

PROPERTY PRIVATE CLIENTS BREAKFAST

LEADING EDGE PROPERTY
INVESTMENTS IN
ZIMBABWE



CURATED BY

Kura Chihota

REGIONAL REALTOR

THE *Invitation*

Welcome to an exclusive, face-to-face curation of Zimbabwe's most sophisticated real estate opportunities. Hosted by **Kura Chihota**, this elite breakfast gathering is designed specifically for private clients, high-net-worth individuals, and forward-thinking investors looking to navigate, disrupt, and capitalize on the changing landscape of Zimbabwean property.

From tokenized digital assets and high-yield commercial hubs to complex legal frameworks and cross-border portfolio strategies, we bypass the fluff to deliver actionable, institutional-grade market intelligence.

To elevate your morning, we are proud to introduce a sensory dimension to our insights. Each core investment presentation will be masterfully paired with premium selections from Kumusha Wines, curated live by world-renowned sommelier **Tinashe Nyamudoka**.

MEET YOUR CURATOR

KURA CHIHOTA

Professional Practitioner In
Real Estate

**EXP REALTY SOUTH
AFRICA (PTY) LTD**

A trusted regional real estate authority, Kura bridges the gap between South African capital structures and Zimbabwean growth frontiers.

A professional portrait of Kura Chihota, a man with a shaved head and a goatee, smiling. He is wearing a dark brown suit jacket, a white shirt, a blue tie, and a red patterned tie. The background is a plain, light-colored wall.

exp[®]
REALTY

Reg No. 2020/480535/07
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Company FFC No. F148656
FFC No. 202523020420000

EVENT DETAILS

VENUE Denga by Upstate at Highland Park

DATE Saturday 27th June

TIME 9:00 AM Registration & Coffee

9:15 AM Prompt Start

DRESS CODE Business Casual | Elite Professional

WINE BY



KUMU SHA

WINES BY TINASHE NYAMUDOKA

CATERING BY CHEF N

DENGA

THE AGENDA



8:30AM

Arrival at Denga by Upstate (Highland Park)
Registration



9:00AM

Welcome & Overview

Morning networking over artisanal coffee and light refreshments.



9:15AM

Session 1: The Digital Evolution of Property

Zimbabwe's 1st Regulated Blockchain Fractional Property Ownership

| Presenter – JP Matenga (Ndarama Wallet)

Discover how tokenization is democratizing real estate access under a secure, regulated framework.

Demystifying the Square Metre: Micro-Investing

| Presenter – Property X

An inside look at how investors can now purchase and trade real estate brick-by-brick, square metre by square metre.

PAIRING: **KUMUSHA LIGHT & CRISP** SELECTION – REFRESHING THE PALATE FOR A FUTURISTIC OUTLOOK





9:45AM

Session 2: Market Conditions & Macro Valuations

Keynote Panel: Is the Harare Property Market a Bubble?

An data-driven dissecting of current pricing metrics, demand patterns, and economic realities.

The US\$21 Billion Question

An analytical deep-dive exploring whether US\$21 billion represents a fair market value for Harare's highly coveted northern suburbs.

PAIRING: **KUMUSHA MEDIUM BODIED WHITE** – BALANCED COMPLEXITY TO MATCH RIGOROUS MARKET DATA



10:20AM

Session 3: Asset Class Showdown – Land vs. Clusters

The Great Debate: Land Speculation vs. Built Turnkey Assets

| **Presenters – Karen Nyenga (Fine & Country) & Primrose Chakuchichi**

An essential contrast for private clients evaluating raw land banking against immediate cash-flowing, complete cluster units.

PAIRING: **KUMUSHA ROSE** – VIBRANT YET STRUCTURED, BRIDGING THE GAP BETWEEN RAW POTENTIAL AND FINISHED ELEGANCE.



10:50AM

Mid-Morning Break & Networking





11:05AM

Session 4: Yields, Commercial Plays & REITs

Unlocking Institutional Power: Real Estate Investment Trusts (REITs)

| Presenter – Seasoned Fund Managers

How private clients can leverage defensive, tax-efficient collective investment vehicles.

Beyond Residential: Driving 10% Yields in Chivhu

| Presenter – Elite Commercial Developer, Mazic Investments

A case study on unlocking double-digit returns via sectional title commercial units outside the traditional Harare core – Chivhu.

PAIRING: **KUMUSHA SIGNATURE RED BLEND** – ROBUST, STRUCTURED, AND SHOWING STRONG CHARACTER



11:40AM

Session 5: The Developer's Playbook & The Cross-Border Strategy

The Hands-on Guide to Property Development & Tax Implications

A practical roadmap tailored for land investors covering what to consider when looking at developing land or initiating a joint venture. Priscilla Nyatsanga Law.

The Border Debate: Should I Invest in property in Zimbabwe or South Africa?

| Presenter – Kura Chihota & Simba Mupfikeri (Pam Golding Properties)

A masterclass comparing risk, return, capital flight, and portfolio diversification across Limpopo.

PAIRING: **KUMUSHA RESERVE CABERNET SAUVIGNON** – DEEP, BOLD, AND WELLMATURED FOR HEAVY STRATEGIC DECISIONS



12:20PM

Session 6: Legal Guardrails & Deal Structuring

Closing Protected: Navigating the New Deeds Registration Process

| Presenter – Premier Real Estate Legal Team

Essential safety updates on the modernized deeds registry system to protect your assets from fraud.

Structuring Your Next Deal: Own Name vs. Family Trust

A sharp legal blueprint outlining asset protection, estate duty mitigation, and optimal vehicle selection for your next acquisition.

PAIRING: **KUMUSHA SWEET/DIGESTIF FINISH** – A SMOOTH, SECURE CONCLUSION TO SAFEGUARD YOUR LEGACY



12:50PM

Closing Remarks & Premium Networking

Final thoughts from Kura Chihota, open floor for private discussions, and final wine pour with Tinashe Nyamudoka.



END OF EVENT



The Good



Kura Chihota

REGIONAL REALTOR