



## ABRIDGED AUDITED RESULTS FOR THE YEAR ENDED 30 SEPTEMBER 2019

ABRIDGED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME		INFLATION ADJUSTED GROUP		HISTORICAL COST GROUP	
Notes	Year ended 30 Sept 2019 ZWL	Year ended 30 Sept 2018 ZWL	Year ended 30 Sept 2019 ZWL	Year ended 30 Sept 2018 ZWL	
<b>Revenue</b>	<b>17,573,212</b>	<b>13,765,532</b>	<b>9,354,002</b>	<b>4,740,197</b>	
Property expenses	(3,725,917)	(3,463,741)	(1,436,382)	(1,192,748)	
<b>Net property income</b>	<b>13,847,295</b>	<b>10,301,791</b>	<b>7,917,620</b>	<b>3,547,449</b>	
Other income	3,888,462	829,987	1,916,009	285,808	
Allowance for credit losses	598,972	(959,051)	237,250	(330,252)	
Administrative expenses	(5,706,018)	(3,115,129)	(3,294,127)	(1,072,703)	
<b>Operating profit</b>	<b>12,628,711</b>	<b>7,057,598</b>	<b>6,776,752</b>	<b>2,430,302</b>	
<b>Fair value adjustments gains/(loss)</b>	<b>979,102,489</b>	<b>417,162</b>	<b>1,163,447,400</b>	<b>143,651</b>	
Investments held for trading	(479,165)	(1,931,221)	7,186,079	(665,021)	
Investment properties	973,439,294	2,348,383	1,149,338,321	808,672	
Non-current assets held for sale	6,142,360	-	6,923,000	-	
<b>Profit before finance income, monetary loss and tax</b>	<b>991,731,200</b>	<b>7,474,760</b>	<b>1,170,224,152</b>	<b>2,573,953</b>	
Finance income	605,173	1,494,233	357,330	514,543	
Monetary loss	(7,262,078)	-	-	-	
<b>Profit before tax</b>	<b>985,074,295</b>	<b>8,968,993</b>	<b>1,170,581,482</b>	<b>3,088,496</b>	
Tax expense	(45,951,625)	(2,028,029)	(60,497,424)	(698,357)	
<b>Profit for the year</b>	<b>939,122,670</b>	<b>6,940,964</b>	<b>1,110,084,058</b>	<b>2,390,139</b>	
<b>Total comprehensive income for the year</b>	<b>939,122,670</b>	<b>6,940,964</b>	<b>1,110,084,058</b>	<b>2,390,139</b>	
Weighted average number of shares	1,690,709,694	1,691,073,536	1,690,709,694	1,691,073,536	
Basic and diluted earnings per share - cents	55.55	0.41	65.66	0.14	
Headline earnings per share - cents	55.87	65.77	(0.08)	0.18	

ABRIDGED STATEMENT OF FINANCIAL POSITION		INFLATION ADJUSTED GROUP		HISTORICAL COST GROUP	
Notes	As at 30 Sept 2019 ZWL	As at 30 Sept 2018 ZWL	As at 30 Sept 2019 ZWL	As at 30 Sept 2018 ZWL	
<b>Assets</b>					
Non-current assets	1,248,389,226	266,507,151	1,247,131,603	91,772,435	
Current assets	31,583,470	34,871,479	26,021,409	12,008,085	
	<b>1,279,972,696</b>	<b>301,378,630</b>	<b>1,273,153,012</b>	<b>103,780,520</b>	
<b>Equity and liabilities</b>					
Shareholders' funds	1,206,299,398	271,790,488	1,201,287,699	93,591,766	
Deferred tax liability	69,902,739	26,261,854	68,094,754	9,043,338	
Current liabilities	3,770,559	3,326,288	3,770,559	1,145,416	
	<b>1,279,972,696</b>	<b>301,378,630</b>	<b>1,273,153,012</b>	<b>103,780,520</b>	
Net asset value per share - cents	71.35	16.07	71.05	5.53	

ABRIDGED STATEMENT OF CASH FLOWS		INFLATION ADJUSTED GROUP		HISTORICAL COST GROUP	
	Year ended 30 Sept 2019 ZWL	Year ended 30 Sept 2018 ZWL	Year ended 30 Sept 2019 ZWL	Year ended 30 Sept 2018 ZWL	
<b>Net cash inflow from operating activities</b>	<b>3,270,737</b>	<b>7,256,147</b>	<b>5,689,288</b>	<b>2,498,673</b>	
Profit before finance income, monetary loss and tax	991,731,200	7,474,760	1,170,224,152	2,573,953	
Non-cash items	(986,685,176)	927,247	(1,164,381,242)	319,300	
(Decrease)/increase in working capital	(522,046)	(179,711)	366,999	(61,884)	
Tax paid	(1,253,241)	(966,149)	(520,621)	(332,696)	
<b>Net cash outflow from investing activities</b>	<b>(9,323,684)</b>	<b>(1,780,694)</b>	<b>(5,311,940)</b>	<b>(613,187)</b>	
Interest received	481,655	1,467,268	254,142	505,257	
Proceeds on disposal of investments held for trading	1,372,994	75,007	816,043	25,829	
Acquisition of investments held for trading	-	(2,790,355)	-	(960,866)	
Acquisition of property and equipment	(3,108,242)	(123,115)	(2,014,001)	(42,395)	
Proceeds on disposal of property and equipment	736,331	-	368,660	-	
Acquisition of investment property	(5,196,998)	-	(3,160,299)	-	
Improvements to investment property	(3,609,424)	(409,499)	(1,576,485)	(141,012)	
<b>Net cash outflow from financing activities</b>	<b>(4,206,720)</b>	<b>(8,354,783)</b>	<b>(2,224,518)</b>	<b>(2,876,991)</b>	
Dividend paid	(4,171,761)	(7,961,924)	(2,212,678)	(2,741,709)	
Acquisition of treasury shares	(34,959)	(392,859)	(11,840)	(135,282)	
<b>Decrease in cash and cash equivalents</b>	<b>(10,259,667)</b>	<b>(2,879,330)</b>	<b>(1,847,170)</b>	<b>(991,505)</b>	
Cash and cash equivalents at the beginning of the year	12,830,825	15,710,155	4,418,328	5,409,833	
<b>Cash and cash equivalents at the end of the year</b>	<b>2,571,158</b>	<b>12,830,825</b>	<b>2,571,158</b>	<b>4,418,328</b>	

ABRIDGED STATEMENT OF CHANGES IN EQUITY		INFLATION ADJUSTED GROUP		HISTORICAL COST GROUP	
	Year ended 30 Sept 2019 ZWL	Year ended 30 Sept 2018 ZWL	Year ended 30 Sept 2019 ZWL	Year ended 30 Sept 2018 ZWL	
<b>Shareholders' equity at beginning of the year</b>	<b>271,790,488</b>	<b>273,026,543</b>	<b>93,591,766</b>	<b>94,017,405</b>	
Adoption of new accounting policy - IFRS 9	(355,258)	-	(127,693)	-	
Total comprehensive income for the year	939,122,670	6,940,964	1,110,084,058	2,390,139	
Acquisition of treasury shares	(34,959)	(392,859)	(11,840)	(135,282)	
Dividend declared	(4,223,543)	(7,784,160)	(2,248,592)	(2,680,496)	
<b>Shareholders' equity at end of the year</b>	<b>1,206,299,398</b>	<b>271,790,488</b>	<b>1,201,287,699</b>	<b>93,591,766</b>	

### Chairman's Statement

#### Operating environment

The operating environment, dominated by macro-economic policy reforms, remained challenging during the period under review. The country battled fuel, power and foreign currency shortages, and poor utility supplies that, combined, reduced the capacity utilisation and demand for real estate space. The weakening of the local currency against the United States Dollar "USD" also had a negative impact on production. Government reported that weather shocks like Cyclone Idai and persistent droughts led to unbudgeted expenditures and, together with significant fiscal consolidations to correct past excesses, resulted in soaring inflation and negatively impacted growth. Official year-on-year inflation in June 2019 was 176%. Different economists, including the International Monetary Fund, estimate that year-on-year inflation at the end of the reporting period was more than 350% (September 2018: 5.4%). In August 2019, the Ministry of Finance discontinued publishing year on year official inflation rates reasoning that it was incorrect and inconsistent to compare price levels in different currency regimes. Real GDP growth was subdued and the economy is estimated to have shrunk by more than 6% for the 2019 calendar year.

The decline in aggregate demand as a result of reduced real wages and purchasing power is likely to continue to put pressure on demand for real estate space and properties.

#### Property market

Depreciating exchange rate and soaring inflation pressures negatively affected property income and thus property values. Property owners resorted to shortening the rent review periods in order to salvage value. Despite the frequent reviews, the rent reviews have generally not been able to fully compensate for effects of inflation. Construction and maintenance costs surged as service providers continue to index their prices against the USD. Occupancy levels across the property sector remain under pressure. The retail and industrial sectors have been relatively resilient. A marked reduction in arrears has been recorded as tenants take advantage of the exchange rate losses as well as rising inflation. Monetary policy changes and market volatility resulted in a slowed-down property sales market. Sellers either withdrew their good grade properties from the market or continued to peg property prices against the USD. Generally, this led to 'over-priced' properties that are unaffordable for prospective buyers. The mortgages market was literally frozen out.

The development submarket remained subdued as cost of construction, largely sensitive to inflation, continued to rise. A number of construction projects have been put on hold, with developers adopting a wait and see approach, assessing viability and timing aptness. Property yields continue to weaken as the property market cycle continues to trudge an extended trough and we forecast a sluggish market in the short to medium term.

#### Results

Revenue for the year ended 30 September 2019 increased by 28% to ZWL17.6 million up from ZWL13.8 million reported during the same period in prior year. The increase in revenue reflects the positive impact of growth in occupancies from 76% in prior year to 77% at the end of the reporting period. In order to hedge against erosion of rental value due to inflation, the Group embarked on shorter-term rent reviews that also contributed to increase in revenues from prior year.

Property expenses at ZWL3.7 million (2018: ZWL3.5 million) were 8% higher than prior year. The marginal increase in property expenses reflects a net of increase in staff costs, voids related costs and a reduction in expenditure on repairs and maintenance work as there were fewer scheduled repairs and maintenance work during the year under review compared with 2018.

Administrative expenses at ZWL5.7 million were 83% above same period in prior year (2018: ZWL3.3 million). Increase in administrative expense from prior year was attributable to an increase in staff related costs as the Company cushioned its staff from rising costs of living and an increase in advertising and consultants' fees relating to various projects.

Operating profit at ZWL12.6 million (2018: ZWL7.1 million) increased by 79% from prior year.

#### Investment property

Our professional valuers, EPG Global, conducted an independent full scope valuation of the property portfolio as at 30 September 2019. Due to limited market evidence of ZWL transactions in this transition period, the investment properties were valued in USD. The ZWL values were determined as conversions of assessed USD values to ZWL values using the Interbank Exchange Rate applicable at year end. The 373% increase in investment property values to ZWL1.2 billion reflects effects of depreciation of the ZWL: USD exchange rate.

In USD terms, the portfolio value shedded-off 6% reflecting the increasing property investment risks impacting on the income earning capacity of the investment assets. The CBD offices were the most affected, with a notable resilience in land holdings and upmarket residential properties.

#### Operations

The property portfolio key indices have remained resilient despite the challenging macro-economic environment throughout the year. Occupancy levels increased from 76% in prior year to 77% at the end of the reporting period. Management have developed a strong leasing pipeline for future developments and existing vacant space and will continue implementing measures to attract tenants into the portfolio. Arrears declined by 20.6 percentage points to 9.4% (2018: 30%). Management will continue to pursue targeted collection strategies to manage credit risk. In line with the portfolio diversification and value preservation strategies, the Company acquired an additional suburban land bank during the year earmarked for the development of a pre-leased health facility. The Company also set in motion its income diversification strategy as it obtained its Estate Agency license during the year and was engaged for consultancy services by three third party business clients. Third party business is expected to improve the return on equity in the coming financial year.

#### Projects

The Group is currently working on several dynamic development projects, which include: the development of a 25-cluster housing facility. Phase 1, which is installation of civil engineering services is complete, paving way for Phase 2 which is going through pre-construction phase with house construction set to commence in Q2 2020; a modern office park development in Belgravia which is in pre-construction phase, and the revitalisation of Charter House to a five star boutique hotel, following a successful change of use application. The Group is also planning a mixed-use development in Ruwa, designed to effectively respond to local demand.

#### Share buy back

In line with the approved Share Buyback Scheme, 363,842 shares were bought during the period. The total number of shares re-purchased to date now stands at 168,364,253, leaving a balance of 31,635,747 shares still available for purchase by the company.

#### Outlook

Going forward, the macro-economic policy reforms by the Government are expected to improve the economic environment in the medium to long-term. Your Group has laid out a robust foundation around its three strategic pillars of portfolio performance optimisation, diversification and robust corporate governance. The Group stands ready to exploit emerging opportunities. The Group will continue to pursue tactical and strategic measures to improve performance of the CBD portfolio. In addition to existing strategic land banks, the Company will continue to pursue additional acquisitions in order to diversify and grow the portfolio. The revitalised Corporate Governance framework, including robust policies and processes, will not only protect the Company's future growth but also enhance superior customer servicing and continuously improve operational efficiency.

#### Appointments and resignations

I am excited to announce that three independent non-executive directors namely Mr. Hillary Munyati, Ms. Susan Mutangadura and Ms. Grace Bema and one non-independent director, namely Ms. Barbara Musariri were appointed to the Board. The Company welcomes the four new directors and looks forward to their contribution to the Board. During the year, three non-executive directors namely, Mr. Ambrose G. Chinembiri, Mrs Letwin Mawire and Mr. Web Mashumba resigned from the Board. I would like to extend the Company's gratitude to the three outgoing non-executive directors for their faithful and valuable service to the Company during their tenure. The Company wishes them well in their future endeavours.

#### Dividend declaration

The Directors declared and paid a total dividend of ZWL0.224 cents for the full year ended 30 September 2019.

#### Appreciation

On behalf of the Board, I would like to thank our customers, especially our tenants, suppliers and other stakeholders for their continued support and the enduring mutually beneficial business relationship throughout the year. My appreciation also goes to our Directors and the Company employees for their continued dedication to duty and resilience despite the challenging operating environment.

Harare  
29 January 2020

R Mutandagayi  
Chairman



## ABRIDGED AUDITED RESULTS FOR THE YEAR ENDED 30 SEPTEMBER 2019

### ABRIDGED SUPPLEMENTARY INFORMATION

#### 1. Basis of preparation and accounting policies

Mashonaland Holdings Limited and its subsidiaries' (the "Group") abridged audited consolidated financial statements have been prepared with the aim of fully complying with International Financial Reporting Standards (IFRS) which comprise standards issued by the International Accounting Standards Board (IASB) and interpretations developed and issued by the International Reporting Interpretations Committee (IFRIC). Compliance with IFRS is intended to achieve consistency and comparability of financial statements. Whereas full compliance with IFRS was achieved in previous reporting periods, only partial compliance has been achieved due to non-compliance to IFRS standards as detailed in the "reporting currency and hyperinflation" sections.

The accounting policies used in the current period are consistent with those applied in the previous period, except for the effects of adoption of IFRS 9 - Financial Instruments and IFRS 15 - Revenue from Contracts with Customers, whose effective dates were 1 January 2019. As required by IFRS 9, the Group made a reassessment of the adequacy of the allowance for credit losses as at 30 September 2018 and made adjustments to the opening retained earnings balance. Adoption of IFRS 15 did not have material impact on the Group's financial statements.

#### 1.1 Reporting currency

Both the functional and presentation currency changed to ZWL/RTGS\$ in the year ended 30 September 2019 from US\$ in prior years. The change in both functional and presentation currency was necessitated by significant developments in the economic environment in Zimbabwe. In October 2018, banks were instructed by the Reserve Bank of Zimbabwe ("RBZ") to separate and create distinct bank 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. These 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." In February 2019, Government of Zimbabwe issued Statutory Instrument "SI" 33 of 2019, which directed that balances and transactions that were in US\$ before 20 February 2019 be deemed to be denominated in RTGS\$ at a rate of 1:1 to US\$. The Group opted to comply with the requirements of SI 33 of 2019 and translated balances and transactions from US\$ to RTGS\$ at an exchange of 1:1 until 20 February 2019.

These consolidated 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 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 Group adopted the Zimbabwean consumer price index (CPI) as a general price index to restate transactions and balances as appropriate. Non-monetary assets and liabilities carried at cost have been restated to reflect the change in general price index from February 2019 to the end of the reporting period. The application of IAS 29 from February 2019 is in line with the change in functional currency date of 20 February 2019 noted in the "Functional and presentation currency" section. Monetary items assets and liabilities; and non-monetary assets and liabilities carried at revalued amounts have not been restated as they are presented at the measuring unit current at the end of the reporting period. Items recognised in the income statement have been restated by applying the change in the general price index from the dates when the transactions were initially earned or incurred unless they relate to items already accounted for at fair value, with the corresponding adjustment presented in the income statement. A net monetary loss was recognised in the statement of profit or loss. All items in the statement of cash flows are expressed in terms of the general price index at the end of the reporting period.

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 30 September 2019.

	Index	Conversion factor
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CPI as at 30 September 2019	290.4	1.000
CPI as at 28 February 2019	100.0	2.904

#### 1.3 Audit opinion

These abridged financial results should be read in conjunction with the complete set of financial statements for the year ended 30 September 2019, which have been audited by Deloitte & Touche in accordance with International Standards on Auditing. The auditors issued an adverse opinion on the financial statements for non-compliance with International Accounting Standard 21 - "The Effects of Changes in Foreign Exchange Rates" which impacted the date of initial application of IAS 29 "Financial Reporting in Hyperinflationary Economies" by the Group. The audit report includes a section on Key Audit Matters. The Key Audit Matter is on valuation of the Group's investment property. The auditors' report on these financial statements is available for inspection at the Company's registered offices.

	INFLATION ADJUSTED GROUP		HISTORICAL COST GROUP	
	Year ended 30 Sept 2019 ZWL	Year ended 30 Sept 2018 ZWL	Year ended 30 Sept 2019 ZWL	Year ended 30 Sept 2018 ZWL
<b>2. Depreciation on property and equipment charged to operating profit</b>	<b>364,984</b>	<b>385,358</b>	<b>170,094</b>	<b>132,699</b>
<b>3. Revenue</b>	<b>17,573,212</b>	<b>13,765,532</b>	<b>9,354,002</b>	<b>4,740,197</b>
Rental income	17,516,397	13,765,532	9,300,778	4,740,197
Property services income	56,815	-	53,224	-
<b>4. Other income</b>				
Service charges	330,520	418,360	144,063	144,063
Credit losses recovered	101,129	5,303	55,275	1,826
Dividend income	1,513,030	396,291	604,822	136,464
Foreign currency translation gain	1,247,761	-	740,652	-
Profit on disposal of property and equipment	663,522	-	343,588	-
Sundry income	32,500	10,033	27,609	3,455
	<b>3,888,462</b>	<b>829,987</b>	<b>1,916,009</b>	<b>285,808</b>
<b>5. Finance income</b>				
Interest received and receivable	600,822	1,467,266	352,979	505,257
Notional interest on long term loans	4,351	26,967	4,351	9,286
	<b>605,173</b>	<b>1,494,233</b>	<b>357,330</b>	<b>514,543</b>
<b>6. Tax</b>				
Current income tax expense	2,289,248	690,804	1,393,207	237,880
Prior year under provision of tax	1,813	46,929	624	16,160
Deferred income tax (credit)/expense	(6,395,383)	1,364,575	836,408	469,895
Deferred capital gains tax expense/(credit)	51,705,263	(104,385)	58,834,015	(35,945)
Withholding tax	19,679	30,106	7,893	10,367
	<b>47,620,620</b>	<b>2,028,029</b>	<b>61,072,147</b>	<b>698,357</b>
Effects of change in tax rate	(1,668,995)	-	(574,723)	-
	<b>45,951,625</b>	<b>2,028,029</b>	<b>60,497,424</b>	<b>698,357</b>
<b>7. Non-current assets</b>				
Investment property	1,244,322,105	263,267,928	1,244,322,105	90,657,000
Property and equipment	3,289,697	619,246	2,032,074	213,239
Long term receivables	546,001	2,619,977	546,001	902,196
Fixed deposit investment	231,423	-	231,423	-
	<b>1,248,389,226</b>	<b>266,507,151</b>	<b>1,247,131,603</b>	<b>91,772,435</b>
<b>8. Current assets</b>				
Investments held for trading	10,582,592	11,029,168	10,582,592	3,797,923
Inventories	8,689,972	7,845,252	3,127,911	2,701,533
Trade and other receivables	2,406,748	3,166,234	2,406,748	1,090,301
Cash and cash equivalents	2,571,158	12,830,825	2,571,158	4,418,328
Non-current assets held for sale	7,333,000	-	7,333,000	-
	<b>31,583,470</b>	<b>34,871,479</b>	<b>26,021,409</b>	<b>12,008,085</b>
<b>9. Current liabilities</b>				
Trade and other payable	2,503,026	3,153,485	2,503,026	1,085,911
Income tax payable	881,114	32	881,114	11
Accruals	386,419	172,771	386,419	59,494
	<b>3,770,559</b>	<b>3,326,288</b>	<b>3,770,559</b>	<b>1,145,416</b>

#### 10. Segment information

##### 30 Sept 2019 ZWL

	INFLATION ADJUSTED				Total
	Office/retail	Industrial	Pure retail	Other	
Revenue	10,755,475	3,662,976	1,861,098	1,293,663	<b>17,573,212</b>
Profit/(loss) before tax	755,077,314	136,334,469	97,579,694	(3,917,182)	<b>985,074,295</b>
Assets	813,011,841	145,655,183	103,769,040	217,536,632	<b>1,279,972,696</b>
Liabilities	43,989,984	6,148,686	10,346,030	13,188,598	<b>73,673,298</b>

##### 30 Sept 2018 ZWL

	INFLATION ADJUSTED				Total
	Office/retail	Industrial	Pure retail	Other	
Revenue	8,788,373	2,705,738	1,366,158	905,263	<b>13,765,532</b>
Profit/(loss) before tax	7,330,673	2,573,214	2,394,812	(3,329,706)	<b>8,968,993</b>
Assets	183,288,998	25,930,098	23,099,604	69,059,930	<b>301,378,630</b>
Liabilities	21,569,782	3,173,305	2,164,973	2,680,082	<b>29,588,142</b>

##### 30 Sept 2019 ZWL

	HISTORICAL COST				Total
	Office/retail	Industrial	Pure retail	Other	
Revenue	5,702,598	1,928,938	985,006	737,460	<b>9,354,002</b>
Profit before tax	750,343,928	136,286,463	96,776,486	187,174,605	<b>1,170,581,482</b>
Assets	813,011,841	145,655,182	103,769,040	210,716,949	<b>1,273,153,012</b>
Liabilities	43,989,984	6,148,686	10,346,029	11,380,614	<b>71,865,313</b>

##### 30 Sept 2018 ZWL

	HISTORICAL COST				Total
	Office/retail	Industrial	Pure retail	Other	
Revenue	3,026,299	931,728	470,440	311,730	<b>4,740,197</b>
Profit/(loss) before tax	2,524,336	886,093	824,660	(1,146,593)	<b>3,088,496</b>
Assets	63,116,046	8,929,097	7,954,409	23,780,968	<b>103,780,520</b>
Liabilities	7,427,611	1,092,736	745,514	922,893	<b>10,188,754</b>

#### 11. Property portfolio performance

##### 30 Sept 2019

	GLA %	Rental income %	Rate/sqm-ZWL	Vacancy %	Yields %
Office/retail	46	61	58	48	1
Industrial	44	21	44	-	1
Pure retail	5	11	218	18	1
Other	5	7	87	-	1
<b>Total/portfolio average</b>	<b>100</b>	<b>100</b>	<b>218</b>	<b>23</b>	<b>1</b>

##### 30 Sept 2018

	GLA %	Rental income %	Rate/sqm-ZWL	Vacancy %	Yields %
Office/retail	46	64	29	50	5
Industrial	44	20	5	-	10
Pure retail	5	10	23	18	6
Other	5	6	15	-	6
<b>Total/portfolio average</b>	<b>100</b>	<b>100</b>	<b>14</b>	<b>24</b>	<b>6</b>

\*GLA - Gross lettable area

\*\* The rent/sqm numbers are stated in inflation adjusted terms.

#### 12. Commitments for capital expenditure

	Year ended 30 Sept 2019 ZWL	Year ended 30 Sept 2018 ZWL	Year ended 30 Sept 2019 ZWL	Year ended 30 Sept 2018 ZWL
Authorised and contracted	1,686,705	1,102,626	1,686,705	379,692
Authorised and not yet contracted	23,008,856	13,109,266	23,008,856	4,514,210

#### 13. Related parties

Related party	Relationship	Nature of transaction	INFLATION ADJUSTED		
			Transaction amount ZWL	Balance 2019 ZWL	Balance 2018 ZWL
ZB Life Assurance Limited	Direct shareholder	Rent accrued	539,377	(1,228)	38
ZB Bank Limited	Indirect shareholder	Rent accrued	1,033,480	162,190	(46)
ZB Life Assurance Limited	Direct shareholder	Interest received	951	-	-
ZB Bank Limited	Indirect shareholder	Interest received	336	-	-
ZB Bank Limited	Indirect shareholder	Cash and cash equivalents	-	433,263	7,452,924
			<b>1,574,144</b>	<b>594,225</b>	<b>7,452,916</b>

Related party	Relationship	Nature of transaction	HISTORICAL COST		
			Transaction amount ZWL	Balance 2019 ZWL	Balance 2018 ZWL
ZB Life Assurance Limited	Direct shareholder	Rent accrued	269,611	(1,228)	13
ZB Bank Limited	Indirect shareholder	Rent accrued	511,323	162,190	(16)
ZB Life Assurance Limited	Direct shareholder	Interest received	755	-	-
ZB Bank Limited	Indirect shareholder	Interest received	218	-	-
ZB Bank Limited	Indirect shareholder	Cash and cash equivalents	-	433,263	2,566,434
			<b>781,907</b>	<b>594,225</b>	<b>2,566,431</b>

All compensation with related parties is carried out on an arm's length basis

	Year ended 30 Sept 2019 ZWL	Year ended 30 Sept 2018 ZWL	Year ended 30 Sept 2019 ZWL	Year ended 30 Sept 2018 ZWL
Compensation of key management personnel in the Group				
Short term employee benefits	629,330	-	299,936	-
Post-employment benefits	93,240	-	44,748	-
<b>Total compensation paid to key management</b>	<b>722,570</b>	<b>-</b>	<b>344,684</b>	<b>-</b>
Non-executive directors' emoluments	266,045	268,765	118,511	92,550