



TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

CHAIRMAN’S STATEMENT

For the half year ended 30 June 2025

The first half of the year has affirmed the strength of our business model, and the value of the trust placed in us by our customers. Despite an uncertain operating environment, we have continued to grow, adapt, and deliver solid progress across key areas of our strategy.

Operating environment

The operating environment in the first half of 2025 was influenced by the ongoing implementation of monetary reforms initiated in 2024. While the early stages of transition were marked by uncertainty, the past several months have seen a gradual consolidation of the new currency framework and a measured return of pricing stability in key sectors.

Market confidence, though still fragile, has shown signs of improvement, supported by tighter monetary policy, increased fiscal discipline, and enhanced regulatory oversight. Within the prevailing multi-currency regime, United States dollar (USD) transactions remained dominant, continuing to account for a substantial share of economic activity.

In this operating environment, CABS remained proactive and resilient. We focused on preserving value for our stakeholders, managing risks effectively, and strengthening our ability to support customers through responsive, accessible, and reliable financial services.

Financial performance

The Society posted a profit after tax of ZWG396.53 million for the half year ended 30 June 2025, reflecting a strong performance driven by enhanced operational efficiency and disciplined cost management. This marks a significant improvement compared to the ZWG110.43 million profit recorded for the same period in 2024, which had been adversely affected by IFRS-related adjustments and currency translation effects following the adoption of the USD as the Society’s functional currency.

The transition to a stable reporting currency has enhanced comparability and improved transparency in financial performance. The 2025 results reflect the underlying strength of the Society’s core operations, supported by sustained growth in net interest income, prudent credit risk management, and increasing customer uptake of digital banking platforms.

Human resources

At CABS, we remain committed to cultivating a skilled and motivated workforce. Our people are the cornerstone of our resilience, innovation, and customer satisfaction. During the period under review, the Human Capital function focused on deepening a culture of high performance, learning, and inclusion.

We continued to invest in staff development through structured learning programmes, wellness initiatives, and internal career growth. The Society has also enhanced its future-ready capabilities by embracing agile ways of working and strengthening leadership pipelines, ensuring that our team is equipped to deliver in an increasingly digital and fast-changing environment.

Corporate governance

Strong governance remains central to our operations. The Board of Directors and its sub-committees, including Audit, Risk and Compliance, and Management Committees, actively discharged their oversight responsibilities throughout the period. These structures ensure the adequacy of internal controls, compliance with laws and regulations, and strategic alignment with stakeholder expectations.

The Society is committed to upholding the highest standards of integrity, transparency, and accountability in all its undertakings.

Sustainability update

CABS is committed to its transformation into a sustainable banking business through the Sustainability Standards and Certification Initiative (SSCI) under the auspices of both the European Organisation for Sustainable Development (EOSD) and the Reserve Bank of Zimbabwe.

Our 2024 Sustainability Report, available for download on the CABS website, demonstrates the significant strides we have made in setting up a sustainability programme that will inform our net zero route in line with guidance under the Zimbabwe National Climate Policy. The report also demonstrates our ongoing commitment to embedding sustainability in our banking practices and promoting environmental stewardship, through our products and engagements with key stakeholders.

The Society continues to develop and refine our reporting and data collection mechanisms, as set out in the Society’s Sustainability Strategy.

Compliance

The Society remained largely compliant with all applicable regulatory requirements during the review period. We continue to work closely with regulators and stakeholders to ensure full alignment with the evolving legal and policy environment.

Outlook

The economic outlook remains mixed, with signs of improvement in monetary discipline and market stability. The introduction of the ZWG presents both opportunities and challenges, and the Society will continue to adapt accordingly. We remain optimistic about the long-term prospects of the Zimbabwean economy. CABS is well-positioned to support economic recovery and growth through responsive financial products, inclusive banking, and continued digital innovation.

Appreciation

On behalf of the Board, I extend my heartfelt gratitude to our valued customers for their enduring trust, to our regulators and partners for their collaboration, and to our management and staff for their unwavering dedication and professionalism. Together, we will continue to build a stronger, more inclusive, and resilient financial institution.

Washington Matsaira
Chairman

26 August 2025

MANAGING DIRECTOR’S REPORT

For the half year ended 30 June 2025

I am pleased to present the Society’s translated unaudited half-year results for the period ending 30 June 2025. Building on the momentum from our 75th anniversary celebrations held in 2024, this period reflects our continued focus on sustainable growth, responsible innovation, and a focus on continuously improving our customer service. Since our founding in 1949, CABS has evolved in response to both local and global developments, yet we remain grounded in our mission to deliver value to our customers, staff, shareholder, and communities.

Financial results

The Society delivered strong financial performance in the first half of 2025, demonstrating strategic focus and continued resilience. The introduction of the ZWG currency in 2024 contributed to the stabilisation of inflationary pressures. During the six months ended 30 June 2025, the Society recorded profit after taxation amounting to ZWG396.53m, a significant increase from ZWG110.43m recorded in the same period in 2024. This growth reflects improved revenue generation and disciplined cost management. Net interest income increased to ZWG421.69m (June 2024: ZWG78.96m), supported by a combination of increased lending and better asset-liability management. Similarly, net fee and commission income increased by 88.8% to ZWG647.89m (June 2024: ZWG343.02m), driven largely by augmented digital transaction volumes and improved service uptake across customer segments.

Operating expenses rose to ZWG768.34m (June 2024: ZWG249.56m), in response to movements in the USD to ZWG exchange rate – from USD1:ZWG13.56 at point of introduction in April 2024 to USD1: ZWG26.95 at 30 June 2025 – as well as effects of currency conversion on expenses incurred prior to April 2024.

The Society’s balance sheet continued to strengthen, recording growth of 18.3% from ZWG12,858.88m as at December 2024 to ZWG15,215.27m by June 2025. This growth was largely driven by credit line drawdowns and increased lending to productive sectors of the economy.

In response to the new legislation that now requires building societies to pay corporate tax, CABS has been compliant with effect from 1 January 2025 and to date corporate tax amounting to USD1.92m and ZWG52.7m has been paid.

Investing in innovation

We continued to deliver digital innovation through ongoing transformation programmes designed to enhance customer convenience, strengthen system reliability, and drive operational efficiency.

Our digital banking landscape continues to evolve, and we remain deliberate about enhancing our product offering:

- We launched the Corporate Internet Banking platform with key features that include digital tokens and bulk payments;
- We launched digital account opening, facilitating instant account opening for customers;
- The mobile banking suite now supports additional services such as City Parking; and
- We progressed the rollout of deposit-taking and offsite automated teller machines (ATMs), bringing our total deployment to over 80 ATMs countrywide.

Investing in the economy

We continue to play a proactive role in financing key sectors of the economy.

- Women-led small and medium-sized enterprise (SME) empowerment: Under the Affirmative Finance Action for Women in Africa (AFAWA) initiative, CABS partnered with the African Development Bank (AfDB) to develop targeted financial products and capacity-building programmes. This took place in 2025, furthering CABS’s commitment to advancing gender-inclusive investments.
- Productive sector financing: we extended tailored credit and guarantee schemes, drawing on Government facilities including the Targeted Finance Facility (TFF). Though the initial work was done in 2024, the disbursements were done in the first half of 2025, facilitating more loans through our network.
- On 8 June 2025, we expanded our outward payment capabilities, adding five new currencies – Australian Dollar, Canadian Dollar, Swiss Franc, Japanese Yen and New Zealand Dollar – to our existing United States Dollar, Euro, Great Britain Pound, South African Rand, Botswana Pula, and Chinese Yuan options. This milestone brings total supported currencies to 11, facilitating smoother international transactions for our customers.
- Our efforts in driving financial inclusion were recognised through two national awards. CABS was named Best Financial Institution Supporting SMEs by the Zimbabwe National Chamber of Commerce (ZNCC) and Leading Local Financial Institution Brand by Buy Zimbabwe. These awards reflect our continued commitment to driving access to financial services across the country.

Environmental stewardship - Going green at Northridge Park

In line with our sustainability agenda and national energy objectives, we took a significant step towards environmental stewardship by adding a solar power plant at our head office, Northridge Park. The solar plant now provides clean and renewable energy to power day-to-day operations, reducing our greenhouse gas emissions. This investment supports our commitment to carbon neutrality and also delivers long-term cost savings on fuel and maintenance.

Investing in our people

The strength of our institution lies in the commitment and capability of our people. In 2025, we continued to prioritise a holistic Employee Value Proposition (EVP) by fostering a work environment that values career development, work-life balance, wellness, and competitive remuneration.

To maintain high levels of employee engagement, we ran wellness campaigns, training programmes, and internal recognition initiatives that support professional growth and staff well-being. Our support for employee well-being extended to sports, where our employees proudly secured 19 medals at the 2025 Interbank Games, demonstrating excellence beyond the workplace.

Investing in the communities we serve

Our commitment to corporate social responsibility (CSR) remains central to how we operate and engage with the communities around us. We believe that long-term growth involves making a lasting difference in people’s lives through inclusive and sustainable development.

- In the first half of 2025, we advanced our support for cancer treatment, awareness, and care through our partnership with TM Pick n Pay. We donated to Kidscan Zimbabwe, an organisation that supports the fight against childhood cancer. We also collaborated with TM Pick n Pay and the Cancer Association of Zimbabwe to deliver a Cancer Screening and Awareness Campaign, reaching over 700 women in both rural and urban communities with free screenings and life-saving education.

MANAGING DIRECTOR’S REPORT (continued)

For the half year ended 30 June 2025

- Environmental sustainability, education, sports, and culture remain key pillars of our corporate social investment. Key initiatives included:
 - The National Institute of Allied Arts (NIAA) Speech and Drama Festival, which empowers young Zimbabweans to express themselves and showcase their talents; and
 - Sports development programmes in schools.
- We partnered with the AfDB on the AFAWA programme to empower women through financial literacy and improve their access to financial services. More than 1,000 women-led small and medium-sized enterprises (SMEs) were trained under this initiative.

As we look ahead, we remain deeply committed to uplifting, empowering, and sustainably supporting the communities we serve.

Appreciation

I extend my sincere gratitude to our customers for their continued and valued support. My appreciation also goes to the Board of Directors for their guidance and insights. I also thank our staff for their dedication and professionalism. As we move forward, we remain committed to building a stronger, inclusive, and more sustainable financial institution.

M Mpfu
Managing Director

26 August 2025

CORPORATE GOVERNANCE STATEMENT

For the half year ended 30 June 2025

The Board adheres to the principles of corporate governance derived from the Banking Act [Chapter 24:20] as amended in 2015, Banking Regulations 2000, Building Societies Act [Chapter 24:02], Reserve Bank of Zimbabwe Act [Chapter 22:15], the Reserve Bank Corporate Governance Guidelines, the Zimbabwean National Code on Corporate Governance, the Old Mutual Group Governance Framework (GGF) as well as corporate governance best practice. The aforementioned Acts, Regulations, RBZ and National Corporate Governance Codes, CABS Code of Conduct and CABS Board Charter are available to Directors for reference regarding their fiduciary duties and obligations.

The Board and Director evaluation process is carried out annually as prescribed in the Reserve Bank of Zimbabwe Board and Director Evaluation Framework.

Board Composition

As of 30 June 2025, the Board comprised three (3) Executive Directors, two (2) Non-Executive Directors and six (6) Independent Non-Executive Directors, as shown in the table below. All Board Committees were chaired by Independent Non-Executive Directors.

The Chairman of the Society is an Independent Non-Executive Director. The Chairman does not have any relationship with the Society or with its Directors, staff, or business associates, which might reasonably be regarded as compromising his independence. The Board continues to monitor the independence of all independent directors.

Board and Board Committee meeting attendance

During the period ended 30 June 2025, the Board and its five (5) Committees met at least two (2) times.

		Board	Audit Committee	Risk and Compliance Committee	Credit Committee	Loans Review Committee	ICT Committee
	Number of meetings held	2	2	2	3	2	2
1.	Mr W Matsaira***	2	-	-	-	-	-
2.	Mr M Mpfu*	2	-	-	-	-	-
3.	Mr CT Ndoro*	2	-	-	-	-	-
4.	Ms VC Muyambo*	2	-	-	-	-	-
5.	Mr MJR Dube***	2	2	-	-	2	-
6.	Mr W Gillwald***	2	-	-	3	-	2
7.	Mr S Matsekete**	2	-	-	-	2	-
8.	Mrs T Mutaviri**	2	-	-	3	-	2
9.	Mr JC Tapambgwa***	2	2	2	3	-	-
10.	Mrs DK Shinya***	2	2	2	-	1	-
11.	Mr ST Hosack***	2	-	2	-	-	2

Key

*Executive Director

**Non-Executive Director

***Independent Non-Executive Director

Board Committee Composition

The Board Committee Composition as of 30 June 2025 appears below.

Board Audit Committee

DK Shinya	Chairman
JC Tapambgwa	Member
MJR Dube	Member

Board Risk and Compliance Committee

JC Tapambgwa	Chairman
ST Hosack	Member
DK Shinya	Member

Board Credit Committee

JC Tapambgwa	Chairman
T Mutaviri	Member
W Gillwald	Member

Board Loans Review Committee

MJR Dube	Chairman
S Matsekete	Member
DK Shinya	Member

Board ICT Committee

W Gillwald	Chairman
ST Hosack	Member
T Mutaviri	Member

Board Committees

The Board has appointed the following Board and Management committees to assist it in discharging its responsibilities:

Board Audit Committee

The Board Audit Committee is responsible for the integrity of the Society’s financial statements and the effectiveness of the systems of governance, risk management and internal control, and for monitoring the effectiveness and objectivity of the internal and independent auditors. Every year, the Board Audit Committee reviews the authority, resources and scope of work of the internal audit and approves the internal audit plan. It considers the appointment and fees of both audit and non-audit services for the independent auditors, who have unrestricted access to it. It also monitors internal and independent auditors’ performance against expectations.

The members of this Committee comprise three (3) independent non-executive Directors. The Committee met two (2) times during the period ended 30 June 2025.

Board Risk and Compliance Committee

The primary purpose of the Committee is to review, on behalf of the Board, management’s recommendations on risk, particularly concerning the structure and implementation of the Society’s risk framework, including the quality and effectiveness of internal controls, risk appetite limits, risk profile, ICT risk, sustainability and climate risk and the capital management processes. The Committee reports to the Board, identifying any matters in respect of significant risks to the Society, for which it considers that action or improvement is needed, and makes recommendations as to the adequacy of the risk mitigation plans. The Committee works closely with the Board Audit and ICT Committees concerning the systems of risk management and internal controls.

The Board Risk and Compliance Committee comprises three (3) independent non-executive Directors. The Committee met two (2) times during the period ended 30 June 2025.

Board Credit Committee

The Board Credit Committee is responsible for the management of credit risk. It reviews and recommends for approval by the Board, reasonable and prudent lending policies, strategies, standards and procedures in respect of loans, to avoid undue credit risks and potential losses and to obtain a reasonable return. It further reviews the loans granted to ensure that the Society’s lending policies are adhered to and that loans are granted within normal risk parameters.

The Board Credit Committee currently comprises two (2) independent non-executive Directors and one (1) non-executive Director. The Board Credit Committee met three (3) times during the period ended 30 June 2025.

Board Loans Review Committee

The primary role of the Committee is to review loans granted to ensure compliance with granting limits, strategies, processes and procedures and includes evaluation of the entire lending function in the Society.

As of 30 June 2025, the Committee comprised two (2) independent non-executive Directors and one (1) non- executive Director. The Board Loans Review Committee met two (2) times during the period ended 30 June 2025.

Board ICT Committee

The primary role of the Committee is to oversee the activities and the impact of information technology on the business, as well as to review the cyber security measures implemented by the Society.

The Committee currently comprises two (2) independent non-executive Directors and one (1) non-executive Director. The ICT Committee met two (2) times during the period ended 30 June 2025.



WE’LL HELP YOU GET THERE

TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

INTERNAL AUDITOR’S STATEMENT

For the half year ended 30 June 2025

The purpose of Internal Audit is to strengthen the Society’s ability to create, protect, and sustain value by providing the Board and Executive Management with independent, risk-based, and objective assurance, advice and insight. During the period under review the function fulfilled this purpose by covering both regulatory mandated and risk-based audits. As at 30 June 2025, the annual plan coverage stood at 45% of the planned 18 audits with an additional three reviews at reporting stage to achieve the targeted coverage of 60%. All significant risks identified were appropriately reported to the Board and Executive Management; and management commitment was obtained to mitigate the impact of such risks. The Internal Audit function enjoyed the desired level of independence and was adequately staffed throughout the first half of the year.

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

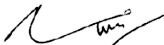
For the half year ended 30 June 2025

		30 June 2025	30 June 2024
	Notes	ZWGm	ZWGm
Interest income	2	506.91	202.49
Interest expense	2	(101.47)	(82.52)
Net interest income before impairment on financial assets		405.44	119.97
Allowance for ECL	3	16.25	(41.01)
Income from lending activities		421.69	78.96
Fee and commission income	4.1	836.25	423.95
Fee and commission expense	4.1	(188.36)	(80.93)
Net fee and commission income		647.89	343.02
Other income	4.2	249.12	(11.20)
Net non-interest income before impairment on financial assets		897.01	331.82
Allowance for ECL	3	(17.25)	(3.27)
Income from non-lending activities		879.76	328.55
Operating income for the period		1 301.45	407.51
Operating expenses	5	(768.34)	(249.56)
Impairment on non-financial assets	3	14.78	(1.65)
Profit for the period before tax		547.89	156.30
Taxation	19.3	(151.36)	(45.87)
Profit for the period after tax		396.53	110.43
Other comprehensive income		5.91	(146.74)
Items that will not be reclassified subsequently to profit or loss, net of tax			
Movement in revaluation reserve		20.67	(145.44)
Movement in regulatory reserve		(14.76)	(1.30)
Total comprehensive income for the period		402.44	(36.31)

STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

		30 June 2025	31 December 2024
	Notes	ZWGm	ZWGm
ASSETS			
Cash and cash equivalents	8	3 952.17	3 571.65
Investment securities	9	1 261.12	1 086.22
Other assets	10	1 376.68	1 610.02
Loans and advances	11	6 784.41	4 953.99
Non-current assets held for sale	12	6.80	6.51
Property and equipment	13	1 184.06	1 072.64
Investment property	14	646.18	552.37
Intangible assets	15	3.85	5.48
Total assets		15 215.27	12 858.88
LIABILITIES			
Deposits	16	7 872.05	6 220.86
Credit lines	17	1 831.39	1 428.30
Trade and other liabilities	18	563.84	786.11
Current tax liability	19.1	44.45	-
Deferred tax liability	19.2	96.44	91.33
Total liabilities		10 408.17	8 526.60
SHAREHOLDER’S EQUITY			
Ordinary class “A” share capital	20.1	162.87	155.93
Retained earnings	20.2	3 758.61	3 362.36
Regulatory provision reserve	20.3	14.76	-
Non-distributable reserve	20.4	6.73	6.44
Revaluation reserve	20.5	837.12	781.69
Share-based payment reserve	20.6	27.01	25.86
Total equity and liabilities		15 215.27	12 858.88


W MATSAIRA
CHAIRMAN

26 August 2025


DK SHINYA
NON-EXECUTIVE DIRECTOR

26 August 2025

STATEMENT OF CHANGES IN EQUITY

For the half year ended 30 June 2025

	Share capital	Retained earnings	Regulatory provision reserve	Non-distributable reserve	Revaluation reserve	Share based payment reserve	Translation reserves	Total equity
	ZWGm	ZWGm	ZWGm	ZWGm	ZWGm	ZWGm	ZWGm	ZWGm
Balance as at 1 January 2025	155.93	3 362.36	-	6.44	781.69	25.86	-	4 332.28
Profit for the period	-	396.53	-	-	-	-	-	396.53
Transfer between reserves	-	(14.76)	14.76	-	-	-	-	-
Dividend	-	(134.73)	-	-	-	-	-	(134.73)
Revaluation	-	-	-	-	20.67	-	-	20.67
Effects of translation	6.94	149.21	-	0.29	34.76	1.15	-	192.35
Balance as at 30 June 2025	162.87	3 758.61	14.76	6.73	837.12	27.01	-	4 807.10
Balance as at 1 January 2024	155.93	2 823.34	65.07	6.44	1 062.12	25.86	-	4 138.76
Profit for the year	-	822.23	-	-	-	-	-	822.23
Transfer between reserves	-	65.07	(65.07)	-	-	-	-	-
Dividend	-	(348.28)	-	-	-	-	-	(348.28)
Revaluation	-	-	-	-	(280.43)	-	-	(280.43)
Balance as at 31 December 2024	155.93	3 362.36	-	6.44	781.69	25.86	-	4 332.28

STATEMENT OF CASH FLOWS

For the half year ended 30 June 2025

		30 June 2025	31 December 2024
	Notes	ZWGm	ZWGm
Cash flows from operating activities			
Profit for the period before income tax		547.89	822.23
Adjustments for:			
Net interest income	2	(405.44)	(652.28)
Allowance for ECL on interest earning financial assets	3	(16.25)	86.57
Allowance for ECL on non-interest earning financial assets	3	17.25	18.58
Impairment reversal on non-financial assets	3	(14.78)	-
Fair value (gain)/loss on investment property	4.2	(1.89)	129.19
Fair value loss on non-current assets held for sale	4.2	-	2.65
Fair value (gain)/loss on equity investments	4.2	(32.61)	39.40
Depreciation and amortisation	5	38.84	85.34
Interest on lease liability		1.11	2.43
Other non-cash items		(0.54)	(42.70)
Unrealised foreign currency exchange gains		(8.89)	(450.63)
Operating cash flows before working capital changes		124.69	40.78
Decrease/(increase) in other assets		242.23	(2 250.09)
Increase in loans and advances		(1 856.76)	(1 728.32)
Increase in deposits		1 703.32	3 238.98
(Decrease)/increase in other liabilities		(180.96)	1 062.90
Operating cash flows after working capital changes		32.52	364.25
Interest income received	2	506.91	1 052.04
Dividend received	4.2	-	(4.59)
Interest expense paid	2	(101.47)	(270.23)
Income tax paid		(103.73)	-
Net cash flows from operating activities		334.23	1 141.47
Cash flows from investing activities			
Additions to property and equipment	13	(70.05)	(42.37)
Additions to investment property	14	(67.39)	-
(Purchase)/maturity of investment securities		(169.75)	966.51
Dividend received		-	4.59
Net cash flows utilised in investing activities		(307.19)	928.73
Cash flows from financing activities			
Dividends paid		(134.73)	(348.28)
Lease payments		(5.98)	(10.84)
Credit lines received		1 037.41	1 436.72
Credit lines paid		(634.32)	(2 391.77)
Net cash flows from/(utilised in) financing activities		262.38	(1 314.17)
Net decrease in cash and cash equivalents		289.42	756.03
Cash and cash equivalents at the beginning of the period		3 571.65	(562.30)
Effects of exchange rate changes on cash and cash equivalents		91.10	3 377.92
Cash and cash equivalents at the end of the period	8	3 952.17	3 571.65

NOTES TO THE TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

1 Significant Accounting Policies

1.1 Reporting entity

CABS (the Society) is a registered Building Society in terms of the Building Societies Act (Chapter 24:02) in Zimbabwe.

The parent company is Old Mutual Zimbabwe Limited (OMZIL), a company registered and incorporated in Zimbabwe.

Nature of business

The Society conducts principal businesses of mortgage lending, other lending, custodial services, deposit acceptance and investing. The Society provides loans and advances to individuals, corporates and investment institutions.

1.2 Accounting policies

The principal accounting policies adopted in the preparation of the financial statements are set out below and have been consistently followed in all material respects.

1.3 Basis of preparation

The translated unaudited financial results have been presented in accordance with the Monetary Policy Statement of 6 February 2025 and have been translated from the USD functional currency financial statements using the closing ZWG/USD exchange rate.

The base financial statements used to prepare these translated unaudited financial results are based on statutory records that are maintained under the historical cost convention as modified by the revaluation of of owner occupied properties, as well as the fair valuation of investment properties and financial instruments.

Conversion of foreign currency transactions and balances

The Society used the interbank rates prevailing at the dates of transactions to convert transactions in currencies other than the Society’s functional currency.

1.4 Approval of translated unaudited financial results

The translated unaudited financial results were approved by the Board on 26 August 2025.

1.5 Functional currency

The translated unaudited financial results from which these results have been derived have been prepared in United States dollars which is the Society’s functional currency as adopted on 1 January 2024.

Presentation currency

The translated unaudited financial results are presented in Zimbabwe Gold (ZWG) in order to enhance comparability with other market players and to comply with the Monetary Policy Statement (MPS) issued by the Reserve Bank Governor on 6 February 2025 which required all entities to adopt a common presentation currency.

In translating the USD numbers at 30 June 2025, the Society adopted the closing rate as at 30 June 2025 and translated all balances to ZWG (i.e. assets, liabilities, equity items, income and expenses). The comparative results have been adopted as published in the respective ZWG financial results of 30 June 2024 and 31 December 2024.

Except as otherwise indicated, financial information presented in million United States dollars and has been rounded to two decimal places.

1.6 Use of judgements and estimates

The preparation of financial statements in conformity with IFRS requires management to make judgements, estimates, and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income, and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future affected period.

A. Judgements

Information about some judgements made in applying accounting policies that have the most significant effects on the amounts recognised in the financial statements is included in the following notes:

- Note 19 - Taxation

B. Assumptions and estimation uncertainties

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment in the period ended 30 June 2025 is included in determination of fair value on financial and non-financial assets with significant unobservable inputs i.e. investment property and owner-occupied properties.

- Note 10.2 - Determination of fair value on investment in equity; and
- Note 21 - Determination of fair value on financial and non-financial assets with significant unobservable inputs i.e. investment property and owner-occupied properties.

CABS

Grow your
Agribusiness
with CABS

Overdraft
Facility

Working
Capital Loans

CAPEX
Loans

Commodity
Finance

Crop
Insurance



Contact us: agribusiness@cabs.co.zw

2

TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

NOTES TO THE TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

	Note	30 June	30 June
		2025	2024
		ZWGm	ZWGm
2	Net interest income		
	Interest income	506.91	202.49
	Loans and advances	477.09	172.76
	Mortgage loans	45.96	16.49
	Term loans and overdrafts	431.13	156.27
	Investment securities	29.82	29.73
	Treasury bills	5.58	9.59
	Money market investments	24.24	20.14
	Interest expense	(101.47)	(82.52)
	Credit lines	(74.10)	(72.87)
	Money market deposits	(26.82)	(9.15)
	Savings deposits	(0.55)	(0.50)
	Net interest income	405.44	119.97
3	Impairment reconciliation		
	Allowance for ECL on interest earning financial assets	16.25	(41.01)
	Loans and advances	16.11	(10.83)
	Investment securities	0.14	(30.18)
	Allowance for ECL on non-interest earning financial assets	(17.25)	(4.92)
	Unauthorised overdrafts	(9.75)	(3.27)
	Reconciling items and cloned cards	(7.50)	(1.65)
	Impairment on non-financial assets	14.78	-
	Legacy debt impairment reversal	14.78	-
		13.78	(45.93)
4	Net non-interest income		
4.1	Net fee and commission income		
	Fee and commission income	836.25	423.95
	Commission fees	125.45	55.74
	Service fees	634.85	309.73
	Administration fees	75.95	58.48
	Fee and commission expense	(188.36)	(80.93)
	Transactional commission expense	(167.07)	(69.55)
	Other commissions and fee expense	(21.29)	(11.38)
	Net fee and commission expense	647.89	343.02
4.2	Other income		
	Housing projects trading profit	4.2.1 25.27	6.11
	Rental income from investment property	4.2.2 13.84	17.50
	Fair value gain/(loss) from equity investments	10.2 32.61	(0.83)
	Fair value loss on non-current assets held for sale	12 -	(1.36)
	Fair value gain/(loss) on investment property	14 1.89	(71.07)
	Dividend income from equity investments	-	0.14
	Foreign exchange gain	175.51	38.31
	Net other income	249.12	(11.20)
	Rental income is ancillary to the Society's income.		
4.2.1	Trading income		
	Housing projects sales	28.33	6.37
	Cost of housing units sold	(0.75)	-
	Gross profit	27.58	6.37
	Project operating expenses	(2.31)	(0.26)
	Net trading profit	25.27	6.11
4.2.2	Investment property		
	Rental income	81.16	20.82
	Less expenses	(67.32)	(3.32)
	Net rental income	13.84	17.50
5	Operating expenses		
	Administration	430.38	153.30
	Depreciation and amortisation	38.84	4.48
	Staff costs	299.12	137.65
	Total operating expenses	768.34	295.43
	The number of persons employed by the Society as at 30 June 2025 was 816 (Dec 2024: 808).		
6	Custodial and trustee services		
	The Society provides custodial and trustee services to individuals and institutions by holding assets on behalf of customers. Included in fee and commission income, as well as operating expenses, are CABS custodial and trustee revenue and expenses as detailed below:		
		30 June	30 June
		2025	2024
		ZWGm	ZWGm
	Statement of trading income and expenses		
	Income	19.02	10.71
	Custodial revenue	14.43	8.79
	Trustee revenue	4.59	1.92
	Less operating expenses	(3.13)	(1.01)
	Custodial expenses	(2.90)	(0.99)
	Trustee expenses	(0.23)	(0.02)
	Net trading profit	15.89	9.70
	Analysis of funds under management		
	Funds held for related parties	16 694.06	6 569.73
	Funds held for third parties	12 578.97	7 010.68
	Total funds under management	29 273.03	13 580.41

NOTES TO THE TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

7

Financial instruments analysis

7.1

Classification of financial assets and liabilities

			Fair value through profit or loss	Amortised cost	Total carrying amount
	Note		ZWGm	ZWGm	ZWGm
As at 30 June 2025					
Assets					
Cash and cash equivalents	8	-		3 952.17	3 952.17
Investment securities	9	-		1 261.12	1 261.12
Other financial assets	10	148.74		530.18	678.92
Loans and advances	11	-		6 784.41	6 784.41
			148.74	12 527.88	12 676.62
Liabilities					
Deposits	16	-		7 872.05	7 872.05
Credit lines	17	-		1 831.39	1 831.39
Other liabilities	18	-		482.84	482.84
			-	10 186.28	10 186.28
As at 31 December 2024					
Assets					
Cash and cash equivalents	8	-		3 571.65	3 571.65
Investment securities	9	-		1 086.22	1 086.22
Other financial assets	10	111.12		722.71	833.83
Loans and advances	11	-		4 953.99	4 953.99
			111.12	10 334.57	10 445.69
Liabilities					
Deposits	16	-		6 220.86	6 220.86
Credit lines	17	-		1 428.30	1 428.30
Other liabilities	18	-		720.54	720.54
			-	8 369.70	8 369.70

7.2

Composition of gains and losses on financial instruments

			Fair value through profit or loss	Amortised cost financial assets	Amortised cost financial liabilities	Total
			ZWGm	ZWGm	ZWGm	ZWGm
June 2025						
Interest income	2	-		506.91	-	506.91
Dividends received	4.2	-		-	-	-
Fair value gain	4.2	32.61		-	-	32.61
Total income			32.61	506.91	-	539.52
June 2024						
Interest income	2	-		202.49	-	202.49
Dividends received	4.2	0.14		-	-	0.14
Fair value gain	4.2	(73.26)		-	-	(73.26)
Total income			(73.12)	202.49	-	129.37
June 2025						
Interest expense	2	-		-	(101.47)	(101.47)
Allowance for ECL	3	-		16.25	-	16.25
Total expenses			-	16.25	(101.47)	(85.22)
June 2024						
Interest expense	2	-		-	(82.52)	(82.52)
Allowance for ECL	3	-		(41.01)	-	(41.01)
Total expenses			-	(41.01)	(82.52)	(123.53)

8

Cash and cash equivalents

			30 June 2025	31 December 2024
			ZWGm	ZWGm
Cash balances			776.14	1 016.87
Bank balances			1 069.74	805.18
Statutory reserves			2 101.92	1 745.08
ZiG balances			4.37	4.52
			3 952.17	3 571.65

Gold-backed digital token balances held as at 30 June 2025 were entirely made up of the Society's customer deposits.

9

Investment securities

	Note		30 June 2025	31 December 2024
			ZWGm	ZWGm
Money market investments			766.40	955.10
Treasury bills			498.87	135.13
			1 265.27	1 090.23
Allowance for ECL	9.2		(4.15)	(4.01)
			1 261.12	1 086.22

9

Investment securities

			30 June 2025	31 December 2024
			ZWGm	ZWGm
On demand to 3 months			569.31	434.96
1 to 3 months			0.27	65.74
3 months to 6 months			55.77	15.14
6 months to 1 year			-	11.56
1 year to five years			604.19	526.54
Over 5 years			35.73	36.29
			1 265.27	1 090.23

9.2

Impairment analysis

	30 June 2025					
	Stage 1		Stage 2		Total	
	Gross Carrying Amount	Allowance For ECL	Gross Carrying Amount	Allowance For ECL	Gross Carrying Amount	Allowance For ECL
At the beginning of the period	1 090.23	(4.01)	-	-	1 090.23	(4.01)
	63.36	3.82	111.68	(3.96)	175.04	(0.14)
Purchases and interest accruals	1 153.60	(0.19)	111.68	(3.96)	1 265.28	(4.15)
Repayments	(1 138.73)	4.31	-	-	(1 138.73)	4.31
Effects of translation	48.49	(0.30)	-	-	48.49	(0.30)
Balance at the period	1 153.59	(0.19)	111.68	(3.96)	1 265.27	(4.15)
	30 June 2024					
	Stage 1		Stage 1		Stage 1	
	Gross carrying amount	Allowance for ECL	Gross carrying amount	Allowance for ECL	Gross carrying amount	Allowance for ECL
	ZWGm	ZWGm	ZWGm	ZWGm	ZWGm	ZWGm
At the beginning of the period	1 113.82	(26.49)	2 118.84	(50.38)		
	(207.15)	(16.80)	(1 028.61)	46.37		
Purchases and interest accruals	906.67	(43.29)	1 090.23	(4.01)		
Repayments	(1 113.82)	26.49	(2 118.84)	50.38		
Effects of translation	-	-	-	-		
At the end of the period	906.67	(43.29)	1 090.23	(4.01)		

The Society does not have any investment securities that were subject to stage 3 ECL.

TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

NOTES TO THE TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

10 Other assets

	30 June	31 December
	2025	2024
Note	ZWGm	ZWGm
Other overdrafts and tenants debtors	10.1	0.85
Investment in equity	10.2	148.74
Housing projects	10.3	52.22
Statutory receivable	10.4	-
Prepayments		177.09
Other financial assets		529.33
Other non-financial assets		468.45
	1 376.68	1 610.02

- Included in other financial assets are amounts receivable with respect to daily settlements from payment platforms.
- Included in other non-financial assets are prepayments with respect to capital expenditure and services.

10.1 Other overdrafts and accrued rental income

	30 June	31 December
	2025	2024
	ZWGm	ZWGm
Gross other financial assets at amortised cost	49.67	43.23
Allowance for ECL	(48.82)	(43.23)
Net other financial assets at amortised cost	0.85	-

10.2 Investment in equity

	30 June	31 December
	2025	2024
	ZWGm	ZWGm
Opening balance	111.12	163.10
Disinvestment	-	(12.58)
Fair value (loss)/gain	32.61	(39.40)
Effects of translation	5.01	-
Closing balance	148.74	111.12

CABS investments in equity are neither listed nor are they tracked on an active market. All investments in equity are valued at fair value and the resulting gains or losses are included in other income in the profit and loss statement. Dividend income is recognised when the right to receive income is established, and this is also presented in other income.

10.3 Inventory work in progress

- Budiriro housing project
- Pumula housing project

	30 June	31 December
	2025	2024
	ZWGm	ZWGm
	34.76	33.28
	17.46	16.73
	52.22	50.01

10.3.1 Housing projects - inventory work in progress

- Opening balance
- Cost of sales
- Write down
- Effects of translation

	30 June	31 December
	2025	2024
	ZWGm	ZWGm
	50.01	58.03
	0.70	(8.02)
	(0.75)	-
	2.26	-
	52.22	50.01

Inventory is held at the lower of cost and net realisable value.

10.4 Statutory receivable

	30 June	31 December
	2025	2024
	ZWGm	ZWGm
Principal amount	58.84	56.24
Expungement	(58.84)	-
Exchange gain	-	0.10
Gross amount due	-	56.34
Loss allowance	-	(22.53)
Net amount due	-	33.81

The Ministry of Finance and Economic Development expunged the Society's Legacy debt full balance of USD2.18m by converting the debt to Treasury bills in April 2025.

11 Loans and advances

- Gross amount owing
- Allowance for ECL

	30 June	31 December
	2025	2024
	ZWGm	ZWGm
	6 907.55	5 088.24
	(123.14)	(134.25)
Loans and advances	6 784.41	4 953.99

11.1 Maturity analysis

- Less than one month
- 1 to 3 months
- 3 to 6 months
- 6 months to 1 year
- 1 year to five years
- Over 5 years

	30 June	31 December
	2025	2024
	ZWGm	ZWGm
	282.48	258.33
	560.00	395.52
	702.67	496.29
	1 101.36	777.93
	4 110.26	3 087.23
	150.78	72.94
	6 907.55	5 088.24

11.2 Concentration

- Housing
- Individuals
- Commercial and industrial

	30 June	31 December
	2025	2024
	ZWGm	ZWGm
	620.08	425.58
	1 140.41	990.70
	5 147.06	3 671.96
	6 907.55	5 088.24

11.3 Sectorial analysis of loans and advances

The Society monitors concentrations of credit risk by sector. An analysis of concentrations of credit risk from loans and advances at the balance sheet date is shown below:

Sector

	30 June	31 December
	2025	2024
Note	ZWGm	ZWGm
Agriculture	2 784.84	1 461.36
Construction Transport & Communication	255.39	179.19
Distribution	344.30	520.54
Financial Services	148.71	99.90
Manufacturing	586.29	421.70
Mortgages	524.57	470.37
Private/Individuals	1 297.11	1 090.44
Services	93.41	109.23
Mining	271.18	329.54
Energy	601.75	405.97
Total	6 907.55	5 088.24
Allowance for ECL	(123.14)	(134.25)
	6 784.41	4 953.99

NOTES TO THE TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

11 Loans and advances (continued)

11.4 Age analysis of loans and advances

The table below gives an aged analysis of loans and advances representing primarily the exposures of the Society's operations:

	30 June	31 December
	2025	2024
	ZWGm	ZWGm
Neither past due nor impaired	6 518.20	4 033.85
Past due but not impaired	329.07	977.50
Past due but less than 1 month	181.92	693.72
Past due greater than 1 month but less than 3 months	147.15	283.78
Impaired loans and advances (non-performing loans)	60.28	76.79
Gross loans and advances	6 907.55	5 088.14
Allowance for ECL	(123.14)	(134.15)
Total net loans and advances	6 784.41	4 953.99

The performance of the loan book remained satisfactory as at 30 June 2025.

11.5 Commitment for loans and advances

393.82	96.78
--------	-------

The Society anticipates moderate demand for USD-denominated loans in H2 along with the envisaged 6% economic growth for 2025.

11.6 ECL analysis

	Unsecured loans							
	Stage 1		Stage 2		Stage 3		Total	
	Gross carrying amount ZWGm	Allowance for ECL ZWGm	Gross carrying amount ZWGm	Allowance for ECL ZWGm	Gross carrying amount ZWGm	Allowance for ECL ZWGm	Gross carrying amount ZWGm	Allowance for ECL ZWGm
As at 1 January 2025	3 682.52	20.93	187.98	(30.74)	5.98	(5.21)	3 876.48	(15.02)
	1 826.43	(30.01)	67.61	(5.42)	9.91	(1.67)	1 903.95	(37.10)
Originations and interest accruals	1 709.51	(34.35)	111.66	(13.37)	5.45	(13.80)	1 826.62	(61.52)
Repayments and derecognitions	12.49	3.16	(109.09)	14.03	(24.45)	13.55	(121.05)	30.74
Transfer to:								
Stage 1	12.27	(0.07)	(12.27)	1.85	-	-	-	1.78
Stage 2	(70.27)	0.31	70.50	(6.88)	(0.23)	0.14	-	(6.43)
Stage 3	(1.33)	-	(1.55)	0.32	28.89	(1.32)	26.01	(1.00)
Effects of translation	163.76	0.94	8.36	(1.37)	0.25	(0.24)	172.37	(0.67)
As at 30 June 2025	5 508.95	(9.08)	255.59	(36.16)	15.89	(6.88)	5 780.43	(52.12)

	Secured loans							
	Stage 1		Stage 2		Stage 3		Total	
	Gross carrying amount ZWGm	Allowance for ECL ZWGm	Gross carrying amount ZWGm	Allowance for ECL ZWGm	Gross carrying amount ZWGm	Allowance for ECL ZWGm	Gross carrying amount ZWGm	Allowance for ECL ZWGm
As at 1 January 2025	939.15	(2.36)	204.93	(48.01)	67.68	(68.86)	1 211.76	(119.23)
	(44.49)	(2.08)	(17.83)	9.97	(22.32)	40.32	(84.64)	48.21
Originations and interest accruals	16.24	(2.06)	9.03	(3.22)	-	-	25.27	(5.28)
Repayments and derecognitions	(92.76)	(0.04)	(45.11)	16.62	(25.94)	43.65	(163.81)	60.23
Transfer to:								
Stage 1	10.92	(0.06)	(10.92)	1.79	-	-	-	1.73
Stage 2	(20.64)	0.21	20.64	(3.25)	-	-	-	(3.04)
Stage 3	(0.01)	-	(0.58)	0.16	0.60	(0.29)	0.01	(0.13)
Effects of translation	41.76	(0.13)	9.11	(2.13)	3.02	(3.04)	53.89	(5.30)
As at 30 June 2025	894.66	(4.44)	187.10	(38.04)	45.36	(28.54)	1 127.12	(71.02)

	Unsecured loans							
	Stage 1		Stage 2		Stage 3		Total	
	Gross carrying amount ZWGm	Allowance for ECL ZWGm	Gross carrying amount ZWGm	Allowance for ECL ZWGm	Gross carrying amount ZWGm	Allowance for ECL ZWGm	Gross carrying amount ZWGm	Allowance for ECL ZWGm
As at 1 January 2024	3 473.86	(18.70)	148.74	(19.51)	65.37	(17.31)	3 687.97	(55.52)
	208.66	39.63	39.24	(11.23)	(59.39)	12.10	188.51	40.50
Originations and interest accruals	1 760.35	13.68	119.90	(23.00)	(0.50)	(0.10)	1 879.75	(9.42)
Repayments and derecognitions	(1 534.34)	7.41	(92.90)	8.87	(64.00)	14.83	(1 691.24)	31.11
Transfer to:								
Stage 1	13.27	(0.01)	(13.07)	2.33	(0.20)	0.10	-	2.42
Stage 2	(28.02)	0.42	28.18	(1.45)	(0.16)	0.08	-	(0.95)
Stage 3	(2.60)	0.05	(2.87)	0.45	5.47	(1.02)	-	(0.52)
Changes in risk parameters	-	18.08	-	1.57	-	(1.79)	-	17.86
As at 31 December 2024	3 682.52	20.93	187.98	(30.74)	5.98	(5.21)	3 876.48	(15.02)

	Secured loans							
	Stage 1		Stage 2		Stage 3		Total	
	Gross carrying amount ZWGm	Allowance for ECL ZWGm	Gross carrying amount ZWGm	Allowance for ECL ZWGm	Gross carrying amount ZWGm	Allowance for ECL ZWGm	Gross carrying amount ZWGm	Allowance for ECL ZWGm
As at 1 January 2024	589.17	(2.97)	183.24	(57.49)	25.80	(38.74)	798.21	(99.20)
	349.98	0.61	21.69	9.48	41.88	(30.12)	413.55	(20.03)
Originations and interest accruals	578.92	(6.66)	51.75	(14.28)	2.50	(1.82)	633.17	(22.76)
Repayments and derecognitions	(138.45)	0.56	(44.86)	21.29	(36.31)	5.47	(219.62)	27.32
Transfer to:								
Stage 1	0.03	(0.15)	(0.03)	0.02	-	-	-	(0.13)
Stage 2	(33.28)	0.38	36.95	(13.80)	(3.67)	2.67	-	(10.75)
Stage 3	(57.24)	0.18	(22.12)	7.31	79.36	(19.67)	-	(12.18)
Changes in risk parameters	-	6.30	-	8.94	-	(16.77)	-	(1.53)
As at 31 December 2024	939.15	(2.36)	204.93	(48.01)	67.68	(68.86)	1 211.76	(119.23)

Despite the increase in the loan book by 36%, the overall ECL went down by 8%, reflecting an improvement in the quality of the book.

12 Non-current assets held for sale

Opening valuation

Fair value (loss)/gain

Effects of translation

Closing valuation

	30 June	31 December
	2025	2024
	ZWGm	ZWGm
	6.51	9.16
	-	-
	0.29	(2.65)
	6.80	6.51

Non-current assets held for sale comprise repossessed properties that were held as collateral on defaulted loan facilities. The Society seeks to dispose of these properties in a sale transaction.

CABS

Pay in USD and ZWG
on CABS POS
machines!





WE’LL HELP YOU GET THERE

TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

NOTES TO THE TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

13 Property and equipment

	Land at fair value	Buildings at fair value	Leased buildings at cost	Office equipment	Vehicles	Total
	ZWGm	ZWGm	ZWGm	ZWGm	ZWGm	ZWGm
Six months ended at 30 June 2025						
Opening net book value	101.69	822.81	15.93	90.58	41.63	1 072.64
Additions	0.73	5.88	-	42.45	20.99	70.05
Modifications	-	-	0.54	-	-	0.54
Revaluation gain	2.44	27.60	-	-	-	30.04
Depreciation charge	-	(8.48)	(2.01)	(17.85)	(8.64)	(36.98)
Effects of translation	4.48	36.76	0.78	4.00	1.75	47.77
Closing net book value	109.34	884.57	15.24	119.18	55.73	1 184.06
Cost or valuation	109.34	884.57	39.67	377.86	122.71	1 534.15
Accumulated depreciation	-	-	(24.43)	(258.68)	(66.98)	(350.09)
Net book value	109.34	884.57	15.24	119.18	55.73	1 184.06
31 December 2024						
Opening net book value	134.54	1 088.53	18.57	94.62	49.75	1 386.01
Additions	-	-	-	34.76	7.61	42.37
Reclassifications to investment property	(2.00)	(16.15)	-	-	-	(18.15)
Modifications	-	-	10.93	-	-	10.93
Revaluation loss	(30.85)	(236.16)	-	-	-	(267.01)
Depreciation charge	-	(13.41)	(13.57)	(38.80)	(15.73)	(81.51)
Closing net book value	101.69	822.81	15.93	90.58	41.63	1 072.64
Cost or valuation	101.69	822.81	37.41	322.74	97.42	1 382.07
Accumulated depreciation	-	-	(21.48)	(232.16)	(55.79)	(309.43)
Net book value	101.69	822.81	15.93	90.58	41.63	1 072.64

Owner-occupied property is carried on the balance sheet at its fair value, determined annually through independent valuations conducted by both external and internal professionals. These valuers possess relevant professional qualifications and possess recent experience in valuing properties of a similar type and location. Fair values for the Society’s owner-occupied property are estimated by referencing recent market transactions involving comparable properties within the same locale.

Key assumptions applied in the valuation process include:

- The underlying valuation has been prepared in USD;
- Rentals input used was the passing rentals in the market; and
- Cap rates for selected properties were slightly adjusted to reflect property specific factors.

Property valuations adhered to International Valuation Standards. Income-generating properties were valued using the Direct Capitalization Method (DCM), while landholdings and residential properties were assessed through the market approach. This valuation methodology remains consistent with the approach employed in December 2024.

Valuation inputs used were based on observed market transactions during prior and current periods. The rentals remain stable during the period under review reflecting a stable currency.

Capitalization rates employed in this valuation were derived from an analysis of historical transaction data, supplemented by a limited number of recent market sales. These rates were then refined to account for the unique characteristics of the subject properties and their respective individual performances.

The property market continues to be resilient with steady occupancy levels across sectors despite the office CBD reporting significant void level relative to other sectors. Looking ahead office parks and industrial sectors remain resilient despite the tough operating environment while main development activity continues on the residential sector.

13.1 Leased assets

Property and equipment include leased buildings.

13.1.1 Right of use assets

	30 June 2025 ZWGm	31 December 2024 ZWGm
Property		
Balance at the beginning of the period	15.93	18.57
Modifications	0.54	10.93
Depreciation charge for the period	(2.01)	(13.57)
Balance at the end of the period	14.46	15.93
13.1.2 Lease liabilities		
Balance at the beginning of the period	16.65	15.03
Lease modifications	2.21	7.44
Lease expense paid	(1.68)	(10.84)
Finance cost	0.42	2.43
Exchange gain	(4.43)	2.59
Balance at the end of the period	13.17	16.65
13.2 Lease liabilities included in the statement of financial position		
Current	8.79	8.90
Non-current	4.38	7.75
Total	13.17	16.65
13.3 Amounts recognised in profit or loss		
Interest on lease liabilities	0.42	2.43
Depreciation charge for the period	2.01	13.57
	2.43	16.00

The Society paid a total of ZWG1.68m towards rental and other operating costs.

14 Investment property

	30 June 2025 ZWGm	31 December 2024 ZWGm
Opening fair value	552.37	663.40
Additions	67.39	-
Fair value adjustment	1.89	18.16
Impact of change in functional currency (see note 1.5)	-	(129.19)
Effects of translation	24.53	-
Closing fair value	646.18	552.37

The Society's current lease arrangements, which are entered into on an arm’s length basis, and which are comparable to those for similar properties in the same location, are considered. Rentals are reviewed regularly in response to inflation.

Details of the valuation methodology have been disclosed in notes 13 and 21.

A full list of locations where land and buildings are situated can be viewed at the Society’s head office at Northridge Park, Harare. The properties are leased out under operating leases to various tenants. The initial contracts are for a minimum period of twelve months after which they may be extended as negotiated.

Assets pledged as security are disclosed in note 17.

15 Intangible assets

	30 June 2025 ZWGm	31 December 2024 ZWGm
Opening carrying amount		
Cost	116.49	116.33
Accumulated amortisation	(111.01)	(107.17)
	5.48	9.16
Movement in intangible assets		
Additions	-	0.15
Effects of translation	0.23	-
Amortisation charge	(1.86)	(3.83)
	(1.63)	(3.68)
Closing carrying amount		
Cost	121.67	116.49
Accumulated amortisation	(117.82)	(111.01)
	3.85	5.48

Intangible assets comprise right of use licences.

NOTES TO THE TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

16

Deposits

Money market deposits
Savings deposits
ZiG deposits

Maturity analysis

Less than 1 month
1 to 3 months
3 to 6 months
6 months to 1 year
1 to 5 years
Over 5 years

Gross nominal outflow

Concentration

Financial institutions
Companies
Individuals

Concentration

Financial institutions
Companies
Individuals

17

Credit lines

African Export-Import Bank (Afreximbank)
European Investment Bank (EIB)
Trade and Development Bank (TDB)

Maturity analysis

Less than 1 month
1 to 3 months
3 to 6 months
6 months to 1 year
1 year to five years

	Currency	Nominal amount	Maturity date
Afreximbank - ZETDC Syndicated Facility	US\$	40 000 000	1 December 2025
Afreximbank - ZETDC Syndicated Facility	US\$	10 000 000	30 January 2026
Afreximbank - Trade Finance Facility	US\$	40 000 000	19 March 2027
Afreximbank - Trade Finance Facility	US\$	20 000 000	22 August 2027
EIB - Trade Finance Facility	EUR	15 000 000	28 February 2028
TDB - Trade Finance Facility	US\$	50 000 000	13 July 2026

18

Trade and other liabilities

Trade creditors
Other financial liabilities
Deferred revenue
Lease liabilities

Included in other financial liabilities are employee related accruals.

19

Taxation

The Government of Zimbabwe introduced taxation of non-mortgage income effective 1 January 2025 through section 23 of the Finance (No.2) Act 7/2024, and the Society was affected.

Current taxation

The amount of tax due is determined using the taxable profit for the year using the applicable tax rules and rates as enacted as at the reporting date.

Deferred tax

Deferred tax is recognised in respect of assets and liabilities temporary differences between the carrying amounts for financial reporting and taxation purposes. The amount of deferred tax provided is based on the expected manner of settlement or other realisation of the carrying amount of assets and liabilities.

19.1

Current tax liability

Income tax

Total

Balance at 1 January 2025 ZWGm	Charge to profit or loss ZWGm	Recognised in OCI ZWGm	Taxation paid ZWGm	Balance at 30 June 2025 ZWGm
-	148.18	-	(103.73)	44.45
-	148.18	-	(103.73)	44.45

19.2

Deferred tax liability

Property and equipment
Investment property
Right of use asset
Provisions
Lease liabilities
Other
Effects of translation

Total

Balance at 1 January 2025 ZWGm	Charge to profit or loss ZWGm	Recognised in OCI ZWGm	Taxation paid ZWGm	Balance at 30 June 2025 ZWGm
55.49	(9.43)	1.93	-	47.99
39.56	13.19	-	-	52.75
-	2.75	-	-	2.75
-	(7.25)	-	-	(7.25)
-	(5.68)	-	-	(5.68)
0.34	9.60	-	-	9.94
(4.06)	-	-	-	(4.06)
91.33	3.18	1.93	-	96.44

19.3

Amounts recognised in statement of comprehensive income

-	151.36	1.93	-	-
---	--------	------	---	---

20

Share capital and reserves

20.1

Ordinary class “A” share capital

Comprising 35 000 000 authorised, issued and fully paid shares of \$1 each.

The Board may, at its discretion from time to time, issue Ordinary class “A” shares in denominations of \$1 each or multiples thereof and all such shares shall carry dividends payable out of the available distributable reserves of the Society.

20.2

Retained earnings

As at the beginning of the period
Net profit for the period
Transfer between reserves
Dividend
Effects of translation

As at the end of the period

3 362.36	2 823.34
396.53	822.23
(14.76)	(348.28)
(134.73)	65.07
149.21	-
3 758.61	3 362.36

20.3

Regulatory provision reserve

As at the beginning of the period
Transfer between reserves

As at the end of the period

-	65.07
14.76	(65.07)
14.76	-

20.4

Non-distributable reserve

The reserve relates to amounts which are not available for distribution to shareholders.

20.5

Revaluation reserve

As at the beginning of the period
Revaluation of properties
Transfer between reserves
Effects of translation

As at the end of the period

781.69	1 062.12
-	(280.43)
20.67	-
34.76	-
837.12	781.69

20.6

Share-based payment reserve

As at the beginning of the period
Effects of translation

As at the end of the period

25.86	25.86
1.15	-
27.01	25.86

The reserve relates to the cost incurred by the Society for transactions which are equity settled (note 24).



WE’LL HELP YOU GET THERE

TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

NOTES TO THE TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

21 Determination of fair value of financial and non-financial assets

21.1 Fair value hierarchy

Description of hierarchy	Types of instruments classified in the respective levels
Level 1 – quoted market prices: financial assets and liabilities with quoted prices for identical instruments in active markets.	Listed equity securities, listed government securities and other listed debt securities and similar instruments that are actively traded.
Level 2 – valuation techniques using observable inputs: financial assets and liabilities with quoted prices for similar instruments in active markets, or quoted prices for identical or similar instruments in inactive markets and financial assets and liabilities valued using models where all significant inputs are observable.	Unlisted equity and debt securities where the valuation is based on models involving no significant unobservable data, with a majority determined with reference to observable prices.
Level 3 – valuation techniques using significant unobservable inputs: financial assets and liabilities valued using valuation techniques where one or more significant inputs are unobservable.	Unlisted equity and securities with significant unobservable inputs, securities where the market is not considered sufficiently active, including certain inactive pooled investments.

The judgement as to whether a market is active may include, for example, consideration of factors such as the magnitude and frequency of trading activity, the availability of prices and the size of bid/offer spreads. In inactive markets, obtaining assurance that the transaction price provides evidence of fair value or determining the adjustments to transaction prices that are necessary to measure the fair value of the asset or liability requires additional work during the valuation process. All businesses have significant processes in place to perform reviews of the appropriateness of the valuation of Level 3 instruments.

The majority of valuation techniques employ only observable data and so the reliability of the fair value measurement is high. However, certain financial assets and liabilities are valued on the basis of valuation techniques that feature one or more significant inputs that are unobservable and, for them, the derivation of fair value is more judgemental. A financial asset or liability in its entirety is classified as valued using significant unobservable inputs if a significant proportion of that asset or liability’s carrying amount is driven by unobservable inputs.

In this context, ‘unobservable’ means that there is little or no current market data available for which to determine the price at which an arm’s length transaction would be likely to occur. It generally does not mean that there is no market data available at all upon which to base a determination of fair value. Furthermore, in some cases the majority of the fair value derived from a valuation technique with significant unobservable data may be attributable to observable inputs. Consequently, the effect of uncertainty in determining unobservable inputs will generally be restricted to uncertainty about the overall fair value of the asset or liability being measured.

The Society deems a transfer to have occurred between Level 1 and Level 2 when an active traded primary market ceases to exist for that financial instrument. A transfer between Level 2 and Level 3 occurs when the majority of the significant inputs used to determine fair value of the instrument become unobservable.

The table below analyses assets measured at fair value at the end of the reporting period, by the level in the fair value hierarchy into which the fair value measurement is categorised. Financial instruments whose carrying amount approximate fair value have been excluded from the analysis below.

	Level 1	Level 2	Level 3	Total
	ZWGm	ZWGm	ZWGm	ZWGm

As at 30 June 2025

Assets at fair value through profit or loss

Investment in equity	10.2	-	-	148.74	148.74
Investment property	14	-	-	646.18	646.18
Non-current assets held for sale	12	-	-	6.80	6.80

Assets at fair value through other comprehensive income

Owner occupied property (land and buildings)	12	-	-	993.90	993.90
	-	-		1 795.62	1 795.62

As at 31 December 2024

Assets at fair value through profit or loss

Investment in equity	10	-	-	111.12	111.12
Investment property	14	-	-	552.37	552.37
Non-current assets held for sale	12	-	-	6.51	6.51

Assets at fair value through other comprehensive income

Owner occupied property (land and buildings)	13	-	-	924.49	924.49
	-	-		1 594.49	1 594.49

21.2 Reconciliation of level 3 items

	30 June	31 December
	2025	2024
	ZWGm	ZWGm
Balance as at the beginning of the period		
Additions	1 595.49	2 058.74
Disposal of non current assets held for sale	73.97	-
Depreciation recognised on owner occupied property	-	-
	(8.48)	(13.41)
Gains or losses for the period:		
Fair value gain through profit or loss	34.52	(183.83)
Revaluation gain on owner occupied property	30.04	(267.01)
Closing balance	1 725.54	1 594.49

The fair value of the Society’s properties are categorised into Level 3 of the fair value hierarchy through their use of unobservable units.

21.3 Fair value estimation

The table below analyses assets carried at fair value by the valuation method. The different levels have been defined as follows; quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1) inputs other than quoted prices included within level 1 that are observable for the asset or liability either directly (that is as prices or indirectly (that is, derived from prices) (level 2) and inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

Effect of changes in significant unobservable assumptions to reasonable possible alternatives

Favourable and unfavourable changes are determined on the basis of changes in the value of the financial asset or liability as a result of varying the levels of the unobservable parameters using statistical techniques. When parameters are not amenable to statistical analysis quantification of uncertainty is judgemental.

When the fair value of a financial asset or liability is affected by more than one unobservable assumption, the figures shown reflect the most favourable or most unfavourable change from varying the assumptions individually.

The valuations of the private equity investments are performed on an asset-by-asset basis using a valuation methodology appropriate to the specific investment and in line with industry guidelines. In determining the valuation of the investment the principal assumption used is the valuation multiples applied to the main financial indicators (such as adjusted earnings). The source of these multiples may include multiples for comparable listed companies which have been adjusted for discounts for non-tradability and valuation multiples earned on transactions in comparable sectors.

Type of property	Key observable inputs	Inter-relationships between unobservable inputs and key fair value measurements
Office and retail properties <i>Valuation approach:</i> Income capitalisation	Office - Capitalisation rates: 7.5% to 11.0% - Market rentals per m2: USD3.00 to USD9.00 - Vacancy rates: 0% to 82% Retail - Capitalisation rates: 7.00% to 11.50% - Market rentals per m2: USD2.50 to USD8.00 - Vacancy rates: 0% to 54%	The estimated fair value would increase/ (decrease) if >net rental income increased/(decreased) >capitalisation rates are lower/(higher) >vacancies decreased/(increased) The estimated fair value would decrease if the unobservable inputs changed the other way.
Residential <i>Valuation approach:</i> Direct comparison/ Market approach	Residential rent from USD200 to USD1,800	The estimated fair value would increase/ (decrease) if prices for comparable properties increased/(decreased).
Land <i>Valuation approach:</i> Direct comparison/ Market approach	Land value per m2: USD 0.16 to USD70.00	The estimated fair value would increase/ (decrease) if prices for comparable properties increased/(decreased).

NOTES TO THE TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

21 Determination of fair value of financial and non-financial assets (continued)

21.3 Fair value estimation (continued)

Sensitivity analysis

The table below shows a sensitivity analysis of the property values.

Sensitivity analysis - Valuation inputs	US\$m
Sensitivity analysis	Fair value increase/(decrease)
An increase of 1% in capitalisation rates would decrease the fair value by:	(5.49)
A decrease of 1% in capitalisation rates would increase the fair value by:	6.97
A 10% increase in market rentals per m² would increase the fair value by:	5.23
A 10% decrease in market rentals per m² would decrease the fair value by:	(5.23)
An increase of 10% in land value per m² would increase the fair value by:	0.61
A decrease of 10% in land value per m² would decrease the fair value by:	(0.61)

21.4 Fair value hierarchy for assets and liabilities not measured at fair value

Certain financial instruments of the Society are not carried at fair value principally treasury bills investments securities loans and advances credit lines and other financial assets and financial liabilities at amortised cost.

Treasury bills and investment securities

For investment securities and treasury bills presented within note 9 at amortised cost in terms of IFRS 9 and therefore not carried at fair value the fair value has been determined based either on discounted cash flow analysis where an instrument is not quoted or the market is considered to be inactive (Level 3).

Loans and advances

Loans and advances presented within note 11 at amortised cost in terms of IFRS 9 and therefore not carried at fair value principally comprise of fixed rate financial assets and are classified as Level 3.

Loans and advances are not actively traded in most markets and it is therefore not possible to determine the fair value of these loans and advances using observable market prices and market inputs. Due to the unique characteristics of the loans and advances portfolio and the fact that there have been no recent transactions involving the disposals of such loans and advances there is no basis to determine a price that could be negotiated between market participants in an orderly transaction. The Society is not currently in the position of a forced sale of such underlying loans and advances and it would therefore be inappropriate to value the loans and advances on a forced-sale basis.

For specifically impaired loans and advances the carrying value as determined after consideration of the Society’s IFRS 9 credit impairments is considered the best estimate of fair value.

Credit lines

Credit lines presented within note 17 as financial liabilities at amortised cost in terms of IFRS 9 are not carried at fair value. The fair value is determined using either available market prices (Level 1) or discounted cash flow analysis where an instrument is not quoted or the market is considered to be inactive (Level 2).

22 Related party disclosures

Group companies

The Society is a wholly owned subsidiary of Old Mutual Zimbabwe Limited, a company with interests in insurance, asset management, unit trusts and property management. The ultimate holding company is Old Mutual Limited which is a Company incorporated and registered in South Africa.

A number of banking transactions are entered into with related parties in the normal course of business. These include loans, deposits and money market investments. The Society’s assets are insured through a related party (Old Mutual Insurance Company (Private) Limited), a subsidiary of the holding company. Other fellow group companies are as follows:

Subsidiaries of parent company

- Old Mutual Investment Group Zimbabwe (Private) Limited;
- Old Mutual Life Assurance Company Zimbabwe Limited;
- Old Mutual Property Zimbabwe (Private) Limited;
- Old Mutual Securities (Private) Limited;
- Old Mutual Finance (Private) Limited;
- Old Mutual Funeral Services (Private) Limited;
- Old Mutual Digital Services (Private) Limited; and
- Old Mutual Insurance Company (Private) Limited).

Key management personnel

Key management personnel include members of the executive committee who are the Managing Director, Deputy Managing Director, Chief Finance Officer, General Manager Commercial Services, Head of Digital Banking, Head of Risk, Head of Human Capital, Head of Treasury, Head of Compliance, Head of Credit, Head of Operations, Head of Retail Banking, Head of Custodial Services, Head of Marketing, Chief Internal Auditor, Head of ICT and Company Secretary.

22.1 Loans to Directors

Opening balance
Issued during the period
Interest and insurance charges
Repayments during the period
Closing balance

Loans and advances to Directors are made on the same terms and conditions as in the normal course of business at arm’s length, except for the executive Directors’ that are in accordance with staff loan schemes.

22.2 Balances with group companies

During the period the Society had transactions with group companies and the outstanding balances at year end were:

Amounts due to fellow subsidiaries	22.65	49.20
Amounts due from fellow subsidiaries	8.33	3.41
Amounts due to the holding company	5.09	3.99

22.3 Transactions with group companies

The Society entered into normal business transactions with Group companies. Income earned and interest paid in respect to these transactions as listed below:

Interest payable to fellow subsidiaries	2.51	3.35
Outsourced services to Group companies	19.66	29.41

22.4 Loans to executives and senior management

These loans were granted in accordance with staff loan schemes.

22.5 Compensation of key management personnel

The remuneration of Directors and other members of key management during the period was as follows:
Short term benefits
Post employment benefits
Total compensation

The CABS remuneration policy aims to attract, motivate and retain high-performing employees by competitively and fairly rewarding their contributions to the organisation’s strategic goals and stakeholder value. This is achieved through transparent structures, covering both direct and indirect remuneration, that drive prudent decision-making.

22.6 Directors’ fees

23 Post employment employee benefits

Old Mutual Group Pension Fund	11.36	25.84
NSSA	6.57	10.46
	17.93	36.30

Old Mutual Group Pension Fund - Defined contribution fund

The pension fund is a defined contribution pension fund and the amount of benefits is determined by contributions made into the fund plus profits that are declared from time to time by the fund’s trustees. The contributions to the pension fund by the employer are charged to the statement of profit or loss.

National Social Security Authority (NSSA)

All employees are members of the National Social Security Authority, which includes the Workmen’s Compensation Fund, to which both the employer and the employees contribute.



TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

NOTES TO THE TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

24 Share-based payments

24.1.1 OMZIL Management Incentive Share Scheme

This scheme operates for the benefit of management and its primary purpose is to attract, reward and retain senior and middle management. Share allocations vest three years after the allocation date, subject to the condition that the participant remains in the OMZIL Group's employment for the three years. Prior to vesting, participants are to be paid dividends in respect of the shares allocated.

24.1.2 Composition of share-based payment liabilities

	30 June	31 December
	2025	2024
	ZWGm	ZWGm
Total liability	27.01	25.86

25 Risk management

The CABS risk management framework is enshrined in the three lines of assurance principle of enterprise risk management, where all officers in the institution are responsible for risk management, albeit with differing levels of responsibility.

The eight principles of CABS' enterprise risk management policy are: risk management skills, competencies and resources; risk governance; risk culture; risk strategy and appetite; risk identification, assessment, management, monitoring and reporting; risk acceptance; risk transfer; and combined assurance.

The CABS risk universe is clearly defined, monitored and managed through the Society's risk management framework. The Society's major risks are:

- Credit risk;
- Liquidity risk;
- Market risk;
- Compliance risk;
- Operational risk;
- Information Technology risk;
- People risk;
- Strategic risk;
- Reputational risk;
- Model risk;
- Legal risk;
- Anti-money laundering risk;
- Climate risk; and
- Conduct risk.

25.1 Credit risk

Credit risk is the risk of financial loss to the Society if a customer or counterparty to a financial instrument fails to meet its contractual obligations and arises principally from the Society's loans and advances to customers and other banks and investment securities. For risk management reporting purposes, the Society considers and consolidates all elements of risk exposure (such as individual obligor default risk, country and sector risk). Environmental, Social and Governance (ESG), as well as Climate risk related issues are also considered when assessing credit risk.

Impaired loans and securities

Impaired loans and securities are loans and securities for which the Society determines that it is probable that it will be unable to collect all principal and interest due according to the contractual terms of the loan/securities agreements.

Past due but not impaired loans

These are loans and securities where contractual interest or principal payments are past due but the Society believes that impairment is not appropriate, on the basis of the level of security/collateral available and/or the stage of collection of amounts owed to the Society.

Exposure to counterparties

The Society is also exposed to counterparties arising from money market trading.

Loans and advances renegotiated

Restructuring of loans include extended repayment arrangements, modifications and deferral of repayments. Restructuring policies and practices are based on indicators and criteria that in the judgment of management, indicate that repayments will most likely continue. These policies are kept under continuous review.

The Early Alert and Classified Accounts Committees

The main function of the Early Alert Committee is to timely identify, promptly report and proactively manage credit risk with a view to identifying accounts with potential to deteriorate in terms of asset quality, on an ongoing basis. The Classified Accounts Committee reviews and monitors non-performing loans including the recover.

The Management Credit Committee

The Management Credit Committee (MCC) is responsible for implementing the Board approved risk management strategies and policies for the management of credit risk under the oversight of the Board Credit Committee. The applicable activities include:

- Formulating credit policies in consultation with business units covering collateral requirements, credit assessment, risk grading and reporting, documentary and legal procedures and compliance with regulatory and statutory requirements;
- Establishing the authorisation structure for the approval and renewal of credit facilities. Authorisation limits are allocated to senior managers, members of MCC, the Board Credit Committee and the Board of Directors according to the size of facility;
- Reviewing and assessing credit risk. The Society's Board Credit Committee assesses all credit exposures in excess of designated limits prior to facilities being committed to customers. Renewal and review of facilities are subject to the same review process;
- Limiting concentration of exposure to counterparties and industries (for loans and advances), as well as by issuer, credit rating band, market and liquidity (for investment securities);
- Reviewing compliance with agreed exposure limits including those for selected industries and product types. Regular reports are provided to the Society's Board Credit Committee on the credit quality of local portfolios and appropriate corrective action is taken;
- Providing advice, guidance and specialist skills to promote best practice throughout the Society in the management of credit risk;
- Overseeing the development and implementation of appropriate management reporting system (Credit MIS) within the institution;
- Regular audits of the Society's credit processes are undertaken by Internal Audit Department; and
- Capital requirements for credit risk are subject to Basel II Modified Standardised approach. The Society is progressively migrating to the advanced IRB approaches.

Write-off policy

The Society writes off a loan when the Classified Accounts Committee determines that the loans/securities are uncollectible. The determination is reached after considering information such as the occurrence of significant changes in the borrower/issuer's financial position such that the borrower/issuer can no longer pay the obligation, or that proceeds from collateral will not be sufficient to pay back the entire exposure.

Credit risk mitigation

Credit risk mitigation refers to the actions that can be taken by the Society to manage its exposure to credit risk so as to align such exposure with its risk appetite. This is influenced by external forces such as the economic cycle or internal factors such as a change in risk appetite. Credit risk mitigation normally focuses on taking on collateral, as well as the management of such collateral.

In granting a credit facility, the Society considers both the counterparty's collateral and financial position. Should a counterparty be unable to settle its obligations, the Society takes possession of collateral as full or part settlement of such amounts. In general, the Society seeks to dispose the collateral which is not readily convertible into cash as soon as the market for the relevant asset permits. Non-current assets held for sale (note 12) represent repossessed collateral property which the Society intends to convert into cash within the coming year. The Society generally segregates collateral received into the following two classes:

Financial collateral

The Society takes financial collateral to support credit exposures in the trading book. This includes cash and debt securities in respect of derivative transactions. These transactions are entered into under terms and conditions that are standard industry practice in securities borrowing and lending activities.

Non-financial collateral

In secured financial transactions the Society takes other physical collateral to recover outstanding exposure in the event of the borrower being unable or unwilling to fulfil its obligations. This includes mortgages over property (both residential and commercial), liens over business assets (including, but not limited to, plant, vehicles, aircraft, inventories, trade debtors and financial securities that have a tradable market, such as shares and other securities) and guarantees from parties other than the borrower.

The valuation and management of collateral is governed by the Credit Policy. The total registered collateral value for advances was ZWG4 926.92 inclusive of guarantees (2024: ZWG4 303.50m).

The Society holds collateral and other credit enhancements against certain of its credit exposures. The following table sets out the principal types of collateral held against different types of financial assets.

Collateral held and other credit enhancements

Percentage of exposure subject to collateral requirements

	30 June	31 December	Principal type of collateral held
	2025	2024	
	ZWGm	ZWGm	

Type of credit exposure

Treasury bills	0%	0%	None
Fixed deposits	100%	100%	Treasury bills
Mortgage loans	100%	100%	Property
Corporate loans	84%	84%	Property
Consumer loans	85%	85%	Insurance

The following tables stratify credit exposures from mortgage loans and advances by ranges of loan-to-value (LTV) ratio. LTV is calculated as the ratio of the gross amount of the loan – or the amount committed for loan commitments – to the value of the collateral. The valuation of the collateral excludes any adjustments for obtaining and selling the collateral. The value of the collateral for loans and advances is based on the collateral value at origination updated based on changes in house price indices.

The general creditworthiness of a corporate customer tends to be the most relevant indicator of credit quality of a loan extended to it. However, collateral provides additional security and the Society generally requests that corporate borrowers provide it. The Society may take collateral in the form of a first charge over real estate, floating charges over all corporate assets and other liens and guarantees. Because of the Society's focus on corporate customers' creditworthiness, the Society does not routinely update the valuation of collateral held against all loans to corporate customers. Valuation of collateral is updated when the loan is put on a watch list and the loan is monitored more closely.

For credit-impaired loans, the Society obtains appraisals of collateral because it provides input into determining the management credit risk actions.

Assets obtained by taking possession of collateral

Details of financial and non-financial assets obtained by the Society during the period by taking possession of collateral held as security against loans and advances and held at period end are shown below.

	30 June	31 December
	2025	2024
	ZWGm	ZWGm
Property	6.80	6.51

NOTES TO THE TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

25 Risk management (continued)

25.1 Credit risk (continued)

The Society's policy is to pursue timely realisation of the collateral in an orderly manner. The Society does not generally use non-cash collateral for its own operations.

Regulatory loan loss provisioning

Provisioning is determined on the basis of account classification whereby provisions are uniformly determined for specific grades. The Society establishes an allowance for impairment based on the class of each loan and in line with the RBZ guidelines on provisions. The provisioning methodology is summarised below:

30 June 2025					
Credit Risk grade	Type	Provisioning criteria	Gross loans ZWGm	Allowance for impairment ZWGm	Net loans ZWGm
Grade A B C	Pass	1-2% general provision	6 073.05	(59.94)	6 013.11
Grade D E F G	Special mention	3-10% general provision	774.22	(48.35)	725.87
Grade H	Sub standard	20% specific provision on balance less security value	19.46	(4.65)	14.81
Grade I	Doubtful	50% of total outstanding balance less security value	32.50	(18.10)	14.40
Default	Loss	100% of total outstanding balance less security held	8.32	(6.86)	1.46
Portfolio total			6 907.55	(137.90)	6 769.65

31 December 2024					
Credit risk grade	Type	Provisioning criteria	Gross loans ZWGm	Allowance for impairment ZWGm	Net loans ZWGm
Grade A B C	Pass	1-2% general provision	4 162.37	(41.41)	4 120.96
Grade D E F G	Special mention	3-10% general provision	848.99	(51.56)	797.43
Grade H	Sub standard	20% specific provision on balance less security value	22.04	(5.92)	16.12
Grade I	Doubtful	50% of total outstanding balance less security value	40.56	(21.44)	19.12
Default	Loss	100% of total outstanding balance less security held	14.28	(11.92)	2.36
Portfolio total			5 088.24	(132.25)	4 955.99

The Society also takes into account provisioning requirements of IFRS 9 (Financial Instruments) and makes the most prudent provisions for its loans and advances based on the two methods. Where the regulatory provisions are higher than the IFRS 9 impairment, the excess is treated as an appropriation from retained earnings.

25.2

Climate Risk

Climate risk is defined as the financial impact of a changing climate, including more frequent extreme weather events and gradual changes in climate, as well as of environmental degradation, such as air, water and land pollution, water stress, biodiversity loss and deforestation. Climate risk is usually divided into two (2) broad categories: physical risk and transition risk, these are defined as follows:

- Physical risks arise from the physical climate (and weather) impacts that result from the changing climate. Physical risks result from hazards that are usually subdivided into acute and chronic hazards. The former includes weather- related or weather-exacerbated events, whose incidence increase with climate change, such as floods, hurricanes, droughts, and wildfires. The latter includes gradual, long-term trends such as rising average temperatures and sea levels.
- Transition risks arise from the economic transformation and any dislocation needed to drastically reduce, and eventually eliminate, net greenhouse gas emissions to reach net zero emissions - a goal that many countries including Zimbabwe have set for themselves to reach by 2050. The drivers of transition risk include factors such as tighter government policies to reduce emissions (e.g., through carbon taxes), technological changes (e.g., cheaper renewables making fossil fuel-based power generation less economical by comparison), and bottom-up consumer pressures for sustainable products.

Climate risk has spill-over effects that manifest in different risks, these include:

- Credit risk - defaults by businesses and individuals, increased insurance gap and collateral depreciation;
- Operational risk - supply chain disruptions, forced facility closure, among others;
- Liquidity risk - increased demand for liquidity and refinancing risk.

The Board is ultimately responsible for the institution's climate risk management and is supported by the Board Risk and Compliance Committee (BRCC) in executing their mandate to oversee climate risk. The Board Loans Review Committee (BLRC) will oversee credit related climate risk aspects. Reporting to the BRCC and BLRC is done quarterly.

The Executive Committee (Exco) is responsible for providing recommendations to the Board on the institution's objectives, plans, strategic options, and policies as they relate to climate risks that are assessed to be material. Reporting to Exco on climate risk is to be done monthly.

Sustainability Steering Committee

The main function of the Committee is to develop the Society's ESG (including climate) Strategy which is aligned to the Society's overall business strategy and goals; monitor progress against the Climate Risk Implementation Plan as well as implementation of the Climate strategy; and climate metrics against the agreed thresholds. The Sustainability Steering Committee meets monthly to deliberate on sustainability (including climate risk) matters. The Sustainability Committee is assisted by the Sustainability Working Group which is comprised of representation from various departments within CABS. The Sustainability Working Group also meets monthly.

Climate risk is governed by the Climate Risk Policy which is subordinate to the bank's Environmental Social and Governance (ESG) Policy (to be renamed the Sustainability Policy).

25.3

Liquidity risk

Liquidity risk is the risk that the Society will encounter difficulty in meeting obligations for its financial liabilities. The key measures used by the Society for managing liquidity risk are the liquidity gaps and monitoring of key liquidity risk metrics that include liquidity ratio and the loan to deposit ratio (LDR). The institution has also adopted the Basel III metrics which are liquidity coverage ratio (LCR) and the net stable funding ratio (NSFR). Stress and scenario testing is a key risk management process being used to compliment the Society's sound liquidity risk management.

Liquidity ratio

The liquidity ratio is the ratio of net liquid assets to deposits from customers and other short term liabilities. For this purpose, net liquid assets are considered as including cash and cash equivalents and short term dealing and investment securities for which there is an active and liquid market less any deposits from banks, other borrowings and liabilities maturing within the same short term period.

Liquidity gap

The liquidity gap is the difference between assets and liabilities in a given maturity period.

The Society manages its contractual liquidity gap through treasury operations to acquire deposits of suitable tenor and price from the market. As a contingency, the Society has also entered into liquidity support arrangements with suitable counter parties, to which it has ready access, in need.

Loan to deposit ratio

The loan to deposit ratio is used to assess the Society's level of total loans against total deposits. The metric also assists to assess the level of liquid assets held to survive a liquidity crisis.

Assets and Liabilities Committee (ALCO)

ALCO is responsible for the management of liquidity risk under the oversight of the Board Risk and Compliance Committee and the Board. All liquidity policies and procedures are subject to review and approval by ALCO, the Board Risk and Compliance Committee and the Board.

The Society's approach to managing liquidity risk is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions without incurring unacceptable losses or risking damage to the Society's reputation. The daily liquidity position of the Society is managed by the treasury department in liaison with the relevant departments.

The Society monitors liquidity risk by compliance with liquidity regulations of the Building Societies Act (Chapter 24:02) and the Banking Regulations as well as the submission of monthly liquidity returns to the RBZ. In addition, the Society matches long term liabilities to long term investments and this is monitored through the Board Risk and Compliance Committee.

Details of the liquidity ratio as at 30 June are given below:

	30 June	31 December
	2025	2024
	ZWGm	ZWGm
Total liquid assets	7 714.52	4 789.34
Total liabilities to the public	9 915.85	7 562.76
Liquidity ratio	77.80%	63%
Maximum for the period	88.20%	74%
Minimum for the period	77.80%	40%
Average for the period	83.00%	57%



Make USD cash deposits at our deposit-taking ATM in Gweru today.

- CABS Gweru



TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

For the half year ended 30 June 2025

25.3.1 Liquidity coverage ratio (LCR)

The LCR as at 30 June 2025 is shown below.

Main drivers of LCR

The main drivers of LCR are a healthy buffer of HQLA and lower outflow which is buoyed by higher funding sources from demand deposits which contributed 83.14% of total deposits as at 30 June 2025.

The composition of HQIA is as follows as at 30 June 2025:

- Coins and bank notes;
- Reserve Bank of Zimbabwe (RBZ) balances;
- Treasury bills; and
- Open Market Operation bills.

The split of HQLAs as at 30 June 2025 is shown below:

Concentration of funding sources

The Society's funding profile is largely skewed towards relatively cheaper retail deposits as at 30 June 2024. The Society does not have significant funding concentration from any counterparty.

The CABS Board has the overall responsibility for ensuring there are sufficient processes in place for the identification, measuring, monitoring and management of liquidity risk. The Board delegated responsibility for on-going monitoring of the effectiveness of liquidity risk management to the Board Risk and Compliance Committee, which meets on a quarterly basis and to ALCO, which meets monthly.

Monitoring exposure to liquidity risk is done through reports tabled to management and with frequency ranging from daily to monthly. Liquidity management is a central function of CABS Treasury.

Liquidity gap analysis as at 30 June 2025

While the market profile of deposits is skewed to transitory deposits, behaviourally these tend to be sticky. The mismatch in the liquidity gap analysis is managed through the liquid asset and liquid coverage ratios, in line with regulatory and internal thresholds.

For the half year ended 30 June 2025

25.3.2 Liquidity gap analysis

Liquidity gap analysis as at 31 December 2024

25.4

Market risk is the risk of adverse changes to the CABS statement of financial position or future earnings resulting, directly and indirectly, from fluctuations in the market prices of financial instruments. This occurs when exchange rates change between the time a society's trading position is opened and the time when it is squared off, affecting exchange profit/ loss. The two major components of market risk that affect the Society are foreign exchange risk and interest rate risk.

The Society's transactions are mainly exposed to the following foreign exchange risk types

Translation risk is the risk to earnings or capital arising from the translation of the Society's assets and liabilities to local currency. Transaction risk which occurs when exchange rates change between the time that an obligation is incurred and the time it is settled, thus affecting cash flows. Economic Exposure which reflects the change in the present value of the institution's future expected cash flows as a result of unexpected changes in exchange rates.

Interest rate risk (IRRBB) is the risk arising from repricing and/or maturity mismatches of on-and-off balance sheet components across the Society.

CABS uses the Standardized Approach to calculate the regulatory capital requirements relating to general market risks. Market risk is governed by Board-approved policies that cover management, identification, measurement and monitoring. Market risk limits are approved at Board level and are reviewed periodically, but at least annually.

These limits include the following:

- Dealer and trading limits;
- Counterparty limits;
- Limits on maturity profiles

The Society employs both an earnings and economic-value perspective to measure interest rate sensitivity on a monthly basis. This includes a repricing profile analysis, simulated modelling of the bank's NII and EVE for a standard interest rate shock, and stress-testing of NII and EVE for multiple stressed-interest-rate scenarios.

The objective of market risk management is to manage and control market risk exposures within acceptable parameters while optimising the return on risk.

ALCO is responsible for the management of market risk under the oversight of the Board Risk and Compliance Committee and the Board. All market risk policies and procedures are subject to review and approval by ALCO, the Board Risk and Compliance Committee and the Board.

The management of interest rate risk against interest rate gap limits is supplemented by monitoring the sensitivity of the Society's financial assets and liabilities to various standard and non-standard interest rate scenarios. Capital requirements for market risk are subject to Basel I standardised approach.

At the reporting date, the net interest income sensitivity of the banking book for a 2% parallel movement in interest rates measured over 12 months is highlighted below:

	30 June	31 December
	2025	2024
	ZWGm	ZWGm
Increase/(decrease) in interest rates on interest income		
0.5%	0.72	1.21
1%	0.36	2.41
2%	0.18	4.82
(2)%	(0.18)	(4.82)
(1)%	(0.36)	(2.41)
(0.5)%	(0.72)	(1.21)

The Interest Rate Repricing Gap is the difference between interest bearing assets and interest bearing liabilities in a given maturity interval

Interest rate repricing and gap analysis June 2025	On demand to 3 months	3 months to 1 year	1 year to 5 years	Over 5 years	Total
	ZWGm	ZWGm	ZWGm	ZWGm	ZWGm
Assets					
Investment securities	565.43	55.77	604.19	35.73	1 261.12
Loans and advances	842.46	1 804.03	4 110.26	27.66	6 784.41
Total assets	1 407.89	1 859.80	4 714.45	63.39	8 045.53
Liabilities					
Deposits	7 736.49	135.56	-	-	7 872.05
Credit lines	363.65	1 251.54	216.20	-	1 831.39
Total liabilities	8 100.14	1 387.10	216.20	-	9 703.44
Net liquidity gap	(6 692.25)	472.70	4 498.25	63.39	(1 657.91)
Cumulative interest rate repricing liquidity gap	(6 692.25)	(6 219.55)	(1 721.30)	(1 657.91)	-

Interest rate repricing and gap analysis December 2024	Audited ZWG				
	On demand to 3 months	3 months to 1 year	1 year to 5 years	Over 5 years	Total
	ZWGm	ZWGm	ZWGm	ZWGm	ZWGm
Assets					
Investment securities	507.08	26.71	526.54	25.89	1 086.22
Loans and advances	519.60	1 274.22	3 087.23	72.94	4 953.99
Total assets	1 026.68	1 300.93	3 613.77	98.83	6 040.21
Liabilities					
Deposits	6 005.15	190.21	25.50	-	6 220.86
Credit lines	101.53	950.88	375.89	-	1 428.30
Total liabilities	6 106.68	1 141.09	401.39	-	7 649.16
Net liquidity gap	(5 080.00)	159.84	3 212.38	98.83	(1 608.95)
Cumulative interest rate repricing liquidity gap	(5 080.00)	(4 920.16)	(1 707.78)	(1 608.95)	-



WE’LL HELP YOU GET THERE

TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

NOTES TO THE TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

25 Risk management (continued)

25.15 Risks and ratings (continued)

Adequacy of risk management systems

Weak	Risk management systems are inadequate or inappropriate given the size, complexity and risk profile of the banking institution. Institution’s risk management systems are lacking in important ways and therefore a cause of more than normal supervisory attention. The internal control systems will be lacking in important aspects, particularly as indicated by continued exceptions or by the failure to adhere to written policies and procedures.
Acceptable	Management of risk is largely effective but lacking to some modest degree. While the institution might be having some minor risk management weaknesses, those have to be recognised and are being addressed. Management information systems are generally adequate.
Strong	Management effectively identifies and controls all types of risk areas posed by the relevant functional areas or per inherent risk. The Board and senior management are active participants in managing risk and ensure appropriate policies and limits are in place. The policies comprehensively define the banking institution’s risk tolerance. Responsibilities and accountabilities are effectively communicated.

Overall composite risk

Low	This would be assigned to low-risk areas. Moderate risk areas may be assigned to a low composite risk where internal controls and risk management systems are strong and effectively mitigate much risk.
Moderate	Risk management systems appropriately mitigate inherent risk. For a given low risk area, significant weaknesses in the risk management systems may result in a moderate composite risk assessment. On the other, a strong risk management system may reduce the risk so that any potential financial loss from the activity would have only a moderate negative impact on the financial condition of the organisation.
High	Risk management systems do not significantly mitigate the high level of, thus, the activity could potentially result in a financial loss that would have a significant impact on the banking institution’s overall condition.

Direction of overall composite risk

Increasing	Based on the current information, risk is expected to increase in the next twelve months.
Decreasing	Based on the current information, risk is expected to decrease in the next twelve months.
Stable	Based on the current information, risk is expected to be stable in the next twelve months.

26 Capital management

The RBZ sets and monitors capital requirements for the Society through quarterly BSD1 returns. In implementing current capital requirements, the RBZ required the Society to maintain a minimum capital adequacy ratio of 12% as measured by the ratio of total capital to risk weighted assets and a minimum capital requirement of US\$30 million from 31 December 2021 onwards. The Society was compliant with respect to the minimum capital requirement by 31 March 2021 and remained compliant at 30 June 2025.

CABS was designated as a Domestic Systemically Important Institution (D-SIB) for the period January to December 2025 and, thus, required to maintain a minimum Tier 1 ratio of 9%. This included a surcharge of one percentage point for Higher Loss Absorbance (HLA) that needed to be maintained throughout 2025. The Society was compliant during the period ending 30 June 2025.

The Society’s regulatory capital is analysed into two tiers:

- Tier 1 capital which includes ordinary paid up capital, share premium, retained earnings and general reserves after deducting goodwill, intangible assets and exposure to insiders and connected counterparties.
- Tier 2 capital which includes revaluation reserves and subordinated debt.

The Society’s policy is to maintain a strong capital base so as to maintain depositor confidence and sustain future developments of the business. The Society’s regulatory position as at 30 June 2025 was as follows:

CAPITAL ADEQUACY

Tier 1 capital

Ordinary class "A" share capital	0.01	0.01
Retained earnings	3 392.97	2 993.32
Exposures to insiders and connected parties	(193.67)	(139.03)
Less Tier 1 allocated to market risk	(181.19)	(167.44)
Less Tier 1 allocated for operational risk	(57.61)	(57.61)
Total Tier 1 capital	2 960.51	2 629.25

Tier 2 capital

Revaluation reserve (Limited by Tier 1)	937.73	897.68
General provisions	156.12	143.47
Other	-	-
Total Tier 2 capital	1 093.85	1 041.15

Tier 3 capital

Allocation of capital for market risk	181.19	167.44
Allocation of capital for operational risk	57.61	57.61
Total Tier 3 capital	238.80	225.05

Deductions from total capital

Encumbered assets	(538.91)	(515.97)
Equity investments in non subsidiary companies	(15.97)	(9.49)
Total from total capital	(554.88)	(525.46)

Total regulatory capital

3 738.28	3 369.99
-----------------	-----------------

Total risk weighted assets

12 489.76	11 486.98
------------------	------------------

Capital adequacy ratio

29.93%	29.34%
---------------	---------------

Regulatory minimum capital adequacy ratio

12.00%	12.00%
---------------	---------------

NOTES TO THE TRANSLATED UNAUDITED FINANCIAL RESULTS

For the half year ended 30 June 2025

27 External credit rating

The Society is assessed by the Global Credit Rating Company (GCR), a credit rating agency accredited by the Reserve Bank of Zimbabwe. Below are the ratings by the GCR for the Society for the past 3 years:

Rating class	Rating scale	Ratings	Rating outlook	Issue date
Long-term	National	AA-	Stable	Jul 2025
Long-term	National	A+	Stable	Jul 2024
Long-term	National	A+	Evolving	Jul 2023

The stable outlook is premised on CABS stable financial profile. An additional factor supporting the outlook is the expectation of the end of hyperinflation in the operating locale.

28 Going concern

The Society has a strong brand, as the largest and oldest building society in Zimbabwe, and benefits from the association and strong support from its parent, Old Mutual Zimbabwe Limited. The Society has a comprehensive banking product presence which enables it to maintain stable revenue streams and strong capital and liquidity positions.

In terms of managing liquidity, the Society ensures as far as possible that it will always have sufficient liquidity to meet both its short term and long term liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Society’s reputation. In terms of capital management, the Society is adequately capitalised and always ensures compliance with regulatory benchmarks.

The Directors have assessed the ability of the Society to continue operating as a going concern and are satisfied it has the resources to continue in business for the foreseeable future. The Directors have engaged themselves to continuously assess the Society’s ability to continue as a going concern and to determine the continued appropriateness of the going concern assumption that has been used in preparation of the translated unaudited financial results. Therefore, the preparation of these translated unaudited financial results on a going concern basis is still appropriate.

29 Foreign currency denominated transactions and balances

Statutory Instrument 218 of 2023 saw the Government of Zimbabwe extend the use of the multi-currency system, and the ZWG and USD have proved to be the dominant currencies. Due to increased volumes in USD, the Society adopted the USD as its functional currency effective 1 January 2024. Below is a summary of the foreign currency transactions and balances included in the financial results, other than the ZWG, presented in USD.

Assets

Cash and cash equivalents	63.74	120.20
Investment securities	29.57	39.12
Statutory receivable	60.37	2.18
Loans and advances	234.30	179.29
Other assets	15.70	4.94
Total assets	403.68	345.73

Liabilities

Lines of credit	67.97	55.36
Deposits	227.07	200.12
Other liabilities	24.88	9.11
Total liabilities	319.92	264.59

Transactions denominated in foreign currency

Revenue	6.48	0.02
Interest income	14.53	13.61
Fee and commission income	19.99	18.69
Other income	6.48	0.02
Total revenue	41.00	32.32

30 Subsequent events

There were no significant subsequent events affecting the financial statements for the half year ended 30 June 2025.

	June 2025	December 2024
Assets	USDm	USDm
Cash and cash equivalents	63.74	120.20
Investment securities	29.57	39.12
Statutory receivable	60.37	2.18
Loans and advances	234.30	179.29
Other assets	15.70	4.94
Total assets	403.68	345.73
Liabilities		
Lines of credit	67.97	55.36
Deposits	227.07	200.12
Other liabilities	24.88	9.11
Total liabilities	319.92	264.59
Transactions denominated in foreign currency	June 2025	June 2024
Revenue	6.48	0.02
Interest income	14.53	13.61
Fee and commission income	19.99	18.69
Other income	6.48	0.02
Total revenue	41.00	32.32

CIB 01 1024

CABS

Freedom to transact
with your CABS
Nostro **account**



Contact us: support@cabs.co.zw

Make USD cash deposits
at our deposit-taking ATMs
in Harare **today.**

- CABS Central Avenue
- CABS Northridge Park
- CABS Park Street
- CABS First Street
- CABS Arundel
- CABS Southerton