Contents

The financial statements are expressed in the United States of America dollar ("US$")

Group Profile

Dawn Properties Limited ("Dawn Properties" or the "Company"), formerly a wholly owned subsidiary of African Sun Limited ("Afrisun"), was incorporated as a variable rate loan stock ("VRLS") company by converting its ordinary shares into linked units. The core business of the Company, which is incorporated and domiciled in Zimbabwe, and its subsidiaries, (together "the Group") is that of owning and leasing properties listed below and land bank in Harare, Zimbabwe and providing property valuation, management and consultancy services.

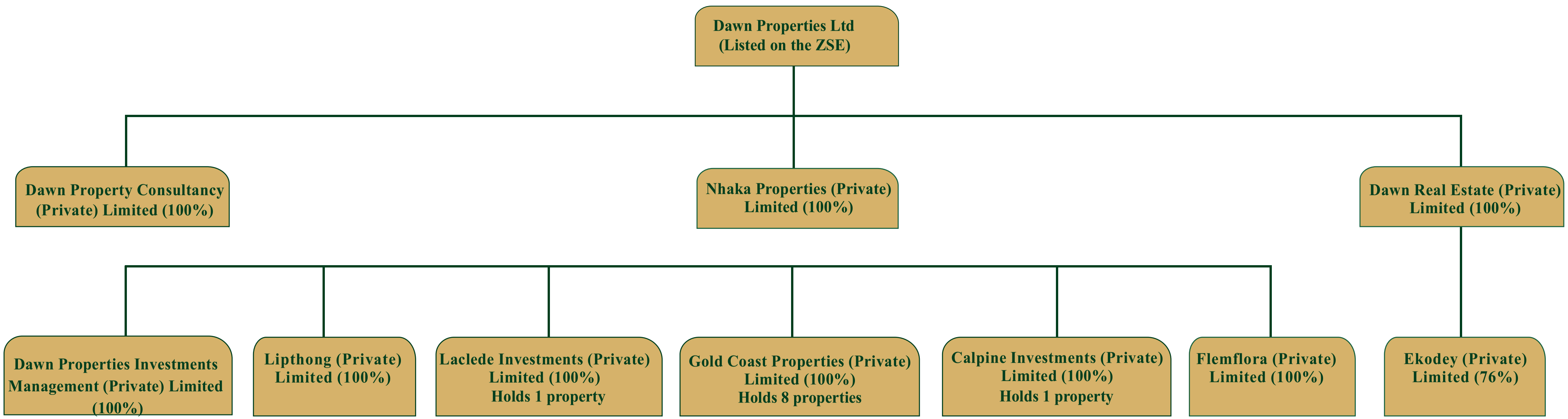
Dawn Properties Limited is controlled by Brainworks Capital Management (Private) Limited, ("Brainworks") which at 31 March 2015 controlled 43.67 %. The remaining shares are held by the Old Mutual Group (19.05%), Imara Capital Investments (18.02%) and the balance of 19.3% was widely held. Lengrah Investments' ultimate parent is Brainworks which also controls African Sun Limited though the Group and African Sun Limited are separate entities.

Although the fact that the Group has a predominant tourism exposure is of concern to some investors. This probably gives the properties a premium ahead of other property classes such as industrial properties, for example. Nevertheless, the Group has taken a view to diversify the portfolio at the earliest opportune time.

The Group is well represented in all major tourist destinations as detailed below.

Hotel Properties	Rooms	Location
Carribea Bay Sun	83	Kariba
Carribea Bay Marina	N/A	Kariba
Crowne Plaza Monomotapa	245	Harare
Elephant Hills Resort and Conference Centre	276	Victoria Falls
Express by Holiday Inn, Beitbridge	104	Beitbridge
Great Zimbabwe Hotel	56	Masvingo
Holiday Inn Mutare	96	Mutare
Hwange Safari Lodge	106	Hwange
Lake View Sun (not operational)	42	Kariba
Troutbeck Sun	70	Nyanga
Brondesbury Park (not operational)	38	Juliasdale
Total Rooms	**1 116**	

Group Structure



Vision, Mission and Values

MISSION

To create sustainable value for stakeholders, which is consistently ahead of the industrial index. This is to be achieved by:

a) Investing in high yielding properties;

b) Optimising net rentals by drafting appropriate lease agreements and closely managing costs;

c) Ensuring that properties are properly maintained; and

d) Ensuring that adequate attention is given to risk management.

VISION

To be a successful investment property holding and property development Group.

Investment policy

Dawn Properties intends to invest in a balanced portfolio in order to minimize risk associated with any one asset class and to increase the liquidity of the portfolio.

CORE VALUES

- ***Employment equity***

  We are committed to ensuring that employees are offered equal opportunities and appropriate participation.

- ***Integrity***

  We conduct our business in an honest, fair and transparent manner.

- ***Passion***

  We believe in our products and this drives all our innovations.

- ***Quality***

  We are committed to the highest standards of delivery.

- ***Teamwork***

  We believe in creating a happy work environment premised on teamwork.

- ***Environmental issues***

  We are committed to safeguarding the environment for this and future generations. The assessment of environmental issues is therefore critical for all projects we are involved in. We are committed to complying with environmental, health and safety standards.

Business

The principal business of Dawn Properties Limited ("Dawn Properties" or the "Company") and its subsidiaries (together the "Group") is that of owning and leasing investment property, providing property valuation, management and consultancy services.

DIRECTORS:

Chairman

P. Gwatidzo	(Chairman)

Executive Director

J. Dowa	(Group Chief Executive Officer)

Non-Executive Directors

D. Goldwasser	(Non-Executive Director) (resigned 9 April 2015)
R. Makoni	(Non-Executive Director) (resigned 9 April 2015)
P. Matute	(Non-Executive Director) (appointed 14 May 2014)
I. R. Saunders	(Non-Executive Director) (resigned 9 April 2015)
M. Mukonoweshuro	(Non-Executive Director)
B. Ndebele	(Non-Executive Director) (resigned 16 April 2015)
T. Chiweshe	(Non-Executive Director) (appointed 13 April 2015)
W. Kambwanji	(Non-Executive Director) (appointed 13 April 2015)
G. Manyere	(Non-Executive Director) (appointed 20 April 2015)

Audit and Risk Committee

M. Mukonoweshuro	(Chairman)
P. Matute	(Non-Executive Director) (appointed 14 May 2014)
G. Manyere	(Non-Executive Director) (appointed 20 April 2015)

Human Resources and Nominations Committee

W. Kambwanji - Chairman	(Non-Executive Director) (appointed 13 April 2015)
P. Gwatidzo	

Finance and Investments Committee

P. Matute	(Chairman)
M. Mukonoweshuro	(Non-Executive Director)
W. Kambwanji	(Non-Executive Director) (appointed 13 April 2015)
T. Chiweshe	(Non-Executive Director) (appointed 13 April 2015)
J. Dowa	(By invitation)

Management

J. Dowa	(Group Chief Executive Officer)
N. M. Tome	(Finance Executive) (resigned 31 March 2015)

SECRETARY:

N.M. Tome	(Resigned 31 March 2015)

REGISTERED OFFICE:

8th Floor, Beverley Court
100 Nelson Mandela Avenues
Harare

BANKERS

Barclays Bank of Zimbabwe Limited
Kurima House
Harare

MBCA Bank Limited
Jason Moyo
Harare

Central African Buildings Society
Jason Moyo
Harare

LEGAL ADVISORS

Scanlen and Holderness Legal Practitioners
Mundia and Mudhara Legal Practitioners
Gill, Godlonton and Gerrans Legal Practitioners

INDEPENDENT AUDITOR:

PricewaterhouseCoopers
Chartered Accountants (Zimbabwe)
Building No. 4, Arundel Office Park
Norfolk Road, Mt Pleasant,
Harare

TRANSFER SECRETARIES

Corpserve Registrars (Private) Limited,
2nd Floor, ZB Centre
Corner First Street and Kwame Nkrumah Avenue
Harare

Chairman's Statement

Introduction

The past two years have been extremely challenging due to the liquidity constraints, which have made it difficult to grow revenue, therefore, robust cost cutting measures have had to be instituted in order to remain profitable.

Financial Review

Statement of comprehensive income

Turnover for the year at US$5 174 685 was 7% lower than the previous year. Operating expenses decreased by 3% notwithstanding an impairment loss on goodwill of US$120 186 and once off transaction costs for the conversion of the linked unit debentures amounting to US$144 977.

Statement of financial position

A fair value loss was realised on investment property resulting in a carrying amount of US$ 85 135 000 for investment property. The cash and cash equivalents for the Group were up by 40% to US$2 241 090 compared to US$1 604 770 in prior year. Members approved that the linked unit debentures be converted to ordinary shares at an extraordinary meeting of members held on 19 November 2014 which resulted in an increase in share capital to US$1 965 738 and elimination of debentures of US$1 797 486.

Operations

Hotel portfolio

The rental income for the hotel portfolio was 6% above prior year at US$2 566 993. This outcome was primarily driven by major conferences held in Victoria Falls and Harare during the year under review. Investment property segment operating profit decreased by 73% to US$463 649.

Property consultancy

The property consultancy cluster continued to be impacted negatively by the tough economic conditions that were experienced during the year under review. The turnover declined by 17% to US$2 607 692 compared to prior year. The property services segment however, realised a saving of 3% in operating expenses as a result of cost cutting measures that were instituted. Profit for the period was US$119 969 which is 79% below prior year.

Directorate and shareholding changes

Messrs Dirk Goldwasser, Richard Makoni, Ian Saunders resigned on 9 April 2015 and Bekhithemba Ndebele resigned from the Board on 16 April 2015. I would like to take this opportunity to thank all the four members for their service and valuable contribution. I wish them all the best in their respective endeavours.

Messrs Tendayi Chiweshe and Walter Kambwanji were appointed to the board on 13 April 2015 and George Manyere was appointed to the board on 20 April 2015. They retire at the forthcoming Annual General Meeting. All being eligible, they will re-offer themselves for re-election. Changes in shareholding during the year resulted in Brainworks Capital Management (Private) Limited controlling 43.67% as at 31 March 2015. Brainworks Capital Management (Private) Limited acquired a further 18.58% on 10 April 2015 making it the majority shareholder controlling 61.65%. To comply with the Zimbabwe Stock Exchange, Brainworks will be making a mandatory offer to the minority shareholders.

Dividend

In view of the current challenging economic challenges and the subdued performance, the Board has resolved not to declare a final dividend for the year ended 31 March 2015. The interim dividend declared for the year was US$223 145.

Outlook

In the short to medium term, cost containment will remain in sharp focus to preserve profitability Major milestones have been achieved with regard to the development of the land bank at Marlborough. It is anticipated that phase 1 of the project is expected to be launched during the current financial year. A significant contribution to both revenues and profitability is expected.

Appreciation

I would like to commend management and staff for their commitment throughout the year. Much appreciation also goes to my fellow Board members for their support and dedication throughout the year.

Board Chairman
Phibion Gwatidzo

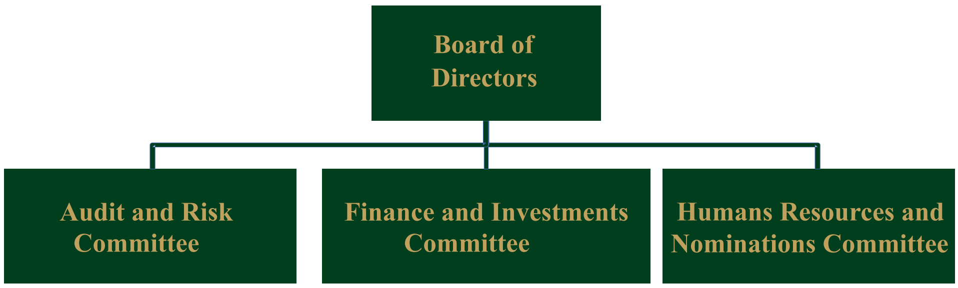
Dawn Properties Limited accepts and complies with the principles of the Code of Corporate Practices as enunciated in the King III Report. The directors are fully aware and cognisant of the importance of executing their duties in keeping with the principles of transparency, integrity, fairness and accountability and in accordance with accepted corporate practices in order to enhance the interests of its shareholders, employees and other stakeholders. This includes timely and meaningful reporting to all its stakeholders.

Board of Directors

The Board currently comprises six non-executive directors and one executive director . The non-executive directors bring to the Board a wide range of skills and experience that enables them to contribute independent views and to exercise objective judgment in matters requiring the directors' decisions.

The Board is responsible for the strategic direction of the Group, reviews the investment policy and approves all significant investments or disinvestments. The Board has ultimate responsibility for proper management, risk management in general compliance and ethical behaviour of management. To achieve this, the Board has established three committees to give detailed attention to each specific area.

Corporate Governance Structure



Audit and Risk Committee

The committee has two mandates:

a) Audit

To provide the Board with additional assurance regarding the efficacy and reliability of the financial information used by the directors to assist them in the discharge of their duties. The committee is required to provide assurance to the Board that adequate and appropriate financial operating controls are in place, that significant financial, business and other risks have been identified and are being suitably managed and that satisfactory standards of governance, reporting and compliance are in operation.

Its responsibility include overseeing the financial reporting process, reviewing audit results, audit processes and risk management, the cost effectiveness, independence and objectivity of the auditors and compliance issues.

b) Risk

To identify, assess, manage and monitor the risks to which the business is exposed. The most significant risk is that of a single customer exposure. Others are single sectorial exposure and total or partial destruction of property.

The Group is cautiously looking for opportunities to diversify its portfolio and this should give it a broader customer base.The tenant insures all properties at replacement values.

The Audit and Risk Committee comprises three non-executive directors. The Chief Executive Officer and Finance Executive attend the meetings by invitation. The independent auditors and the outsourced internal auditors have full access to the committee and its chairman. The committee meets at least four times a year.

Human Resources and Nominations Committee

The Human Resources Committee has the mandate to ensure that the Group adopts market related remuneration policies and reviews and approve remuneration for senior executives.

Finance and Investment Committee

The Finance and Investment Committee makes recommendations to the Board on all material investments. It also reviews banking arrangements.

BOARD COMMITTEE AND BOARD ATTENDANCE REGISTER

The table below outlines the Board and Committee members' attendance of Board Committee meetings for the financial year:

	Audit and Risk	Finance and Investments	Human Resources and Nominations	Main Board
Number of meetings held	**4**	**4**	**4**	**4**
P. Gwatidzo	**	**	**	4
R. Makoni ******	4	**	4	2
M. Mukonoweshuro	4	**	**	4
B. Ndebele *******	**	4	4	3
G. Manyere ****	1	1	**	1
P. Matute	3	3	**	3
I. Saunders	**	3	**	3
T. Chiweshe	**	***	**	***
W. Kambwanji	**	***	***	***
J. Dowa *	4	4	4	4
D. Goldwasser ******	**	1	**	1

Key

* Executive Director

** Not a member

*** New member (appointed 13 April 2015)

**** New member (appointed 20 April 2015)

***** Resigned 9 April 2015

****** Resigned 16 April 2015

Shareholders

The Board's primary role is to create value and protect the interests of the Group's shareholders. The Board is accountable to shareholders for the Group performance and its activities. Communication with shareholders is achieved through the Annual Report, Annual General Meeting ("AGM") and local media where necessary. In addition, all Group announcements and corporate information is available to investors on the Group's website.

Report Of The Directors

The Director's have pleasure in presenting their report with the audited financial statements of the Group for the year ended 31 March 2015.

Results for the year ended	2015 US$	2014 US$
Profit before income tax	657 472	2 268 464
Income tax expense	(508 319)	(118 502)
Profit for the year	149 153	2 149 962

Share capital

As at 31 March 2015, the authorised share capital was 4 000 000 000 (31 March 2014: 4 000 000 000) ordinary shares with a nominal value of US$0.0008.

The issued share capital as at 31 March 2015 were 2 457 172 108 (31 March 2014: 2 457 172 108) ordinary shares.

Reserves

The movements in the reserves of the Group are shown in the consolidated statement of changes in equity, on page 16.

Investments and Subsidiaries

The Company has the following directly held subsidiaries:

Nhaka Properties (Private) Limited	100%
Laclede Investments (Private) Limited	100%
Gold Coast Properties (Private) Limited	100%
Calpine Investments (Private) Limited	100%
Dawn Real Estate (Private) Limited	100%
Dawn Properties Investment Management (Private) Limited	100%
Dawn Property Consultancy (Private) Limited	100%
CBRE (Proprietary) Limited	100%
Lipthong (Private) Limited	100%
Ekodey (Private) Limited	76%
Flemflora (Private) Limited	100%

Property and equipment

Capital expenditure for the year to 31 March 2015 on operating assets was US$205 396 (2014: US$685 298).

Dividends

The Board resolved that no final dividend (2014: US 0.00921 cents) per share be declared.

Directors

In terms of the Articles of Association, Messrs T. Chiweshe, W. Kambwanji and G. Manyere who were appointed during the year retire at the forthcoming Annual General meeting by rotation being eligible, these directors offer themselves for re-election.

Directors' fees

Members will be asked to approve the remuneration of the directors' fees for the year ended 31 March 2015 of US $82 000.

Audit fees

Members will be asked to approve the remuneration of the independent auditors for the financial year ended 31 March 2015 and to appoint independent auditors of the Group to hold office for the ensuing year.

P. Gwatidzo
Chairman

Directors' Responsibility Statement

The Directors of the Group are required by the Zimbabwe Companies Act (Chapter 24:03) to maintain adequate accounting records and to prepare financial statements that present a true and fair view of the financial position of the Group at the end of the financial year and of its financial performance and its cash flows for the year then ended. In preparing the accompanying statements, cognisance has been taken of the current financial reporting environment and procedures followed to present information and adequately discloses the status of the Group in the United States of America dollar ("US$"). Suitable accounting policies have been used and consistently applied, and reasonable and prudent judgments and estimates have been made.

The Directors have satisfied themselves that the Group is in a sound financial position and has adequate resources to continue in operational existence for the foreseeable future. Accordingly, they are satisfied that it is appropriate to adopt the going concern basis in preparing the financial statements.

The Board recognises and acknowledges its responsibility for the Group's system of internal financial control. Dawn Properties Limited maintains internal controls and systems that are designed to safeguard the assets of the Group, prevent and detect fraud and ensure the completeness and accuracy of the Group's records. There were no breakdowns in the systems of internal errors and control involving material loss, which were reported to the directors in respect of the period under review

The consolidated financial statements for the year ended 31 March 2015, which appear on pages 13 to 52 have been approved by the Board of Directors and are signed on its behalf by:

P. Gwatidzo
Chairman
Harare

J. Dowa
Chief Executive Officer

Independent Auditor's Report

pwc

To the shareholders of

Dawn Properties Limited

We have audited the consolidated financial statements of Dawn Properties Limited (the "Company") and its subsidiaries (the"Group") and the statement of financial position of the Company standing alone, (together the "financial statements") which comprise the consolidated and separate statements of financial position as at 31 March 2015, the consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended, and a summary comprising notes to the financial statements, which include a summary of significant accounting policies and explanatory information set out on pages 13 to 52.

Directors' responsibility for the financial statements

The directors are responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards ("IFRS"), and in the manner required by the Zimbabwe Companies Act (Chapter 24:03) and for such internal control as directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal controls relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Group and Company as at 31 March 2015, and the Group's consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards and in the manner required by the Zimbabwe Companies Act (Chapter 24:03).

Pricewaterhousecoopers

PricewaterhouseCoopers

Chartered Accountants (Zimbabwe)

Harare **29 June 2015**

Consolidated Statement Of Financial Position As At 31 March 2015

	Note	2015 US$	2014 US$
ASSETS			
Non-current assets			
Investment property	5	85 135 000	85 435 000
Property and equipment	6	1 230 815	1 246 890
Goodwill	7	-	120 186
		86 365 815	86 802 076
Current assets			
Inventories	8	27 138	26 898
Trade and other receivables	9	995 933	823 772
Current income tax assets	15	19 027	-
Cash and cash equivalents	10	2 241 090	1 604 770
		3 283 188	2 455 440
Total assets		89 649 003	89 257 516
EQUITY			
Equity attributable to equity holders of the parent			
Share capital	11	1 965 738	18 156
Share premium	11	17 530 833	17 680 929
Revaluation reserves		7 353 815	7 353 815
Linked unit debentures equity component	12	-	206 790
Retained earnings		60 632 970	60 685 406
Shareholders' equity		87 483 356	85 945 096
Non-controlling interests		369 780	495 210
Total equity		87 853 136	86 440 306
LIABILITIES			
Non-current liabilities			
Linked unit debentures	12	-	1 590 696
Deferred income tax liabilities	13	1 169 301	703 677
		1 169 301	2 294 373
Current liabilities			
Trade and other payables	14	626 566	489 326
Current income tax liabilities	15		33 511
		626 566	522 837
Total liabilities		1 795 867	2 817 210
Total equity and liabilities		89 649 003	89 257 516

The notes on pages 18 to 52 are an integral part of these financial statements.

Approved for issue on 26 May 2015 and signed on behalf of the Board of Directors of Dawn Properties Limited by:

J. Dowa
Chief Executive Officer

M. Mukonoweshuro
Chairman of Audit and Risk Committee

P. Gwatidzo
Chairman

Company Statement Of Financial Position
As At 31 March 2015

	Note	2015 US$	2014 US$
ASSETS			
Investment in subsidiaries	16	19 503 998	19 503 998
EQUITY			
Capital and reserves			
Ordinary share capital	11	1 965 738	18 156
Share premium	11	17 530 833	17 680 929
Linked unit debentures equity component	12	-	206 790
Accumulated losses		(959 778)	(283 365)
Total equity		18 536 793	17 622 510
LIABILITIES			
Non current liabilities			
Balances with related parties		967 205	290 792
Linked unit debentures	12	-	1 590 696
Total liabilities		967 205	1 881 488
Total equity and liabilities		19 503 998	19 503 998

The notes on pages 18 to 52 are an integral part of these financial statements.

Approved for issue on 26 May 2015 and signed on behalf of the Board of Directors of Dawn Properties Limited by:

J. Dowa
Chief Executive Officer

M. Mukonoweshuro
Chairman of Audit and Risk Committee

P. Gwatidzo
Chairman

Consolidated Statement Of Comprehensive Income
For The Year Ended 31 March 2015

Continuing operations	*Note*	2015 US$	2014 US$
Revenue	17	5 174 685	5 541 258
Net (loss)/gain from fair value adjustment on investment property	5	(300 000)	1 137 584
Other income		41 302	16 712
Total income		4 915 987	6 695 554
Profit on disposal of property and equipment	18	4 384	34 990
Administration expenses	19	(3 950 733)	(4 002 919)
Other expenses	19	(386 021)	(482 271)
Operating profit		583 617	2 245 354
Finance income	20	73 855	23 110
Profit before income tax		657 472	2 268 464
Income tax expense	21	(508 319)	(118 502)
Profit for the year		149 153	2 149 962
Other comprehensive income			
Items that will not be reclassified to profit or loss		-	-
Items that may be subsequently be reclassified to profit or loss		-	-
		-	-
Total comprehensive income for the year		149 153	2 149 962
Attributable to:			
- Owners of the parent		200 898	2 217 083
- Non-controlling interest		(51 745)	(67 121)
		149 153	2 149 962
Total comprehensive income attributable to:			
- Owners of the parent		200 898	2 217 083
- Non-controlling interest		(51 745)	(67 121)
		149 153	2 149 962
Earnings per share from continuing and discontinued operations attributable to owners of the parent during the year.			
Basic earnings per share:			
From profit for the year	24	0.01	0.09

The notes on pages 18 to 52 are an integral part of these financial statements.

Consolidated Statement Of Changes In Equity
For The Year Ended 31 March 2015

	Attributable to owners of the parent							
Year ended 31 March 2014	Share capital US$	Share premium US$	Revaluation reserves US$	Linked unit debentures equity component US$	Retained earnings US$	Total US$	Non controlling interest US$	Total US$
Balance as at 1 April 2013	18 156	17 680 929	7 353 815	206 790	58 664 897	83 924 587	562 331	84 486 918
Comprehensive income								
Profit/loss for the year	-	-	-	-	2 217 083	2 217 083	(67 121)	2 149 962
Other comprehensive income	-	-	-	-	-	-	-	-
Total comprehensive income/(loss) for the year	-	-	-	-	2 217 083	2 217 083	(67 121)	2 149 962
Transactions with owners, recognised directly in equity								
Dividend declared and paid	-	-	-	-	(196 574)	(196 574)	-	(196 574)
Balance as at 31 March 2014	18 156	17 680 929	7 353 815	206 790	60 685 406	85 945 096	495 210	86 440 306
Year ended 31 March 2015								
Balance as at 1 April 2014 (as previously reported)	18 156	17 680 929	7 353 815	206 790	60 685 406	85 945 096	495 210	86 440 306
Effects of restatement	-	-	-	-	-	-	(73 685)	(73 685)
Balance as at 1 April 2014 (restated)	18 156	17 680 929	7 353 815	206 790	60 685 406	85 945 096	421 525	86 366 621
Comprehensive income								
Profit/loss for the year	-	-	-	-	200 898	200 898	(51 745)	149 153
Other comprehensive income	-	-	-	-	-	-		-
Total comprehensive income/(loss) for the year	-	-	-	-	200 898	200 898	(51 745)	149 153
Transactions with owners, recognised directly in equity								
Conversion of linked unit debentures to ordinary shares	1 947 582	(150 096)	-	(206 790)	-	1 590 696	-	1 590 696
Dividend declared and paid	-	-	-	-	(253 334)	(253 334)	-	(253 334)
Balance as at 31 March 2015	1 965 738	17 530 833	7 353 815	-	60 632 970	87 483 356	369 780	87 853 136

The notes on pages 18 to 52 are an integral part of these financial statements.

Consolidated Statement Of Cash Flows
For The Year Ended 31 March 2015

Cash flows from operating activities	*Note*	2015 US$	2014 US$
Profit before income tax	21	657 472	2 268 464
Adjustments for:			
- Net loss/(gain) from fair value gains on investment property	5	300 000	(1 137 584)
- Depreciation of property and equipment	6	208 820	157 236
- Impairment of property and equipment	6	-	46 286
- Goodwill impairment charge	7	120 186	-
- Impairment charge for trade receivables	9.3	71 883	10 069
- Profit from disposal of property and equipment	18	(4 384)	(34 990)
- Finance income	20	(73 855)	(23 110)
- Other non cash items		170	29 436
Operating cash before working capital changes		1 280 292	1 315 807
Changes in working capital:			
Increase in inventories		(240)	(1 077)
Increase in trade and other receivables		(244 044)	(184 751)
Increase in trade and other payables		137 240	94 689
Cash generated from operations		1 173 248	1 224 668
Income tax paid	15	(95 233)	(158 028)
Net cash generated from operating activities		1 078 015	1 066 640
Cash flow from investing activities			
Purchase of property and equipment	6	(205 396)	(685 298)
Proceeds from sale of property and equipment	18	17 035	40 653
Net cash used in investing activities		(188 361)	(644 645)
Cash flows from financing activities			
Dividend paid to owners of the parent		(253 334)	(196 574)
Net cash used in financing activities		(253 334)	(196 574)
Net increase in cash and cash equivalents		636 320	225 421
Cash and cash equivalents at the beginning of the year		1 604 770	1 379 349
Cash and cash equivalents at the end of the year	10	2 241 090	1 604 770

The notes on pages 18 to 52 are an integral part of these financial statements.

1 GENERAL INFORMATION

Dawn Properties Limited ("Dawn Properties" or the "Company") and its subsidiaries, (together "the Group") own investment property and provide property valuation, management and consultancy services.

The Company is a limited liability company incorporated and domiciled in Zimbabwe that is listed on the Zimbabwe Stock Exchange. The address of its registered office is 8th Floor, Beverley Court, 100 Nelson Mandela Avenue, Harare.

The consolidated financial statements were approved for issue by the Board of Directors on 26 May 2015.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These accounting policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Basis of preparation

The Group's consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") and IFRS Interpretations ("IFRS IC") interpretations and in the manner required by the Zimbabwe Companies Act (Chapter 24:03). The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment property.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 4.

2.1.1 Changes in accounting policies and disclosures

a) New standards, amendments and interpretations, effective for the first time for financial years beginning on or after 1 April 2014 and relevant to the Group.

The following new standards, amendments and interpretations are ef fective for the first time for financial years beginning on or after 1 April 2014;

Topic	Effective date	Key requirements
Amendments to IFRS 10, 'Consolidated financial statements', IFRS 12, 'Disclosure of interests in other entities' and International Accounting Standards ("IAS") 27, 'Consolidated and separate financial statements' for investment entities	1 January 2014	The amendments mean that many funds and similar entities will be exempt from consolidating most of their subsidiaries. Instead they will measure them at fair value through profit or loss. The amendments give an exception to entities that meet an 'investment entity' definition and which display particular characteristics. Changes have also been made in IFRS 12 to introduce disclosures that an investment entity needs to make.
Amendments to IAS 32,'Financial instruments: presentation', on financial instruments asset and liability offsetting	1 January 2014	The amendment updates the application guidance in IAS 32, 'Financial instruments: presentation', that clarify some of the requirements for offsetting financial assets and financial liabilities on the balance sheet. However, the clarified offsetting requirements for amounts presented in the statement of financial position continue to be different from US GAAP.
IASB issues narrow-scope amendments to IAS 36, 'Impairment of assets' on recoverable amount disclosures	1 January 2014	The amendment addresses the disclosure of information about the recoverable amount of impaired assets if that amount is based on fair value less cost of disposal.

The new standards, amendments and interpretations don't have a material impact on the Group's financial statements.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.1 Basis of preparation (continued)

2.1.1 Changes in accounting policies and disclosures (continued)

b) New standards, amendments and interpretations, effective for the first time for financial years beginning on or after 1 April 2014 and not currently relevant to the Group (although they might affect the accounting for future transactions)

The following new standards, amendments and interpretations are effective for the first time for financial years beginning on or after 1 April 2014 but are not currently relevant;

Topic	Effective date	Key requirements
Amendment to IAS 39 'Financial instruments: recognition and measurement', on novation of derivatives and hedge accounting arrangements'	1 January 2014	This amendment provides relief from discontinuing hedge accounting when novation of a hedging instrument to a central counter party meets specified criteria. Similar relief will be included in IFRS 9, 'Financial instruments'.

c) New standards, amendments and interpretations that have been issued but are not yet effective for the financial year beginning on 1 April 2014 and have not been early adopted by the Group

The following are new standards, amendments and interpretations that have been issued but are not yet ef fective to the financial year beginning on 1 April 2014;

Topic	Effective date	Content
Amendments to IAS1,'Presentation of financial statements' disclosure initiative	1 January 2016	In December 2014, the IASB issued amendments to clarify guidance in IAS 1 on materiality and aggregation, the presentation of subtotals, the structure of financial statements and the disclosure of accounting policies.
Amendment to IAS 16, 'Property, plant and equipment' and IAS38, 'Intangible assets',on depreciation and amortisation	1 January 2016	In this amendment the IASB has clarified that the use of revenue-based methods to calculate depreciation of an asset is not appropriate because revenue generated by an activity that includes the use of an asset generally reflects factors other than the consumption of the economic benefits embodied in the asset. The IASB has also clarified that revenue is generally presumed to be an in appropriate basis for measuring the consumption of the economic benefits embodied in an intangible asset.
Amendment to IAS 19, 'Employee benefits', on defined benefit plans	1 July 2014	These narrow scope amendments apply to contributions from employees or third parties to defined benefit plans. The objective of the amendments is to simplify the accounting for contributions that are independent of the number of years of employee service, for example, employee contributions that are calculated according to a fixed percentage of salary.
Amendments to IFRS 10, 'Consolidated financial statements' and IAS 28,'Investments in associates and joint ventures' on sale or contribution of assets between an investor and its associate or joint venture.	1 January 2016	The IASB has issued this amendment to eliminate the inconsistency between IFRS 10 and IAS 28. If the non-monetary assets sold or contributed to an associate or joint venture constitute a 'business', then the full gain or loss will be recognised by the investor. A partial gain or loss is recognised when a transaction involves assets that do not constitute a business, even if these assets are housed in a subsidiary.
Amendments to IFRS 10, 'Consolidated financial statements' and IAS 28,'Investments in associates and joint ventures' on applying the consolidation exemption	1 January 2016	These amendments clarify the application of the consolidation exception for investment entities and their subsidiaries.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.1 Basis of preparation (continued)

2.1.1 Changes in accounting policies and disclosures (continued)

c) New standards, amendments and interpretations that have been issued but are not yet effective for the financial year beginning on 1 April 2014 and have not been early adopted by the Group

The following are new standards, amendments and interpretations that have been issued but are not yet ef fective to the financial year beginning on 1 April 2014;

Topic	Effective date	Content
Amendments to IAS 27, 'Separate financial statements' on equity accounting	1 January 2016	In this amendment the IASB has restored the option to use the equity method to account for investments in subsidiaries, joint ventures and associates in an entity's separate financial statements.
IFRS 15, 'Revenue from contracts withcustomers'	1 January 2017	This is the converged standard on revenue recognition. It replaces IAS 11,'Construction contracts', IAS 18, 'Revenue' and related interpretations. Revenue is recognised when a customer obtains control of a good or service. A customer obtains control when it has the ability to direct the use of and obtain the benefits from the good or service. The core principle of IFRS 15 is that an entity recognises revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. An entity recognises revenue in accordance with that coreprinciple by applying the following steps: • Step 1: Identify the contract(s) with a customer • Step 2: Identify the performance obligations in the contract • Step 3: Determine the transaction price • Step 4: Allocate the transaction price to the performance obligations in the contract • Step 5: Recognise revenue when (or as) the entity satisfies a performance obligation IFRS 15 also includes a cohesive set of disclosure requirements that will result in an entity providing users of financial statements with comprehensive information about the nature, amount, timing and uncertainty of revenue and cash flows arising from the entity's contract with customers.
IFRS 9, Financial instruments (2009 and 2010), 'Financial liabilities: derecognition of financial instruments','Financial assets: general hedge accounting'	1 January 2018	This IFRS is part of the IASB's project to replace IAS 39, 'Financial instruments: Recognition and measurement'. IFRS 9 addresses classification and measurement of financial assets and replaces the multiple classification and measurement models in IAS 39 with a single model that has only two classification. The IASB has updated IFRS 9, 'Financial instruments' to include guidance on financial liabilities and derecognition of financial instruments. The accounting and presentation for financial liabilities and for derecognising financial instruments has been relocated from IAS 39 without change, except for financial liabilities that are designated at fair value through profit or loss.
Amendment to IFRS 9, 'Financial instruments', on general hedge accounting	1 January 2018	The IASB has amended IFRS 9 to align hedge accounting more closely with an entity's risk management. The revised standard also establishes a more principles-based approach to hedge accounting and addresses inconsistencies and weaknesses in the current model in IAS 39.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.1 Basis of preparation (continued)

2.1.1 Changes in accounting policies and disclosures (continued)

c) New standards, amendments and interpretations that have been issued but are not yet effective for the financial year beginning on 1 April 2014 and have not been early adopted by the Group

The following are new standards, amendments and interpretations that have been issued but are not yet ef fective to the financial year beginning on 1 April 2014;

Topic	Effective date	Content
Amendment to IFRS 9, 'Financial instruments', on general hedge accounting	1 January 2018	Early adoption of the above requirements has specific transitional rules that need to be followed. Entities can elect to apply IFRS 9 for any of the following: • The own credit risk requirements for financial liabilities. • Classification and measurement (C&M) requirements for financial assets. • Classification and measurements requirements for financial assets and financial liabilities. • The full current version of IFRS 9 (that is, classification and measurements requirements for financial assets and financial liabilities and hedge accounting). The transitional provisions described above are likely to change once the IASB completes all phases of IFRS 9.
Annual improvements 2012	1 July 2014	The annual improvements, addresses eight issues in the 2010 to 2012 reporting cycle. It includes changes to: • IFRS 2, 'Share-based payment' • IFRS 3, 'Business combinations' • IFRS 8, 'Operating segments' • IFRS 13, 'Fair value measurement' • IAS 16, 'Property, plant and equipment' and IAS 38, 'Intangible assets' • Consequential amendments to IFRS 9, 'Financial instruments', IAS 37, 'Provisions, contingent liabilities and contingent assets', and • IAS 39, Financial instruments – recognition and measurement'.
Annual improvements 2013	1 July 2014	The amendments include changes from the 2011 to 2013 2013 reporting cycle. It includes changes to: • IFRS 1, 'First time adoption' • IFRS 3, 'Business combinations' • IFRS 13, 'Fair value measurement' and • IAS 40, 'Investment property'.
Annual improvements 2014	1 January 2016	The annual improvements, addresses four issues in the 2012 to 2014 reporting cycle. It includes changes to: • IFRS 5, 'Non-current assets held for sale and discontinued operations' regarding methods of disposal • IFRS 7, 'Financial instruments: disclosures', (with consequential amendments to IFRS 7) regarding servicing contracts • IAS 19, 'Employee benefits' regarding discount rates • IAS 34, 'Interim financial reporting' regarding disclosure of information

The Group is still assessing the impact of these new standards, amendments and interpretations and timing of their adoption.

There are no other new or amended IFRSs or IFRIC interpretations that are not yet effective that would be expected to have a material impact on the Group.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.1 Basis of preparation (continued)

2.1.2 Going concern

The Group's forecasts and projections, taking account of reasonably possible changes in trading performance, show that the Group should be able to operate within the level of its current financing.

After making enquiries, the Directors have a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future. The Group therefore continues to adopt the going concern basis in preparing its financial statements.

2.2 Consolidation

(a) Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. The Group recognises any non-controlling interest in the acquiree on an acquisition- by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognised amounts of acquiree's identifiable net assets.

Acquisition-related costs are expensed as incurred.

If the business combination is achieved in stages, the acquisition date fair value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date through the statement of comprehensive income.

Any contingent consideration to be transferred by the Group is recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognised in accordance with IAS 39, 'Financial instruments: recognition and measurement' either in the statement of comprehensive income. Contingent consideration that is classified as equity is not remeasured, and its subsequent settlement is accounted for within equity.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If the total of consideration transferred, non-controlling interest recognised and previously held interest measured is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognised directly in the statement of comprehensive income (note 2.7).

Inter-company transactions, balances and unrealised gains or losses on transactions between group companies are eliminated.

(b) Changes in ownership interests in subsidiaries without change of control

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions, that is, as transactions with the owners in their capacity as owners. The difference between fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

(c) Disposal of subsidiaries

When the Group ceases to have control, any retained interest in the entity is re-measured to its fair value at the date when control is lost, with the change in carrying amount recognised in the statement of comprehensive income. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

(d) Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group. All the subsidiaries have 31 March as their year ends.

2.2.1 Investment in subsidiaries

Investments in subsidiaries, in the separate statement of financial position of the Company, are accounted for at cost less accumulated allowance for impairment.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.3 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Executive Committee that makes strategic decisions.

2.4 Foreign currency translation

a) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in the United States of America dollar ("US$"), the Company's and the Group's functional and presentation currency.

b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains or losses resulting from the settlement of such transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of comprehensive income.

c) Group companies

The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

(a) assets and liabilities for each statement of financial position presented are translated at the closing exchange rate at the date of that financial position;

(b) income and expenses for each statement of comprehensive income are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the rate on the dates of the transactions); and

(c) all resulting exchange differences are recognised in other comprehensive income.

2.5 Investment property

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the companies in the Group, is classified as investment property. Investment property also includes property that is being constructed or developed for future use as investment property. Investment property comprises hotel property in Zimbabwe, land bank in Harare and farm land in Mazoe, Zimbabwe.

Land held under operating leases is classified and accounted for by the Group as investment property when the definition of investment property would otherwise be met.

Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs.

After initial recognition, investment property is carried at fair value. Investment property under construction is measured at fair value if the fair value is considered to be reliably determinable. Investment property under construction for which the fair value cannot be determined reliably, but for which the Group expects that the fair value of the property will be reliably determinable when construction is completed, is measured at cost less accumulated allowance for impairment until the fair value becomes reliably determinable or construction is completed – whichever is earlier. Land is valued using the sales comparison method. Fair value is based on prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset.

Hotel properties are valued using the cost approach. The cost approach reflects the amount that would be required currently to replace the service capacity of an asset (often referred to as current replacement cost).

From the perspective of a market participant seller, the price that would be received for the asset is based on the cost to a market participant buyer to acquire or construct a substitute asset of comparable utility, adjusted for obsolescence. That is because a market participant buyer would not pay more for an asset than the amount for which it could replace the service capacity of that asset. Obsolescence encompasses physical deterioration, functional (technological) obsolescence and economic (external) obsolescence and is broader than depreciation for financial reporting purposes (an allocation of historical cost) or tax purposes (using specified service lives).

Valuations are performed as at the financial position date by professional valuers who hold recognised and professional qualifications and have recent experience in the location and category of the investment property being valued. These valuations form the basis for the carrying amounts in the financial statements.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.5 Investment property (continued)

It may sometimes be difficult to determine reliably the fair value of the investment property under construction. In order to evaluate whether the fair value of an investment property under construction can be determined reliably , management considers the following factors, among others:

- The provisions of the construction contract;
- The stage of completion;
- Whether the project/property is standard (typical for the market) or non-standard;
- The level of reliability of cash inflows after completion;
- Past experience with similar constructions;
- The development risk specific to the constructions; and
- Status of construction permits.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Group and cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

The fair value of investment property does not reflect future capital expenditure that will improve or enhance the property and does not reflect the related future benefits from this future expenditure other than those a rational market participant would take into account when determining the value of the investment property.

Changes in fair value are recognised in the statement of comprehensive income. Investment property is derecognised either when it has been disposed, or use of the property has changed.

Where the Group disposes of a property at fair value in an arm's length transaction, the carrying value immediately prior to the sale is adjusted to the transaction price, and the adjustment is recorded in the statement of comprehensive income within net gain from fair value adjustment on investment property.

If an investment property becomes owner-occupied, it is reclassified as property and equipment. Its fair value at the date of reclassification becomes its cost for subsequent accounting purposes.

If an item of owner-occupied property becomes an investment property because its use has changed, any difference resulting between the carrying amount and the fair value of this item at the date of the transfer is treated in the same way as revaluation under IAS 16, 'Property, plant and equipment'. Any resulting increase in the carrying amount of the property is recognised in the profit or loss to the extent that it reverses a previous impairment loss, with any remaining increase recognised in other comprehensive income and increases directly to revaluation surplus within equity. Any resulting decrease in the carrying amount of the property is initially charged in the comprehensive income against any previously recognised revaluation surplus, with any remaining decrease charged to statement of comprehensive income.

2.6 Property and equipment

Property and equipment is stated at historical cost less accumulated depreciation and allowance for impairment. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised.All other repairs and maintenance are charged to the statement of comprehensive income during the financial period in which they are incurred.

Increases in the carrying amount arising on revaluation of land and buildings are credited to other comprehensive income and shown as revaluation reserves in shareholders' equity. Decreases that offset previous increases of the same charged in other comprehensive income and debited against other reserves directly in equity; all other asset are decreases are charged to the statement of comprehensive income.

Depreciation on property and equipment is calculated using the straight-line method to allocate the cost over the assets' estimated useful lives, as follows:

Land	nil
Motor vehicles	5 years
Computer and office equipment	4 years
Farm equipment and implements	10 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each statement of financial position date. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount. Gains or losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in the statement of comprehensive income.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.7 Intangible assets (goodwill)

Goodwill arises on the acquisition of subsidiaries and represents the excess of the consideration transferred over the Group's interest in net fair value of the net identifiable assets, liabilities and contingent liabilities of the acquiree ("Dawn Property Consultancy (Private) Limited, formerly CB Richard Ellis (Private) Limited") and the fair value of the non-controlling interest in the acquiree.

For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the cash generating units ("CGU"s), or a group of CGUs, that is expected to benefit from the synergies of the combination. Each CGUor a group of units to which the goodwill is allocated represents the lowest level within the entity at which the goodwill is monitored for internal management purposes. Goodwill is monitored at the operating segment level.

Goodwill impairment reviews are undertaken annually or more frequently if events or changes in circumstances indicate a potential impairment. The carrying value of goodwill is compared to the recoverable amount, which is the higher of value in use and the fair value less costs to sell. Any impairment loss is recognised immediately as an expense and is not subsequently reversed.

2.8 Impairment of non-financial assets

Assets that have an indefinite useful life – for example, goodwill or intangible assets not ready to use are not subject to amortisation and are tested annually for impairment. Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment losses recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amountis the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows ("cash-generating units"). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

2.9 Financial assets

2.9.1 Classification

The Group classifies its financial assets in the loans and receivables category only . Management determines the classification of its financial assets at initial recognition.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for maturities greater than 12 months after the end of the reporting period. These are classified as non-current assets. The Group's loans and receivables comprise 'trade and other receivables' and cash and cash equivalents' on the statement of financial position (notes 2.11 and 2.12).

2.9.2 Recognition and measurement

Loans and receivables are subsequently carried at amortised cost using the effective interest rate method. Financial assets are derecognised when the rights to receive cash flows from the investments have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership.

2.9.3 Off setting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the company or the counter party.

2.9.4 Impairment of financial assets

Assets carried at amortised cost

The Group assesses at the end of each reporting period whether there is objective evidence that a financial asset or a group of financial assets is impaired. A financial asset or a group of financial assets is impaired and impairment losses are incurred only if there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset ("a loss event") and that loss event (or events) has an impact on the estimated future cash flows of the financial asset or a group of financial assets that can be reliably estimated.

Evidence of impairment may include indications that a debtor or a group of debtors is experiencing significant financial dificulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganisation, and where observable data indicates that there is a measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

For receivables category, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced and the amount of the loss is recognised in the statement of comprehensive income. If a loan or held-to-maturity investment has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.9.4 Impairment of financial assets (continued)

Assets carried at amortised cost (continued)

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised (such as an improvement in the debtor's credit rating), the reversal of the previously recognised impairment loss is recognised in the statement of comprehensive income.

2.10 Inventories

The Group's inventory arise when there is stationery and fuel on hand as at the end of a financial period. Inventories are stated at cost. Cost is determined using the first-in, first out ("FIFO") method.

2.11 Trade receivables

Trade receivables are amounts due from customers for services performed in the ordinary course of business. If collection is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, less allowance for impairment.

2.12 Cash and cash equivalents

In the consolidated statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the consolidated statement of financial position, bank overdrafts are shown within borrowings in current liabilities.

2.13 Financial liabilities

Liabilities within the scope of IAS 39, 'Financial instruments: recognition and measurement' are classified as financial liabilities at fair value through profit or loss or at amortised cost as appropriate. A financial liability is derecognised when the obligation under liability is discharged, cancelled or expires. All loans and borrowings are classified as financial liabilities. Initial recognition is at fair value less directly attributable transaction costs. After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method. The fair value of a non interest bearing liability is its discounted repayment amount. If the due date of the liability is less than one year, discounting is omitted.

2.14 Compound financial instruments

Compound financial instruments issued by the Group comprise convertible notes that can be converted to share capital at the option of the holder, and the number of shares to be issued does not vary with changes in their fair value.

The liability component of a compound financial instrument is recognised initially at the fair value of a similar liability that does not have an equity conversion option. The equity component is recognised initially as the difference between the fair value of the compound financial instrument as a whole and the fair value of the liability component. Any directly attributable transaction costs are allocated to the liability and equity components in proportion to their initial carrying amounts.

Subsequent to initial recognition, the liability component of a compound financial instrument is measured at amortised cost using the effective interest method. The equity component of a compound financial instrument is not re-measured subsequent to initial recognition except on conversion or expiry.

2.15 Share capital

Ordinary shares are classified as equity when there is no obligation to transfer cash or other assets. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction net of tax from the proceeds.

Where any group company purchases the Company's equity share capital ("treasury shares"), the consideration paid, including any directly attributable incremental costs (net of income taxes) is deducted from equity attributable to the Company's equity holders until the shares are cancelled or reissued. Where such ordinary shares are subsequently reissued, any consideration received, net of any directly attributable incremental transaction costs and the related income tax effects, is included in equity attributable to the Company's equity holders.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.17 Current and deferred income tax

The income tax expense comprises current and deferred income tax. Tax is recognised in the statement of comprehensive income, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case the tax is recognised in other comprehensive income or directly in equity, respectively.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted on the date of the statement of financial position in Zimbabwe where the Group operates and generates income. Management periodically evaluates positions taken in tax returns with respects to situations in which applicable tax regulation is subject to interpretation, and establishes liabilities where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is recognised, using the liability method, on temporary differences arising between the tax base of assets and liabilities and their carrying amounts in the financial statements. However, deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting or taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the date of the statement of financial position and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled. Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

The carrying value of the Group's investment property is assumed to be realised by sale at the end of use. The capital gains tax rate applied is that which would apply on a direct sale of the property recorded in the statement of financial position regardless of whether the Group would structure the sale via the disposal of the subsidiary holding the asset, to which a different tax rate may apply. The deferred income tax is then calculated based on the respective temporary differences and tax consequences arising from recovery through sale.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries except where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

2.18 Employee benefits

(a) Pensions

The Group operates a defined contribution plan. A defined contribution plan is a pension plan under which the Group pays fixed contributions into a separate entity. The Group has no legal or constructive obligations to pay further contributions if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods. For the defined contribution plan, the Group pays contributions to privately administered pension insurance plans on a mandatory basis. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

(b) Short-term employee benefits and compensation absences

Wages, salaries, paid annual leave, bonuses and other monetary benefits are recognised as employee benefit expense and accrued when the associated services are rendered by the employees of the Group.

(c) National Social Security Authority Scheme

The Group and its employees contribute to the National Social SecurityAuthority Scheme. This is a social security scheme which was promulgated under the National Social Security Act (Chapter 17:04). The Group obligations under the scheme are limited to specific contributions as legislated from time to time.

(d) Termination benefits

Termination benefits are payable when employment is terminated by the Group before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Group recognises termination benefits at the earlier of the following dates: (a) when the Group can no longer withdraw the offer of those benefits; and (b) when the entity recognises costs for a restructuring that is within the scope of IAS 37, 'Provisions, contingent liabilities and contingent assets', and involves the payment of termination benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than 12 months after the end of the reporting period are discounted to their present value.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.19 Trade payables

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Trade payables are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method.

2.20 Provisions

Provisions for legal claims are recognised when the Group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount can be reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as finance costs.

2.21 Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable, from rental of investment property, property management and consultancy valuation services which is stated net of value added taxes. The Group recognises revenue when the amount of revenue can be reliably measured; when it is probable that future economic benefits will flow to the entity; and when specific criteria have been met for each of the Group's activities, as described below. The Group bases its estimate of return on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Rental income

Rental income from operating leases is recognised in the accounting period in which the property is occupied by the tenant.

Rendering of services

Rendering of services is recognised in the accounting period in which the property valuation, management and consultancy services are rendered, by reference to stage of completion of the specific transaction and assessed on the basis of the actual service provided as a proportion of the total services to be provided.

2.22 Interest income

Interest income is recognised using the effective interest method. When a loan and receivable is impaired, the Group reduces the carrying amount to its recoverable amount, being the estimated future cash flow discounted at the original effective interest rate of the instrument, and continues unwinding the discount as interest income. Interest income on impaired loan and receivables is recognised using the original effective interest rate.

2.23 Leases

(a) Where the Group is the lessee in an operating lease

Leases in which a significant portion of the risks and rewards of ownership are retained by another party the lessor, are classified as operating leases. Payments, including pre-payments, made under operating leases (net of any incentives received from the lessor) are charged to the statement of comprehensive on a straight-line basis over the period of the lease.

(b) Where the Group is the lessor in an operating lease

Properties leased out under operating leases are included in investment property in the statement of financial position (note 5 and 2.21 for the recognition of rental income).

The Group does not have any finance lease arrangements.

2.24 Dividend distribution

Dividend distribution to the Group's shareholders is recognised as a liability in the Group's financial statements in the period in which the dividends are declared by the Group's directors.

3 FINANCIAL RISK MANAGEMENT

3.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including currency risk, fair value interest rate risk, cash flow interest rate risk and price risk), credit risk and liquidity risk.The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance. The primary objectives of financial risk management are to identify, evaluate and manage financial risks, establish risk limits, and then ensure that exposure to risks stays within limits.

Risk management is governed by the Audit and Risk Committee under policies approved by the Board of Directors. The Audit and Risk Committee identifies and evaluates financial risks in close cooperation with the subsidiaries.The Board provides written principles for overall risk management.

Key risk management reports are produced monthly at subsidiary level and provided to the key management personnel of the Group. The reports includes both financial and non financial risks such as liquidity, credit risk, single major client, lease agreements, information technology risk, insurance cover etc. The reports spell out the rating of the identified risk, the action required and the risk monitoring process.

(a) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The Group's market risks arise from open positions in (a) foreign currencies and (b) interest bearing assets and liabilities, to the extent that these are exposed to general and specific market movements.

(i) Currency risk

The risk that the fair value of the cash flows of a financial instrument will fluctuate because of changes in foreign currency exchange rates. Currency risks arise from recognised monetary financial assets and liabilities and future commercial transactions, that are not denominated in the functional currency of the Group.

The Group had a subsidiary in Botswana and is exposed to foreign exchange risk, primarily with respect to the Botswana pula. This risk is not significant as the subsidiary is in the process of being closed down.

	Pula	Other	Total
As at 31 March 2015	US$ equivalent	US$ equivalent	US$ equivalent
Financial assets – loans and receivables			
Trade and other receivables			
– Other receivables	12 684	-	12 684
Cash and cash equivalents	5 531	-	5 531
Total financial assets	18 215	-	18 215
As at 31 March 2015			
Financial liabilities measured at amortised cost			
Trade and other payables:			
– Trade payables	-	-	-
Total financial liabilities	-	-	-
Net foreign currency exposure	18 215	-	18 215

3 FINANCIAL RISK MANAGEMENT (continued)

3.1 Financial risk factors (continued)

(i) Currency risk (continued)

As at 31 March 2014	Pula	Other	Total
Financial assets – loans and receivables	US$ equivalent	US$ equivalent	US$ equivalent
Trade and other receivables			
– Receivables from customers	12 102	-	12 102
– Other receivables	14 201	-	14 201
Cash and cash equivalents	6 326	-	6 326
Total financial assets	32 629	-	32 629
As at 31 March 2014			
Financial liabilities measured at amortised cost			
Trade and other payables:			
– Trade payables	-	-	-
Total financial liabilities	-	-	-
Net foreign currency exposure	32 629	-	32 629

The Group manages foreign exchange risk at subsidiary level and monitored at group level. The Group's primary method of managing foreign currency risk is to match the Group's principal cash outflows to the currency in which the principal cash inflows are denominated. This is generally achieved by converting all currencies received into US$, for all entities domiciled in Zimbabwe.

The functional currency of the Group and it's principal subsidiaries is the US$. Only the Botswana incorporated subsidiary had the Botswana pula as its functional currency.

The following paragraph presents sensitivities of profit or loss to reasonably possible change in exchange rates applied at the financial position date relative to the functional currency of the respective Group entities, with all other variables held constant.

As at 31 March 2015, if the Botswana pula weakened/strengthened by 10% (2014: 10%), post-tax profit/(loss) for the year then ended would have been US$141 (2014:US$144) higher/lower.

(ii) Price risk

The risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices, other than those arising from interest rate risk and currency risk, whether those changes are caused by factors specific to the individual financial instrument or its issuer or factors affecting all financial instruments traded in the market. The Group has no significant exposure to price risks on commodity or equity securities (2014: US$nil) because as at 31 March 2015 it had neither commodity contracts nor equity security investments.

(iii) Cash flow and fair value interest rate risk

The risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rate. The Group does not have long term interest-bearing borrowings issued at variable rate.

As at 31 March 2015, the Group had no short term borrowings which was also the case as at 31 March 2014.

Cash and bank balances are held at nil interest rate, short term investment was held at an average interest rate of 5.5% (2014:1.5%). Trade receivables and payables are interest free and have settlement dates within one year.

(b) Credit risk

Credit risk is the risk that one party to financial instrument will cause a financial loss to the other party by failing to discharge a contract. Credit risk arises from cash and cash equivalents held at banks and trade receivables, including rental receivables from the lessee and loans to employees. Credit risk is managed at a subsidiary level and monitored at group level. The are no independent ratings for customers locally. To assess the credit quality of the trade receivables, management takes into account the customer's financial position and past experience. To manage the risk associated with concentration of receivables, management engages the tenant on a regular basis to ensure that rentals are received on a monthly basis. To manage the risk associated with loans to employees, monthly deductions are made through payroll.

3.1 *Financial risk factors (continued)*

Such risks are subject to a quarterly review. The Group has policies in place to ensure that rental contracts are entered into only with tenants with an appropriate credit history. Cash balances are held only with financial institutions with sound capital bases.

The Group's maximum exposure to credit risk by class of financial asset is as follows:	2015 US$	2014 US$
Trade receivables, before allowance for impairment		
- Rent receivable from lessee	391 823	248 704
- Trade receivables from customers	493 536	405 189
- Loans from employees	107 486	116 613
- Cash and cash equivalents	2 241 090	1 604 770
	3 233 934	2 375 276

The fair value of trade receivables and cash and cash equivalents as at 31 March 2015 approximates the carrying amount because of their short tenor.

(b) Credit risk (continued)	2015 US$	2014 US$
Trade receivables, gross neither past due nor impaired		
- Receivables from large companies	601 409	278 432
- Receivables from small or medium sized companies	70 911	114 703
Total neither past due nor impaired	672 320	393 135
Past due but not impaired from small or medium sized companies		
-less than 60 days overdue	49 519	121 916
-61 to 90 days overdue	32 327	82 893
-more than 90 days	-	-
Total past due but not impaired	81 846	204 809
Past due and impaired from small or medium sized companies		
-less than 60 days overdue	131 193	55 949
-61 to 90 days overdue	-	-
-more than 90 days	-	-
Total past due and impaired	131 193	55 949
Total trade receivables, before allowance for impairment	885 359	653 893

Rent receivable from lessee is due from a single listed customer and as at 31 March 2015, there was no amount that was past due (31 March 2014: US$nil), there has been no history of default and rental is received on a monthly basis. The tenant has not shown any indications through reviews of their financial information received by management on a monthly basis. The remaining trade receivables from customers relate to a number of customers, including both small and medium sized enterprises, the credit risk on these is monitored on an individual basis by the relevant subsidiary taking into consideration historical trends and financial position of the tenant.

The past due but not impaired and the past due and impaired information for financial years ended 31 March 2015 and 31 March 2014 were for the property consultancy operating segment. The investment property operating segment had no debtors that were past due for the years ended 31 March 2015 (31 March 2014: US$nil). The property consultancy services had past due debtors amounting to US$131 193 (2014:US$55 949).

The Group holds bank accounts with large financial institutions with a credit rating of BBB+ or better using the Global Credit Rating Company ratings.

Financial institution rating	2015 US$	2014 US$
AA-	138 950	1 599 983
A+	140 377	-
A	470 548	-
BBB+	-	99
unrated	1 488 741	-
	2 238 616	1 600 082

3 FINANCIAL RISK MANAGEMENT (continued)

There is no significant concentration of the credit risk with respect to cash and cash equivalents, as the Group holds cash accounts with a number of financial institutions.

(c) Liquidity risk

The Group Finance and Investment Committee monitors rolling forecasts of the Group's liquidity requirements to ensure it has sufficient cash to meet operational needs at all times so that the Group does not breach borrowing limits set in the Memorandum of Association. Such forecasting takes into consideration the Group's debt financing plans, covenant compliance and compliance with internal statement of financial position ratio targets.

Surplus cash held by the operating entities over and above balance required for working capital management are transferred to short term money market investments. The Group invests surplus cash in interest bearing current accounts, time deposits, money market deposits and chooses instruments with appropriate maturities or sufficient liquidity to provide sufficient head-room as determined by the above mentioned forecasts. At the reporting date, the Group has liquid investment in Old Mutual Zimbabwe, MBCA Bank Limited and cash held with the above mentioned financial institutions.

The Group's liquidity position is monitored on a weekly basis by the Executive Committee and reviewed quarterly by the Group Finance and Investment Committee.

A maturity analysis of financial instruments as at 31 March 2015 is as follows;

As at 31 March 2015	On demand and less than one month US$	From 1 to 12 months US$	Later than 2 years US$	Total US$
Assets				
Cash and bank balances	752 349	-	-	752 349
Short term money market investments	1 488 741	-	-	1 488 741
Trade and other receivables excluding prepayments	547 448	398 269	-	945 717
Total assets	2 788 538	398 269	-	3 186 807
As at 31 March 2015				
Liabilities				
Trade and other payables excluding statutory liabilities	479 002	-	-	479 002
Statutory liabilities	42 532	-	-	42 532
Total liabilities	521 534	-	-	521 534
Liquidity gap	2 267 004	398 269	-	2 665 273
Cumulative liquidity gap	2 267 004	2 665 273	2 665 273	-
As at 31 March 2014				
Assets				
Cash and bank balances	604 770	-	-	604 770
Short term money market investments	1 000 000	-	-	1 000 000
Trade and other receivables excluding prepayments	384 677	419 529	-	804 206
Total assets	1 989 447	419 529	-	2 408 976
As at 31 March 2014				
Liabilities				
Trade and other payables excluding statutory liabilities	315 136	-	-	315 136
Statutory liabilities	174 190	-	-	174 190
Linked unit debentures	1 590 696	-	-	1 590 696
Total liabilities	2 080 022	-	-	2 080 022
Liquidity gap	(90 575)	419 529	-	328 954
Cumulative liquidity gap	(90 575)	328 954	328 954	-

3 FINANCIAL RISK MANAGEMENT (continued)

(c) Liquidity risk (continued)

The expected cash flows are based on contractual terms as per the requirement of IFRS 7, Financial instruments: disclosures.

At year end the Group had no bank borrowings. The debentures are linked units whose repayment terms are disclosed in note 12; however for purposes of splitting the compound instrument we have assumed that repayment will be made within a year. The debentures were converted to ordinary shares in accordance with the provisions of the Linked UnitTrust Deed.

The liquidity gap is covered by the available financial assets and should there be need for borrowing, facilities with the Group's bankers will be arranged. The forecasted cash flows are based on contractual credit terms as per the requirementsof IFRS 7.

3.2 Capital risk management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns to shareholders and benefits for other stakeholders; and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust capital structure, the Group may adjust the amount of dividend paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

	2015 US$	2014 US$
The Group monitors capital on the basis of the gearing ratio. The gearing ratios as at 31 March 2015 and the previous year were as follows:		
Linked unit debentures	-	1 590 696
Borrowings	-	-
Total borrowings	-	1 590 696
Less: cash and cash equivalents	(2 241 090)	(1 604 770)
Net debt	(2 241 090)	(14 074)
Total equity	87 853 136	86 440 306
Total capital	87 853 136	86 440 306
Gearing ratio	-	0.0%

There is no gearing because the Group has cash and cash equivalents that at are more than debt.

3.3 Fair value hierarchy

IFRS 7,' Financial instruments: disclosures' and IFRS 13, 'Fair value measurements', specify a hierarchy of valuation techniques based on whether the inputs to those valuation techniques are observable or unobservable. Observable inputs reflect market data obtained from independent sources: unobservable inputs reflect the Group's market assumptions. These two types of inputs have created the following fair value hierarchy;

Level 1 - Quoted prices (unadjusted) in active market for identical assets or liabilities. This level includes listed equity securities traded on the Zimbabwe Stock Exchange.

Level 2 - Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices).

Level 3 - Inputs for the asset or liability that are not based on observable market data (unobservable inputs). This level includes equity investments and debt instruments with significant unobservable components. This level includes non listed equity investments.

The hierarchy requires the use of observable market data when available. The Group considers relevant and observable market prices in its valuations where possible.

The Group had no financial assets and liabilities carried at fair value as at 31 March 2015 (31 March 2014: US$nil).

4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements are continually evaluated and are based on historical experience as adjusted for current market conditions and other factors including expectations of future events that are believed to be reasonable under the circumstances.

4.1 Critical accounting estimates and assumptions

Management makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are outlined below:

4.1 Critical accounting estimates and assumptions (continued)

(a) Principal assumptions underlying estimation of fair value of investment property

In determining the open market value of investment property, Dawn Property Consultancy (Private) Limited used the market comparison method for land and the cost approach for hotel properties as disclosed in note 5. Future minimum lease payments could not be determined as rental is based on revenue as generated by African Sun Limited. All the lease agreements with African Sun Limited which expired in the prior year were renewed for a 10 year period subject to agreeing on enhanced terms. The tenant has exercised the option to renew leases for the second 10 year period.

(b) Income taxes

Significant judgement is required in determining the liability for deferred and current income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred income tax liabilities in the period in which such determination is made.

(c) Estimated impairment of goodwill

The Group tests annually whether goodwill has suffered any impairment, in accordance with the accounting policy stated in note 2.7. The recoverable amounts of cash-generating units have been determined based on value-in-use calculations. These calculations require the use of estimates (note 7). There has been impairment charge recognised as at the reporting date. Conservative assumptions have been used in this assessment resulting in an impairment charge to goodwill. For example, if the discount rate used in determining the pre-tax discount rate had increased by 10%, the Group would still have recognised an impairment against goodwill.

(d) Revenue recognition

The Group uses the percentage-of-completion method in accounting for its fixed price contracts to provide services. Use of the percentage-of-completion method requires the Group to estimate the services performed to date as a proportion of the total services to be performed.

4.2 Critical judgements in applying the entities accounting policies

(a) Income taxes

The Zimbabwe Revenue Authority seeks to disallow capital allowances claimed on assets acquired in Zimbabwe dollars. The basis of the disallowance is that the regulations, "Provisional General Ruling - Conversion of Closing Balances forTax Purposes" gazetted by the Zimbabwe Revenue Authority on 1 October 2010 for converting Zimbabwe dollar balances (for tax purposes) does not apply to assets that were acquired in a group scheme of reconstruction. At the inception of the Group, investment property was acquired under a group scheme of reconstruction which was approved by the Zimbabwe Revenue Authority. Management has obtained the opinions of two independent tax experts who have expressed the view that capital allowances are claimable because the income tax values of the assets had not been fully written off as at 31 December 2008. The matter was heard in the High Court on 19 January 2015 and if the appeal is unsuccessful, the Group is liable to tax penalty and interest amounting to US$475 699 and discontinuance of wear and tear allowances claimed on the investment property

(b) Impairment losses on trade and other receivables

The Group reviews its trade and other receivables to assess impairment on a monthly basis. In determining whether an impairment loss should be recorded in the statement of comprehensive income, the Group makes judgements as to whether there is an observable data indicating that there is a measurable decrease in the estimated future cash flows from a portfolio of trade and other receivables before the decrease can be identified with an individual receivable in that portfolio. This evidence may include observable data indicating that there has been an adverse change in the payment status of borrowers in a group, or national or economic conditions that correlate with defaults in a group. Management uses estimates based on historical loss experience for assets with credit risk characteristics and objective evidence of impairment similar to those in the portfolio when scheduling its cash flows. The methodology and assumptions used for estimating both the amount and timing of future cash flows are reviewed regularly to reduce any differences between loss estimates and actual loss experience.

5 INVESTMENT PROPERTY

	2015 US$	2014 US$
At the beginning of the year	85 435 000	84 297 416
Net (loss)/gain from fair value gains on investment property	(300 000)	1 137 584
At the end of the year	85 135 000	85 435 000

Rental income from investment properties in the reporting year totalled US$2 566 993 (2014: US$2 415 134). There were no direct operating expenses relating to investment property because these are borne by the tenants.

5 INVESTMENT PROPERTY (continued)

Valuation processes

The investment properties were valued as at 31 March 2015 by Dawn Property Consultancy (Private) Limited in accordance with the relevant professional guidelines and statements issued under the Royal Institute of Chartered Surveyors Appraisal and Valuation Manual (the "Red Book") 6th Edition, International Valuations Standards Committee ("IVSC") and the Real Estate Institute of Zimbabwe ("REIZ") Standards. The valuation basis is a market comparison method for land and cost approach for buildings, both valuation basis conform to international valuation standard. Dawn Property Consultancy (Private) Limited a subsidiary of the Company is a related party, therefore is not an independent valuer as encouraged but not required in IAS 40, 'Investment property', hold recognised and relevant professional qualifications and have recent experience in the relevant location and the category of properties being valued.

Rental income from hotel properties is based on room, food and beverages revenue generated by the lessee.

Valuation techniques underlying management's estimation of fair value

The economic environment and market conditions experienced in 2014 continued throughout 2015 and the frequency of investment property transactions (i.e. hotels) on an arm’s length basis are non-existent in Zimbabwe. For these investment properties with a total carrying amount of US$85 135 000 (2014: US$85 435 000) the valuation was determined principally using market comparison method for land values and the depreciated replacement cost for the hotel properties. Lease contracts have not been taken into consideration due to the depressed revenue inflows.

As there is no active market for the hotel properties in Zimbabwe, current prices were drawn from recent transactions of land in general. The prices were adjusted for contractual, location and inherent dif ferences. The following rates have been used.

	2015 US$ Rate/Sqm	2014 US$ Rate/Sqm
Construction cost figures;		
Grade 'A' offices	1 250	1 300
Grade 'B' offices	1 050	1 100
Industrial offices	800	850
Industrial factory	600	650
Land comparables:		
Industrial areas	20.00 - 25.00	20.00 - 25.00
High density areas	40.00 - 50.00	30.00 - 40.00
Medium density areas	30.00	22.00 - 25.00
Low density areas	18.00 - 22.00	18.00 - 20.00
Commercial - avenues	300.00 - 400.00	300.00 - 400.00
Central business district	750.00	750.00

The valuers performed the valuation using the following methods: gross replacement cost, depreciated replacement cost ("DRC"), land value, land value plus depreciated replacement cost and market value of the freehold interest in the property. The summary. of the results are as follows:

Investment property value indicators:	2015 US$	2014 US$
Gross replacement cost	164 465 000	168 823 000
Depreciated replacement cost, buildings only	61 422 000	65 879 000
Existing use value of land	23 675 000	24 637 416
Land value plus depreciated replacement cost	85 097 000	90 516 416
Market value	85 135 000	85 435 000

5 INVESTMENT PROPERTY (continued)

The cost approach was used to determine the fair value of the hotel properties. This method is based on the theory of substitution and is usually termed the method of last resort. The method is used in situations where it is difficult to estimate inputs required to calculate fair value using the income approach to volatile market factors and inaccessible or unavailable information. Under normal circumstances hotels are valued using the income method. With current turnover and occupancy rates of hotels in Zimbabwe, an offer received to purchase the hotel property at a price that is equivalent to the discounted cash flow method would not be accepted by Dawn Properties Limited. An offer more closely representative to the depreciated replacement cost would be accepted. The most significant unobservable input into this valuation is replacement cost per square metre for buildings and improvements and selling price per square metre for land.

For vacant land, the method that was used for valuing land is market comparison method. The method entailed comparing like to like thus residential must be compared with residential and industrial with industrial etc. The most significant input in this valuation method is the selling price per square metre.

- Construction costs figures	based on architectural design/modern equivalent as well as the costs from quantity surveyors' cost on steel and other requisite building materials. To come up to the replacement cost per square metre;
- Age of property	based on the use to date as well as the date from commissioning of the hotel and the current state of structures and utilities specific to it's use as investment property. As well as the financial obsolescence of the structure;
- Comparable land values	based on the intrinsic value of the land on which the structure is built supplied by quantity surveyors taking into consideration the respective zoning conducted by the office of the Surveyor General.

The Group's investment property is measured at fair value. The Group holds two classes of investment property being hotel properties and land situated in Zimbabwe.

Segment	Hotel property US$	Land US$	Total US$
Year ended 2015			
Fair value hierarchy	3	3	
Fair value at 1 April	76 550 000	8 885 000	85 435 000
Net loss from fair value adjustments on investment property	(300 000)	-	(300 000)
Fair value as at 31 March	76 250 000	8 885 000	85 135 000
Year ended 2014			
Fair value hierarchy	3	3	
Fair value at 1 April	76 225 000	8 072 416	84 297 416
Net gain from fair value adjustments on investment property	325 000	812 584	1 137 584
Fair value as at 31 March	76 550 000	8 885 000	85 435 000

The Group's policy is to recognise transfers into and out of fair value hierarchy levels as of the date of the event or change in circumstances that caused the transfer.

Information about fair value measurements using significant unobservable inputs (Level 3);

	Cost approach US$	Sales comparison US$	US$
Year ended 2015			
Valuation	76 250 000	8 885 000	85 135 000
Rental income	2 543 993	23 000	2 566 993
Year ended 2014			
Valuation	76 550 000	8 885 000	85 435 000
Rental income	2 383 830	31 304	2 415 134

5 INVESTMENT PROPERTY (continued)

Valuation techniques underlying management's estimation of fair value (continued)

Fair Value Estimation

Assets and liabilities are categorised in terms of the fair value hierarchy as follows:

	Significant unobservable inputs (Level 3) US$	Total US$
Recurring fair- value measurement		
Year ended 2015		
Non-financial assets		
Investment Properties	85 135 000	85 135 000
Year ended 2014		
Non-financial assets		
Investment Properties	85 435 000	85 435 000

Sensitivity analysis

Sensitivity analysis is performed on valuation of assets and liabilities with significant unobservable inputs (Level 3) to generate a of reasonable alternative valuations. The sensitivity methodologies applied take account of the nature of valuation techniques used, as well as the availability and reliability of observable proxy and historical data and the impact of using alternative methods.

The valuation techniques and sensitivity analysis for the assets classified in Level 3 are described below.

Observability

Since each property is unique in nature and the hotel real estate is illiquid, valuation inputs are largely unobservable.

There are inter-relationships between unobservable inputs. Increases in construction costs that enhance the property's features may result in an increase in future rental values and/or replacement costs.

Sensitivity on managements estimates;	Cost approach US$	Sales comparison US$	Total US$
Change in depreciated replacement cost/square metre:			
5% increase in the replacement cost/square metre	2 550 000	-	2 550 000
5% decrease in the replacement cost/square metre	(2 550 000)	-	(2 550 000)
Change in land value per square metre:	250 000	75 000	325 000
5% increase in the replacement cost/square metre	(250 000)	(75 000)	(325 000)
5% decrease in the replacement cost/square metre			

Significant portion of the revenue from investment property are derived from African Sun Limited which contributes over 90% of rental income.

6 PROPERTY AND EQUIPMENT

	Motor vehicle US$	Computer equipment US$	Office equipment US$	Farm equipment US$	Total US$
Year ended 31 March 2014					
Opening net book amount	135 670	56 019	46 554	532 534	770 777
Additions	614 261	42 164	28 873	-	685 298
Disposals	(4 608)	(404)	(651)	-	(5 663)
Impairment charge through profit or loss (included in other expenses)	(44 798)	-	-	(1 488)	(46 286)
Depreciation charge	(95 911)	(32 604)	(7 085)	(21 636)	(157 236)
Closing net book amount	604 614	65 175	67 691	509 410	1 246 890
As at 31 March 2014					
Cost	724 357	167 568	91 028	549 648	1 532 601
Accumulated depreciation and impairment	(119 743)	(102 393)	(23 337)	(40 238)	(285 711)
Net book amount	604 614	65 175	67 691	509 410	1 246 890
Year ended 31 March 2015					
Opening net book amount	604 614	65 175	67 691	509 410	1 246 890
Additions	16 623	70 996	55 223	62 554	205 396
Disposals	(276)	(5 891)	(6 484)	-	(12 651)
Depreciation charge	(144 784)	(35 454)	(10 798)	(17 784)	(208 820)
Closing net book amount	476 177	94 826	105 632	554 180	1 230 815
As at 31 March 2015					
Cost	740 704	232 673	139 767	612 202	1 725 346
Accumulated depreciation and impairment	(264 527)	(137 847)	(34 135)	(58 022)	(494 531)
Net book amount	476 177	94 826	105 632	554 180	1 230 815

7 GOODWILL

	2015 US$	2014 US$
Opening net book amount	120 186	120 186
Impairment charge	(120 186)	-
Closing net book amount	-	120 186

Impairment tests for goodwill

Goodwill is allocated to the property consultancy business operating segment. The recoverable amount of the cash generating unit is determined based on value in use calculations. These calculations have used pre-tax cash flow projections based on financial budgets approved by the Board covering a five-year period. Cash flows beyond this period have been extrapolated using estimated future growth rates stated below. Key assumptions used for the value in use calculations in 2015 are as follows:

Growth rate	0%	0%
Pre-tax discount rate	13%	15%

A growth rate of 0% thereafter, assuming that current cash flows are maintained.

Cash flows average annual growth rate is based on past performance and managements' expectations of the market. The pre-tax discount rate was obtained from external sources.

A negative growth rate of 10%, or a decrease in discount rate of 10% over a projected 5 year period would still not maintain sufficient impairment headroom. The impairment test resulted in the impairment of goodwill in current year.

8 INVENTORIES

	2015 US$	2014 US$
Stationery and consumables	27 138	26 898

9 TRADE AND OTHER RECEIVABLES

	2015 US$	2014 US$
Trade receivables:		
-Rent receivable	391 823	248 704
-Trade receivables from customers	493 536	405 189
Gross trade receivables	885 359	653 893
Less: allowance for impairment on trade receivables	(94 002)	(22 119)
Trade receivables - net	791 357	631 774
Prepayments	50 216	19 566
Loans to employees	107 486	116 613
Other receivables	46 874	55 819
	995 933	823 772

9.1 The fair values of trade and other receivables are as follows:

	2015 US$	2014 US$
Trade receivables	791 357	631 774
Loans to employees	107 486	116 613
Other receivables	46 874	55 819
	945 717	804 206

The carrying amount of trade and other receivables approximates fair values as the effect of discounting is not material.

The estimated fair values of receivables are the discounted amount of the estimated future cash flows expected to be received and approximate value of their carrying amounts. Expected cash flows are discounted at current market rates to determine fair values.

9.2 Ageing of trade receivables as at 31 March 2015

	Gross US$	Impairment US$	Net US$
Fully performing	526 507	-	526 507
Past due 31-60 days	59 920	-	59 920
Past due 61-90 days	21 421	-	21 421
Past due 91-120 days	505	-	505
More than 120 days	277 006	(94 002)	183 004
	885 359	(94 002)	791 357

Ageing of trade receivables as at 31 March 2014

	Gross US$	Impairment US$	Net US$
Fully performing	393 135	-	393 135
Past due 31-60 days	83 365	-	83 365
Past due 61-90 days	77 321	-	77 321
Past due 91-120 days	44 123	-	44 123
More than 120 days	55 949	(22 119)	33 830
	653 893	(22 119)	631 774

9.3 The individually impaired receivables are over 120 days past due and mainly relate to certain customers in the property services segment. A provision is recognised for amounts not expected to be recovered.

	2015 US$	2014 US$
Movements on the Group's allowance for impairment of trade receivables are as follows:		
At the beginning of the year	(22 119)	(12 050)
Impairment allowance for the year	(71 883)	(10 069)
At the end of the year	(94 002)	(22 119)
The carrying amounts of the Group's trade and other receivables are denominated in the following currencies:		
United States of America dollar	933 033	777 903
Botswana pula (note 3.1)	12 684	26 303
	945 717	804 206

The maximum exposure to credit risk at the reporting date is the carrying value of each class of receivables mentioned above.

The Group does not hold any collateral as security.

9.4 Fair value of trade and other receivables

The fair value of trade and other receivables for the purpose of this disclosure, is calculated by the use of discounted cash flow techniques where the gross receivables balance are discounted at the Group's borrowing rate. Significant inputs in the valuation model are unobservable and are thus classified as level 3.There no long-term receivables and as such the effect of present valuing is negligible.

10 CASH AND CASH EQUIVALENTS

	2015 US$	2014 US$
Cash and bank balances	752 349	604 770
Short term money market investments	1 488 741	1 000 000
Cash and cash equivalents	2 241 090	1 604 770

11 SHARE CAPITAL

11.1 Authorised

	2015 Number	2014 Number
Ordinary shares with of a nominal value of US$0.0008 (2014: US$0.00000739)	4 000 000 000	4 000 000 000

11.2 Issued, and fully paid

	Number of shares	Ordinary shares US$	Share premium US$	Total US$
Year ended 31 March 2015				
At the beginning of the year	2 457 172 108	18 156	17 680 929	17 699 085
Conversion of linked unit debentures	-	1 947 582	(150 096)	1 797 486
Issued during the year	-	-	-	-
At the end of the year	2 457 172 108	1 965 738	17 530 833	19 496 571
Year ended 31 March 2014				
At the beginning of the year	2 457 172 108	18 156	17 680 929	17 699 085
Issued during the year	-	-	-	-
At the end of the year	2 457 172 108	18 156	17 680 929	17 699 085

The unissued shares are under the control of the directors. The directors are authorised to allot or dispose of unissued shares under their control at their discretion in accordance with the provisions of the Articles of Association and Memorandum of the Company, the Zimbabwe Companies Act (Chapter 24:03) and the Zimbabwe Stock Exchange Listing Requirements.

The directors' converted the linked unit capital structure to an all ordinary share capital structure in accordance the Linked Unit Trust Deed. The debentures were converted by a special resolution in November 2014 of the Linked Unit Holders by applying a conversion ratio of ninety nine (99) shares for every debenture held.

The nominal value of the debentures was stated in the Zimbabwe dollar which was demonetised on 1 February 2009 and no formal redenomination of the monetary value of the debentures was incorporated into the Linked Unit Trust Deed.

12 LINKED UNIT DEBENTURES

12.1 Authorised

	2015 Number	2014 Number
Debentures with a nominal value of US$0.0000073 each.	-	4 000 000 000

12.2 Issued and fully paid

	Number of debentures	2015 US$	2014 US$
At the beginning of the year	2 457 172 108	1 797 486	1 797 486
Converted to ordinary shares during the year	(2 457 172 108)	(1 797 486)	-
	-	-	1 797 486
Liability component of debentures	-	-	1 590 696
Equity component of debentures	-	-	206 790
Issued during the year	-	-	-
At the end of the year	-	-	1 797 486

The linked unit debentures were held by the ordinary shareholders in proportion to ordinary shares held. The unissued debentures were under the control of directors. The Directors are authorised to issue the debentures under their control in accordance with the provisions of the Linked Units Trust Deed (the "Deed"). The debentures bear interest at a rate determined by and at the sole discretion of the Directors, and is payable in arrears on 31 August and 28 February in each year, for the six month period calculated up to and including 30 June and 31 December respectively.

For the year ended 31 March 2015, interest on debentures was US$ nil (2014: US$ nil).

The debentures had a nominal value in Zimbabwe dollars, which was demonetised in 2009, no formal redenomination of the debentures has been done. As such the debentures US$ amount had been derived from using the exchange rate at the date of issuance.

The debentures were converted by a special resolution of the linked unit holders in November 2014. Upon the passing of a special resolution for the conversion of the debentures, all the debentures in issue were converted into ordinary shares in the capital of the Company at a conversion rate of ninety-nine ordinary shares of one cent each for every debenture of ninety-nine cents. The Trustees of the Deed were Elton Steers Mangoma and Batanai Marvin Chingwena who carry on business as financial consultants in partnership under the style of "Corporate Excellence".

13 DEFERRED INCOME TAX

	2015 US$	2014 US$
The analysis of deferred income tax assets and liabilities is as follows:		
Deferred income tax assets:		
-Deferred income tax asset to be recovered more than 12 months	1 941 353	2 463 343
-Deferred income tax asset to be recovered within 12 months	24 206	-
	1 965 559	2 463 343
Deferred income tax liabilities:		
-Deferred income tax liability to be recovered after more than 12 months	3 107 170	3 163 748
-Deferred income tax liability to be recovered within 12 months	27 690	3 272
	3 134 860	3 167 020
Deferred income tax liabilities (net)	1 169 301	703 677
The gross movement on deferred income tax account is as follows:		
At the beginning of year	703 677	726 807
Statement of comprehensive income charge/(credit)	465 624	(23 130)
At the end of the year	1 169 301	703 677

The movement in deferred income tax assets and liabilities during the year, without taking into consideration the offsetting of balances within the same tax jurisdiction, is as follows:

	Accelerated tax depreciation US$	Fair value gains/(loss) US$	Revaluation gains US$	Other US$	Total US$
Deferred income tax liabilities					
As at 1 April 2013	(7 209 797)	7 727 451	130 507	78 646	726 807
Credited to the statement of comprehensive income	(119 261)	96 131	-	-	(23 130)
As at 31 March 2014	(7 329 058)	7 823 582	130 507	78 646	703 677
As at 1 April 2014	(7 329 058)	7 823 582	130 507	78 646	703 677
(Credited)/charged to the statement of comprehensive income	(65 108)	(26 500)	-	557 232	465 624
As at 31 March 2015	(7 394 166)	7 797 082	130 507	635 878	1 169 301

Deferred income tax assets are recognised for tax losses carried forward to the extent that the realisation of the related tax benefit through future profits is probable. The Group did not recognise deferred income tax assets of US$219 828 (2014:US$425 054) in respect of assessable tax losses amounting to US$853 702 (2014: US$1 650 694) that can be carried forward against future taxable income.

The deferred tax assets not recognised relates to unused tax losses amounting to US$3.4 million that have expired due to the six years prescription rule.

14 TRADE AND OTHER PAYABLES

	2015 US$	2014 US$
Trade payables	351 509	203 251
Provisions (note 14.1)	59 238	244 060
Other payables	215 819	42 015
	626 566	489 326

14.1 Analysis of movement in provisions:

	Leave pay US$	Bonus US$	Total US$
As at 1 April 2013	28 833	179 934	208 767
Current provision	14 623	20 670	35 293
Utilisation of provision	-	-	-
As at 31 March 2014	43 456	200 604	244 060
As at 1 April 2014	43 456	200 604	244 060
Current provision	79 865	63 960	143 825
Utilisation of provision	(78 967)	(249 680)	(328 647)
As at 31 March 2015	44 354	14 884	59 238

The fair value of trade and other payables approximates the carrying amounts presented.

	2015 US$	2014 US$
15 CURRENT TAX LIABILITIES		
Analysis of current tax liabilities:		
Current tax liabilities/(assets) as at 1 April	33 511	(17 115)
Income tax on profits for the year (note 21.1)	42 695	141 632
Current tax (assets)/liabilities as at 31 March	(19 027)	33 511
Income tax paid during the year	95 233	158 028
16 INVESTMENT IN SUBSIDIARIES		
At the beginning of the year	19 503 998	19 503 998
Acquisition of subsidiaries	-	-
At the end of the year	19 503 998	19 503 998

Dawn Properties Limited subsidiaries are listed in the table below:

Name	Country of incorporation	% of equity interest 2015	% of equity interest 2014
Dawn Real Estate (Private) Limited	Zimbabwe	100%	100%
Nhaka Properties (Private) Limited	Zimbabwe	100%	100%
Calpine Investments (Private) Limited	Zimbabwe	100%	100%
Gold Coast Properties (Private) Limited	Zimbabwe	100%	100%
Laclede Investments (Private) Limited	Zimbabwe	100%	100%
Dawn Properties Investments Management (Private) Limited	Zimbabwe	100%	0%
Dawn Property Consultancy (Private) Limited formerly CB Richard Ellis (Private) Limited	Zimbabwe	100%	100%
CBRE (Proprietary) Limited t/a CBRE Regional	Botswana	100%	100%
Lipthong Investments (Private) Limited	Zimbabwe	100%	100%
Ekodey (Private) Limited	Zimbabwe	76%	76%
Flemflora (Private) Limited	Zimbabwe	100%	100%

CBRE (Proprietary) Limited domiciled in Botswana has been discontinued and deregistration is in progress, expenses of US$120 were incurred in the current year as part of the winding down expenses.

Summarised financial information on subsidiaries with material non-controlling interests

Set out below are the summarised financial information for each subsidiary that has non-controlling interests that are material to the Group.

Summarised statement of financial position for the year ended 31 March 2015

	Ekodey (Private) Limited	
	2015 US$	2014 US$
Current		
Assets	-	1 237
Liabilities	(50 267)	(36 820)
Total current net assets	(50 267)	(35 583)
Non-current		
Assets	1 500 000	1 700 000
Liabilities	-	(18 667)
Total non-current net assets	1 500 000	1 681 333
Net assets	1 449 733	1 645 750

Summarised comprehensive income for the year ended 31 March 2015

Revenue	-	-
Operating loss	(215 606)	(279 670)
Other comprehensive income	-	-
Total comprehensive loss	(215 606)	(279 670)
Total comprehensive loss allocated to non-controlling interests	(51 745)	(67 121)

There is no summarised cash flows as all payments are processed through intercompany transactions. Ekodey (Private) Limited is a property holding entity that owns the Brondesbury Hotel which is not operational.

The information above is the amount before inter-company eliminations.

17 REVENUE

Operating lease rentals	2 566 993	2 415 134
Property sales commission and management fees	2 050 903	2 354 542
Valuations of property, plant and equipment	556 789	771 582
	5 174 685	5 541 258

18 PROFIT ON DISPOSAL OF PROPERTY AND EQUIPMENT

Proceeds from disposal of property and equipment	17 035	40 653
Net book amount (note 6)	(12 651)	(5 663)
Profit from sale of property and equipment	4 384	34 990

19 EXPENSES BY NATURE

19.1 Administration expenses

	2015 US$	2014 US$
Employee benefit expenses (note 19.3)	1 732 282	1 732 473
Depreciation, amortisation and impairment charges (note 19.4)	208 820	203 522
Audit fees:		
- Internal audit services - outsourced	32 329	42 330
- External audit services	97 386	132 664
Taxation services	-	21 221
Directors fees	82 000	79 625
Travelling expenses	77 561	104 538
Telephone and fax	110 840	133 600
Staff training and security	62 165	128 377
Advertising and commissions	276 607	244 473
Motor vehicle expenses	119 675	161 926
Rent, repairs and maintenance	188 502	319 184
Consultancy	263 800	351 642
Electricity and water	241 537	42 059
Insurance	112 367	140 521
Legal and statutory fees	291 575	102 052
Printing and stationery	53 287	62 712
Total administration expenses	3 950 733	4 002 919

19.2 Other expenses

	2015 US$	2014 US$
Fines and penalties	-	171 436
Bad debts	60 358	148 766
Impairment of goodwill	120 186	-
Valuation fees	-	50 408
Subscriptions	13 566	22 262
Teas and cleaning	16 545	11 846
Staff welfare	70 193	-
Sundry expenses	105 173	77 553
Total other expenses	386 021	482 271
Total expenses	4 336 754	4 485 190

19.3 Employee benefits expenses

	2015 US$	2014 US$
Salaries and wages	1 158 474	1 180 214
Social security costs	109 208	93 745
Medical aid	91 550	83 420
Education allowances	183 806	147 277
Bonuses	59 202	124 562
Cash in lieu of leave	80 712	80 791
Other	49 330	22 464
Total	1 732 282	1 732 473
Number of employees at reporting date	58	67

19.4 Depreciation and impairment charges

	2015 US$	2014 US$
Depreciation charge for the year	208 820	157 236
Impairment charge for the year	-	46 286
Total	208 820	203 522

	2015 US$	2014 US$
20 FINANCE INCOME/(COST)		
Interest income on short term deposits	73 855	23 110
Interest expense on bank borrowings	-	-
21 FINANCE INCOME - NET	73 855	23 110
21.1 Income tax expense		
Current income tax on profits for the year (note 15)	42 695	141 632
Deferred income tax charge/(credit) (note 13)	465 624	(23 130)
Income tax expense	508 319	118 502

21.2 Income tax expense reconciliation

The tax on the Group's profit before income tax differs from the theoretical amount that would arise using the income tax rate of 25.75% (31 March 2014: 25.75%) on the applicable consolidated profits of the Group as follows:

	2015 US$	2014 US$
Profit before income tax	657 472	2 278 595
Tax calculated at domestic rates applicable to profits	169 299	586 738
Tax effects of :		
– Expenses not deductible for tax purposes	129 705	48 136
– Expenses taxed at different rates (Botswana)	(2 778)	(3 342)
– Utilisation of previously unrecognised tax losses	-	(425 054)
– Tax losses for which no deferred income tax asset was recognised	168 328	-
– Effect of temporary differences on which capital gains tax rate was applied	-	(95 417)
– Other	43 765	7 441
Income tax charge	508 319	118 502

The Group has no tax-related contingent assets. However, there are contingent liabilities in accordance with IAS 37, Provisions, contingent liabilities and contingent assets' (note 29).

22 OPERATING LEASE

The Group leases investment properties namely its hotel portfolio to African Sun Limited and farm land to other parties under various lease agreements with the following terms:

The signed lease agreements are ten year leases and the lessee has the option to renew the leases for four ten year periods resulting in a 50 year effective lease period.

Property	Initial lease date	Current expiry date for the second 10 year period	Original effective period of lease including renewal periods	Remaining effective period of lease including renewal period	Basis of charging rentals
Carribea Bay Sun	08.08.2003	30.06.2023	50 years	38 years	Trading revenue*
Carribea Bay Marina	15.09.2006	30.06.2016	50 years	41 years	Trading revenue
Crowne Plaza Monomotapa	08.08.2003	30.06.2023	50 years	38 years	Trading revenue
Elephant Hills Resort and Conference Centre	08.08.2003	30.06.2023	50 years	41 years	Trading revenue
Express by Holiday Inn	15.09.2006	30.06.2016	50 years	38 years	Trading revenue
Great Zimbabwe Hotel	15.09.2006	30.06.2016	50 years	38 years	Trading revenue*
Amber Hotel Mutare	15.09.2006	30.06.2016	50 years	38 years	Trading revenue
Hwange Safari Lodge	15.09.2006	30.06.2016	50 years	38 years	Trading revenue
Lake View Inn (not operational)	08.08.2003	30.06.2023	50 years	38 years	n/a
Troutbeck Sun	15.09.2006	30.06.2016	50 years	41 years	Trading revenue*
Farm land (Mazowe)	01.06.2012	31.05.2015	(Terminated)	n/a	(Terminated)
Farm land (Marlborough)	01.07.2012	30.06.2015	2 years	3 months	US$2 000 per month
Brondesbury Hotel (not operational)	n/a	n/a	n/a	n/a	n/a
Baines Avenue stand (not operational)	n/a	n/a	n/a	n/a	n/a
Glen Lorne stand (not operational)	n/a	n/a	n/a	n/a	n/a

There are no contingent payments under all the lease agreements above.

Trading revenue* - lease rental based on trading revenue and 5% on food and beverage revenue.

- lease rentals are 10% of trading revenue for those leases to which this is applicable.

For the purpose of determining rental income, trading revenue is defined as follows;

-All revenues from accommodation;

-All revenues from sale of goods in the kiosk(s) or shop(s) operated by the lessee on the property;

-All rentals receivable by the lessee from space sub-let by the lessee within the property;

-All fees, charges and other revenue derived from all sporting, entertainment, tourist facilities, amenities and services provided by the lessee on the property or in connection with the lessee' s business conducted thereon;

-All revenue earned by the lessee from casino operations conducted by the lessee on the property and;

-All surcharges levied by the lessee on its foreign customers and excludes:

-Any sums received or receivable in respect of sales tax, bed levies or any other government tax, levy charge and the like that are collected by the lessee and charged to its customers;

-Telephone and other similar guest services provided by the lessee, the recovery whereof is primarily for the purposes of recouping costs; and

-Any debts written off which should be deducted, provided that should any amounts so written off be subsequently recovered, they shall be added back to trading turnover.

		2015 US$	2014 US$
23	*RELATED PARTY TRANSACTIONS*		
	The Group leases out all its hotel property to African Sun Limited who are owned 43% by Lengrah Investments (Private) Limited, who are the major shareholder of the Company. The leases are structured in a way that charges rentals related to turnover.		
	The following transactions were carried out with related parties:		
23.1	*Lease rentals*		
	Lease rentals (note 17)	2 566 993	2 415 134
23.2	*Key management compensation*		
	Key management includes directors (executive and non-executive) of the Company and its subsidiary companies, and the Finance Executive. The compensation paid to key management for employee services are shown below:		
	Salaries and other short-term employee benefits as management	495 594	660 273
	Services as directors	82 000	79 265
		577 594	739 538
23.3	**Valuation services**		
	Valuation services - Dawn Property Consultancy (Private) Limited	57 844	50 197
23.4	*Purchase of property and equipment*		
	Purchase of property- Dawn Property Consultancy (Private) Limited	181 281	472 559
23.5	*Pension funds*		
	Contribution to pension funds	87 050	86 504
23.6	*Year end balances arising from provision of services*		
	Receivables from related parties		
	African Sun Limited	391 823	248 704
	The receivables from related parties arise mainly from lease of hotel properties and are due within the month of provision. The receivables are unsecured in nature and bear no interest. No impairment allowances are held against receivables from related parties (2014: US$nil).		
	Loans from related parties		
	Debentures held by shareholders in their respective shareholding percentages ("Linked units")	-	1 797 486
	Linked unit debentures are at an interest rate determined by the directors. The debentures bear interest at a rate determined by and at the sole discretion of the directors, and is payable in arrears on 31 August and 28 February in each year. There are no fixed repayment terms. Linked unit debentures were converted to ordinary shares in November 2014.		
	Loans to related parties		
	Loans to directors	19 166	20 946
	These loans have a fixed interest rate of 6.5% per annum and are repayable within one year.		

24 EARNINGS PER SHARE

24.1 Basic earnings per share

	2015 US$	2014 US$
Basic earnings per share is calculated by dividing the profit attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the year. Profit from continuing operations attributable to the owners of the parent Weighted average number of ordinary shares in issue (numbers)Earnings per share (US cents)	200 898	2 217 083
	2 457 172 108	2 457 172 108
	0.01	0.09

24.2 Diluted earnings per share

The Company has no dilutive potential ordinary shares; the diluted earnings per share are the same as the basic earnings per share.

24.3 Headline earnings per share

	2015 US$	2014 US$
Profit attributable to equity holders	200 898	2 217 083
Adjusted for excluded remeasurement:		
Profit from disposal of property and equipment	(4 384)	(34 990)
Impairment loss on property and equipment	-	46 286
Impairment of goodwill	120 186	-
Fair value gain on remeasurement of investment property	300 000	(1 137 584)
Headline earnings	616 700	1 090 795
Weighted average number of ordinary shares in issue (numbers)	2 457 172 108	2 457 172 108
Headline earnings per share (US cents)	0.03	0.04

25 SEGMENT INFORMATION

The Group has determined that its Chief Operating Decision Maker is the Executive Committee of the Group.

Management has determined the operating segments based on the reports reviewed by , the "Executive Committee" that are used to make strategic decisions. The Executive Committee considers the business from service and product perspective.

The reportable operating segments derive their revenue primarily from rental income from lessees and property valuation, management and consultancy services. The Executive Committee assesses the performance of the operating segments based on a measure of operating profit.

The entity and all its subsidiaries except for CBRE (Proprietary) Limited domiciled in Botswana are domiciled in Zimbabwe.The revenue from external customers in Zimbabwe is US$5 174 685 (2014: US$5 541 258) and the total revenue from external customers from other countries is US$nil (2014: US$nil).

The total of non-current assets other than financial instruments and deferred income tax assets located in Zimbabwe is US$86 365 815 (2014: US$86 802 076).

Revenue of approximately US$2 566 993 (2014: US$2 415 134) are derived from a single external customer. These revenues are attributable to the investment property segment.

There were no significant inter-segment revenues as all sales are to external customers except for valuations conducted by Dawn Property Consultancy (Private) Limited disclosed as internal revenues amounting to US$57 844 (2014: US$50 197).

The segment information provided to the Executive Committee for the reportable segments for the year ended 31 March 2015 is as follows:

- Investment property - The principal business is that of investing in investment properties in the form of 8 hotel properties and tracks of land.
- Property services - Involved in real estate consultancy, building, plant and machinery valuations and property management and agency.

25 SEGMENT INFORMATION (continued)

	Investment property		Property services		Total	
	US$ 2015	US$ 2014	US$ 2015	US$ 2014	US$ 2015	US$ 2014
Revenue						
- internal customers	-	-	57 844	50 197	57 844	50 197
- external customers	2 566 993	2 415 134	2 607 692	3 126 124	5 174 685	5 541 258
Operating profit	463 649	1 693 946	119 969	561 540	583 618	2 255 486
Income tax (expense)/ credit	(476 704)	8 902	(31 615)	(127 404)	(508 319)	(118 502)
Included in operating profit:						
Depreciation	77 545	73 617	131 275	83 619	208 820	157 236
Impairment	-	1 488	-	44 798	-	46 286
Finance income	988	23 110	72 867	-	73 855	23 110
Non current assets:						
Investment property	85 135 000	85 435 000	-	-	85 135 000	85 435 000
Property and equipment	708 204	773 017	522 611	473 873	1 230 815	1 246 890
Goodwill	-	-	-	120 186	-	120 186
Current assets:						
Inventories	-	-	27 138	26 898	27 138	26 898
Trade and other receivables	419 125	297 113	576 808	526 659	995 933	823 772
Current income tax assets	(4 674)	-	23 701	-	19 027	-
Cash and cash equivalents	186 161	1 542 651	2 054 929	62 119	2 241 090	1 604 770
Total assets	86 443 816	88 047 781	3 205 187	1 209 735	89 649 003	89 257 516
Additions to property and equipment	16 616	212 740	188 780	472 558	205 396	685 298
Total current liabilities	179 642	290 478	446 924	232 359	626 566	522 837
Total liabilities includes :						
Deferred income tax	1 143 058	676 124	26 243	27 553	1 169 301	703 677
Additions to non-current assets						
Investment property fair value adjustments	(300 000)	1 137 584	-	-	(300 000)	1 137 584

The operating profit and profit or loss of the Group's reportable segments reported to the Chief Operating Decision Maker are measured in a manner consistent with that in profit or loss. A reconciliation of operating profit to profit before tax is therefore not presented separately.

The amounts provided to the Chief Operating Decision Maker in respect of total assets and total liabilities are measured in a manner consistent with that of the consolidated financial statements. The assets and liabilities are allocated based on operations of the segment and the physical location of the asset. As all assets and liabilities have been allocated to the reportable segments, reconciliations of reportable segments' assets to total assets, and of reportable segments' liabilities to total liabilities, are not presented.

25 SEGMENT INFORMATION (continued)

The breakdown of revenue from all services is as follows:

	2015 US$	2014 US$
Analysis of revenue by category		
Rental income	2 566 993	2 415 134
Professional valuations	556 789	821 779
Property management	1 513 072	1 772 685
Project consultancy	127 762	56 287
Agency fees	293 795	375 112
Travel recoveries	116 274	100 261
Total revenue	5 174 685	5 541 258

The Group's revenue is generated from property assets which are held by the Group companies domiciled in the same country as the relevant asset is located. The breakdown of the major components of revenue from external customers by segment is disclosed above.

26 RETIREMENT BENEFIT OBLIGATION

The Group and all employees contribute to the following independently administered pension funds:

Dawn Properties Limited pension and life assurance scheme

The fund is a fully funded, uninsured, and consolidated defined contribution plan. All employees are members of this fund and they all contribute to a defined contribution plan.

National Social Security Authority Scheme

The Group and its employees contribute to the National Social Security Authority. This is a social security scheme which was promulgated under the National Social Security Statutory Act (Chapter 17:04). The Group's obligations under this scheme are limited to the specific contributions legislated from time to time. These are presently 3.5% of US$700 per employee maximum.

27 DIVIDENDS PER SHARE

The dividends paid in 2015 and 2014 were US$196 574 (US$ 0.00008 per share) and US$253 334 (US$ 0.0001 per share) respectively.

28 DIRECTORS SHAREHOLDING

	2015 Number of shares	2014 Number of shares
J. Dowa	470 953	470 953
B. Ndebele (resigned 16 April 2015)	500	500
Dirk Goldwasser (resigned 9 April 2015)		
- Indirect shareholding (Tanvest (Private) Limited)	-	220 648 249
	471 453	221 119 702

29 CONTINGENCIES

The Group and Company have no significant contingent liabilities as at 31 March 2015 except for a disagreement with a Zimbabwe Revenue Authority investigation. Tax specialists were engaged by the Group to perform an analysis of the matter, however the case was heard at the High court on 19 January 2015 and ruling is awaited. If the appeal is unsuccessful the Group is liable to tax penalty and interest amounting to US$475 699 and discontinuance of wear and tear allowances claimed on the investment property.

On 22 July 2009, Dawn Properties Limited entered into an agreement of sale in terms of which it acquired the whole of the issued shares of Lipthong Investments (Private) Limited. Of the 20 000 authorised share capital 10 002 shares had been issued. Lipthong Investments (Private) Limited owns an immovable property being the remaining extent of stand 1649 Salisbury Township measuring 1441 square metres held under deed of transfer 2231/2001, generally called 35 Baines Avenue, Harare. One of the shareholders owning 24.99% in Lipthong (Private) Limited has come to Dawn Properties indicating that he was not aware of the transaction to, and did not sell his shares to Dawn Properties Limited. The matter will be heard at the courts.

29 CONTINGENCIES (continued)

City of Harare allocated land registered in Dawn Properties Limited's name to two beneficiaries, Seventh Day Adventist Church and Jungle Sisters. City of Harare acknowledged its error and undertook to compensate Dawn Properties Limited with land of equal value as they cannot transfer the land concerned without the consent from the Group. The City of Harare has been delaying the process of effecting compensation for the land that was allocated to the two beneficiaries and hasbeen served with summons. The value of the land involved is US$ 205 000.

Operating lease commitments

As lessor

29.1 Hotel properties

(i) The first 10 year leases expired during the current financial year and the lease exercised the option to renew another 10 years. The lessee has the option to renew the leases for three 10 year periods resulting in a 50 year effective lease period Future minimum lease payments could not be determined as rental is based on revenue as generated by African Sun Limited. The lease agreements are in the process of being renegotiated.

	2015 US$	2014 US$
(ii) Farm lease		
No later than 1 year	6 000	36 000
Later than 1 year and no longer than 5 years	-	20 000
Later than 5 years	-	-
	6 000	56 000
As lessee		
The future aggregate minimum lease payments under non-cancellable operating leases are as follows:		
(i) Beverley Court		
No later than 1 year	17 673	181 646
Later than 1 year and no longer than 5 years	-	459 048
Later than 5 years	-	-
	17 673	640 694

30 COMMITMENTS

The Group and Company have no capital commitments outstanding at year end (31 March 2014: US$nil) in respect of purchases of property and equipment, investment property and intangible assets.

31 EVENTS AFTER THE DATE OF THE STATEMENT OF FINANCIAL POSITION

Brainworks Capital Management (Private) Limited acquired a further 18.58% of the Company shareholding to make a total shareholding of 61.65% on 10 April 2015.

The were no other significant events after the statement of financial position that have a bearing on the understanding of the Group financial statements.

Analysis Of Shareholders As At 31 March 2015

Shareholder distribution	Number of shareholders	%	Issued shares	%
1 - 5000	5 945	69.33	7 759 427	0.32
5001 - 10000	860	10.03	6 177 948	0.25
10001 - 25000	708	8.26	11 419 627	0.46
25001 - 50000	406	4.74	14 201 414	0.58
50001 - 100000	246	2.87	16 985 703	0.69
100001 - 200000	123	1.43	17 155 489	0.70
200001-500000	104	1.21	33 990 124	1.38
500001 - 1000000	75	0.87	53 259 150	2.17
1000001 and above	108	1.26	2 296 223 226	93.45
TOTAL	8 575	100.00	2 457 172 108	100.00

ANALYSIS BY INDUSTRY

INDUSTRY				
Local companies	760	8.86	1 645 869 667	66.98
Pension funds	130	1.52	230 357 954	9.39
Insurance companies	20	0.23	223 193 419	9.08
Foreign nominees	38	0.44	123 597 335	5.03
Local individual resident	7 017	81.85	99 301 623	4.04
New non resident	206	2.40	36 586 642	1.49
Fund managers	42	0.49	32 056 524	1.30
Banks	6	0.07	20 047 612	0.82
Foreign companies	9	0.10	18 247 465	0.74
Local nominees	81	0.94	12 957 866	0.53
Charitable and trusts	109	1.27	9 262 673	0.38
Investments	69	0.80	4 299 691	0.17
Deceased estates	83	0.97	1 072 880	0.04
Government/Quasi - government	4	0.05	313 824	0.01
Foreign individuals resident	1	0.01	6 933	0.00
TOTAL	8 575	100.00	2 457 172 108	100.00

Top 10 Shareholders

Rank	*Shareholder*	**Issued shares**	**%**
1	Brainworks Capital Management (Private) Limited	690 857 349	28.12
2	Lengrah Investments (Private) Limited	365 716 551	14.88
3	Standard Chartered Nominees (Private) Limited	354 711 765	14.44
4	African Sun Limited	294 868 056	12.00
5	Old Mutual Zimbabwe Limited	249 647 184	10.16
6	Old Mutual Life Assurance Company Zimbabwe Limited	218 334 476	8.89
7	Stanbic Nominees (Private) Limited (NNR)	95 917 209	3.90
8	Stanbic Nominees (Private) Limited	50 758 927	2.07
9	Zimbabwe Sun Employee Share	24 000 000	0.98
10	Other	112 360 591	4.56
TOTAL		2 457 172 108	100.00

SHARE PRICE INFORMATION

	US cents
Total	
31 March 2014	0.75
31 March 2015	0.80

Non public shareholders are defined in the Zimbabwe Stock Exchange Listing Requirements, which requires disclosure of public and non public shareholders, as follows;

- The directors of the company;
- An associate of the company or any subsidiaries;
- The Trustees of any employee' share scheme or pension fund established for the benefit of any director or employees of the Company and its subsidiaries.
- Any person who, by virtue of any agreement, has the right to nominate a person to the Board of the Company; or
- Any person who, is interested in more than 10% or more of the securities of the Company of the relevant class unless exempted by the Committee.

Brainworks Capital Management (Private) Limited, Lengrah Investments (Private) Limited, African Sun Limited, Old Mutual Life Assurance Company Limited, Standard Chartered Nominees (Private) Limited and the directors shareholding disclosed in note 28 are categorised as non-public shareholders of the Company.

NOTICE TO MEMBERS

NOTICE IS HEREBY GIVEN that the twelfth Annual General Meeting of members will be held in Ophir Room, Crowne Plaza Monomotapa Harare, 54 Parklane, Harare on Friday 24 July 2015 at 1000 hours to transact the following business;

ORDINARY BUSINESS

1. To receive, consider and adopt the financial statements for the year ended 31 March 2015 together with the Report of the Directors and Auditors thereon.
2. To appoint Directors.

   In terms of the Articles of Association Messrs P. Gwatidzo and M. Mukonoweshuro retire by rotation at the forthcoming Annual General Meeting and being eligible these directors offer themselves for re-election.

   During the year Messrs Tendai Chiweshe and Walter Kambwanji were appointed as directors of the company on 13 April 2015 and Geoge Manyere was appointed as director of the company on 20 April 2015. Ratification of these appointments is sought and being eligible they offer themselves for re-election.
3. To approve the remuneration of the auditors for the financial year ended 31 March 2015 and to appoint auditors of the company for the ensuing year.
4. To approve the remuneration of the Directors.
5. To transact all such business as may be conducted at an Annual General Meeting.

Proxies

Members are entitled to appoint one or more proxies to act in the alternative and to attend and vote and speak in their place.

A proxy need not be a member of the company.

Proxy forms must reach the Company's registration office not less than 48 hours before the meeting.

By Order of the Board

J. Dowa
Acting Company Secretary
19 June 2015

Notes

Notes

Notes

Dawn Properties Limited

Proxy Form

I/We of...being a member/members of the above

named company, hereby appoint...of...

as my/our proxy to vote for me/us on my/our behalf at the annual general meeting of the company to be held on Thursday 23 July 2015 and at any adjournment thereof.

signed this...day of..2015

signature...

Note:

1. A member who is entitled to attend and vote at the meeting is entitled to appoint a proxy to attend, speak and vote in his stead. The person so appointed need not be a member.
2. Proxy forms should be lodged at the registered office of the company by no later than 48 hours before the time of holding the meeting.
3. Unless specific voting instructions are noted on this form of proxy, the appointee shall vote as he thinks fit

Change of Address Advice

The attention of shareholders is drawn to the necessity for keeping the transfer secretaries advised of any change in name and/or address.

Shareholder's name in full (block letter):..

New address (block letter):...

....

Shareholder's signature:..