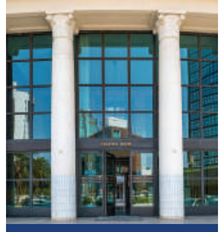
Mashonaland Holdings Limited
(Incorporated in Zimbabwe)
Leading property owners and developers

2020 Half Year Results


WESTEND CLINIC

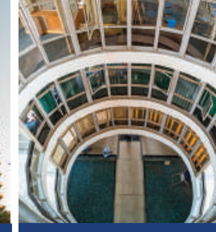

CHARTER HOUSE


ZB LIFE TOWERS


KELVIN ROAD GRANITESIDE


ZB CENTRE HARARE


CHIYEDZA HOUSE


ZB CENTRE BULAWAYO

REVIEWED ABRIDGED CONSOLIDATED FINANCIAL RESULTS FOR THE SIX MONTHS ENDED 31 MARCH 2020

ABRIDGED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Notes	INFLATION ADJUSTED GROUP 31 March 2020 Reviewed ZWL	INFLATION ADJUSTED GROUP 31 March 2019 Unaudited ZWL	* HISTORICAL COST GROUP 31 March 2020 Unaudited ZWL	* HISTORICAL COST GROUP 31 March 2019 Unaudited ZWL
Revenue	3	**30,129,086**	**20,933,985**	**21,403,456**	**2,696,826**
Property expenses		(4,982,264)	(3,672,314)	(3,546,191)	(473,087)
Net property income		**25,146,822**	**17,261,671**	**17,857,265**	**2,223,739**
Other income	4	3,026,528	5,443,079	2,270,904	701,206
Allowances for credit losses		(1,514,578)	1,227,410	(1,133,054)	158,121
Administrative expenses		(7,727,734)	(6,504,816)	(5,734,334)	(837,984)
Operating profit		**18,931,038**	**17,427,344**	**13,260,781**	**2,245,082**
Fair value adjustments		**(1,761,400,776)**	**5,178,623**	**499,564,369**	**667,138**
Quoted securities		(11,660,945)	5,178,623	6,646,376	667,138
Investment properties		(1,739,276,115)	-	490,250,993	-
Non-current assets held for sale		(10,463,716)	-	2,667,000	-
(Loss)/profit before finance income and tax		**(1,742,469,738)**	**22,605,967**	**512,825,150**	**2,912,220**
Finance income	5	907,869	899,487	670,267	115,877
Monetary loss		(7,618,547)	-	-	-
(Loss)/profit before tax		**(1,749,180,416)**	**23,505,454**	**513,495,417**	**3,028,097**
Tax credit/(expense)	6	84,867,641	(3,141,913)	(26,565,556)	(404,758)
(Loss)/profit for the period		**(1,664,312,775)**	**20,363,541**	**486,929,861**	**2,623,339**
Total comprehensive (loss)/income for the period		**(1,664,312,775)**	**20,363,541**	**486,929,861**	**2,623,339**
Weighted average number of shares		1,690,709,694	1,690,830,975	1,690,709,694	1,690,830,975
Basic and diluted (loss)/earnings per share - cents		(98.44)	1.20	28.80	0.16
Headline (loss)/earnings per share - cents		(96.86)	0.82	28.31	0.11

ABRIDGED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Notes	INFLATION ADJUSTED GROUP 31 March 2020 Reviewed ZWL	INFLATION ADJUSTED GROUP 30 Sept 2019 Audited ZWL	* HISTORICAL COST GROUP 31 March 2020 Unaudited ZWL	* HISTORICAL COST GROUP 30 Sept 2019 Unaudited ZWL
Assets					
Non-current assets	7	1,747,835,517	3,483,796,931	1,740,287,065	1,247,131,603
Current assets	8	63,454,764	89,235,956	42,149,813	26,021,409
Total assets		**1,811,290,281**	**3,573,032,887**	**1,782,436,878**	**1,273,153,012**
Equity and liabilities					
Shareholders' funds		1,704,569,595	3,372,483,129	1,685,766,699	1,201,287,699
Deferred taxation		102,801,296	190,027,509	92,750,789	68,094,754
Current liabilities	9	3,919,390	10,522,249	3,919,390	3,770,559
Total equity and liabilities		**1,811,290,281**	**3,573,032,887**	**1,782,436,878**	**1,273,153,012**
Net asset value per share - cents		100.82	199.46	99.71	71.05

ABRIDGED CONSOLIDATED STATEMENT OF CASH FLOWS

	INFLATION ADJUSTED GROUP 31 March 2020 Reviewed ZWL	INFLATION ADJUSTED GROUP 31 March 2019 Unaudited ZWL	* HISTORICAL COST GROUP 31 March 2020 Unaudited ZWL	* HISTORICAL COST GROUP 31 March 2019 Unaudited ZWL
Net cash inflow from operating activities	**5,574,860**	**12,723,364**	**8,555,534**	**1,639,091**
(Loss)/profit before finance income and tax	(1,742,469,738)	22,605,967	512,825,150	2,912,220
Non-cash items	1,754,955,513	(8,034,875)	(498,776,614)	(1,035,095)
Decrease in working capital	(2,671,962)	(219,750)	(2,550,912)	(28,309)
Tax paid	(4,238,953)	(1,627,978)	(2,942,090)	(209,725)
Net cash outflow from investing activities	**(1,420,070)**	**(2,452,119)**	**(886,299)**	**(315,895)**
Interest received	8,576	311,104	7,559	40,078
Proceeds on sales of quoted shares	1,979,522	140,268	1,348,857	18,070
Purchase of qouted shares	-	(110,848)	-	(14,280)
Purchase of property and equipment	(1,397,847)	(25,352)	(942,156)	(3,266)
Refurbishment of investment property	(3,456,499)	(3,059,664)	(2,284,902)	(394,162)
Proceeds from disposal of property and equipment	1,446,178	292,373	984,343	37,665
Net cash outflow from financing activities	**(3,544,750)**	**(7,082,531)**	**(2,415,194)**	**(912,409)**
Dividend paid	(3,544,750)	(6,990,624)	(2,415,194)	(900,569)
Acquisition of treasury shares	-	(91,907)	-	(11,840)
Increase in cash and cash equivalents	**650,039**	**3,188,714**	**5,254,041**	**410,787**
Cash and cash equivalents at the beginning of the period	7,175,160	34,297,059	2,571,158	4,418,328
Cash and cash equivalents at the end of the period	**7,825,199**	**37,485,773**	**7,825,199**	**4,829,115**

ABRIDGED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	INFLATION ADJUSTED GROUP 31 March 2020 Reviewed ZWL	INFLATION ADJUSTED GROUP 31 March 2019 Unaudited ZWL	* HISTORICAL COST GROUP 31 March 2020 Unaudited ZWL	* HISTORICAL COST GROUP 31 March 2019 Unaudited ZWL
Shareholders' equity at beginning of the period	**3,372,483,129**	**726,501,601**	**1,201,287,699**	**93,591,766**
Adoption of new accounting policy - IFRS 9	-	(991,211)	-	(127,693)
Total comprehensive (loss)/income	(1,664,312,775)	20,363,541	486,929,861	2,623,339
Acquisition of treasury shares	-	(91,907)	-	(11,840)
Dividend declared	(3,600,759)	(7,086,583)	(2,450,861)	(912,931)
Shareholders' equity at end of the period	**1,704,569,595**	**738,695,441**	**1,685,766,699**	**95,162,641**

*The historic amounts are shown as supplementary information. This information does not comply with International Financial Reporting Standards in that it has not taken account of the requirements of International Accounting Standard 29: Financial Reporting for Hyperinflationary Economies. As a result, the auditors have not issued a review conclusion on the historic financial information.

Chairman's Statement

Operating environment

The operating environment worsened during the period under review as economic activity continued to shrink in the face of very strong headwinds. The three main pillars of the economy - agriculture, mining and tourism all reported reductions in activity and continue to operate under pressure. The contraction follows the local currency depreciation and a fall in employment and exports. The drought experienced during the 2019/20 farming season reduced agricultural production. The Gross Domestic Product (GDP) forecasts by various institutions and authorities all point to a negative growth for 2020. This has been worsened by the global corona virus disease of 2019 (Covid-19) pandemic, which started in China in December 2019 and has since spread throughout the whole world. Zimbabwe reported its first case in March 2020. The Covid-19 pandemic is expected to further weigh down on the fragile economy, while uncertainties remain on its likely trajectory.

Year-on-year inflation continued to surge closing the reporting period at 676.4%.

Inevitably, the continued decline in economic activity will have far-reaching negative impact on demand in the real estate market. The Covid-19 induced national Lockdown will also affect the inflation-hedging potential of real asset investments as rent payment deferments are met with rising inflation.

Property market

The property market continues to be at the receiving end of an economic environment characterized by declining capacity utilization and monetary policy inconsistencies. The reported growth in money supply in Q4 2019 fueled inflation. Whilst the property market responded with regular rent reviews, the general reduction in economic activity meant that constrained rental growth could not match prevailing inflationary pressures. The Covid-19 pandemic has further dented tenants' rent-paying capacity. As the sector navigates the Covid-19 pandemic shock, occupancy levels across the market remain under pressure. Whilst the retail, warehousing and logistics sectors are expected to show some resilience, they too have been put under strain following the disruption of global supply chains.

Rental collections remained relatively high during the period across the market. The property sales sub-sector was, however, subdued given the currency fragilities, with some activity noticeable in the residential sector.

Construction and maintenance costs continue to surge as service providers index their prices against the United States Dollar (USD). Most projects across the market have been frozen. Rising construction costs and the decline in rentals in real terms have rendered some projects unviable. Developers have largely adopted a wait and see attitude.

Inflation-adjusted results

Revenue at ZWL$30.1 million (2019: ZWL$20.9 million) was 44% higher than the same period in the prior year. The increase in revenue reflects the positive impact of rent reviews. In order to hedge against erosion of rental value due to inflation, the Group embarked on regular rent reviews.

Property expenses at ZWL$4.98 million (2019: ZWL$3.67 million) were 36% higher than the same period in the previous year. The increase in property expenses reflects an increase in voids-related costs, insurance costs, expenditure on repairs and maintenance work compared with 2019.

Administrative expenses at ZWL$7.72 million (2019: ZWL$6.50 million) were 19% above the same period in the prior year. The increase in administrative expenses from the prior year was attributable to an increase in staff-related costs as the Group cushioned its staff from the rising cost of living coupled with an increase in advertising and consultants' fees relating to various projects.

Operating profit at ZWL$18.9 million (2019: ZWL$17.4 million) increased by 8.6% from the same period in the prior year.

Investment property

The Group performed an internal full-scope valuation of its property portfolio as at 31 March 2020. The 41% increase in investment property value to ZWL$1.8billion (ZWL$1.2billion: 30 September 2019) reflects the suppressed rental income growth against inflation, and the worsening real estate investment risks. A comparative valuation performed as at 31 March 2020 in USD resulted in a 12% decline in the portfolio value to USD77.8million (USD88.1million: 30 September 2019). The Central Business District (CBD) sector continues to bear the brunt of the economic downturn. High-income residential and strategically located land banks continue to exhibit some notable resilience to value-erosion.

It is worth noting that the property market remains distorted mainly due to policy inconsistencies and the general prevailing macroeconomic conditions. The government gazetted Statutory Instrument (S.I.) 85 of 2020, which allowed consumers an option to pay for goods and services using foreign currency, converted at a fixed rate. In addition, S.I. 96 of 2020 created a protected tenant concept through a temporary moratorium given to residential tenants unable to make rental and mortgage payments during the Covid-19 virus induced Lockdown period.

As per tradition, the Group will perform full-scope independent valuations at the end of its financial year.

Operations

Despite the difficult operating environment, the response measures put in place by your Group saw the Group withstanding some of the pressures. The Group managed to maintain occupancy levels at 77% as at 31 March 2020. The periodic maintenance of buildings, coupled with the Group's superior customer management, saw some of its strategic tenants increasing space uptake within the portfolio. Some tenants left the portfolio mainly due to business closures. Management continues to build a strong leasing pipeline to ensure portfolio optimization going forward.

Rental collections closed the period at 90%, up from 84% in the prior year as the optimization of the business operational processes continues to pay-off. Management will continue to ensure a rigorous tenant on-boarding process to achieve quality growth going forward. In line with its strategic focus area on income streams diversification, the Group grew its third-party business portfolio during the period.

Projects

Whilst the property development sub-market remains unsupportive of new stock creation, the Group is proceeding with some of its low-risk projects. The Bluff Hill cluster housing project will commence soon after the Lockdown, having already secured the major building materials. The Charter House reconfiguration design works are complete. Feasibility studies are on-going to determine the viability of a co-working hub in order to optimize the Group's CBD portfolio. The Group secured its mixed-use development permit for the 42-hectare site in Ruwa. The Group will continue to scout for strategic land banks to support its diversification and growth thrust.

Share buyback

The total shares purchased as at 31 March 2020 stood at 169 267 806 shares, representing 9% of total issued share capital of Mashonaland Holdings Limited. No shares were purchased during the period under review. There still remains a balance of 30 732 194 shares on the currently approved share buyback scheme.

Outlook

Going forward, the economic outlook remains highly uncertain as it is riddled with multiple macro-economic, fiscal and monetary challenges. The Covid-19 virus pandemic, whose overall impact and duration remains unknown, further worsens the prospects for economic recovery in the short- to medium-term. In light of these realities, the Group's thrust going into the future is on preservation of shareholder value and ensuring future fit through regular building maintenance and talent retention. The Group will continue with its portfolio performance optimization, diversification and governance strategic focus areas within well-defined risk parameters.

Dividend declaration

Your Directors have declared an interim dividend of ZWL$0.515 cents per ordinary share in issue. A separate dividend notice will be issued in due course.

Appreciation

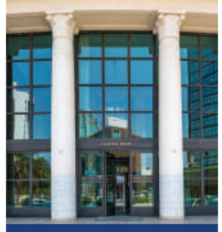
On behalf of the Board, I would like to thank our tenants, suppliers and other stakeholders for their continued support. Special mention goes to our members of staff for their dedication to duty especially during these very difficult times. My appreciation also goes to fellow Directors for their guidance.

Harare
24 June 2020

R Mutandagayi
Chairman

Directors: R Mutandagayi (Chairman), G Mapfidza (Managing Director), G. Bema (Eng.), H. M. Munyati, S. Mutangadura (Ms), P Musarurwa (Mrs), R Watungwa, B Musariri (Ms).


WESTEND CLINIC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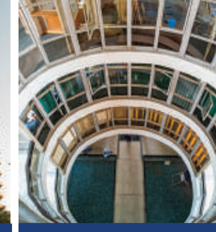
ZB CENTRE BULAWAYO

REVIEWED ABRIDGED CONSOLIDATED FINANCIAL RESULTS FOR THE SIX MONTHS ENDED 31 MARCH 2020

NOTES TO THE ABRIDGED CONSOLIDATED FINANCIAL STATEMENTS

1. Basis of preparation and accounting policies

Mashonaland Holdings Limited and its subsidiaries' (the "Group") abridged interim consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) and in the manner required by the Companies and other Business Entities Act (Chapter 24:31), except for IAS 21 The Effects of Changes in Foreign Exchange Rates and IAS 29 Financial Reporting in Hyperinflationary Economies. The accounting policies used in the current period are consistent with those applied in the previous period unless otherwise stated. These abridged interim consolidated financial statements have been prepared under the assumption that the Group operates on a going concern basis.

The abridged interim consolidated financial statements for the six months ended 31 March 2020 have been prepared in accordance with IAS 34 "Interim financial reporting". They do not include all of the information required for full annual financial statements and should be read in conjunction with the audited financial statements for the year ended 30 September 2019.

1.1 Reporting currency

These financial statements are presented in the Zimbabwean currency ("ZWL"), which was designated as the sole transactional and functional currency through Statutory Instrument 33 of 2019 (SI33/19) dated 22 February 2019 and Statutory instrument 142 of 2019 (SI142/19) dated 24 June 2019.

1.2 Hyperinflation

These results have been prepared under the current cost basis in line with the provisions of International Reporting Standards (IAS) 29 – Financial Reporting in Hyperinflationary economies. The Public Accountants and Auditors Board (PAAB) pronounced that the economy is trading under conditions of hyperinflation in line with IAS 29 (Pronouncement 1/2019). The directors have applied the guidelines provided by the PAAB and the accounting bodies and made various assumptions to produce the inflation adjusted financials. The inflation adjusted amounts are the primary set of results. The historic information is supplementary.

The Group used the price indices provided by the Zimbabwe Statistical Office as reported on the Reserve Bank of Zimbabwe website. Below are the indices and adjustment factors used up to 31 March 2020.

	Index	Conversion factor
CPI as at 31 March 2020	810.4	1.000
CPI as at 30 September 2019	290.4	2.791
CPI as at 31 March 2019	104.4	7.764

1.3 Review conclusion

These abridged consolidated interim financial results for the six months ended 31 March 2020 have been reviewed by Deloitte & Touche and a modified review conclusion issued thereon. The review report carries a qualified conclusion with respect to non–compliance with International Accounting Standard 21 (IAS 21) - The Effects of Changes in Foreign Exchange Rates in accounting for the change in functional currency which impacted the date of initial application of IAS 29 - Financial Reporting in Hyperinflationary Economies.

	INFLATION ADJUSTED GROUP		* HISTORICAL COST GROUP	
	31 March 2020 Reviewed ZWL	31 March 2019 Unaudited ZWL	31 March 2020 Unaudited ZWL	31 March 2019 Unaudited ZWL
2. Depreciation on property and equipment charged to operating profit	**636,338**	**313,121**	**336,789**	**40,338**
3. Revenue	**30,129,086**	**20,933,985**	**21,403,456**	**2,696,826**
Rental income	30,036,652	20,933,985	21,324,354	2,696,826
Property services income	92,434	-	79,102	-
4. Other income				
Service charges	293,269	559,143	222,801	72,032
Credit losses recovered	-	3,274,732	-	421,868
Dividend income	73,316	60,075	44,879	7,739
Foreign currency translation gain	684,906	-	590,337	-
Profit on disposal of non-current assets	1,975,037	1,258,962	1,412,887	162,186
Sundry income	-	290,167	-	37,381
Total	**3,026,528**	**5,443,079**	**2,270,904**	**701,206**
5. Finance income				
Interest received and receivable	757,733	899,487	540,875	115,877
Interest on staff loans	150,136	-	129,392	-
Total	**907,869**	**899,487**	**670,267**	**115,877**
6. Tax				
Current income tax expense	(2,337,375)	(1,636,573)	(1,892,711)	(210,832)
Deferred tax credit/(expense)	93,898,426	(1,488,173)	(24,656,037)	(191,714)
Witholding tax	(21,198)	(17,167)	(16,808)	(2,212)
Total	**91,539,853**	**(3,141,913)**	**(26,565,556)**	**(404,758)**

	INFLATION ADJUSTED GROUP		* HISTORICAL COST GROUP	
	31 March 2020 Reviewed ZWL	30 Sept 2019 Audited ZWL	31 March 2020 Unaudited ZWL	30 Sept 2019 Unaudited ZWL
7. Non-current assets				
Investment property	1,736,858,000	3,472,447,086	1,736,858,000	1,244,322,105
Property and equipment	10,614,439	9,180,339	3,065,987	2,032,074
Long term receivables	129,816	1,523,689	129,816	546,001
Fixed deposit Investment	233,262	645,817	233,262	231,423
Total	**1,747,835,517**	**3,483,796,931**	**1,740,287,065**	**1,247,131,603**
8. Current assets				
Assets held for trading	15,863,743	29,532,137	15,863,743	10,582,592
Inventories	24,911,739	25,348,591	3,606,787	3,127,911
Trade and other receivables	4,854,083	6,716,352	4,854,083	2,406,748
Cash and cash equivalents	7,825,199	7,175,160	7,825,199	2,571,158
Assets held for sale	10,000,000	20,463,716	10,000,000	7,333,000
Total	**63,454,764**	**89,235,956**	**42,149,813**	**26,021,409**
9. Current liabilities				
Trade and other payables	3,090,891	6,985,028	3,090,89	2,503,026
Income tax payable	305,241	2,458,866	305,241	881,114
Provisions	523,259	1,078,354	523,259	386,419
Total	**3,919,390**	**10,522,248**	**3,919,390**	**3,770,559**
10. Investment property				
Measurement of fair value				
The following shows a reconciliation between the opening balance and the closing balance for fair values				
Opening balance	3,472,447,086	252,990,471	1,244,322,105	90,657,000
Acquisitions	-	8,819,237	-	3,160,299
Improvements	3,687,029	4,399,391	2,284,902	1,576,485
Transfers	-	(1,144,160)	-	(410,000)
Fair value adjustment	(1,739,276,115)	3,207,382,147	490,250,993	1,149,338,321
	1,736,858,000	**3,472,447,086**	**1,736,858,000**	**1,244,322,105**

Sensitivity analysis on managements estimates	5% Increase in USD:ZWL exchange rate	5% (Decrease) in USD:ZWL exchange rate
Investment property	1,823,700,900	1,654,150,476
Impact on statement of financial position Increase/(decrease)	86,842,900	(82,707,524)
Impact on statement of comprehensive income Decrease)/increase	(86,842,900)	82,707,524

11. Segment information

INFLATION ADJUSTED					
31 March 2020 ZWL	Office/retail	Industrial	Pure retail	Other	Total
Revenue	16,950,390	8,554,857	2,440,802	2,183,037	**30,129,086**
Net property income	12,574,404	8,361,828	2,191,121	2,019,469	**25,146,822**
Assets	1,064,336,501	240,160,429	147,238,922	359,554,429	**1,811,290,281**
Liabilities	57,676,028	18,420,222	9,998,194	20,626,242	**106,720,686**

INFLATION ADJUSTED					
31 March 2019 ZWL	Office/retail	Industrial	Pure retail	Other	Total
Revenue	13,204,932	4,239,292	2,113,584	1,376,177	**20,933,985**
Net property income/(expenses)	11,536,401	4,089,011	1,864,122	(227,863)	**17,261,671**
Assets	493,185,151	71,078,531	61,010,948	193,448,372	**818,875,002**
Liabilities	58,363,192	8,647,092	5,681,960	7,350,313	**80,042,557**

* HISTORICAL					
31 March 2020 ZWL	Office/retail	Industrial	Pure retail	Other	Total
Revenue	12,245,633	5,910,929	1,714,077	1,532,817	**21,403,456**
Net property income	9,169,218	5,764,112	1,524,693	1,399,242	**17,857,265**
Assets	1,064,336,501	240,160,429	147,238,922	330,701,026	**1,782,436,878**
Liabilities	54,620,057	12,056,251	7,490,042	22,503,829	**96,670,179**

* HISTORICAL					
31 March 2019 ZWL	Office/retail	Industrial	Pure retail	Other	Total
Revenue	1,701,129	546,128	272,283	177,286	**2,696,826**
Net property income/(expenses)	1,486,180	526,768	240,146	(29,355)	**2,223,739**
Assets	63,534,711	9,156,711	7,859,752	24,921,059	**105,472,233**
Liabilities	7,518,654	1,113,964	731,980	944,994	**10,309,592**

12. Property portfolio performance

31 March 2020 ZWL	GLA %	Rental income %	Rent/sqm-ZWL	Vacancy %	Yields %
Office/retail	46	56	58	20	4
Industrial	44	28	44	-	11
Pure retail	5	8	218	1	5
Other	5	7	87	-	4
Total/portfolio average	**100**	**100**	**218**	**21**	**4**

31 March 2019 ZWL	GLA %	Rental income %	Rent/sqm-ZWL	Vacancy %	Yields %
Office/retail	46	63	83	48	5
Industrial	44	20	15	-	12
Pure retail	5	10	73	20	7
Other	5	7	45	-	6
Total/portfolio average	**100**	**100**	**41**	**24**	**6**

*GLA - Gross lettable area
** The rent/sqm numbers are stated in inflation adjusted terms

	INFLATION ADJUSTED GROUP		* HISTORICAL COST GROUP	
13. Commitments for capital expenditure	31 March 2020 Reviewed ZWL	30 Sept 2019 Audited ZWL	31 March 2020 Unaudited ZWL	30 Sept 2019 Unaudited ZWL
Authorised and contracted	3,578,932	480,635	3,578,932	379,692
Authorised and not yet contracted	17,722,075	5,714,333	17,722,075	4,514,210

14. Related parties

INFLATION ADJUSTED					
Related party	**Relationship**	**Nature of transaction**	**Transaction amount ZWL**	**Balance 2020 ZWL**	**Balance 2019 ZWL**
ZB Life Assurance Limited	Direct shareholder	Rent accured	1,131,098	52,163	(3,427)
ZB Bank Limited	Indirect shareholder	Rent accured	566,655	468,003	452,614
ZB Life Assurance Limited	Direct shareholder	Interest received	2,144	-	-
ZB Bank Limited	Indirect shareholder	Interest received	13,563	-	-
ZB Bank Limited	Indirect shareholder	Cash and cash equivalents	-	1,874,344	1,209,079
			1,713,460	**2,394,510**	**1,658,266**

* HISTORICAL COST					
Related party	**Relationship**	**Nature of transaction**	**Transaction amount ZWL**	**Balance 2020 ZWL**	**Balance 2019 ZWL**
ZB Life Assurance Limited	Direct shareholder	Rent accured	915,850	52,162	(1,228)
ZB Bank Limited	Indirect shareholder	Rent accured	427,123	468,003	162,190
ZB Life Assurance Limited	Direct shareholder	Interest received	1,299	-	-
ZB Bank Limited	Indirect shareholder	Interest received	9,845	-	-
ZB Bank Limited	Indirect shareholder	Cash and cash equivalents	-	1,874,344	433,263
			1,354,117	**2,394,509**	**594,225**

	INFLATION ADJUSTED GROUP		* HISTORICAL COST GROUP	
All compensation with related parties is carried out on an arm's length basis	31 March 2020 Reviewed ZWL	31 March 2019 Unaudited ZWL	31 March 2020 Unaudited ZWL	31 March 2019 Unaudited ZWL
Compensation of key management personnel in the Group				
Short term employee benefits	1,793,413	887,248	1,120,883	114,300
Post-employment benefits	37,546	98,589	23,466	12,701
Total compensation paid to key management	**1,830,959**	**985,837**	**1,144,349**	**127,001**
Non-executive directors' emoluments	382,905	424,723	303,468	54,715

15. Going concern

The Directors have assessed the ability of the Group to continue as a going concern and believe that the preparation of these financial statements on a going concern basis is appropriate.

The Board is concerned about the deteriorating operating environment characterised by rising inflation, depreciating exchange rate, erosion of disposable income and shortages of electricity, fuel and foreign currency.The Coronavirus (COVID-19) pandemic that spread through all countries of the world has materially altered the operating environment. Reduced capacity utilisation across the economy, the COVID-19 induced lockdown, and a continual decline in purchasing power continue to put pressure on demand for real estate space. Rent reviews are becoming more difficult as the tenants' rent paying capacity continues to erode. The national lockdown, whilst necessary, has had an impact on tenants' beneficial occupation, putting pressure on collection and space absorption.

In light of the global pandemic, COVID-19, the Directors are of the view that the significant doubt associated with the current uncertainties related to the COVID-19 virus currently does not result in a material uncertainty related to such events or conditions that may cast significant doubt on the Company's ability to continue as a going concern.

16. Subsequent events
Impact of Covid-19

Since 31 December 2019 the impact of COVID-19 has affected many local businesses across the world. Measures taken to contain the spread of the virus including travel bans, quarantines, social distancing and closure of non-essential economic activities have triggered disruptions in economic activities.

Government responded by introducing a lockdown which was initially effective from 27 March 2020 to end 19 April 2020 but was further extended indefinitely with reduced restrictions. Essentially, the lockdown prevented over 70% of the Group's tenants from being physically present in the leased premises, as they are classified non-essential. The major impact has been a drop in collections levels for April 2020, which closed at 70% down from the average of 95%, which was testament to the Group's strong tenant base.

Following the declaration of the lockdown by the Government, the Group commenced with its Business Continuity Plan, with all essential services working off-site. Other highlights of the plan include decongestion of the work place. The Group has also provided all necessary materials required for the safety of both employees and customers.

The Group has also engaged all its service providers and reduced levels of service in line with requirements, without compromising quality, to reduce building operating costs during these difficult times.

The extent, duration and impact of the prevailing conditions remain uncertain and depend on future developments that cannot be accurately predicted at this stage. Consequently, no reliable estimate of the impact of the COVID-19 pandemic on the Group's finances could be made at the date of authorization of these financial statements.

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Independent Auditor's Report on Review of Inflation Adjusted Interim Financial Information
To the Shareholders of Mashonaland Holdings Limited

Introduction

We have reviewed the accompanying inflation adjusted abridged consolidated interim results of Mashonaland Holdings Limited and its subsidiaries ("the Group") as at 31 March 2020 and the related inflation adjusted interim consolidated statement of comprehensive income, inflation adjusted interim consolidated statement changes in equity and inflation adjusted consolidated interim statement of cash flows for the six-month period then ended, and a summary of significant accounting policies and other explanatory notes.

Management is responsible for the preparation and fair presentation of this interim financial information in accordance with International Accounting Standard (IAS) 34 "Interim Financial Reporting". Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and, consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis of qualified conclusion

Impact of incorrect date of application of International Accounting Standard (IAS) 21 "The Effects of Changes in Foreign Exchange Rates" ("IAS 21") and IAS 29 "Financial Reporting in Hyperinflationary Economies" ("IAS 29") on comparative financial information

On 20 February 2019, a currency called the RTGS Dollar was legislated through Statutory Instrument 33 of 2019 ("SI 33/19") with an effective date of 22 February 2019. SI 33/19 fixed the exchange rate between the RTGS Dollar and the USD at a rate of 1:1 for the period up to its effective date. The rate of 1:1 is consistent with the rate mandated by the RBZ at the time it issued the bond notes and coins into the basket of multi currencies. The below events were indicative of economic fundamentals that would require a reassessment of the functional currency as required by International Accounting Standard (IAS) 21 *"The Effects of Changes in Foreign Exchange Rates"*:

- The Group transacted using a combination of United States Dollars (USD), bond notes and bond coins. Acute shortage of USD cash and other foreign currencies in the country, resulted in an increase in the use of different modes of payment for goods and services, such as settlement through the Real Time Gross Settlement (RTGS) system and mobile money platforms. During the year there was a significant divergence in market perception of the relative values between the bond note, bond coin, mobile money platforms, RTGS FCA in comparison to the USD. Although RTGS was not legally recognised as currency up until 22 February 2019, the substance of the economic phenomenon, from an accounting perspective, suggested that it was currency.

Basis of qualified conclusion (continued)

Impact of incorrect date of application of International Accounting Standard (IAS) 21 "The Effects of Changes in Foreign Exchange Rates" ("IAS 21") and IAS 29 "Financial Reporting in Hyperinflationary Economies" ("IAS 29") on comparative financial information (continued)

- In October 2018, Groups were instructed by the Reserve Group of Zimbabwe ("RBZ") to separate and create distinct Group accounts for depositors, namely, RTGS FCA and Nostro FCA accounts. This resulted in a separation of transactions on the local RTGS payment platform from those relating to foreign currency (e.g. United States Dollar, British Pound, and South African Rand).

Prior to this date, RTGS FCA and Nostro FCA transactions and balances were co-mingled. As a result of this separation, there was an increased proliferation of multi-tier pricing practices by suppliers of goods and services, indicating a significant difference in purchasing power between the RTGS FCA and Nostro FCA balances, against a legislative framework mandating parity. The Directors had not re-assessed the change in functional currency for the year ended 30 September 2019. Because the Group transacted using a combination of United States Dollars (USD), bond notes and coins, Real Time Gross Settlement (RTGS) system and mobile money platforms during the period from 1 October 2018 to 22 February 2019, the decision to change the functional currency only on 22 February 2019 in accordance with SI 33/19 resulted in misstatement to the financial performance and cash flows of the Group, as transactions denominated in USD were not appropriately translated during that period.

During the prior year, the factors and characteristics to apply IAS 29 "Financial Reporting in Hyperinflationary Economies" were met in Zimbabwe. As a result, the Public Accountants and Auditors Board (PAAB) pronounced that entities reporting in Zimbabwe were required to apply the requirements of IAS 29 with effect from 1 July 2019.

The Directors applied the requirements of IAS 29 from the date of change in functional currency adopted of 22 February 2019. However, in accordance with IAS 21 the date of change in functional currency should be 1 October 2018. Consequently the changes in the general pricing power of the functional currency should apply from 1 October 2018.

Had the Group applied the requirements of IAS 21 and IAS 29, many of the elements of the inflation adjusted consolidated financial statements for the comparative period would have been materially impacted and therefore the departure from the requirements of these standards is considered to be pervasive. The financial effects on the inflation adjusted consolidated financial statements of this departure were not determined. An adverse opinion was issued on the financial statements for the year ended 30 September 2019.

Furthermore, our opinion in the current period's financial results is modified because of the possible effects of the matter on the comparability of the current year's financial results with that of the prior year.

Qualified conclusion

Based on our review, with the exception of the matter described in the preceding paragraph, nothing has come to our attention that causes us to believe that the accompanying interim financial information of Mashonaland Holdings Limited does not present fairly, in all material respects, the inflation adjusted consolidated financial position of the entity as at 31 March 2020, and of its inflation adjusted consolidated financial performance and its inflation adjusted consolidated cash flows for the six-month period then ended in accordance with International Financial Reporting Standards.

Independent Auditor's Report on Review of Inflation Adjusted Interim Financial Information
To the Shareholders of Mashonaland Holdings Limited

Emphasis of matter

We draw attention to Note 10 and Note 16 of the inflation adjusted consolidated interim financial statements, which describe the complexities involved in the valuation of the Group's investment property and the uncertainties related to the possible effects of the COVID-19 outbreak on the Group, and the Group's inability to quantify the possible impact. Our opinion is not further modified in respect of this matter.

Deloitte & Touche

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Deloitte & Touche Chartered Accountants (Zimbabwe)
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Date: 24 June 2020