

Appendix - Investor Subscription Pack

REVITUS PROPERTY OPPORTUNITIES FUND - INVESTOR SUBSCRIPTION PACK

This agreement (or "application form") relates to an offer for subscription of Revitus Property Opportunities Fund equivalent to common units of no-par value in the issued share capital of Revitus Property Opportunities Fund (the "Fund" or the "REIT") at a subscription price of ZWL 400.00 per unit. This application form, when completed, should be submitted by email to corpserve@escrowgroup.org and copied to advisory@ih-group.com with the original documents provided as instructed in Section A, subsection 3 below under the Terms and Conditions. The Revitus Property Opportunities Fund reserves the right to reject any application for subscription, in whole or in part.

To the Fund:

I/We, the undersigned, confirm that having read the Prospectus, hereby irrevocably apply for and request you accept my/our application for the under-mentioned number of units, at a subscription price of the ZWL400.00 per unit. I/We undertake to make payment as required for the number of Units applied for. I/We understand that my/our application may be refused in full or in part without reasons being given for such refusal.

(A) APPLICANT DETAILS

Title: <u>Mr.</u> , <u>Mrs.</u> , <u>Miss</u> , <u>Dr.</u> , <u>Rev.</u> , <u>Other</u>											
Surname / Name of Company											
First Name(s) ONLY FOR INDIVIDUALS											
Passport/ Identity Number / Company Registration Number											
Postal Address											
Email Address					Telephone Number						
Units Applied For											
Number of Units The minimum application is 1000 units. And in multiples of 100 thereafter (Enter figure only – not words).											
Maximum Amount Paid in ZWL/USD (should be equal to the full number of Units applied for multiplied by the Unit price) Enter figures only – not words						ZWL/USD					
Applicant's Bank Account Details for Payments of Refunds, Dividends, and any other Income											
Bank Name					Branch Code						
Branch Name				SWIFT Code							
Account Number											
Custodian Name					ZSE ACCOUNT NUMBER						

PLEASE SIGN AND DATE THIS FORM BELOW, WHEN YOU HAVE COMPLETED YOUR DETAILS.

Signature(s):	Date:

(B) REVITUS PROPERTY OPPORTUNITIES ZWL BANK ACCOUNT DETAILS FOR PAYMENT OF SUBSCRIPTION FUNDS

Bank Name	STANBIC BANK ZIMBABWE LIMITED				Branch Code	3102							
Branch Name	INVESTOR SERVICES			SWIFT Code	S	B	I	C	Z	W	H	XXX	
Account Name	REVITUS PROPERTY OPPORTUNITIES FUND												
Account Number	9	1	4	0	0	0	4	9	7	7	6	4	4

(C) REVITUS PROPERTY OPPORTUNITIES NOSTRO (USD) BANK ACCOUNT DETAILS FOR PAYMENT OF SUBSCRIPTION FUNDS

Bank Name	STANBIC BANK ZIMBABWE LIMITED				Branch Code	3101							
Branch Name	INVESTOR SERVICES			SWIFT Code	S	B	I	C	Z	W	H	XXX	
Account Name	REVITUS PROPERTY OPPORTUNITIES FUND												
Account Number	9	1	4	0	0	0	7	8	5	2	4	3	5

1. Subscription Terms And Conditions

A. APPLICATIONS

1. Application lists will open at 0800 on Thursday, 16 November 2023, and will close at noon on Thursday, 07 December 2023.
2. Copies of completed application forms must be emailed to corpserve@escrowgroup.org and copied to <advisory@ih-group.com>
3. Original applications must be mailed or delivered by hand to Corpserve (Private) Limited, P.O Box 2208, Harare.
4. Original applications received after the closing date will not be accepted.

B. PAYMENTS

This offer is open to both local and foreign investors. Applicants should make payments to NRZ REIT- DATVEST CAPITAL ZWL or FCA designated bank accounts indicated in (B) and (C) above and provide evidence that payment has been made.

PLEASE NOTE THAT 3rd PARTY DEPOSITS ARE NOT ALLOWED

Subscriptions for the Units may be done in either ZWL or USD currencies. Shareholders who wish to subscribe to the Units in ZWL currency should deposit the funds in the ZWL account as set out in B above, while Shareholders who wish to subscribe to the Units in USD currency should deposit the funds in the Nostro account as set out in C above.

Please note that; - the offer price is ZWL400.00 per unit. The gross amount subscribed in USD currency will be converted to ZWL currency at the interbank rate ruling on the Allotment Date, Tuesday 12 December 2023

C. OTHER TERMS AND CONDITIONS

1. Applications must be for a minimum of 1000 Units and multiples of 100 thereafter. Original application documents including proof of payment must be submitted before the closing time of the offer for the application to be accepted.
2. Any material alterations on the application form, other than the deletion of alternatives, must be authenticated by the full signature of the applicant.
3. Applications will be irrevocable and may not be withdrawn.
4. ONLY ONE APPLICATION WILL BE ACCEPTED FROM AN APPLICANT OR JOINT APPLICANT. Applicants other than the recognised nominee companies who submit more than one application render themselves liable to have ALL their applications rejected.
5. Persons or companies applying in a nominee capacity must disclose their principals' names, ID numbers addresses, and the number of Units applied for each principal.
6. Applicants warrant and undertake that neither they nor their principal, beneficiary or any affiliate are a politically exposed person or the subject of any sanctions, regulatory actions or criminal prosecutions.
7. No receipts or remittances will be given for applications.
8. The Fund reserves the right, at its discretion, to refuse any application for any shares and/ or to abate applications on a basis to be determined by it.
9. If an application is accepted for a lesser number of units than that applied for, Corpserve (Private) Limited will notify the applicant accordingly.
10. Should the number of Units notified to be allotted not correspond with the payment received, Corpserve (Private) Limited shall adjust the Units applied to meet the funds received.
11. Notification of the number of Units allotted shall be notified by Corpserve (Private) Limited to successful applicants.
12. Applicants are required to lodge KYC documents in support of applications with Corpserve (Private) Limited. Individual investors must provide a certified copy of their ID or valid passport and proof of residence (in the form of a utility bill not more than 3 months old) while a company/institution must provide company registration documents such as a CR16 and certified copies of IDs/valid passports and proof of residence of its directors or other controlling individuals. Please ensure that original and emailed copies of applications are accompanied by original and copy KYC documents respectively.
13. The Company reserves the right not to allot shares to; Applicants whose payment has not been received by the receiving bank at the close of the offer. Applicants who fail the Anti Money Laundering (AML) verification check.
14. In the event of an oversubscription and part allotment of the original shares applied for, Corpserve will deliver the Allotment Letter and the corresponding refund in the bank account number captured in the application form of the Investor

Eligibility: The offer is open to all Zimbabweans and non-Zimbabweans, individuals and corporates, who meet the eligibility criteria to invest and hold units in registered Collective Investment Trusts.

2. Subscription Processes

Available Subscription Methods

Investors have an option to apply for the Offer for Units through the conventional processes (Physical Application) or through the online process (Appropriate IPO Technology). The details of the two options mentioned above are provided below:

I. ONLINE PROCESS

Online option will be delivered through C-TRADE and ZSE Direct. The online process will greatly simplify the IPO application process for both retail and institutional investors across all geographical locations eligible to participate in this offer. The steps involved under each of the two channels mentioned above are mentioned hereunder:

C-TRADE

A capital markets innovation that provides for financial inclusion, seamless primary and secondary market trading of security instruments through the participation of both retail and institutional investors in financial and capital markets. The innovation is delivered through Mobile Application, USSD and Web Portal channels.

i) Existing Account Holder.

Under the C-TRADE, the first step is to log onto the platform (for existing account holders) through either the Mobile Application or Web Portal channel using valid credentials and follow the following Customer Journey:

- Log on to C-TRADE.
- Select C-TRADE LIVE.
- Fund your C-TRADE Wallet
- Click on IPO Button.
- Select REVITUS PROPERTY OPPORTUNITIES FUND IPO Offer.
- Click on Bid.
- Enter the number of shares you would like to subscribe.
- The system will automatically calculate the consideration.
- Once satisfied, click on Place Order.

ii) Non-C-TRADE Account Holder.

Investors who do not have an existing C-TRADE account should create their accounts through Mobile Applications (IOS & Android), USSD or Online. The investors will observe the following process:

- Investor inputs the following KYC details: First Name, Surname and ID Number.
- Investor provides details of his/her Bank Account in Zimbabwe. This parameter serves two purposes:
 - The investor's full KYC records are held by and obtainable from the referred bank in Zimbabwe.
 - The referred bank account is the account into which IPO refunds and future dividend payments and other income to the investor will be paid by the REVITUS PROPERTIES OPPORTUNITIES FUND.
- In respect to account registrations on mobile (USSD) platforms, C-TRADE shall lock the registered account to the mobile number used in the registration. This parameter serves two purposes:
 - The registered account will not be accessible through any other mobile number except the mobile number that originated the account.
 - The investor's full KYC records are held by the Mobile Network Operator ("MNO") through which the account has been opened.
- On creation of a C-TRADE account, the C-TRADE engine will automatically interrogate the AML & CFT database to verify that the prospective investor is not on sanctions list provided by RBZ and constantly uploaded and updated by the Investment Administrator. Where the created accounts are on the sanctions list, these will be reported to Investment Administrator with a direction to terminate the account.
- C-TRADE sends an account creation confirmation once the account has been verified and approved (for a new account).

ZSE DIRECT

ZSE Direct serves as an accessible, user-friendly online and mobile platform designed to provide a comprehensive array of functionalities for users engaging in the trading, buying, and selling of securities listed on the Zimbabwe Stock Exchange (ZSE). The Platform offers a flawless interface for investors, enabling them to not only view their CSD holdings but also participate actively in the dynamic world of securities trading. It encompasses tools and features that allow for the examination of market trends, the execution of trades, and the management of investment portfolios. With its user-centric design and accessibility through web and mobile interfaces, ZSE Direct empowers users with the means to make informed investment decisions and take part in the vibrant marketplace of ZSE-listed securities.

i) For Existing ZSE Direct Clients:

You can access the ZSE Direct through our Web platform or download the application on Google Play Store and on Apple Store. Below are the steps to access the NRZ-REVITUS IPO on the platform:

- Login to your ZSE direct account
- Click on the IPO tab and complete the registration form
- Specify the number of units you need to subscribe to
- After the review of the terms and conditions, investors submit their form
- Upon submission, the user is directed to a page displaying banking details for the IPO
- Investors select a payment method, conduct the transaction, attach the proof of payment (POP), and submit the payment form.
- A success message confirms the transaction, redirecting the investor to a table listing the applied IPOs.

ii) For Non-Existing ZSE Direct Clients:

Visit the ZSE Direct through the Web platform www.zsedirect.co.zw

- Click on the IPO tab to begin the account registration process.
- Complete the account creation form with your personal details
- Create a password then proceed to read and accept the Terms and Conditions.
- Once done click on submit
- Enter your banking details
- Upload your proof of residence in PDF format.
- Upload a picture of yourself and a picture of your national ID.
- Verify your email through the verification link

After finishing the registration, proceed to log in.

- Login to your ZSE direct account
- Click on the IPO tab and complete the registration form
- Specify the number of units you need to subscribe to
- After the review of the terms and conditions, investors submit their form
- Upon submission, the user is directed to a page displaying banking details for the IPO
- Investors select a payment method, conduct the transaction, attach the proof of payment (POP), and submit the payment form

II. PHYSICAL APPLICATION PROCESS

The offline process is the traditional mode for applying for IPO shares whose process is given below:

- The first step is to download the IPO application form available from any of the following websites
www.corpserveregistrars.org
www.cbz.co.zw
www.ih-group.com
or use the application form enclosed in the Prospectus that has been widely distributed.
- Investors have to fill out the mandatory details like the name, ID details, Shares Applied for, Amount Paid, Custodian Bank, ZSE Depository Account Number, Bank Account Details and Investor's Address.
- The duly filled Application Form must be submitted to Corpserve Transfer Agents or the Sponsoring Broker
- Investors will process their payments into the NRZ - REVITUS subscription account and directed under Section 5.7 ("Payment of Subscription Amount"). To authenticate the payment done, Investors should accompany their application with proof of payment from the bank upon submission of the application.
- Upon receipt of the application form and payment, Corpserve will process the application into the IPO system.
- At the close of the offer and upon allotment, Corpserve will issue Allotment Letters to all the qualifying shareholders.