



Ernst & Young
Chartered Accountants (Zimbabwe)
Registered Public Auditors
Angwa City
Cnr Julius Nyerere Way /
Kwame Nkrumah Avenue
P O Box 62 or 702
Harare
Zimbabwe

Tel: +263 24 2750905-14 or 2750979-83
Fax: +263 24 2750707 or 2773842
Email: admin@zw.ey.com
www.ey.com

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF UNIFREIGHT AFRICA LIMITED

Report on the Audit of the Inflation Adjusted Consolidated Financial Statements

Adverse Opinion

We have audited the inflation adjusted consolidated financial statements of Unifreight Africa Limited and its subsidiaries (the Group), as set out on pages 10 to 44, which comprise the inflation adjusted consolidated statement of financial position as at 31 December 2020, and the inflation adjusted consolidated statement of profit or loss and other comprehensive income, the inflation adjusted consolidated statement of changes in equity and the inflation adjusted consolidated statement of cash flows for the year then ended, and notes to the inflation adjusted consolidated financial statements, including a summary of significant accounting policies and other explanatory notes.

In our opinion, because of the significance of the matters discussed in the Basis for Adverse Opinion section of our report, the accompanying inflation adjusted consolidated financial statements do not present fairly the financial position of the Group as at 31 December 2020, and its financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) and Companies and Other Business Entities Act (Chapter 24:31).

Basis for Adverse Opinion

Non-compliance with IFRS: International Accounting Standard (IAS 21)- *The Effects of Changes in Foreign Exchange Rates* in prior period and inappropriate application of IAS 8 - *Accounting Policies, Changes in Accounting Estimates and Errors*

Historical functional currency matter

As explained in note 2.4a to the inflation adjusted Consolidated Financial Statements, the Group changed its functional currency from United States Dollars (US\$) to Real Time Gross Settlement Dollars (RTGS\$) on 23 February 2019 in order to comply with Statutory Instrument 33 of 2019 issued on the same date. The inflation adjusted consolidated financial statements is presented in ZWL.

We however believe that the change occurred on 1 October 2018 in terms of IAS21 given the significant monetary and exchange control policy changes witnessed in Zimbabwe from 2016 through to 2019.

Our audit opinion for the year ended 31 December 2019 was therefore modified as management prospectively applied the change in functional currency from US\$ to RTGS\$ from 23 February 2019, which we disagreed with. The correct approach would have been a retrospective restatement as a prior period error in terms of IAS 8.

Management has not made adjustments in current year in terms of IAS8, therefore, many corresponding numbers remain misstated on the inflation adjusted consolidated financial statements, impacting comparability of the current year figures.

INDEPENDENT AUDITOR'S REPORT- continued
TO THE MEMBERS OF UNIFREIGHT AFRICA LIMITED

Basis for Adverse Opinion (continued)

Non-compliance with IFRS: International Accounting Standard (IAS 21)- *The Effects of Changes in Foreign Exchange Rates* in prior period and inappropriate application of IAS 8 - *Accounting Policies, Changes in Accounting Estimates and Errors (continued)*

The matter continues to impact the following amounts on the inflation adjusted consolidated statement of financial position which still comprise of material amounts from opening balances: Vehicles and equipment of ZWL879 197 000 (2019:ZWL1 041 568 000); investment property of ZWL463 603 000 (2019: ZWL522 769 000); deferred tax liabilities of ZWL344 241 000 (ZWL: 369 603 000); retained earnings of ZWL26 080 000 (2019: 100 409 000); non-distributable reserve of ZWL1 009 431 000 (2019:ZWL1 019 735 000) ; intangible assets of ZWL41 795 000 (2019: ZWL41 795 000) and inventories of ZWL126 423 000 (2019: ZWL 203 619 000).

As opening balances enter into the determination of cash flows and performance, our audit opinion is modified in respect of the impact of this matter on the depreciation expense of ZWL207 300 000 (2019: ZWL89 848 000); operating expenses of ZWL1 213 128 000(2019: ZWL1 007 385 000) and tax expense of ZWL23 594 000 (2019: ZWL360 070 000) on the inflation adjusted consolidated statement of profit or loss and other comprehensive income and cash flows from operating activities on the inflation adjusted consolidated statement of cash flows.

Exchange rates used (Non-compliance with IAS 21)

In the current year and consistent with the prior year assessment, we have concluded that the interbank exchange rates for the period 1 January to 26 March 2020 and between 27 March and 23 June 2020 (when the Reserve Bank of Zimbabwe maintained a fixed exchange rate of US\$1: ZWL25) did not meet the requirements of IAS 21 as they were not available for immediate delivery. For the period between 24 June and 31 December 2020 the Group applied internally derived exchange rates. The internal exchange rates determined by management for financial reporting purposes did not meet the definition of spot exchange rates in terms of IAS 21. Consequently, the following amounts are materially impacted:

Inflation adjusted consolidated statement of financial position

Vehicles and equipment of ZWL879 197 000 (2019:ZWL1 041 568 000); trade and other receivables of ZWL175 227 000 (2019: ZWL125 695 000); inventories of ZWL126 423 000 (2019:ZWL203 619 000); cash and cash equivalents of ZWL50 628 000 (2019: ZWL36 547 000); trade and other payables of ZWL118 218 000 (2019:ZWL102 507 000); income tax payable of ZWL49 182 000 (2019:ZWL28 162 000) and equity component of shareholders' loans of ZWL248 855 000 (2019: ZWL248 855 000).

Inflation adjusted consolidated statement of profit or loss and other comprehensive income

Revenue of ZWL1 518 494 000 (2019: ZWL1 328 854 000); monetary loss of ZWL205 454 000 (2019: gain of ZWL147 295 000); income tax expense of ZWL23 594 000 (2019: ZWL360 070 000); operating expenses of ZWL1 213 128 000 (2019: ZWL1 007 385 000) and finance costs of ZWL7 276 000 (2019: ZWL20 294 000).

Consequently, retained earnings, deferred tax liabilities and income tax payable are impacted. The misstatements can however not be quantified as an appropriate exchange rate has not been determined. Our prior year audit report was also modified because of this matter.

**INDEPENDENT AUDITOR'S REPORT- continued
TO THE MEMBERS OF UNIFREIGHT AFRICA LIMITED**

Basis for Adverse Opinion (continued)

Application of IAS29 - *Financial Reporting in Hyperinflationary Economies*

Furthermore, notwithstanding that IAS 29 has been applied correctly, it is noted that its application was based on prior and current periods' financial information which was not in compliance with IAS 21 / IAS 8 as described above. Had the correct base numbers been used, the above stated accounts would have been materially different. Consequently, monetary loss of ZWL205 454 000 (2019: gain of ZWL147 295 000) is impacted. Our opinion was also modified in respect of this matter in the prior year.

Valuation of Investment Property for Disclosure purposes (Non-compliance with IFRS 13 - *Fair Value Measurement* and IAS 8 - *Accounting Policies, Changes in Accounting Estimates and Errors*)

The group's properties, which are accounted for at cost in terms of the group's accounting policy, are subjected to valuation, for disclosure purposes, as per the requirements of IAS 40- *Investment Property*. The standard requires fair value to be disclosed as is described in note 7 to the inflation adjusted consolidated financial statements. The concept of fair value is derived from the principles set out in IFRS 13.

These assets were valued as guided by management experts using historical US\$ denominated inputs and converted into ZWL at the applicable closing exchange rates both in the prior year and as at 31 December 2020. For properties, there is a unique disconnect between the currency in which the rentals are being paid (ZWL) and the currency in which the properties are being valued (US\$). The implicit investment method was applied for industrial and commercial properties and key inputs into the calculations include rentals per square metre and capitalisation rates. Residential properties were valued in terms of the market comparable approach.

We have concerns over the appropriateness of using a foreign currency for the valuation and then applying a conversion rate to determine the ZWL values of the investment property and freehold land and buildings. The translation process adopted by management would not meet the fair value measurement principles of the affected items as set out in IFRS 13 "*Fair Value Measurement*" due to the following considerations:

- 1) With respect to the implicit investment approach, the US\$ estimated rentals may not be an appropriate proxy for the ZWL amounts in which rentals are settled.
- 2) While historical US\$ amounts based on similar transactions have been used as a starting point in determining comparable values on the market comparable approach, it is noted that market participants take into account different risk factors in determining an appropriate value in ZWL terms which are not necessarily limited to the exchange rate.

Consequently, investment property disclosures may be materially misstated and owing to lack of information on relevant inputs in ZWL, we are unable to determine what adjustments may be necessary to correctly account for these amounts. Our prior year audit opinion was also modified due to this matter.

The effects of the above departures from IFRS are material and pervasive to the inflation adjusted consolidated financial statements.

**INDEPENDENT AUDITOR'S REPORT- continued
TO THE MEMBERS OF UNIFREIGHT AFRICA LIMITED**

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements in Zimbabwe, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our adverse opinion.

Key Audit Matters

Except for the matters described in the Basis for Adverse Opinion section, we have determined that there are no other key audit matters to communicate in our report.

Other information

The directors are responsible for the other information. The other information comprises the Chairman's Statement and the Directors' Responsibility Statement but does not include the inflation adjusted consolidated financial statements and our auditor's report thereon.

Our opinion on the inflation adjusted consolidated financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon. The Press Release, the Chief Executive Officer's Report, the Directors' Report, Historical cost financial information and the Statement of Corporate Governance are expected to be made available to us after the date of this auditor's report.

In connection with our audit of the inflation adjusted consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the inflation adjusted consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. As described in the Basis for Adverse Opinion section above, the Group did not comply with the requirements of IAS 8, IAS21, IAS29 and IFRS 13.

We have concluded that the other information is materially misstated for the same reason with respect to the amounts or other items included therein and affected by the failure to comply with the referred matters.

Responsibilities of the Directors for the Inflation Adjusted Consolidated Financial Statements

The directors are responsible for the preparation and fair presentation of the inflation adjusted consolidated financial statements in accordance with IFRSs and the requirements of the Companies and Other Business Entities Act (Chapter 24:31), and for such internal controls as the directors determine is necessary to enable the preparation of inflation adjusted consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the inflation adjusted consolidated financial statements, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

**INDEPENDENT AUDITOR'S REPORT- continued
TO THE MEMBERS OF UNIFREIGHT AFRICA LIMITED**

Auditor's Responsibilities for the Audit of the Inflation Adjusted Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the inflation adjusted consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these inflation adjusted consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the inflation adjusted consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls.
- Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the inflation adjusted consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the inflation adjusted consolidated financial statements, including the disclosures, and whether the inflation adjusted consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the inflation adjusted consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

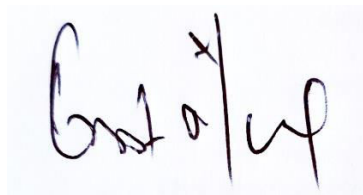
We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**INDEPENDENT AUDITOR'S REPORT- continued
TO THE MEMBERS OF UNIFREIGHT AFRICA LIMITED**

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the inflation adjusted consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Mr David Gwande (PAAB Practicing Certificate Number 132).



**ERNST & YOUNG
CHARTERED ACCOUNTANTS (ZIMBABWE)
REGISTERED PUBLIC AUDITORS**

HARARE

7 August 2021