

How Ready Is Your Project For The Victoria Falls International Financial Centre (VFIFC)?

The centre has licensed 81 entities, and almost all of them hold or manage capital: dealers, asset managers, funds and trustees. None of them is a project. That capital will reach a Zimbabwean opportunity only when the opportunity can evidence eight things. These are sector fit, a ring-fenced vehicle, secure title, market demand, a technical case, a US dollar financial case, sound governance, and a currency and exit plan. This brief sets out the framework.

SECTOR
Capital Markets

FOCUS MARKET
Zimbabwe

AUDIENCE
Opportunity Owners

SECTION 01

A Pool Of US Dollar Capital Looking For Projects

The Victoria Falls International Financial Centre (VFIFC) is a US dollar free zone in the Victoria Falls Special Economic Zone. Board member Dr Michael Louis says entities in it are subject to international law and arbitration, and that it exists to remove limits on moving money in and out and on dealing in hard currency. Specific tax incentives have not yet been published.

The provisional licences sit with securities dealers, asset managers, advisers, collective investment schemes, trustees and custodians. The board's priority sectors are logistics, student, rental and affordable housing, healthcare, education, renewable energy, tourism and property. Those managers need investable opportunities in exactly those sectors.

DATA PROVENANCE

The Sunday Mail, 11 October 2026 (licence counts, priority sectors, Dr Louis); Equity Axis, 30 June 2026; Veritas register and text of SI 62 of 2026; IHC notes, Zimbabwe Future Capital Forum, 26 August 2026 (bankable project test, nine risks pension funds price); ZIDA Quarterly Report Q1 2026; National Energy Compact of Zimbabwe, 5 October 2025; SECZim 2025 Annual Report and REIT filings, via IHC REITs research; Cabinet Land Tenure Statement, 8 October 2024.

How To Use This Brief: Rate each of the eight dimensions in section 02 as not started, in progress or evidenced. Only evidenced counts. Section 03 shows which dimensions each readiness level requires, and section 04 shows where opportunities in each priority sector usually fall short.

SECTION 02

The 8 Readiness Dimensions

Each dimension answers one of the risks Zimbabwe's pension funds told the Zimbabwe Future Capital Forum they price. The framework is IHC's; the risks are theirs.

DIMENSION	WHAT READY LOOKS LIKE	EVIDENCE THE OWNER SUPPLIES
1 Sector Fit Asset and liability matching	In a centre priority sector or an SI 62 infrastructure category	Summary of sector, location, revenue and capital sought
2 Ring-Fenced Vehicle Due diligence	The asset sits in its own company, with its own account and contracts	Incorporation documents, share register, structure chart
3 Title & Permissions Due diligence, valuation	Registrable title and every licence the activity needs; ownership rules met	Title deed or lease, mining title, permits, tax clearance
4 Market Evidence Cash flow	Demand evidenced independently, not asserted	Demand study, signed offtake or leases
5 Technical Case Valuation	A design detailed enough to cost	Feasibility study, costed design, schedule
6 US Dollar Financial Case Cash flow, credit	A US dollar model with funding structure and debt service cover; audited history	Financial model, audited accounts, use of funds
7 Governance & People Governance, key person	Independent oversight, no single point of failure, credit enhancement where possible	Board list, CVs, guarantees or insurance
8 Currency & Exit Currency, exit, liquidity	Revenue currency matched to the capital; a stated route out	Currency analysis, exit plan and timeline

Table 1. The IHC capital readiness framework. The grey line under each dimension is the investor risk it answers.

SECTION 03

From Onboarding To Capital-Ready

LEVEL	THE OPPORTUNITY HAS	DIMENSIONS EVIDENCED	IHC STAGE
1 Onboarded	An owner, an asset, a sector and an amount sought	1	Onboarding
2 Profiled	Verified title and permissions, a vehicle, and market evidence	1 to 4	Assessment and information requests
3 Bankable Case	A feasibility study and a US dollar financial model	1 to 6	Bankable case and opportunity teaser
4 Capital-Ready	Governance, a currency and exit plan, and a complete Secure Data Room	All eight	Published on the IHC Portal for deal engagement

Table 2. Readiness levels. An opportunity rises a level only when every dimension for that level is evidenced, not in progress.

SECTION 04

Where Opportunities In Priority Sectors Fall Short

SECTOR	WHAT THE EVIDENCE SHOWS	DIMENSION TO WORK ON FIRST
Housing & Property	Listed REIT occupancy runs from 98.7% (Tigere, Highland Park) to 42% (Revitus). The public took 18.27% of the Revitus offer.	4 and 8: signed leases, exit into a REIT
Renewable Energy	7130 MW licensed by March 2025 against 356 MW of private capacity operating, 5.0%.	4: a creditworthy offtaker, such as a mine on a long-term power purchase agreement
Tourism, Health, Education	US dollar revenue suits the centre; audited operating histories are rare.	6: audited history
Agriculture	Bankable, registrable 99-year leases are replacing offer letters; rollout began August 2026.	3: registrable tenure
Mining	Not a board priority. Critical minerals need a state SPV stake and ministerial approval.	2 and 3: structure, approvals

Table 3. Sector readiness gaps. Sources: REIT filings; National Energy Compact; Cabinet Land Tenure Statement; Mineral Classification and Declaration, 22 May 2026.

SECTION 05

What Opportunity Owners Should Do Now

PRIORITIES

- Put the asset in its own company first. Capital in the centre follows vehicles.
- Convert claims into documents: title, permits, signed offtake or leases, audited accounts.
- Model in US dollars with no centre tax incentive, and state how the investor gets out. Dr Louis cited US\$40M to US\$100M property assets as hard to exit without a market.

- 1 81 licences are a supply of capital, not a pipeline of deals. Readiness, not access, is the constraint.
- 2 Vehicle and title, dimensions 2 and 3, are within the owner's control today, and no opportunity reaches Level 2 without them.

SECTION 06

About Investor Hosting Centre

Investor Hosting Centre is a data-driven digital investment facilitation platform connecting global investors with bankable opportunities across Africa, with a focus on Mining, Agriculture, Real Estate and more. As a one-stop shop, IHC provides end-to-end hosting services for governments, private sector players, development partners and individuals — from travel facilitation, transfers and accommodation through to meetings, conferences and events. IHC combines technology and data-driven insight to help investors make informed decisions and convert opportunities into actionable investments.

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