

# FORESTRY COMMISSION



## Forestry Commission Investment Prospectus

Prepared for: Investors, Developers and Strategic Partners

Prepared by: Forestry Commission (FC), Zimbabwe

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### Executive summary

The Forestry Commission (FC) invites investors and strategic partners to participate in a portfolio of high-value, sustainability-driven land, timber and eco-tourism investment opportunities across Zimbabwe. Opportunities range from protected indigenous forests with mature hardwood timber and value-addition potential, to premium tourism and mixed-use developments adjacent to Victoria Falls and Lake Kariba, plus a flagship green-campus redevelopment in Harare (Orange Grove Business Park). These projects combine natural capital, established conservation value and clear commercial pathways structured to meet international ESG standards and to leverage Zimbabwe's investor facilitation framework. Anchored by the globally recognized Kavango Zambezi (KAZA) TFCA and Victoria Falls conservation areas, the region offers a durable foundation for premium nature-based tourism and attractive, high-return investments.

### WHY INVEST IN FORESTRY COMMISSION PROJECTS

- **Strategic natural assets:** Projects sit inside or adjacent to major regional conservation and tourism nodes (including the Kavango-Zambezi (KAZA) conservation area and Victoria Falls tourism catchment), delivering unique experiential tourism, hunting (regulated), and conservation revenue models.
- **Investment facilitation & incentives:** Zimbabwe operates an investment facilitation system (ZIDA / Zimbabwe Investment and Development Agency framework) that provides licensing, tax incentives, and Special Economic Zones (SEZ) regimes for qualifying projects important for structuring JV and concession deals.
- **Diversified revenue streams:** Timber harvesting and value-addition; luxury eco-lodges and airport-proximate resorts; hunting and photographic safaris; commercial real estate and mixed-use green campus income; carbon and biodiversity finance potential.

# PROJECT PORTFOLIO

## 1) Sijarira Forest

Approx. 20,000 ha

This strategically located forest-wetland shoreline property combines valuable teak and mopane woodlands with direct access to Lake Kariba and established tourism assets — offering strong potential for a diversified, nature-based investment that balances conservation and income generation.

- **Vegetation & habitat:** mature teak and mopane woodlands providing intact wildlife habitat.
- **Waterfront access:** direct Lake Kariba shoreline suitable for boating, fishing and water-based visitor experiences.
- **Existing tourism infrastructure:** operational photographic lodge with 8 chalets, providing an immediate hospitality platform.
- **Air access:** registered airstrip on-site for charter arrivals (Victoria Falls / Bulawayo charters feasible).
- **Wildlife:** established populations of elephant, buffalo, leopard, crocodile and hippo that support high-value photographic safari and wildlife viewing.
- **Logistics:** accessible by charter (Victoria Falls/Bulawayo), road transfer and by boat via Lake Kariba.
- **Additional data:** user-provided operational details available on request to support due diligence.

### Investment Opportunities

- Photographic safari lodges and boutique camps that capitalise on wildlife viewing and lakeside experiences.
- Fishing, boating and water-safari tourism products that extend length-of-stay and diversify revenue.
- Regulated hunting under existing quota frameworks where lawful and aligned with conservation and community benefits.

This property delivers a rare combination of mature woodland resources, immediate tourism infrastructure and prime Lake Kariba frontage attractive to investors seeking integrated wildlife and water-based tourism products alongside sustainable natural-resource opportunities.



## 2) Gwaai Forest

Approx. 66,000 ha

Gwaai Block Forest is a vast, largely untouched indigenous forest estate of approximately 66,000 hectares, containing important watershed systems and intact wildlife populations (including elephant, sable, zebra and wildebeest). Its scale, ecological integrity and strategic natural assets make it a priority landscape for conservation-led interventions that combine natural-resource protection, sustainable value capture and community resilience

- **Hydrological value:** contains critical watersheds and catchments that underpin downstream water security and environmental services.
- **Wildlife:** supports large mammals and biodiversity important for conservation and safari tourism (elephant, sable, zebra, wildebeest).
- **Conservation status:** currently intact but with encroachment pressure that requires proactive management.

### Development Focus & Priority Opportunities

- **Boundary protection & community engagement:** intensive perimeter protection, community outreach and livelihood alternatives to reduce encroachment and open-access pressures.
- **Selective, sustainable timber harvesting:** well-regulated, low-impact harvesting models and value-chain partnerships that prioritise legal chain-of-custody and forest regeneration.
- **Safari & tourism corridors:** design and manage wildlife-friendly safari routes and conservancy nodes that link habitats and create premium tourism products.
- **Environmental services:** opportunities to develop payments for ecosystem services (water/catchment protection), biodiversity finance and other nature-based revenue streams.

### Access & logistics

- **Proximity:** approximately 83 km from Bulawayo, with feasible road access and charter flight logistics for higher-value tourism and project mobilisation.
- **Infrastructure needs:** graded access roads, secure boundary systems, ranger stations and selective visitor infrastructure to support phased development.



### 3) Bembesi Forest Conservation Partnership

Approx. 26,000ha

#### Summary Statement

Bembesi Forest, adjacent the biologically rich Gwaai Forest, is a vital landscape for regional biodiversity and for the livelihoods of surrounding communities. Over the years the area has recorded a range of wildlife sightings and important habitat values, but today the forest faces growing pressure from illegal settlement and unsustainable resource use. The Forest Commission seeks strategic partners to join a coordinated, community-centred conservation initiative to secure and restore Bembesi's forests and wildlife while improving local wellbeing.

Our approach combines practical on-the-ground conservation with participatory community development, participatory land-use planning and conflict-sensitive regularisation, habitat restoration and reforestation, community wildlife monitoring and anti-poaching support, sustainable livelihood alternatives (e.g., agroforestry, beekeeping, eco-tourism), and capacity building for local institutions. Interventions will be guided by rigorous monitoring and adaptive management so that conservation gains are measurable and sustainable.

We invite partners who can contribute financial resources, technical expertise (ecological monitoring, community engagement, law and land regularisation, alternative livelihood programming), research and data support, and help with policy or legal reform. Together we will protect critical forest habitats, reduce illegal settlement impacts, conserve wildlife, and create resilient, nature-positive livelihood pathways for neighbouring communities.



#### 4) Chirinda Rainforest (Chipinge)

960 ha Biodiversity Hotspot

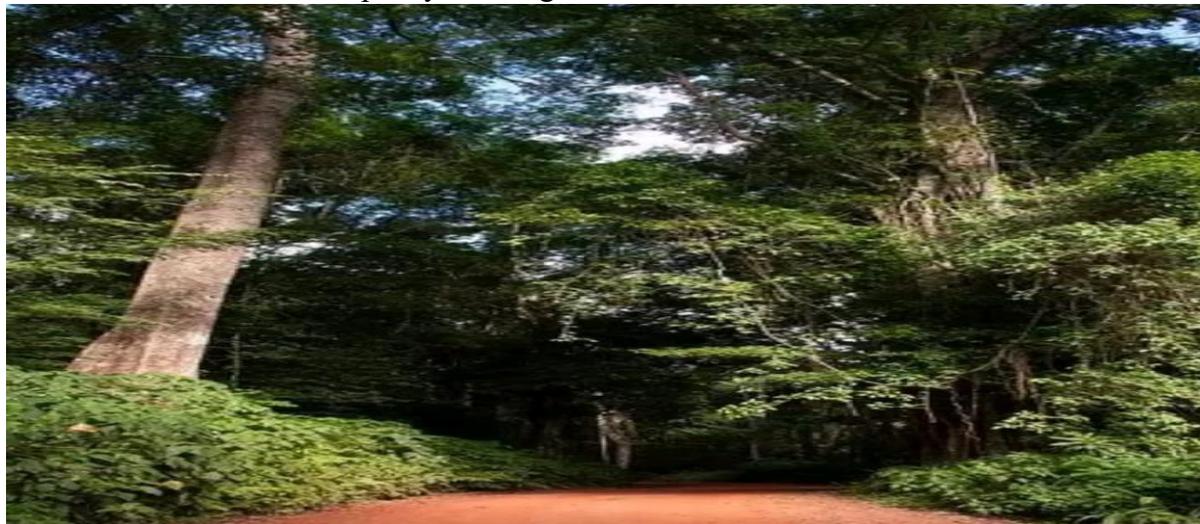
Chirinda Rainforest is a nationally rare and globally significant 960-hectare remnant rainforest in Chipinge, renowned for its extraordinary biodiversity including more than 350 bird species, over 80 butterfly species and record-tall canopy trees reaching approximately 60 meters. The site is exceptionally well suited to a conservation-led tourism and research model that prioritises protection, education and low-impact visitor experiences. The Forestry Commission seeks conservation-minded partners to co-develop sustainable stewardship, eco-tourism and biodiversity finance initiatives that deliver long-term ecological and social value.

- **Size & ecosystem:** Approximately 960 ha of indigenous rainforest, one of Zimbabwe's most important rainforest remnants.
- **Biodiversity:** exceptionally high species richness ( $\approx 350+$  birds, 80+ butterflies) and notable record-height trees (approx. 60m).
- **Educational & scientific value:** strong potential for field research, biodiversity monitoring and conservation education.
- **Scenic & experiential appeal:** unique canopy structure, rich understory and wildlife that support premium nature experiences.

#### Investment & Partnership Opportunities

- **Conservation management JV:** long-term stewardship partnerships that combine FC custodianship with partner finance, technical conservation expertise and capacity building.
- **Low-impact eco-lodges and interpretation centres:** small-scale, sensitively sited accommodation and visitor facilities that prioritise minimal footprint and immersive nature experiences.
- **Canopy and guided nature experiences:** boardwalks, canopy platforms, guided birding and butterfly trails, and night-walk programs designed around strict visitor controls.
- **Research, training & conferencing:** field stations and modest conferencing facilities for universities, NGOs and specialist tourists (research tourism).
- **Biodiversity finance:** access to blended finance, grants, impact investors and biodiversity-linked payments that reward measurable conservation outcomes.

Chirinda offers a rare blend of outstanding biodiversity, research value and visitor appeal ideal for partners who prioritise conservation outcomes alongside carefully managed, high-value nature tourism and capacity building.



## 5) Fuller Forest ( Victoria Falls corridor )

Approx. 10,000 ha

Fuller Forest is a strategically positioned 12,000-hectare forest estate located within the KAZA Transfrontier Wildlife Corridor, roughly 20 km from Victoria Falls town and within easy proximity to Victoria Falls International Airport. The site's scale, connectivity to an internationally recognised conservation landscape and closeness to a major tourist gateway make it exceptionally well suited to high-value, conservation-led tourism and mixed-use investment.

- **Size & setting:** approximately 12,000 hectares of contiguous forestland offering landscape-scale conservation and development flexibility.
- **Strategic location:** approximately 20 km from Victoria Falls town and near Victoria Falls International Airport with excellent logistical access for international visitors.
- **Conservation context:** Located within the KAZA corridor, enabling wildlife connectivity, conservation partnerships and premium nature-based branding.
- Strong demand potential from international visitors to Victoria Falls and regional tourism circuits.

### Investment Opportunities

- Luxury airport-proximate lodges and boutique resorts designed for high-yield, short-stay international travellers.
- Gated conservation tourism estates and private conservancies that combine exclusive visitor experiences with habitat protection.
- Mixed-use hospitality clusters integrated with game-sanctuary management (safaris, guided experiences, interpretation centres).
- Regulated, sustainably managed hunting concessions where lawful and aligned with conservation and community benefit frameworks.

The property offers rare scale close to a world-class tourism anchor and an international airport enabling high-value product mixes (luxury stays, conservancies and destination experiences) with attractive yield potential. Its location inside KAZA adds conservation credibility that strengthens premium branding and access to impact-focused capital.



## 6) Airport Lodges

Approx. 300 ha

Located immediately adjacent to Victoria Falls International Airport and only 20 km from the world-famous Victoria Falls, this 300-hectare block of mature forest presents a rare opportunity for sustainable, high-end tourism and conservation development. Situated inside the KAZA Trans frontier Wildlife Corridor and within a designated Special Economic Zone (SEZ), the site combines exceptional ecological value with premium access and favourable investment conditions.

- **Size & setting:** 300 hectares of intact forest offering privacy, scenic diversity and natural buffer zones.
- **Location & access:** Direct adjacency to Victoria Falls International Airport and a short 20 km drive to Victoria Falls excellent for fast, international market access.
- Lies within the KAZA wildlife corridor, making the property ideal for wildlife-friendly
- **Conservation context:** development and transboundary tourism linkages.
- **Economic incentives:** Inclusion within an SEZ enhances potential for infrastructure development, streamlined approvals and investor incentives.

### Recommended Development Opportunities

- Low-density luxury lodges and villas that preserve canopy and wildlife movement.
- A responsibly managed game sanctuary or private conservancy that complements regional conservation goals.
- A world-class eco-tourism hub combining accommodation, guided wildlife experiences, cultural tourism and premium services.

This property uniquely marries immediate international access, proximity to one of the planet's premier natural attractions, and strategic conservation value inside KAZA and an SEZ. It is exceptionally well-suited to development models that prioritize high yield per hectare, ecological integrity, community benefit and long-term brand value.



## 7) Ubuso Block Tourism Development

Approx. 1,700 ha

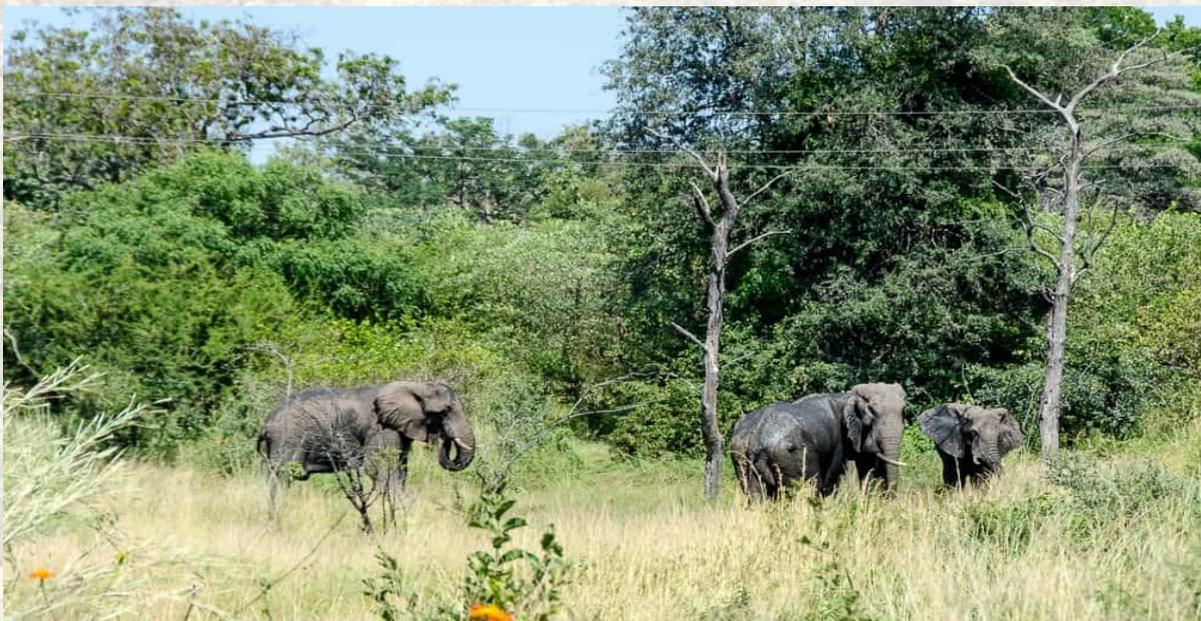
This greenfield parcel, located approximately 30 minutes' drive from Victoria Falls town, offers a prime opportunity for a master-planned, conservation-led tourism estate. The site's undeveloped character and proximity to one of the world's most iconic attractions make it ideal for a thoughtfully phased development that blends high-quality visitor experiences with measurable benefits for biodiversity and local communities.

- **Location & access:** Greenfield site ~30 minutes from Victoria Falls town — close enough for day and overnight visitors while offering a secluded, natural setting.
- **Development fit:** Well-suited to a master-planned estate combining low-impact eco-lodges, adventure and activity zones, and supporting infrastructure.
- **Conservation potential:** Opportunity to design around natural features and corridors, prioritise habitat protection and integrate conservation management from the outset.
- **Community focus:** Strong scope for community benefit programs (employment, local supply chains, cultural tourism) and public-private partnership models.

### Recommended Development Opportunities

- Clustered eco-lodges and boutique camps that minimise footprint and maintain landscape connectivity.
- Adventure and interpretation zones (guided trails, canopy/zipline experiences, cultural visitor centres) that diversify revenue and lengthen stays.
- A conservation management core (sanctuary/conservancy) linked to educational and research partnerships.
- Community partnership initiatives: skills training, local procurement frameworks, revenue-sharing and cultural tourism ventures.

The site provides a strategic canvas to demonstrate sustainable tourism development that delivers economic value while safeguarding natural assets and uplifting neighbouring communities. With the right master plan and partnership framework, the estate can become a model for nature-based branding and inclusive conservation-led development in the Victoria Falls region



## 8) Orange Grove Business Park - Harare

Approx. 32 ha

Transform the Forestry Commission headquarters site into a high-visibility, low-carbon flagship campus and mixed-use commercial hub that demonstrates sustainable urban development while generating recurring revenue. The site is especially well suited to institutional UAE partners and other investors seeking a prominent sustainability showcase and collaborative research platform.

- **Strategic visibility:** centrally located site ideal for a landmark civic and commercial project.
- **Low-carbon design potential:** opportunity for net-zero/near-zero office and research buildings, passive design, and high-performance systems.
- **Mixed-use revenue model:** hotel, retail, and residential components provide diversified, long-term income streams to support FC operations.
- **Demonstration value:** on-site renewable energy (solar), climate-resilient landscaping, urban trees and green corridors that model best practice.
- **Partnership appeal:** strong alignment with UAE institutional investors interested in green infrastructure, climate finance, and high-impact visibility projects.

### Priority Components & Uses

- **Low-carbon office & research complex:** secure, modern headquarters for FC operations plus labs and collaborative research space for universities and industry.
- **Sustainability & Innovation Centre:** exhibition, training and incubation space for green technologies, forestry R&D and community engagement.
- **Revenue buildings:** boutique eco-hotel, flexible retail/meeting spaces, and mixed-tenure residential units to unlock capital returns.
- **Renewable systems & urban greening:** rooftop and ground-mount solar, battery backup, microgrid readiness, demonstration re-vegetation plots, urban wetlands and permeable landscaping.
- **Public & community amenities:** interpretive trails, demonstration gardens, conference facilities and vocational training spaces to maximise social impact.

### Investment and Partnership Opportunities

- **Project structures:** joint ventures, build-operate-transfer and other blended finance models that couple FC land value with investor capital and technical partners.
- **Value drivers:** strengthened FC brand, operational cost savings from energy efficiency, new non-tax revenue from commercial leases, and enhanced grant/CSR funding for demonstrable social and environmental outcomes.
- **Risk mitigants:** phased delivery, adherence to international green building standards, strong stakeholder engagement, and clear governance for revenue-sharing and community benefits.



## 9) Hardwood Timber Value-Addition (Foresthill Sawmills)

The Forestry Commission controls secure, commercially attractive volumes of premium hardwoods — including teak, rosewood, mukwa and other high-value species — across gazetted forest blocks. FC currently operates small-scale sawmilling and kiln-drying facilities and is inviting joint-venture investment to scale a fully integrated, legally compliant timber value chain for export markets.

### Key Assets

- **Resource base:** established, inventory-backed stands of teak, rosewood, mukwa and additional premium hardwoods within FC-managed forests.
- **Existing infrastructure:** operational small sawmill(s) and kiln-drying capacity that provide an immediate platform for expansion.
- **Institutional backing:** Forestry Commission stewardship, with legal chain-of-custody and sustainable management embedded in operations.

### Investment Opportunity

- **Scale-up capital projects:** set up modern, high-efficiency sawmills, expand kiln capacity and log-handling infrastructure to increase yield, recoverable and product quality.
- **Downstream manufacturing:** produce furniture, joinery and value-added hardwood products tailored for export markets and premium buyers.
- **Value creation:** capture higher margins by moving up the value chain from roundwood to kiln-dried lumber and finished products and reduce dependency on raw-log sales.



## 10) Mvutu Forest - Strategic Conservation & Eco-Tourism

2,100ha

Strategically located just 40 km from Victoria Falls and 20 km from Victoria Falls Airport, Mvutu Forest offers a rare investment parcel inside Zimbabwe's premier tourism catchment. Adjacent to Fuller Forest and lying within the KAZA Wildlife Corridor, Mvutu is part of the Zambezi–Kariba hydrological catchment and plays a vital role in downstream water security and regional biodiversity.

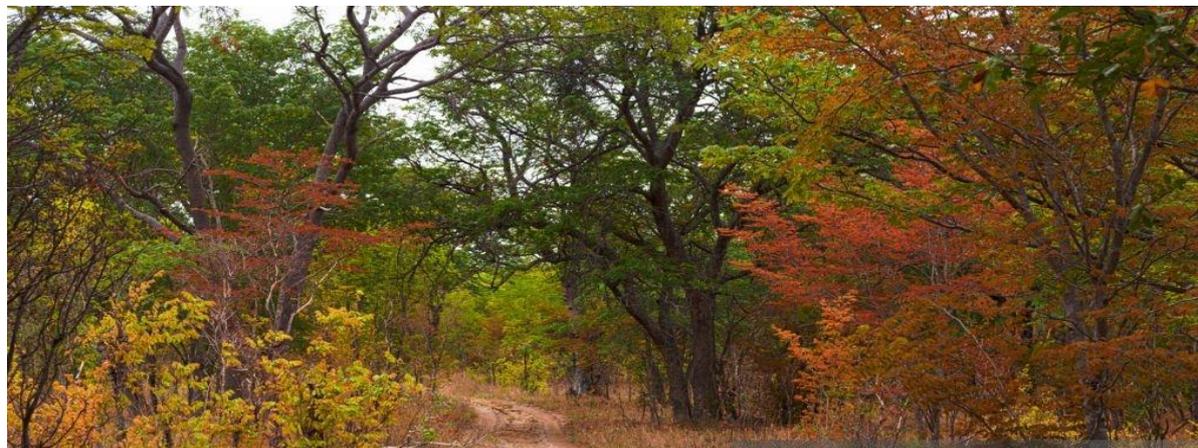
- **Access:** Proximity to a major tourism node (Victoria Falls) and an international airport makes it ideal for high-yield photographic tourism.
- **Conservation value:** Located within the KAZA corridor and the Zambezi–Kariba catchment. Protecting this block supports biodiversity connectivity and watershed health.
- **Wildlife:** Area supports migratory elephants and buffalo, as well as plains game with potential to restore and enhance populations through sanctuary and habitat management.
- **Current status:** No developments, a blank canvas for sustainable, low-impact eco-tourism and conservation investment.

### Proposed Investments

- **Photographic safari lodges:** boutique, high-value lodges targeted at photographic and experiential tourism markets.
- **Game sanctuary:** phased reintroduction and protection of flagship species combined with anti-poaching and habitat restoration programs.
- **Eco-tourism initiatives:** trails, birding and interpretive programs, community cultural experiences, and low-impact infrastructure that maximize guest experience while minimizing footprint.

### Why invest in Mvutu Forest

- **Tourism economics:** Leverage spillover from one of the world's top tourism destinations (Victoria Falls) to capture premium visitors.
- **Conservation impact:** Protects a hydrologically sensitive catchment feeding the Zambezi and Kariba systems and strengthens KAZA corridor connectivity.
- **Rehabilitation potential:** With targeted management, livestock grazing and human pressure can be reduced, allowing wildlife populations and habitat values to recover, creating both ecological and commercial upside.
- **Partnership model:** Opportunity to partner with the Forestry Commission on a long-term, sustainable management plan that blends conservation outcomes with revenue generation.



### ***Suitable Partnership Structures***

- ***Concession /lease /JV:*** long-term lease or concession on defined blocks with FC oversight, investor funds capex and operations, and employment costs.
- ***Equity JV / Special Purpose Vehicle (SPV):*** FC equity provides land-contribution, investor provides capital.
- ***Build-Operate-Transfer (BOT):*** investor constructs facilities to agreed standards, operates for a concession period, then transfers ownership per agreement.
- ***Public-Private Partnership (PPP) for conservation & community programs:*** blended finance (grant, equity or concession) to secure biodiversity and social outcomes alongside commercial returns.
- ***Timber off-take & value-chain partnerships:*** secured long-term off-take contracts for sustainably sourced timber, combined with on-site processing facilities and export channels.

### ***Legal, Fiscal and Environmental Frameworks***

- ***Investment facilitation & incentives:*** FC will support investors through Zimbabwe's investment promotion framework (ZIDA), which provides licensing facilitation and, where eligible, tax/SEZ incentives
- ***Conservation & compliance:*** All projects on gazetted forests or protected areas are subject to FC regulatory oversight, environmental and social impact assessments (ESIAs), and sustainable harvesting and wildlife management rules.

### ***Risk Considerations & Mitigation***

- ***Regulatory and policy risk:*** mitigated via ZIDA licensing, clear concession agreements, and FC as a Government parastatal counterparty.
- ***Operational & security risk (remote sites):*** mitigated through phased development, community engagement, boundary fencing, and employing local security & conservation rangers.
- ***Market risk:*** mitigated via diversified revenue mix (tourism, timber, commercial real estate) and international source markets, and seasonally-balanced product offerings.
- ***Environmental risk:*** all major developments will require ESIAs and adaptive management plans to align with best practice conservation standards.

### ***Commercial Structures***

*Forestry Commission can provide tailored term sheets and draft MOUs for any of the following.*

- ***Lease Period:*** Long-term leases for all areas.
- ***Timber JV:*** Long-term sustainable timber offtake contract, investor funds modernising processing manufacturing plant.
- ***Orange Grove JV:*** Land provided on long lease

## ***Market Signals***

- *KAZA and Victoria Falls remain internationally recognized conservation and tourism anchors, providing a durable foundation for premium nature tourism and associated high-yield investments.*

## ***Due Diligence & Documentation Available***

*FC can provide upon signing of NDAs and a formal request:*

- *Detailed site maps, cadastral and GIS layers.*
- *Timber inventory reports and sustainable yield assessments.*
- *Existing concession/quota documentation and hunting-management records.*
  - *Chirinda and protected areas biodiversity baseline reports.*
- *Draft concession and JV templates, and sample environmental management plans.*

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