



## CAUTIONARY STATEMENT

The Tigere Real Estate Investment Trust ("the Trust" or "the REIT") would like to advise its unitholders that it is currently in negotiations with related parties to acquire two income-producing assets for inclusion into the REIT.

Inclusion of the Assets in the REIT is expected to have a significant yield accretive impact on the REIT and will provide further counterparty lease diversification and NAV growth.

If negotiations are successful, the Zimbabwe Stock Exchange ("ZSE") Listing Rules will require the Trust to seek approval, for acquisition of the Assets, from its unitholders in an Extraordinary General Meeting ("EGM").

Unitholders in the REIT shall thus be provided with further details relating to the proposed transaction, by way of a Circular in terms of Part XI of the ZSE Listing Rules, should the aforesaid negotiations between the parties succeed.

Terrace Africa Asset Management, as the REIT Managers, therefore advise unitholders of the Tigere REIT and the public to exercise caution when dealing in the REIT's units on the Zimbabwe Stock Exchange.

For and on behalf of Tigere REIT

A handwritten signature in black ink, appearing to be "B. A.", is written over a horizontal line.

**Terrace Africa Asset Management**

**12 September 2025**

