WestProp HOLDINGS LIMITED

ABRIDGED UNAUDITED FINANCIAL RESULTS

For The Half Year Ended 30 June 2026



FINANCIAL HIGHLIGHTS



CHAIRMAN'S REPORT

It is my pleasure to present the report for the half year ended 30 June 2026. Despite a challenging operating environment characterised by liquidity constraints, currency volatility, and regulatory change, the Group delivered a resilient performance — advancing its development pipeline, broadening geographic reach, and laying the foundations for a structural shift towards recurring income generation. The period also witnessed transformative corporate actions shaping the Group's strategic trajectory.

ECONOMIC AND OPERATING ENVIRONMENT

The six months ended 30 June 2026 were defined by a demanding operating environment. Persistent liquidity constraints, currency volatility, and regulatory shifts elevated the cost of doing business across the property sector. The increase in VAT from 15% to 15.5%, coupled with enhanced fiscalisation requirements, introduced additional compliance and transaction costs. Rising input costs — particularly in cement and construction materials — further tested operational resilience.

Notwithstanding these headwinds, the Group delivered a robust operating performance underpinned by a diversified development portfolio, disciplined project execution, and sustained demand across its key developments. A defining strategic milestone was the launch of Chivhu EcoCity — WestProp's first major development outside Harare — extending the Group's geographic footprint and reinforcing its positioning as a leading developer of integrated lifestyle communities.

Subsequent to the reporting period, the Group announced a transformative corporate restructuring. The proposed Scheme of Reconstruction will separate the Pomona City land bank into a dedicated entity, Alpha Holdings Africa, while WestProp Holdings Limited retains its income-generating and operating assets as a focused listed property company. This restructuring is designed to create greater transparency, enhance capital allocation flexibility, and support WestProp's long-term dividend-paying strategy.

As part of the restructuring, shareholders approved a 100-for-3 share split, increasing issued share capital from 30 million shares to 1 billion shares. The share split is expected to improve market liquidity and broaden investor accessibility while preserving shareholders' proportional ownership interests.

Collectively, these developments — reinforced by sustained investor confidence in USD-denominated capital markets and synergies with Zimbabwe's growing hospitality sector — position the Group strongly for its next phase of growth.

FINANCIAL PERFORMANCE

The Group's revenue increased by 16.3% to USD 14.91 million (H1 2025: USD 12.82 million), driven by the consolidation of Sunshine Developments and new revenue from Electro Properties and BrickFusion Manufacturing, neither of which was consolidated in the prior period. Millennium Heights became the largest contributor at USD 5.19 million (H1 2025: USD 3.28 million), representing 34.8% of Group revenue. Pomona City contributed USD 4.99 million (H1 2025: USD 4.11 million), up 21.3% driven by the high uptake of Pomona City Flats. The three newly consolidated entities — Electro Properties (USD 2.19 million), Sunshine Developments (USD 1.55 million), and BrickFusion Manufacturing (USD 0.65 million) — collectively added USD 4.39 million, or 29.4% of Group revenue. Pokugara contributed just USD 0.35 million (H1 2025: USD 5.43 million), as the development is now completely sold out with only final-handover settlements flowing through.

Gross profit rose 9.5% to USD 7.49 million (H1 2025: USD 6.83 million), though the Group gross margin contracted from 53.3% to 50.2%, reflecting a structural shift in product mix rather than any deterioration in project economics. Pomona City delivered the Group's highest segment margin at 57.7% — a 19.7 percentage-point improvement on the prior period's 38.0% — confirming the strength of margins on the Pomona City flats. Millennium Heights posted a margin of 49.3% (H1 2025: 61.6%), reflecting maturing-cycle dilution. Pokugara, now fully sold out, recorded a margin of 44.0% on residual settlements (H1 2025: 59.7%). The overall compression is attributable to Millennium Heights' maturing-cycle dilution and the withdrawal of Pokugara's formerly high-margin revenue as that estate reached sell-out, partially offset by Pomona City's substantial margin improvement.

Other income advanced 24.9% to USD 1.07 million (H1 2025: USD 0.86 million), driven by higher interest received of USD 0.86 million (H1 2025: USD 0.69 million) and property levies and utilities rental of USD 0.22 million (H1 2025: USD 0.13 million). Operating expenses increased 34.6% to USD 4.19 million (H1 2025: USD 3.11 million), reflecting the consolidation of new entities and an expanded operational footprint. Finance costs rose 168.9% to USD 698,220 (H1 2025: USD 259,635), reflecting increased shareholder loans and long-term payables funding the enlarged asset base and development pipeline. This leverage supports recurring-income property investment and remains manageable relative to asset-backed earnings capacity.

Profit from operations remained resilient at USD 4.37 million (H1 2025: USD 4.46 million), declining just 2.0% despite the 34.6% rise in operating expenses. Profit before tax decreased 12.6% to USD 3.67 million (H1 2025: USD 4.20 million), and profit for the period fell 6.0% to USD 2.49 million (H1 2025: USD 2.65 million). The contraction reflects structural and transitional factors: product-mix-driven margin dilution, operating cost elevation from consolidation, and higher finance costs supporting the enlarged development pipeline. None of these indicate deterioration in the underlying business.

Total assets rose 9.1% to USD 261.79 million (December 2025: USD 240.00 million), largely driven by the consolidation of Sunshine Developments. Investment property grew 19.4% to USD 188.39 million (December 2025: USD 157.77 million), predominantly reflecting rapid construction progress on The Hills Golf Course and hospitality portfolio; the recognition of Sunshine Developments' property portfolio replaced the prior-period investment in associate of USD 13.41 million, now eliminated upon consolidation. Property, plant and equipment expanded 116.9% to USD 11.76 million (December 2025: USD 5.44 million), reflecting accelerated investment in recurring-income property assets.

Basic EPS stood at 8 cents (H1 2025: 9 cents) and diluted EPS at 8 cents (H1 2025: 8 cents). Headline EPS improved to 10 cents (H1 2025: 9 cents), confirming that underlying operational performance strengthened once consolidation effects and finance cost dilution are stripped out.

Dividends

The Board has declared an interim dividend of 6 cents per share (H1 2025: 2.7 cents per share), payable from distributable profits for the half-year ended 30 June 2026. A full dividend announcement will be issued in due course.

SUSTAINABILITY

The Group remains committed to sustainable real estate, integrating eco-friendly solutions across all developments. Key initiatives during the period included commissioning a solar carport and vertical green wall at Millennium Heights, installing solar street lighting and recreational facilities at Pokugara Estates, and advancing wetland rehabilitation and biodiversity projects at The Hills, which preserves 82% open space. The championship golf course is managed as a living ecosystem, blending diverse habitats into the built environment.

Beyond construction, CSR programmes supported education, healthcare, sports, and mentorship, while the Zee Honey beekeeping project expanded to promote biodiversity and rural livelihoods. Sustainability efforts are reinforced by strict procurement policies favouring renewable materials and advocacy for clean energy adoption.

DEVELOPMENT PORTFOLIO

Pomona City

Pomona City remained a major contributor to Group performance, supported by ongoing infrastructure delivery, strong residential demand, and rapid progress on the Walk-Up Flats. Blocks A and B progressed to advanced construction stages and remain on track for completion during the second half of 2026, while Blocks C, D and E advanced steadily. The speed of execution has reinforced buyer confidence, with strong uptake driven by demand for affordable, turnkey apartments within a secure mixed-use environment.

Across the wider estate, infrastructure delivery continued to support vertical construction, with residential homes becoming increasingly visible across completed phases. The continued rollout of roads and supporting infrastructure is contributing to the transformation of Pomona City into one of Zimbabwe's most significant mixed-use urban developments.

Millennium Heights

Millennium Heights achieved key development milestones. Block 4 was handed over to homeowners, marking the completion of another residential phase. Construction of Block 5, housing the Radisson Serviced Aparthotel, progressed steadily and remains on track for completion in early 2027. The aparthotel is expected to diversify recurring income streams and strengthen the Group's hospitality presence. Block 6 advanced through foundation and early construction stages and is fully sold out. Sales of Block 7 also commenced during the period, providing further revenue visibility.

The Group completed several lifestyle and sustainability initiatives, including the commissioning of a solar carport and a padel court, both now operational.

Pokugara Residential Estate

Pokugara Residential Estate performed strongly, with the development now fully sold out. The swimming pool, tennis courts, and five-a-side soccer pitches were completed and are now operational. Construction of the clubhouse, gym, and padel court advanced substantially and is nearing completion. With all residential units sold, the Group's focus is on completing remaining community facilities and bringing the estate to full maturity.

The Hills Golf Course & Lifestyle Estate

The Hills achieved significant progress, reinforcing its position as Zimbabwe's premier golf and lifestyle destination. The driving range was soft-launched and is now operational for members and the public. Membership subscriptions have commenced, generating strong market interest.

Road infrastructure providing access to the residential estate is nearing completion, while Phase 1 civil works — including roads, water reticulation, and sewer infrastructure — have advanced substantially. Groundbreaking for the residential component, comprising luxury villas, apartments, and townhouses, is expected in the second half of the year. The championship golf course remains on track for its official opening in December 2026.

Phase 2 will introduce a luxury hotel and spa, conference facilities, branded residences, a shopping centre, office space, penthouse towers, retirement living options, and additional recreational amenities. This phase is expected to generate approximately USD 250 million in sales. Designed and delivered by leading technical teams from South Africa, Dubai, Spain, and Portugal, The Hills reflects WestProp's commitment to international standards of excellence.

Chivhu EcoCity

Chivhu EcoCity marked WestProp's first major expansion beyond Harare. Strategically located along the Harare–Masvingo corridor, the development is designed around WestProp's proven "Live, Work, Shop and Play" philosophy and is intended to create a new urban growth hub in the Chikomba district.

The master plan encompasses approximately 5,000 hectares and is expected to accommodate up to 80,000 residents through a mix of residential, commercial, educational, and recreational facilities. The eco-conscious design incorporates extensive green spaces, a private game reserve, and supporting social infrastructure. Early off-take activity has been encouraging, demonstrating the Group's ability to replicate its integrated lifestyle model in Zimbabwe's emerging urban corridors.

Manufacturing Divisions

BrickFusion and Trustprop continued to operate primarily as internal service divisions, supporting the Group's core projects while generating external revenue from excess capacity. Their contribution was reflected in cost savings and enhanced operational efficiency. These divisions remain strategic enablers, strengthening internal workflows and indirectly supporting sales growth across the portfolio.

OUTLOOK

As the Group enters the second half of 2026, the Board is confident that the strategic actions taken — the pivot towards recurring investment-property income, corporate restructuring to enhance capital market accessibility, and geographic expansion into Chivhu — position WestProp to diversify its earnings base and deliver enduring shareholder value. While macroeconomic headwinds persist, demand for quality, USD-denominated property in secure, master-planned communities continues to underpin a sound and growing business.

On behalf of the Board of Directors
Chairman

DR. MICHAEL LOUIS
BOARD CHAIRMAN



WestProp HOLDINGS LIMITED

ABRIDGED UNAUDITED FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

ABRIDGED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE HALF YEAR ENDED 30 JUNE 2026

	Notes	Unaudited June 2026	Unaudited June 2025
Revenue	1	14 912 253	12 822 960
Cost of sales	2	(7 423 771)	(5 993 907)
Gross profit		7 488 482	6 829 053
Other income	3	1 074 252	857 441
Share of loss of associate		-	(113 501)
Operating expenses		(4 191 182)	(3 112 091)
Profit from operations		4 371 552	4 460 902
Finance costs		(698 220)	(259 635)
Profit before tax		3 673 332	4 201 267
Income tax expense		(1 179 219)	(1 547 221)
PROFIT FOR THE PERIOD		2 494 113	2 654 046
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		2 494 113	2 654 046
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD ATTRIBUTABLE TO:			
Non-controlling interest		7 173	-
Owners of the parent		2 486 940	2 654 046
		2 494 113	2 654 046
EARNINGS PER SHARE:			
Basic earnings per share in USD cents:	6	8	9
Diluted earnings pers share in USD cents:	7	8	8
Headlines earnings per share in USD cents:	8	10	9

ABRIDGED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2026

	Notes	Unaudited June 2026	Audited Dec 2025
ASSETS			
Non-current assets			
Property, plant and equipment		11 758 348	5 438 604
Right of use asset		191 970	189 959
Investment property	4	188 391 932	157 770 902
Investment in associate		-	13 408 859
		200 342 250	176 808 324
Current assets			
Inventories		18 505 343	13 463 458
Trade and other receivables		36 066 449	32 584 435
Related party receivables		863 513	11 498 050
Cash and cash equivalents		6 008 399	5 641 460
		61 443 704	63 187 403
Total assets		261 785 954	239 995 727
EQUITY AND LIABILITIES			
Equity and reserves			
Ordinary share capital		100	100
Non distributable reserve		548 695	548 695
Retained earnings		162 738 163	162 058 049
Equity attributable to owners of the parent		163 286 958	162 606 844
Non controlling interest		978 924	971 751
		164 265 882	163 578 595
Non current liabilities			
Shareholder's loan		20 310 101	10 177 195
Preference shares		783 010	783 010
Lease liability		145 988	58 052
Long term payables		29 513 393	18 568 904
Deferred tax liability		26 959 963	26 391 288
		77 712 455	55 978 449
Current liabilities			
Trade and other payables		3 863 545	4 349 379
Related party payables		7 801 153	9 996 836
Dividends payable		3 684 809	2 300 662
Lease liability		54 051	156 793
Current tax payable		4 404 059	3 635 013
		19 807 617	20 438 683
Total equity and liabilities		261 785 954	239 995 727

ABRIDGED STATEMENT OF CHANGES IN EQUITY FOR THE HALF YEAR ENDED 30 JUNE 2026

	Share Capital USD	Non Distributable Reserve USD	Retained Earnings USD	Total equity attributable to owners of the parent USD	Non controlling interest USD	Total USD
Balance at 1 January 2025	100	548 695	151 182 076	151 730 871	-	151 730 871
Capital contribution	-	-	-	-	1 044 000	1 044 000
Total comprehensive income for the year	-	-	13 470 303	13 470 303	(36 249)	13 434 054
Dividends declared	-	-	(2 594 330)	(2 630 330)	(36 000)	(2 630 330)
Balance at 31 December 2025	100	548 695	162 058 049	162 570 844	971 751	163 578 595
Balance at 1 January 2026	100	548 695	162 058 049	162 570 844	971 751	163 578 595
Total comprehensive income for the period	-	-	2 486 940	2 486 940	7 173	2 494 113
Dividend declared	-	-	(1 806 826)	(1 806 826)	-	(1 806 826)
Balance at 30 June 2026	100	548 695	162 738 163	163 250 958	978 924	164 265 882

ABRIDGED CONSOLIDATED STATEMENT OF CHANGES IN CASHFLOWS FOR THE HALF YEAR ENDED 30 JUNE 2026

	Unaudited June 2026	Audited Dec 2025
Cash flows from operating activities		
Profit before tax	3 673 332	16 161 072
Adjustments for:		
Depreciation - property, plant and equipment	383 448	616 842
Depreciation - right of use asset	85 830	142 866
Fair value adjustment - investment property	-	(7 248 260)
Interest expense	643 421	757 234
Interest expense on lease liability	54 799	43 336
Share of profit of associate	-	(1 197 680)
	4 840 830	9 275 410
Effect of changes in working capital:		
Decrease in inventories	1 796 776	143 932
Increase in trade and other receivables	(2 338 054)	(7 528 030)
Decrease in trade and other payables	(2 344 904)	(1 365 693)
Decrease /(Increase) in related party receivables	282 252	(5 337 350)
(Decrease)/Increase in related party payables	(2 921 854)	346 812
	(5 525 784)	(4 464 919)
	(684 954)	(4 464 919)
Net cash flows utilised from operating activities	(684 954)	(4 464 919)
Cash flows from investing activities		
Purchase of property, plant and equipment	(2 091 751)	(2 214 904)
Investment property additions	-	(1 004 783)
Net cash utilised in investing activities	(1 443 638)	(3 219 687)
Cash flows from financing activities		
Long term payables	4 612 975	9 127 596
Shareholder's loan	-	3 200 823
Issue of shares subscribed by NCI	-	1 044 000
Payment of principal - lease liability	(102 647)	(128 664)
Redemption of preference shares	-	(500)
Interest portion of lease - cash payment	(54 799)	(43 336)
Interest paid	(643 421)	(757 234)
Dividends paid	(1 316 577)	(1 938 500)
Net cash flow from financing activities	2 495 531	10 504 185
Net increase in cash and cash equivalents	336 939	2 819 579
Cash and cash equivalents, at the beginning of the year	5 641 460	2 821 881
Cash and cash equivalents, at the end of the year	6 008 399	5 641 460

NOTES TO THE ABRIDGED CONSOLIDATED FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2026

	Audited June 2026	Unaudited June 2025
1 Revenue		
Pokugara residential estate	345 000	5 431 601
Millennium heights	5 187 806	3 281 621
Pomona city residential estate	4 985 883	4 109 738
Electro properties	2 191 990	-
BrickFusion manufacturing	650 636	-
Sunshine Developments	1 550 938	-
	14 912 253	12 822 960
2 Cost of sales		
Pokugara residential estate	193 352	2 185 301
Millennium heights	2 635 141	1 260 414
Pomona city residential estate	2 109 374	2 548 192
Electro properties	1 228 457	-
BrickFusion manufacturing	496 899	-
Sunshine Developments	760 548	-
	7 423 771	5 993 907
3 Other income		
Interest received	855 851	692 768
Property levies and utilities rental	218 401	132 091
Sundry income	-	32 582
	1 074 252	857 441
4 Investment property		
At 1 January	157 770 902	158 466 799
Additions	30 621 030	1 004 783
Transfer to inventory	-	(8 948 940)
Fair value adjustment	-	7 248 260
Closing balance	188 391 932	157 770 902

The Group's investment property portfolio comprises land held for future development, including Stand No. 654 Alps Road measuring 161.51 hectares and Stand No. 40611 measuring 16.0918 hectares located along Borrowdale Road. During the period, the Group acquired 100% of the equity interest in Sunshine Development (Private) Limited, resulting in the consolidation of additional investment property assets. Following an assessment of the portfolio at the reporting date, the Directors concluded that the fair value of the investment properties remained unchanged from the previous valuation. Consequently, no fair value gain or loss was recognised during the period.

5 Basic earnings per share (cents)		
Net profit attributable to equity holder	2 486 940	13 115 189
Weighted average number of shares at the end of the period	30 000 000	30 000 000
Basic EPS	8	8
6 Diluted Earnings per share (cents)		
Net profit attributable to equity holder	2 486 940	13 115 189
Weighted average number of shares	30 156 702	30 156 702
Diluted EPS	8	43
7 Headline Earnings Per Share (cents)		
Net profit attributable to equity holders	2 486 940	13 115 189
Fair value adjustments on investment property	-	(7 248 260)
Share of profit of associate	-	(1 197 680)
Income tax expense effect of fair value adjustments	410 173	841 079
Headline Earnings	2 897 113	5 510 328
Number of shares outstanding	30 000 000	30 000 000
Headline EarningsPer Share	10	18

OUR CURRENT PROJECTS





