REAL ESTATE INVESTMENTS ZAMBIA PLC

[Incorporated in the Republic of Zambia]
Company registration number: 10951
Share Code: REIZ
ISIN: ZM4000000013 (formerly ISIN ZM0000000045)

Interim Results – 2026

Statement of unaudited financial results for Real Estate Investments Zambia PLC and its subsidiaries ("the Group") for the half year ended 30 June 2026

In compliance with the requirements of the Securities Act No. 41 of 2016 and the listing rules of the Lusaka Securities Exchange, Real Estate Investments Zambia PLC announces the financial results of the Company and its subsidiaries (collectively referred to as the Group) for the half year ended 30 June 2026. These interim financial results are derived from the Group's Management Accounts, which have been approved by the Directors**, but have not been audited**.

ABRIDGED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	GROUP		COMPANY	
	Six months to 30.06.26 USD' 000	Six months to 30.06.25 USD' 000	Six months to 30.06.26 USD' 000	Six months to 30.06.25 USD' 000
Revenue	**7,636**	5,887	**7,636**	5,887
Profit from operations before change in fair value of investment property	**5,381**	4,204	**5,416**	4,029
Change in fair value of investment property	**(306)**	190	**(306)**	190
Profit from operations	**5,075**	4,394	**5,110**	4,219
Net finance costs	**(970)**	(1,011)	**(970)**	(1,011)
Profit before tax	**4,105**	3,383	**4,140**	3,208
Income tax expense	**(35)**	(15)	**(35)**	(15)
Profit / (loss) after tax	**4,070**	3,368	**4,105**	3,193
Headline Earnings per share: USD	**0.00622**	0.0048	**0.00626**	0.0046
Basic Earnings per share after tax: USD	**0.00471**	0.0039	**0.00475**	0.0037
Interim dividend per share: USD	**0.00289**	-	**0.00289**	-
Weighted average number of ordinary shares	**864,920,876**	864,920,876	**864,920,876**	864,920,876

ABRIDGED STATEMENT OF FINANCIAL POSITION

Assets				
Plant and equipment	**199**	217	**12**	217
Investment property	**110,448**	107,791	**110,444**	107,791
Investment in subsidiary	**-**	-	**8,008**	6,052
Lease straight-lining receivable	**746**	524	**746**	524
Current assets	**4,535**	2,485	**4,534**	2,291
Total assets	**115,928**	111,017	**123,744**	116,875
Equity and liabilities				
Total equity	**87,029**	85,634	**62,551**	66,200
Non-current liabilities	**13,976**	22,927	**56,194**	48,219
Current liabilities	**14,923**	2,456	**4,999**	2,456
Total equity and liabilities	**115,928**	111,017	**123,744**	116,875

ABRIDGED STATEMENT OF CHANGES IN EQUITY

Share capital	**444**	356	**444**	356
Share premium	**78,240**	63,055	**78,240**	63,055
Retained earnings & reserves	**4,275**	18,855	**(20,238)**	(404)
Balance at beginning of the year	**82,959**	82,266	**58,446**	63,007
Profit /(loss) for the year	**4,070**	3,368	**4,105**	3,193
Total closing equity	**87,029**	85,634	**62,551**	66,200

ABRIDGED STATEMENT OF CASH FLOWS

Net cash generated from operating activities	**5,712**	4,343	**5,711**	4,168
Net cash generated from/ (used in) investing activities	**(1,499)**	(2,022)	**(1,499)**	(2,022)
Net cash used in financing activities	**(3,647)**	(3,387)	**(3,647)**	(3,212)
Net (decrease)/increase in cash & cash equivalents	**566**	(1,066)	**565**	(1,066)
Cash & cash equivalents at beginning of the year	**3,677**	3,074	**3,677**	3,074
Effect of exchange rate fluctuations on cash held	**-**	-	**-**	-
Cash and cash equivalents at end of the period.	**4,243**	2,008	**4,242**	2,008

NOTE:
The financial statements have been prepared in accordance with the International Financial Reporting Standards (IFRSs).

NOTE
The Zambian Kwacha (ZMW) still serves as REIZ's functional currency however these interim financial statements have been translated from ZMW to USD to enhance clarity and to provide investors with a foundational basis for reviewing REIZ's financial statements, are now reported at year end in USD following its transition to REIT status. This translation does not imply a change in functional currency for the 6-month period and prior period reported and more importantly it should be noted that all exchange differences are treated as translation differences and are recorded directly in reserves.

PERFORMANCE COMMENTARY FOR THE HALF YEAR ENDED 30 JUNE 2026

Financial results highlights

The Group recorded a profit after tax of USD 4.07 million for the six months ended 30 June 2026, compared to USD 3.37 million in the corresponding prior-year period, representing growth of 20.8%. This performance was underpinned by a 29.7% increase in revenue, from USD 5.89 million to USD 7.64 million, driven by continued growth in rental income across the Group's property portfolio. Profit from operations before fair value adjustments rose to USD 5.38 million (2025: USD 4.20 million), reflecting sustained improvement in the Group's core operating performance. Net finance costs declined marginally to USD 0.97 million (2025: USD 1.01 million), aided by proactive management of the Group's debt obligations

Fair Value of Investment Property Portfolio

The Group's investment property portfolio was valued at USD 110.4 million as at 30 June 2026, compared to USD 107.8 million as at 30 June 2025. During the six months under review, the portfolio recorded a fair value decrease of USD 306,000, compared to a fair value gain of USD 190,000 in the prior comparative period. This movement reflects updated valuation assumptions applied by the Group's independent valuers, registered with the Zambia Institute of Valuation Surveyors, who conduct both midyear and year-end valuations of the portfolio.

Cashflows

Net cash generated from operating activities increased to USD 5.71 million for the period, compared to USD 4.34 million in the prior year, an improvement of 31.5%, reflecting continued strength in rental collections across the portfolio. Cash and cash equivalents at the end of the period stood at USD 4.24 million, compared to USD 2.01 million in the prior year. Net cash used in investing activities was USD 1.50 million, while net cash used in financing activities was USD 3.65 million, reflecting continued debt servicing and dividend distributions to shareholders.

Strategic Outlook

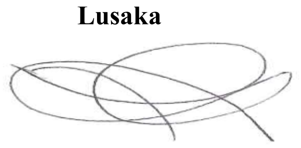
REIZ continues to execute a disciplined growth strategy anchored on building Zambia's leading REIT platform and expanding shareholder value through high-quality, income-generating real estate. Since attaining REIT status in May 2024, a first for Zambia, the Group has grown its investment property portfolio from USD 33 million to USD 110.4 million, more than tripling in value within two years, while sustaining strong rental income growth and operating margins.

The Board and Management remain focused on the Group's target of building a USD 500 million portfolio by the end of 2028, supported by a pipeline of acquisition opportunities structured through share and asset swap arrangements that preserve liquidity while growing earnings per share. The Group's dollar listing status on the Lusaka Securities Exchange further positions REIZ to attract international and institutional capital, offering investors a stable, globally comparable currency reference as the Group pursues its ambition for a dual USD/ZMW listing.

As Zambia's first REIT, REIZ continues to benefit from a rental tax exemption on gross revenue, the savings from which are channelled directly to shareholders through distributions in line with REIT guidelines. Management remains committed to disciplined capital allocation, prudent balance sheet management, and transparent governance as the Group scales its portfolio and its shareholder base.

The Board continues to evaluate further strategic transactions to support portfolio growth and will update shareholders in line with the Group's continuous disclosure obligations as these are finalised.

BY ORDER OF THE BOARD
Louis Pulu
Company Secretary
Lusaka



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