



REALTY COMPASS LTD

GUIDING RWANDA'S PROPERTY FUTURE

ISSUE 01
2026

BUILDING TOMORROW

Quality. Trust. Value.
Your Future, Our Mission.

24
PAGES
OF EXPERT
INSIGHTS

REAL ESTATE

Market Insights
& Trends

INVEST SMART

Opportunities
in Rwanda

PROPERTY

Management
Excellence



FIND YOUR PERFECT HOME

Residential solutions
designed for you.



INVEST WITH CONFIDENCE

High-potential properties
for a secure future.



TRUSTED SERVICE LASTING VALUE

Professional. Transparent.
Reliable.

Rwanda Real Estate & Vision 2050

How Urbanization & Property Markets Shape the Future



How Urbanization & Property Markets Shape the Future in Rwanda



Urbanization is one of the most transformative forces shaping Rwanda’s long-term development. With the national ambition of reaching 70% urbanization by 2050 under Vision 2050, cities—especially Kigali—are increasingly becoming centers of economic growth, innovation, and opportunity. As urban areas expand, the property market plays a critical role in determining whether this growth is inclusive, sustainable, and economically productive.

A dynamic property market stimulates construction, attracts both local and foreign investment, and creates employment across multiple sectors, including architecture, engineering, intermediation, and property management. Companies such as Realty Compass Ltd are actively contributing to the property market by creating jobs, promoting professional real estate practices, and encouraging responsible investment aligned with national development priorities. Through structured advisory services and market-driven solutions, such firms help ensure that urban expansion is supported by organized, transparent, and sustainable real estate development.

At the same time, urban policies guide how land is used, how housing is developed, and how infrastructure supports growing populations. Effective coordination between government planning frameworks and private sector participation strengthens investor confidence and improves housing supply. Realty Compass Ltd is also active in this evolving landscape, contributing through ethical real estate practices and responsible investment strategies that reinforce long-term value creation within Rwanda’s urban economy.

Ultimately, urbanization and property markets are deeply interconnected. When supported by sound policy, professional standards, and strategic private sector engagement, they can transform Rwanda’s cities into inclusive, resilient hubs of prosperity. The future of Rwanda will therefore be shaped not only by how its cities grow, but also by how responsibly and strategically its property market evolves.

REAL ESTATE & PROPERTY MANAGEMENT MAGAZINE

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Editorial

Welcome to Realty Compass Ltd Magazine

Dear Readers,

It is my great pleasure to welcome you to the inaugural issue of **Realty Compass Ltd Magazine**, where we explore the exciting world of **real estate and property management in Rwanda**. As the Managing Director of Realty Compass Ltd, I am proud to present a publication that reflects our commitment to **professionalism, transparency, and innovation** in the property sector.

Rwanda is experiencing unprecedented growth and urban transformation. With initiatives such as **Vision 2050**, smart city developments, and rapidly expanding housing markets, now is a pivotal time to understand the opportunities and challenges shaping our cities, communities, and investments. This magazine is designed to give you a **comprehensive view of Rwanda's real estate landscape**, from land acquisition, residential and commercial properties, to property management trends and investment insights.

Inside these pages, you will discover:

- The latest market trends and forecasts for **residential, commercial, and agricultural properties**
- Expert advice on **buying, renting, and managing properties safely and effectively**
- Insights into Rwanda's **urban development and smart city initiatives**, and how they influence property values and investment opportunities
- Case studies and featured properties from **Realty Compass Ltd**, showcasing our commitment to excellence

Our goal is simple: to equip you with the knowledge and confidence to make informed decisions in the real estate sector while highlighting the **vision and potential of Rwanda's dynamic property market**. We hope this magazine inspires, informs, and empowers every reader—whether you are a first-time buyer, investor, or property management professional.

Thank you for taking this journey with us. Together, let's shape the future of housing, agriculture, investment, and property management in Rwanda.

Warm regards,
Mr. Lahcen Toukhsi
Managing Director
Realty Compass Ltd

Boston Tower, Office 13. V32P+W2R. Nyamata I, Bugesera.



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Rwanda Vision 2050 Overview



Photo: government urban planning meeting, urban skyline.

Minister Dr. Jimmy Gasore (center, second from right side) poses with the Director General of Rwanda Housing Authority, the Mayor of the City of Kigali, and the Director General in charge of Urbanization and Human Settlement during the official launch event

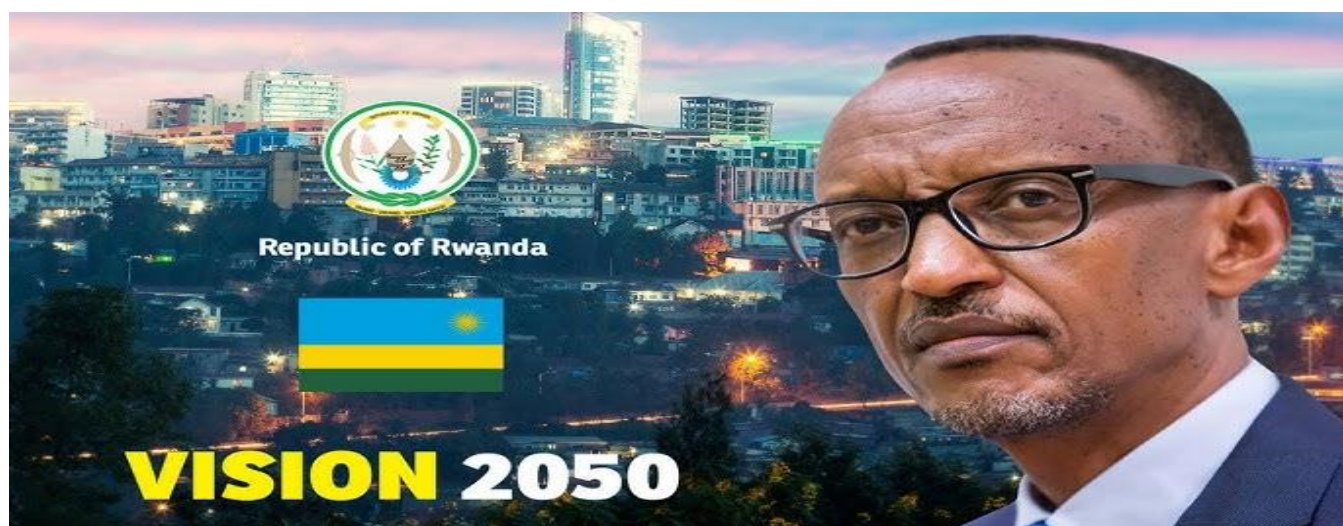
Vision 2050: National Priorities for Cities, Housing and Real Estate

Rwanda Vision 2050 outlines a bold long-term strategy to transform the country into a high-income, knowledge-based economy, with sustainable urban development at its core. Urbanization is positioned as a key driver of productivity, investment, and improved quality of life. A central target is achieving **70% urbanization by 2050**, supported by structured city growth, modern infrastructure, and climate-resilient planning. This transformation particularly affects the continued expansion of Kigali and emerging growth corridors such as Bugesera District.

Another major priority is **universal access to decent housing**. Vision 2050 aims to ensure that every Rwandan has access to safe, affordable, and serviced housing, reducing informal settlements and strengthening planned residential development. Closely linked to this is the ambition to build a **formal housing sector accessible to all Rwandans**, supported by professional real estate practices, improved mortgage systems, transparent land management, and inclusive investment frameworks.

National spatial planning is also central to achieving these goals. Integrated land-use strategies guide where housing, commercial centers, infrastructure, and industrial zones develop, ensuring balanced growth across districts and regions. In this evolving landscape, Realty Compass is actively contributing to the growth of districts in Kigali and Bugesera through responsible real estate engagement and market participation. Furthermore, Realty Compass takes Vision 2050 seriously by operating as a professional actor committed to guiding Rwanda's property future through structured advisory services, ethical standards, and support for sustainable urban expansion.

Together, these priorities ensure that Rwanda's urban growth is not only rapid, but coordinated, inclusive, and aligned with long-term national development ambitions.



Smart Cities & Urban Growth

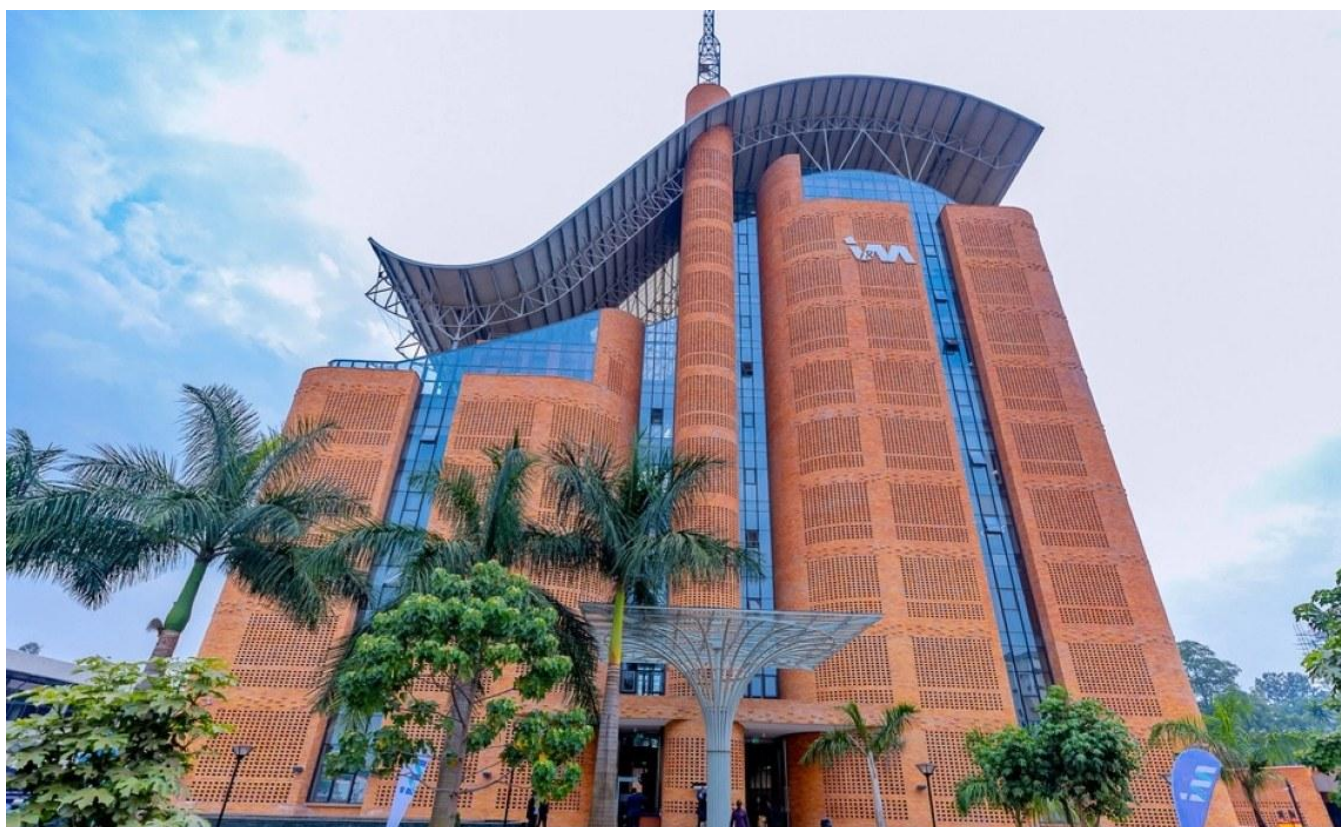


Rwanda's 2025 National Urbanization Policy marks a decisive shift toward smarter, more coordinated urban growth. The policy promotes structured expansion of cities, efficient land use, climate resilience, and economically vibrant urban centers. Rather than allowing informal and fragmented development, the framework encourages densification, integrated planning, and improved service delivery. This vision positions cities as engines of innovation and opportunity, ensuring that urban growth supports national development objectives.

A key instrument supporting this transformation is KUBAKA, the new digital building permit platform introduced to modernize construction approvals. By replacing manual and paper-based processes with an integrated online system, KUBAKA reduces administrative delays, increases efficiency, and enhances transparency. Applicants can submit and track permits digitally, limiting unnecessary physical visits and improving accountability across institutions. This digital shift strengthens investor confidence and promotes professionalism in property development.

These reforms directly modernize Rwanda's property sector by creating a more predictable, transparent, and technology-driven environment. Clear regulations, digital oversight, and coordinated planning reduce risks for developers while improving compliance and quality standards. As a result, urban development becomes more sustainable and aligned with long-term national goals.

In this evolving landscape, Realty Compass Ltd's activities move in the same direction as the new urbanization policy. Through responsible real estate engagement, professional advisory services, and a commitment to integrity and transparency, Realty Compass Ltd contributes to the modernization of property development in Rwanda. By promoting ethical practices and clear market guidance, our aim is to support a transparent and structured property market that reflects the ambitions of Rwanda's smart city vision.



Kigali & Secondary Growth Poles



Kigali Masterplan 2050

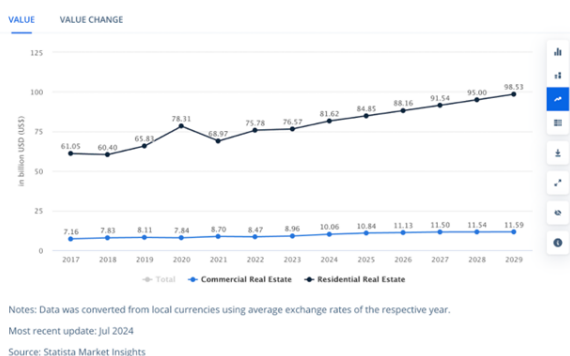
Rwanda's urban transformation is strongly anchored in the growth of **Kigali** and the development of secondary growth poles across the country. As the economic and administrative heart of Rwanda, Kigali continues to expand under its updated Master Plan, which promotes densification, mixed-use development, green spaces, and efficient transport corridors. The plan guides structured urban expansion, protects environmentally sensitive areas, and identifies strategic growth zones for residential, commercial, and industrial investment. This coordinated approach ensures that rising demand for housing and business space is met in a planned and sustainable manner.

Beyond Kigali, the government is actively promoting secondary cities and emerging hubs to balance national development. Areas such as **Bugesera District**, particularly Nyamata, are gaining strategic importance due to infrastructure projects like the new international airport and improved road networks. These developments are creating new property needs, including residential housing, retail centers, logistics facilities, and hospitality services. Secondary growth poles reduce pressure on Kigali while opening new opportunities for investors and communities.

In this evolving urban landscape, Realty Compass Ltd is actively engaged in responding to property needs and growth zones within the districts of Kigali and Bugesera. Through professional market guidance and responsible real estate practices, Realty Compass Ltd supports structured urban expansion aligned with national planning priorities. As Kigali and secondary cities continue to grow, strategic property development will remain essential in shaping inclusive, well-planned, and economically vibrant urban centers.

REAL ESTATE MARKET INSIGHTS

Market Trends



Real Estate Market Insights – Rwanda

Rwanda’s real estate sector continues to play a growing role in the national economy, contributing significantly to GDP through construction, property development, intermediation services, and related industries. As urbanization accelerates and infrastructure expands, real estate has become a key pillar supporting economic diversification, job creation, and private sector growth.

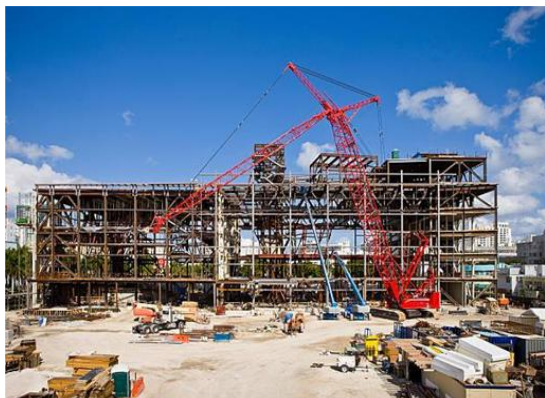
Market trends show sustained demand across multiple segments. In urban centers such as Kigali and emerging hubs like Bugesera, the appetite for residential housing remains strong, particularly within the middle-income bracket. This segment represents one of the most dynamic opportunities in the market, as growing professional households seek affordable, well-planned, and serviced homes. At the same time, demand for commercial office space, retail outlets, and mixed-use developments continues to evolve alongside business expansion and foreign investment inflows.

Beyond residential and commercial property, industrial land and logistics spaces are gaining importance due to manufacturing growth and new infrastructure corridors. Agricultural land also remains a strategic asset, reflecting Rwanda’s continued emphasis on agribusiness and food security. Realty Compass Ltd closely follows these market trends, actively monitoring developments in agricultural land, housing, and industrial zones to guide investors and property owners with up-to-date insights. By aligning with emerging growth areas, Realty Compass Ltd contributes to informed decision-making in a rapidly transforming market.

As Rwanda strengthens its urban planning framework and investment climate, the need for professional, transparent, and data-driven real estate services becomes even more critical. Realty Compass Ltd remains attentive to shifts in demand and value across housing, commercial, and industrial segments, positioning itself at the forefront of Rwanda’s evolving property landscape.



Annual Construction Needs



Rwanda's construction sector is entering a phase of rapid expansion, driven by strong urbanization and growing demand for both residential and commercial spaces. Recent estimates indicate that the country needs approximately **150,000 new housing units annually** to support population growth and urban development through 2050. This level of demand reflects not only the pace of urban migration but also the rising aspirations of a growing middle class seeking quality, affordable homes in cities and secondary towns.

To bridge this gap, **public-private partnerships (PPPs)** have become a central strategy. The government continues to collaborate with private developers, financial institutions, and international partners to scale affordable housing projects and infrastructure. These partnerships aim to combine public land, regulatory support, and access to funding with private sector efficiency and innovation. Affordable housing opportunities are expanding through mixed-income developments, mortgage financing solutions, and incentives for developers who prioritize cost-effective construction technologies.

Rwanda's construction needs go beyond housing: schools, offices, retail centers, industrial facilities, and transport infrastructure are also high on the agenda. Meeting these needs sustainably requires not only capital and materials but also market expertise and transparent transactions.

As a leading real estate agency, **Realty Compass Ltd** plays a role in this ecosystem by helping buyers, sellers, and renters find suitable properties and investment opportunities that align with the country's growth trajectory. By facilitating transactions across residential, commercial, and rental markets, we contribute to satisfying Rwanda's construction and property needs while supporting structured urbanization and economic development.



Affordable & Middle-Income Housing

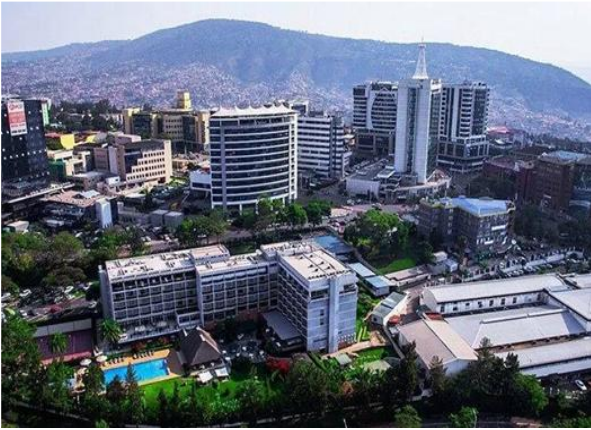


Rwanda's housing landscape is evolving rapidly, with strong demand emerging for **affordable and middle-income housing**, especially in Kigali and the Bugesera region. As urban populations grow and incomes rise, middle-income families increasingly seek quality homes that are well-located, secure, and within reach of jobs, services, and transport. Kigali, as the economic hub, continues to attract residents from across the country, creating sustained pressure on existing housing stock and driving new developments in suburbs and satellite towns. Similarly, Bugesera — boosted by major infrastructure investments like the new international airport and improved connectivity — is becoming a key secondary growth area with significant housing potential.

To meet this expanding demand, both public and private sector players are exploring innovative housing solutions that balance affordability with quality. Developers are introducing mixed-income residential projects that offer varied price points, while financing options such as mortgage products are gradually becoming more accessible. These efforts not only support families looking for comfortable homes but also present strong opportunities for investors seeking growth in emerging urban zones.

In this dynamic market, **Realty Compass Ltd** plays an active role in facilitating access to middle-income housing across districts of Kigali and Bugesera. By connecting buyers and investors with suitable properties — whether for owner occupation or investment — and providing professional guidance rooted in local market insights, Realty Compass Ltd contributes to strengthening housing supply and supporting inclusive urban growth. With continued focus on both affordability and quality, Kigali and Bugesera are poised to become leading centers for middle-income residential development in Rwanda.

Property Prices & Demand

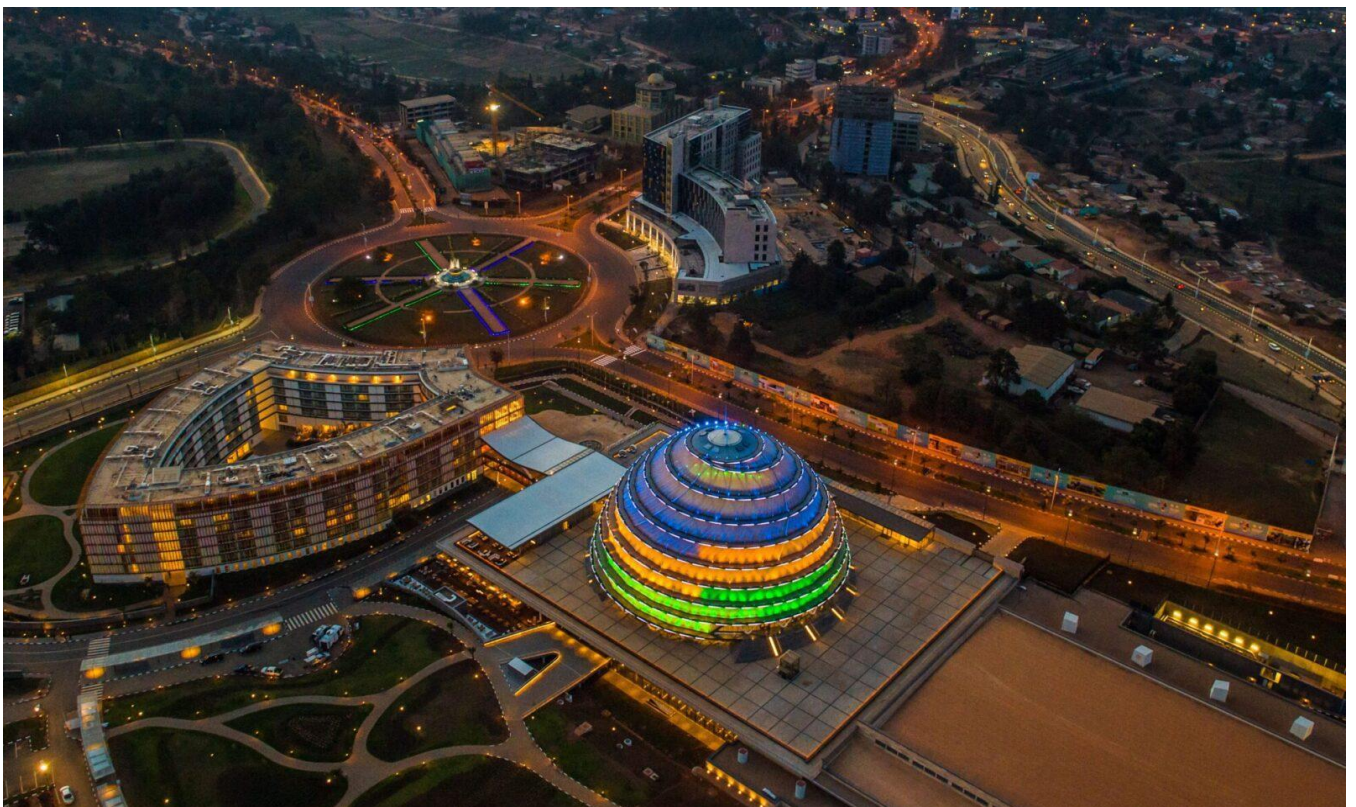


Rwanda's property market—especially in Kigali—has experienced steady growth over the past decade, driven by rapid urbanization, population increase, and strong economic performance. Demand for housing continues to rise as more people move to cities for work and education, while a growing middle class and foreign investors are also entering the market. As a result, the real estate sector has become one of the key contributors to Rwanda's economic development.

Property prices have been increasing consistently. Recent data of Realty Compass Ltd shows that average property prices in Kigali have risen by about 8–10% annually, with even higher growth in luxury and high-demand neighborhoods. At the same time, rental yields remain attractive—often between 8% and 12%—which continues to attract investors into residential and commercial real estate.

A major issue affecting prices is the imbalance between supply and demand. Rwanda needs tens of thousands of new housing units every year, yet current construction levels fall far short. This shortage pushes both house prices and rents upward, making affordable housing increasingly difficult for many residents. In addition, high construction costs, expensive imported materials, and limited access to affordable mortgages further increase the cost of property development.

From Realty Compass Ltd point of view and experiences, overall demand for property in Rwanda remains strong and is expected to grow further due to continued urban expansion, infrastructure development, and tourism. While this presents good opportunities for investors, it also highlights the need for more affordable housing solutions to ensure balanced and inclusive growth in the sector.



Why Investors must know about Rwanda's Property Taxes?



Rwanda's property sector has expanded rapidly over the past decade, drawing increasing interest from domestic and foreign investors. For anyone considering buying, selling, or renting property, having a clear understanding of the national tax structure is crucial to remain compliant and to plan investments wisely.

Immovable Property Tax (IPT)

Rwanda applies an Immovable Property Tax based on the assessed market value of both land and buildings. Residential properties are generally taxed at **0.5%** of the total market value of the land and structure combined. Commercial buildings are subject to a **0.3%** rate, while industrial properties—including those owned by micro and small enterprises—benefit from a reduced rate of **0.1%**.

Read more about Immovable Property Tax in Rwanda:

<https://relocationrwanda.com/immovable-property-taxes-rwanda>

Tax on the Transfer (Sale) of Property

When immovable property is sold, a transfer tax also applies. Since September 2023, two rates are in force: **2%** for sellers registered for income tax, and **2.5%** for those who are not registered taxpayers. Importantly, the first **RWF 5,000,000** of the transaction value is exempt, meaning only the amount exceeding this threshold is taxed.

Rental Income Tax (RIT)

Owners who earn revenue from leasing property must pay Rental Income Tax. This tax is calculated on annual rental income and must be declared accordingly. Because rates and reporting requirements may evolve, property owners are encouraged to verify current obligations with the Rwanda Revenue Authority (RRA) or a qualified advisor.

Exemptions and Key Considerations

Some properties are not subject to IPT. Buildings used for religious, educational, or charitable purposes may qualify for exemption, as can certain properties owned by diplomatic missions or international bodies. Since exemptions depend on usage and ownership category, buyers should carefully confirm the tax status of any property before completing a transaction.

Further information:

<https://www.rra.gov.rw/en/publications>

Successfully navigating Rwanda's property tax environment requires preparation and professional insight. Engaging experts and maintaining communication with the RRA helps investors manage risk and structure transactions efficiently. Realty Compass Ltd, as real estate professionals, also provides guidance on real estate tax considerations, supporting clients in making compliant and well-informed property decisions in Rwanda's growing market.

REALTY COMPASS Ltd SPECIAL SECTIONS

About Realty Compass Ltd



Bugesera International (the new Kigali/Bugesera airport) is a large, government-backed greenfield airport project intended to be Rwanda's main international gateway and a regional logistics hub; first-phase operations are targeted in the 2027–2028 window and the government have significantly increased financing allocations to keep the program moving.

Realty Compass Ltd is a Real Estate company. We launched to create a trustworthy, modern real estate agency serving Kigali and the Bugesera (Nyamata) corridor. We specialize in land sales, residential and commercial property, rentals and property management — with a strong focus on verified transactions.

How Realty Compass Ltd will help by change (big-picture effects)?

- **Land values near the airport and along access corridors will rise** — increased demand for commercial, industrial and residential plots typically precedes airport openings. Expect strongest uplifts within a 5–15 km ring and along main roads to Kigali.
- **Shift from agricultural to commercial/industrial zoning** — government-led SEZs and industrial parks (already planned in Bugesera) will reclassify and develop large tracts into logistics, manufacturing and services land.
- **New logistics & industrial real estate boom** — demand for warehouses, bonded cargo facilities, cold-chain, and light-manufacturing units will grow quickly because the airport is explicitly designed with cargo capacity.
- **Hospitality & business-commercial expansion** — hotels (transit, upscale, mid-market), conference hotels, airport retail, and F&B will be required to support passenger growth and crew/airline staff.
- **Residential market stratification and commuter towns** — more mid- to high-end housing for professionals plus rental demand for airport/SEZ workers; also short-term stay/Airbnb market growth for transit passengers and business visitors.
- **Infrastructure-led densification of transport corridors** — new roads, utilities, and public transport links will open corridors for suburban development between Kigali and Bugesera.

Our Vision & Values



At Realty Compass Ltd, our vision is guided by **professionalism, transparency, and alignment with Rwanda's growth and future**. We strive to make property transactions safe, simple, and fully transparent, whether you are a first-time buyer, a diaspora investor, or a developer.

Our mission is clear: **to simplify and secure real estate dealings in Rwanda**, ensuring every client experience trustworthy guidance and efficient service. We aim to be recognized as **the most trusted mid-sized real estate agency in Kigali and along the Eastern corridor**, known for integrity, reliability, and expertise.

Our core values define everything we do:

- **Transparency** – open and honest communication in all transactions
- **Professionalism** – expert, knowledgeable, and ethical service
- **Speed & Accessibility** – prompt, convenient, and responsive support
- **Legal Compliance** – adherence to all regulations and standards
- **Client-Focused Service** – putting clients' needs and goals at the center of our work

Through these principles, Realty Compass Ltd continues to build a reputation as a trusted partner for property owners, investors, and developers across Rwanda.

Expansion of Realty Compass Ltd

Realty Compass Ltd is excited to announce the next phase of its strategic growth across Rwanda. As part of our expansion, we have officially **opened a second office in Gahanga**, extending our presence and accessibility to clients in key urban and peri-urban areas. This new office will serve as a hub for our growing team and support enhanced service delivery across the Kigali metropolitan area and beyond.

To strengthen our nationwide operations, we are **recruiting real estate agents across the whole of Rwanda**, with the goal of onboarding **25 skilled professionals** who share our commitment to integrity, transparency, and client-focused service. These new agents will play a crucial role in connecting buyers, sellers, and investors with property opportunities while expanding our market reach.

In addition to our core real estate activities, Realty Compass Ltd has **begun feasibility studies for farming projects**, exploring innovative approaches to agribusiness investments, as well as **studies for tourism and industrial sectors**. These initiatives reflect our commitment to diversifying our portfolio, supporting national development priorities, and identifying sustainable opportunities for clients and partners. Through this phase of expansion, Realty Compass Ltd continues to solidify its role as a professional, forward-looking real estate agency, combining market expertise with strategic growth to better serve Rwanda's dynamic property and investment landscape.

Meet the Team

Realty Compass Ltd currently operates with:

- Managing Director/ Realtor
- 2 Independent Real Estate Agents
- 1 AI & Digital Property Marketing Intern
- 1 Real Estate Operations & Digital Growth Specialist

Our agents assist clients with property searches, viewings, negotiations, and market advice.

Managing Director / Realty Agent



Mr. Lahcen Toukhsi

Responsible for company management, client relations, and strategic development.

Independent Real Estate Agents



**Mr. Simeon
BYIRINGIRO
NYAMATA**



**Mr. François-Xavier
IRAKIZA RWEGO
NYAMATA**

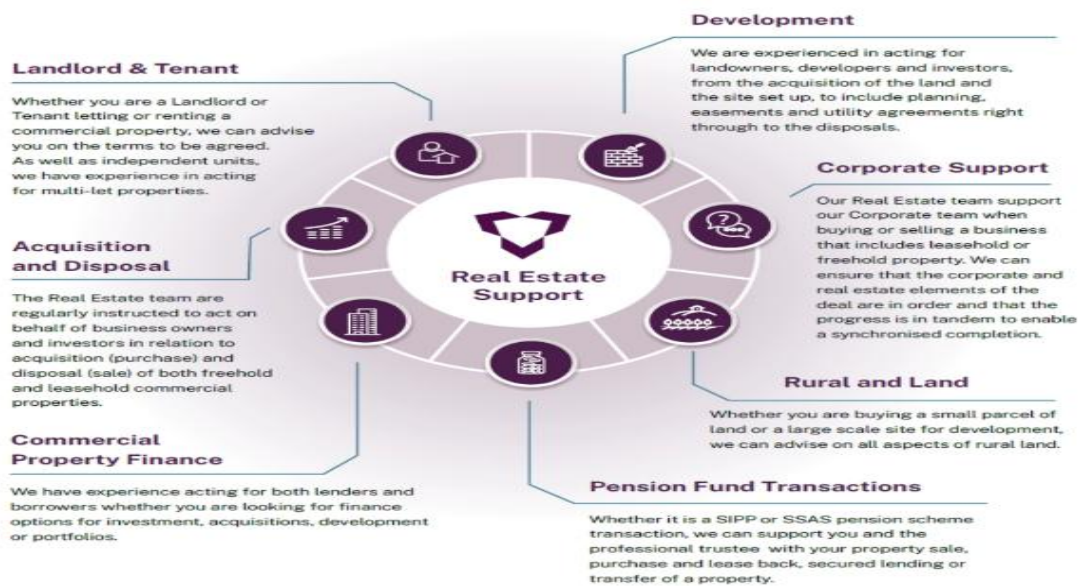


**Ms. Marie FLAIRE
GAHANGA**

Our agents work closely with clients to identify property opportunities and guide them through the real estate process.



Our Services



Real estate sales, rentals, land intermediation, property management, valuation, due diligence.

Realty Compass Ltd is an agency that operate in Real Estate and Property Management:

- Real estate intermediation (land, houses, apartments)
- Land acquisition advisory
- Property management (residential and commercial)
- Rental management
- Real estate consultancy
- Land title verification (UPI, boundaries)
- Due-diligence services
- Market valuation
- Partnerships with surveyors
- Diaspora investor facilitation
- Real estate marketing

Property management

- Collect rent and handle late payments
- Screen tenants
- Handle maintenance and repairs
- Coordinate contractors
- Manage tenant complaints and disputes
- Enforce lease rules
- Handle move-ins and move-outs
- Prepare financial reports for owners
- Ensure compliance with local laws

Property Management Focus



In Rwanda's rapidly growing urban markets, professional property management is essential for ensuring that residential, commercial, and mixed-use properties operate efficiently and deliver consistent value. **Realty Compass Ltd** offers comprehensive property management services that help property owners maximize returns while providing tenants with a secure and well-maintained living or working environment.

Our services include **rent collection and handling late payments**, **screening tenants** to ensure reliability, and **coordinating maintenance and repairs** to keep properties in optimal condition. We manage contractors, address tenant complaints or disputes, and enforce lease rules to maintain order and protect investments. Additionally, we handle **move-ins and move-outs** professionally and provide detailed **financial reporting** for property owners, ensuring full transparency. All activities are conducted in line with **local laws and regulations**, safeguarding compliance and minimizing risks.

In a market like Rwanda, where urbanization and housing demand are rising, these services are critical. Effective property management enhances tenant satisfaction, protects asset value, reduces vacancy periods, and supports long-term growth. Realty Compass Ltd combines local market expertise with professional management practices, helping investors and homeowners navigate the complexities of Rwanda's expanding property sector.

FEATURE PROPERTY LISTINGS

Houses & Apartments for Sale



For more listings visit our website and social media channels! www.realtycompassltd.com

Rental Opportunities



Location: Located in a prime and convenient area just minutes from Nyamata Market, this property offers well-built house with parking space for up to 3 cars and garden. Perfect for living and investment, the location provides easy access to shops, transport, and essential services. A great opportunity for a home or rental income in a fast-growing area.

***HOUSE ACCOMODATION:** For rent: 350K/month. For sell: Price :46M.

- MAIN HOUSE -4x Bed rooms, Living room, Bathroom, Store room
- ANNEX -Bedroom, Living room, Kitchen, washroom and Toilet

GUIDES & EDUCATION

How to Buy Land Safely in Rwanda

REPUBLIC OF RWANDA
MINISTRE DES AFFAIRES ÉTRANGÈRES ET DE LA COOPÉRATION INTERNATIONALE

LEGALIZATION CERTIFICATE

1. Document type: Civil registry documents
2. Seen for legalization of the signature of: Clementine Uwamahoro
3. Acting in the capacity of: Notary
4. Bears the seal/stamp of: Ministry of Justice

Certificate

5. At: Kigali, Rwanda
6. On: 08/07/2024
7. By: Ministry of Foreign Affairs and International Cooperation
8. Application No: B240708125439WL7V
9. Stamp: [Stamp]

10. Signature: [Signature]
RUTAGANBA Olivier
Director General of Protocol

To verify this certificate search the Application number B240708125439WL7V on <https://member.gov.rw/support/documents> and scan the QR code to view the underlying documents.

This legalization certificate is not to be used in Rwanda and only confirms the authenticity of the signature, seal or stamp and the capacity of the person who signed or certified the underlying document. It does not certify the authenticity of the content of the underlying document.

Purchasing land in Rwanda requires careful due diligence to ensure ownership is secure, boundaries are clear, and the transaction complies with national laws. Following a structured, step-by-step approach minimizes risks and protects your investment.

1. **Title Verification** – Begin by confirming that the land has a valid title. Check ownership details at the Rwanda Land Management and Use Authority (RLMUA) to ensure the seller is the legitimate owner and that there are no disputes or encumbrances.
2. **Unique Parcel Identifier (UPI)** – Verify the UPI, which is Rwanda’s official system for uniquely identifying plots of land. This ensures the plot is properly registered in the national database and matches survey records.
3. **Land Survey** – Conduct an official land survey to confirm boundaries, size, and coordinates. This step prevents future disputes with neighboring properties and ensures compliance with local zoning and land-use regulations.
4. **Notary and Legal Formalities** – Engage a licensed notary to formalize the sale agreement, witness the transaction, and register the transfer of ownership. The notary ensures that the contract meets all legal requirements and is recognized by national authorities.
5. **Internal Checklist & Compliance** – Use a structured internal checklist, such as verifying taxes, prior approvals, and existing easements, to ensure all aspects of the property are clear and compliant with Rwanda’s land laws.

By following these steps, buyers can safely acquire land, mitigate risks, and secure their property rights. **Realty Compass Ltd** applies these procedures professionally, guiding clients through each stage of land purchase and ensuring transparent, compliant, and risk-free transactions in Rwanda’s growing property market.



Steps to Renting with Confidence



Renting property in Rwanda can be smooth and secure when approached with careful planning and professional guidance. **Realty Compass Ltd** helps both tenants and landlords navigate the rental process, ensuring transparency, compliance, and peace of mind.

The first critical step is **tenant screening**. Prospective tenants are assessed for reliability, financial stability, and rental history to minimize risks for landlords. This ensures that only responsible tenants occupy the property, protecting

both parties and avoiding future disputes.

Next, it is essential to clearly define **rental lease terms**. The lease should outline the rent amount, payment schedule, duration of the tenancy, responsibilities for utilities, and maintenance obligations. Clear lease agreements prevent misunderstandings and provide legal protection under Rwanda's rental regulations.

Deposit rules are also a key part of a safe rental process. Security deposits are typically required to cover damages or unpaid rent and must be documented in the lease agreement. Proper handling and transparent accounting of deposits protect tenants' rights while reassuring landlords.

Throughout the rental process, Realty Compass Ltd provides professional support, from drafting contracts to coordinating inspections and managing payments. By following these steps, tenants and landlords can engage in rental agreements with confidence, knowing that transactions are transparent, fair, and legally compliant.



Property Management Tips – Maximizing Your Investment with Realty Compass Ltd



Effective property management is key to maintaining value, ensuring tenant satisfaction, and protecting your investment in Rwanda’s growing real estate market. **Realty Compass Ltd** provides professional guidance to property owners, combining market expertise with practical management strategies.

A cornerstone of good management is implementing a **maintenance plan**. Regular inspections, timely repairs, and preventive upkeep prevent small issues from becoming costly problems, keeping the property safe and attractive for tenants. Planned maintenance also extends the life of facilities and preserves property value over time.

Tenant communication is equally important. Maintaining open, responsive, and professional channels with tenants fosters trust, reduces conflicts, and improves retention. Addressing concerns promptly and keeping tenants informed about policies, inspections, or upcoming repairs creates a positive rental experience.

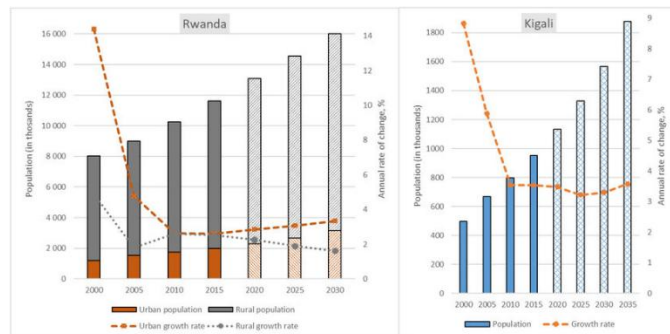
Rent collection best practices help secure steady cash flow and avoid disputes. Clear rental agreements, timely invoicing, reminders, and transparent handling of late payments ensure both landlords and tenants understand their obligations. Utilizing digital payment systems where possible can simplify collections and increase accountability.

By integrating these approaches, property owners can maximize returns and reduce stress. **Realty Compass Ltd** supports landlords with structured property management services, guiding maintenance, tenant relations, and rent collection in line with professional standards and Rwanda’s legal requirements.



CLOSING & CALL TO ACTION

Investment Opportunities in Rwanda – Kigali & Bugesera



Rwanda presents compelling real estate investment opportunities, particularly in **Kigali** and **Bugesera**, where urban growth and infrastructure development are accelerating. Kigali, as the nation's economic and administrative hub, continues to attract businesses, residents, and international investors, driving strong demand for residential, commercial, and mixed-use properties. Meanwhile, Bugesera is emerging as a strategic growth corridor, boosted by the **new international airport**, improved road networks, and government-led urbanization initiatives.

Investing now aligns with **Vision 2050**, which targets 70% urbanization and emphasizes sustainable, planned development. Early participation allows investors to benefit from rising property values, growing demand for middle-income housing, and strategic industrial and commercial zones. Both regions offer opportunities in residential developments, commercial centers, industrial land, and mixed-use projects.

Realty Compass Ltd is actively supporting investors, developers, and buyers in Kigali and Bugesera by providing market insights, professional guidance, and transparent transactions. By leveraging our expertise, investors can confidently tap into Rwanda's fast-growing property market and contribute to structured, sustainable urban growth.

REALTY COMPASS Ltd

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REALTY COMPASS

GUIDING RWANDA'S PROPERTY FUTURE

