIVABLES

	US\$ 2023	US\$ 2022
Trade Receivables	186 126	75 810
Prepayments	6 629	11 070
Value Added Tax Asset	-	748 653
	192 755	835 533

	US\$ 2023	US\$ 2022
Movement in Expected Credit Loss		
Opening Balance	-	-
Expected Credit Losses	996	-
Closing Balance	996	-

10 CASH AND CASH EQUIVALENTS

	US\$ 2023	US\$ 2022
US\$ balances	361 185	339 238
ZWL balances	21 775	126 165
	382 960	465 403

11	CURRENT LIABILITIES	US\$ 2023	US\$ 2022
	Trade Payables	407 108	202 704
	Value Added Tax	1 619	16 984
		408 727	219 688
12	LONG TERM LIABILITIES	US\$ 2023	US\$ 2022
	Value Added Tax Loan	-	762 383
		-	762 383

The loan related to funds procured to settle the Value Added Tax asset on Highland Park and Chinamano Corner. The loan was settled during the year. The loan had an interest rate of 0% for the first three years, and thereafter 12,5%. The loan had a repayment date of 30 September 2027, it was secured by the underlying and ownership in investment properties mentioned under note 7.

13	OPERATING LEASES	Leases expiring in 1 year	Leases expiring after more than 1 year
	As at 31 December 2023	89 750	2 770 023
	As at 31 December 2022	170 608	3 260 671
	The above amounts are made up of basic rentals and excludes escalations, turnover rentals, and operating costs charges.		

14	AUTHORISED AND ISSUED UNITS	2023	2022
	Authorised Units	719 323 000	719 323 000
	Issued Units	719 323 000	719 323 000
	Stated Capital (US\$)	22 100 000	22 100 000

*There was no new issue of units during the year ended 31 December 2023.

15 RELATED PARTY BALANCES

The following table provides the total amount of balances owed to related parties and the nature of the relationship:

Entity	Nature of Relationship	Balance (US\$)
Terrace Africa Asset Management	Asset Manager	7 800
Terrace Africa Zimbabwe	Property Manager	82 324

During the year Tigere had the following transactions with related parties:

Entity	Nature of Relationship	Transaction Type	Amount (US\$)
Terrace Africa Asset Management	Asset Manager	Asset Management Fees	177 493
Terrace Africa Zimbabwe	Project Manager	Property Manager	113 483

16 EARNINGS PER UNIT

Basic earnings per unit (US\$ cents).

The calculation of basic earnings per unit for the period ended 31 December 2023 of US\$ 0,1536 cents (2022: US\$ 0,0181 cents) is based on the profit of US\$ 1 104 736 (2022: US\$130 040). There were no dilutive instruments for the year.

17 GOING CONCERN

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

18 SUBSEQUENT EVENTS

There are no subsequent events.

19 CONTINGENCIES

There were no contingent assets or liabilities for the period ended 31 December 2023.

Unitholders List and Analysis

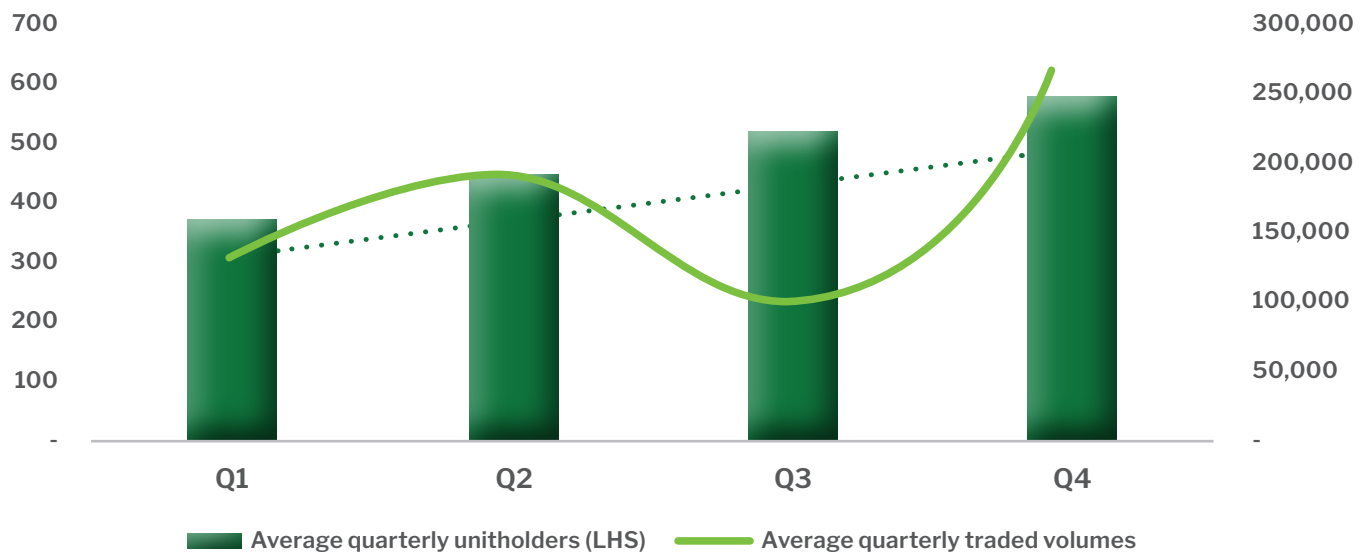
as at 31 December 2023

Holder Name	Number of Units	Percentage
FRONTIER REAL ESTATE DEVELOPMENT (PVT) LIMITED	337 349 710	46.90%
MMC CAPITAL (PVT) LTD	104 514 551	14.53%
NSSA STAFF PENSION FUND	48 456 478	6.74%
FBC PENSION FUND	38 109 337	5.30%
PROSPUN INVESTMENTS PRIVATE LIMITED	27 899 653	3.88%
SMARTBREEZE INVESTMENTS PVT LTD	27 386 851	3.81%
INNSCOR PENSION FUND	15 799 924	2.20%
THE ROY TURNER TRUST	12 354 103	1.72%
STANBIC NOMINEES 140043880015	8 320 823	1.16%
PIM NOMINEES	7 988 492	1.11%
SIMBISA BRANDS PENSION FUND	5 037 608	0.70%
FED NOMINEES NON-TAXABLE (SCB)	4 678 167	0.65%
HARARE INSTITUTE OF TECHNOLOGY-PF IMARA	4 439 352	0.62%
HIPPO VALLEY PENSION FUND	3 171 157	0.44%
STANBIC PENSION FUND	3 167 019	0.44%
STANBIC NOMINEES 140043880071	3 103 681	0.43%
MINERVA CO-OPERATIVE VOLUNTARY CONTRIBUTIONS PENSION FUND	3 062 842	0.43%
FED NOMINEES PVT LTD CUSTODIAL SERVICES	2 513 927	0.35%
BOC ZIMBABWE PENSION FUND	2 259 474	0.31%
PICK N PAY SA	2 076 973	0.29%
	661 690 122	91.99%
Other Unitholders	57 632 878	8.01%
Total Issued Units	719 323 000	100%

Unitholders Statistics

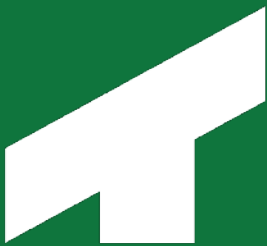
Unitholders increased by 78.6% to 593 during the period under review due to gradually increasing REIT market awareness during the year. Average quarterly traded volumes also witnessed positive growth over the period, commensurate with the widening of the unitholder base. We foresee a gradual stabilisation of traded volumes over time as unitholders adopt a “buy-and-hold strategy” to benefit from the frequent dividend payouts made by the REIT.

Average Quarterly Unitholders vs Average Quarterly Trade Volumes





**A real estate
investment trust that
is revolutionising
commercial property
investment and
contributing
to the development
of Zimbabwe's
future landscape**



TIGERE
PROPERTY FUND

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