Dawn Properties Limited

2011

ANNUAL REPORT

DAWN PROPERTIES LIMITED ANNUAL REPORT 2011

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Group Profile

Dawn Properties Limited ("DawnProperties"), 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. Afrisun now owns 16.54% of the Company enabling it to have an independent mission. The core business of the company, which is incorporated in Zimbabwe,is that of an investment property holding company and through its wholly owned subsidiaries owns properties in the tourism sector.

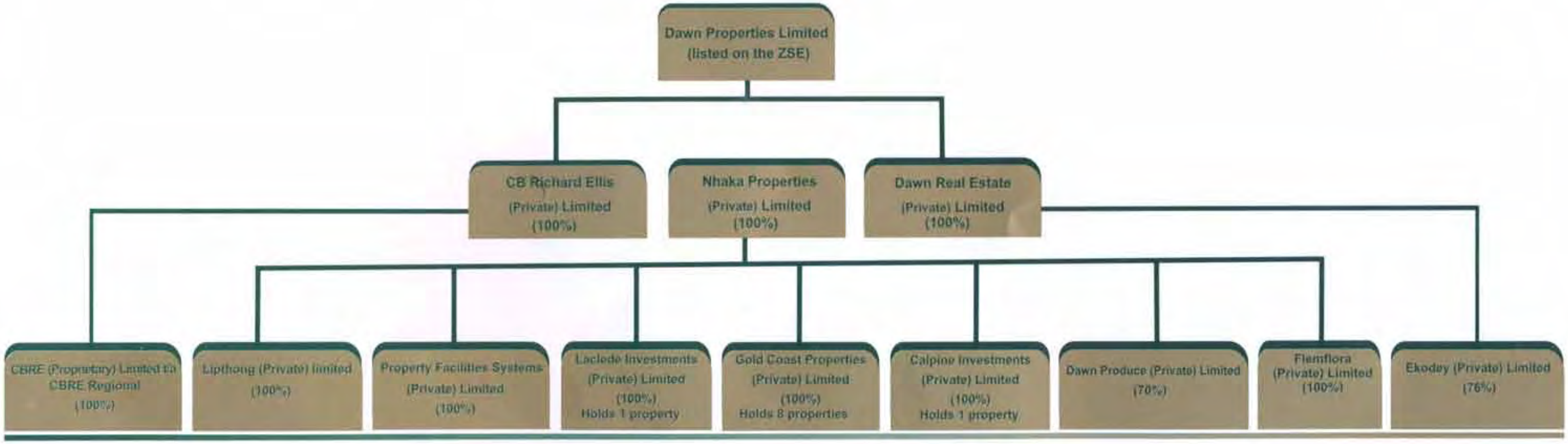
On 9 September 2003 Dawn Properties became the first VRLS investment property holding company to be listed on the Zimbabwe Stock Exchange.

Dawn Properties provides investors with an opportunity to invest in a collection of sought after hotel properties. The counter is not only a good inflation and currency hedge but also has the potential to generate strong cash flows and high yields.

The Group is well represented in all major tourist destinations as detailed below. Although the fact that the Group has a predominant tourism exposure is of concern to some investors, it is equally important to note that it is a sector that never ceases to attract the attention of international investors even in hard times. This probably gives the properties a premium ahead of other property classes such as industrial property,for example. Nevertheless, the Group has taken a view to further diversify the portfolio at the earliest opportune time.

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	42	Kariba
Troutbeck Sun	70	Nyanga
Brondesbury Park	38	Juliusdale

Group Structure



Mission and Core 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.

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

Vision

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

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. change

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 compliance with environmental, health and safety standards.

Directorate and Management

Dawn Properties Limited

(Incorporated in Zimbabwe)

Business

The principal business of the Group is that of investing in investment property and property development.

Chairman

T.P. Chimuriwo (Chairman)

Executive Director

M. Manyika (Chief Executive Officer)

Non-executive Directors

S.A. Munyeza	(Non-Executive Director)	(Resigned 18.07.11)
C.A. Mataure	(Non-Executive Director)	(Resigned 07.06.11)
D. Goldwasser	(Non-Executive Director)	
P. Gwatidzo	(Non-Executive Director)	
M. Tunmer	(Non-Executive Director)	
D. Cooper	(Non-Executive Director)	
J. Worsfold	(Non-Executive Director)	(Resigned 03.06.11)

Remuneration Committee

T.P. Chimuriwo - Chairman

S. A. Munyeza

C. A. Mataure

Nominations Committee

T. P. Chimuriwo - Chairman

C. A. Mataure

J. Worsfold

Finance and Investment Committee

J. Worsfold - Chairman

P. Gwatidzo

M. Manyika

C. A. Mataure

Audit and Risk Committee

P. Gwatidzo (Chairman)

M. Tunmer

D. Cooper

Management

Chief Executive Officer	- M. Manyika
Administration and Human Resource Executive	- N. M Tome (Mrs)
Finance Executive	- B. Magura
Managing Director - CB Richard Ellis (Zimbabwe)	- T. Matonda
Managing Director - CB Richard Ellis (Botswana)	- S. Hove

INTRODUCTION

My stint as the Chairman of the Board has so far been very busy but rewarding. It has been rewarding in the sense that it is not every day that a chairman gets the opportunity to be intimately involved in the reshaping of a business. I am privileged to have been accorded this chance. As a Board we are determined to embrace best corporate governance practice and an initial focus was addressing the matter of the unauthorised encumbrance of Crowne Plaza Monomotapa. A Board ad hoc committee was set up to investigate that matter and a number of recommendations that came out of this process have been implemented. The committee was chaired by Mr. Phibion Gwatidzo and the other members were Messrs Charles Mataure and Jim Worsfold. The bond cancellation process took longer than I had initially been advised but nonetheless the bond was duly cancelled. With that having been achieved more productive matters are being attended to.

ECONOMIC ENVIRONMENT

The global and local economies are on a slow but steady recovery path post the world economic recession. The Asian economies specifically China and India, which were hardly scathed by the recession, are emerging as the undisputed lowest cost producers. Coupled with this the cost of sea freight has over the last twenty years come down drastically adding impetus to the globalisation of world production hubs and markets. This has deep seated implications for the world economy, Zimbabwe included. Factories as far away as China are now able to compete with factories in the SADC region. Similarly the location of production bases is no longer driven entirely by the size of the domestic market but rather the cost of production as product can be cheaply transported to the world markets.

This development should force local producers to become more efficient in the medium to long term. Improved efficiencies and the abundant availability of natural resources could place Zimbabwe in a position where it can compete globally. Unfortunately local players are still hamstrung by the lack of funding. The funding problems will persist until a political solution that is embraced by most stakeholders is found. In the interim consumers and businesses have the choice to source for competitively priced product on the world market. Property developers stand to benefit from this underpinned by focused flexibility and the readiness to exploit unfolding opportunities.

STRATEGY

In January this year your Board and Management went on a strategy retreat where consensus on three critical issues was achieved. These are:

- The Group should focus on its core business of property investment and development. Related diversification will be considered on a case by case basis and as long as such diversification supports the core business.
- The Group needs to diversify its property portfolio as well as reduce single tenant exposure.
- Board committees need to be reconstituted in order to enhance corporate governance practices.

Pursuant to this strategy, on the 6th of June 2011, the Board approved the disposal of CB Richard Ellis (Private) Limited ("CBRE") and management has been given exclusivity for six months to come up with a viable proposal to acquire the business. CBRE is a sound business. However, the Board has concluded that it has a better future as an independent entity or perhaps aligned with a different industry sector. Similarly, the agro business will be disposed of. This is a unique business that requires specialist skills and an intense oversight function. It is considered that the energies of the Board and those of senior management should be concentrated on our core business.

Future growth is expected to come from property development, particularly residential development. It is common cause that the country has a housing backlog of about one million houses. In response to this need Dawn has completed plans to execute the Baines Avenue flats project and is currently working on funding options. The Group has also engaged town planners to do the initial work on packaging the Marlborough residential and retail developments. It is envisaged that about 2000 houses will be built. The retail development will be on about 17 hectares of land along Harare Drive. The execution of the projects is likely to commence within the next two years.

The Board has also taken a position to restructure its hotel property portfolio. Some hotels may be offered to other hotel operators on a lease basis while some may be sold to raise funding for the diversification drive and the refurbishment of the remaining hotels. Options are still being considered, where appropriate in conjunction with the lessee. Potential merger partnerships are being considered to accelerate the diversification of the business.

Your Board recognises the fact that weak corporate governance structures contribute to the breeding of unhealthy corporate values which may lead to corporate governance transgressions. Consequently, Board committees have been reconstituted to enhance the structures. The recent resignation of three Directors now necessitates that the Board committee compositions be revisited.

It is expected that the achievement of the Group strategic objectives will span more than one year.

DIRECTORATE

Messrs Jim Worsfold and Charles Mataure resigned from the Board on 3 June 2011 and 7 June 2011 respectively. Subsequent to the announcement of preliminary results Dr. S.A. Munyeza resigned on 18 July 2011. On behalf of the Board, management, staff and all other stakeholders may I take this opportunity to thank them for their contributions to the good of the Group. At the last Annual General Meeting concern was raised about the size of the Board. Consequently, the departure of the Directors is an opportunity for the Board to reconsider its size and composition. This is actively being reviewed.

FINANCIAL REVIEW

Statement of Comprehensive Income

The Group managed to increase revenues by 48% when compared with the prior period. The increase in turnover to $5.7 million from $3.9 million was, however, adversely affected by an 86% rise in operating costs. Included in operating costs is $1.1 million being the cost of hypericum flowers written off. Operating expenses net of the said writeoff increased by 43% which is comparable to the increase in revenue of 48%. Cost containment is a current priority along the strategic redirection aimed at improving gross revenue flows.

The Group posted a profit before tax of $145 000 before making adjustments totaling $7.4 million in respect of fair value gains on investment property ($5.0 million) and other property revaluation movements ($2.4 million).

Statement of Financial Position

At 31 March 2011 shareholders' equity stood at $77 million this being $13.7 million higher than that at March 2010.The main contributors to this 22% increase are the fair value gain on investment property ($5.0 million), the revaluation uplift on land and buildings ($2.4 million) and an adjustment to the deferred taxation account ($6.5 million) brought about principally by the revision of income tax values used in past years' computations.

Group borrowings at 31 March 2011 were minimal.

Hotel property portfolio

The portfolio revenue improved by 52% and a turnover of $2 million was achieved. The improvement is mainly attributable to enhanced performances from the city hotels which continue to exhibit signs of recovering from the economic decline. The city hotels (Holiday Inn Mutare, Express by Beitbridge and Crowne Plaza) are currently achieving occupancy rates in the range of 58% - 62%. However the revenue being generated is heavily discounted as evidenced by an average yield of 3.6% achieved on the carrying values of city hotels.

The resort properties' fortunes are fairly mixed, with properties in Nyanga, Kariba and Masvingo performing relatively better than properties in Hwange and Victoria Falls. The resort hotels managed an average occupancy of 26% with Elephant Hills and Hwange Safari Lodge performing dismally as they achieved occupancy rates of 25% and 22% respectively. Elephant Hills posted a yield of 1.6% pulling down the average yield of resort hotels to 2.4%.

The overall yield of 2.9% on the combined portfolio is considerably below the target yield of 10%. The performance of Elephant Hills significantly affects the portfolio's performance as it contributes close to 40% of its carrying value.

The increase in revenues resulted in a cost to revenue ratio of 54%, compared to 76% last year. Costs increased by 8% to $1.1 million on a lean overhead structure. The cost to revenue ratio should continue to improve to between 20% and 25% as revenues grow. However, a target ratio of 10% can only be achieved on the back of substantial growth in the property portfolio.

It is expected that the execution of the strategy that has been embarked upon will move the financial ratios closer to our benchmarks, something that is fundamental to the better fortunes of the Group.

Property services segment

As reported in the prior year Chairman's Statement this segment is operating in a mature market and growth prospects are negligible particularly if the current shareholder structure within our Group is maintained. CBRE's association with Dawn has lost it business as it is perceived by other property players to be competition. The segment managed a turnover growth of 22% which was below the increase in operating costs of 23% mainly because of the pressures exerted by payroll related expenditure.

Agro segment

The main crop of the segment, hypericum flowers, did not perform to expectation due to poor prices realised on the Dutch Auction Floors coupled with unusual weather conditions in Europe. The hypericum variety that we grew was superseded by newly introduced varieties grown elsewhere that were in greater demand and fetched higher prices on the Dutch Auction Floors. The Volcanic Ash problem encountered in Europe towards the end of 2009 and the snow that occurred in Europe during 2010 affected the shipment of flowers to our markets thus exacerbating the division's difficulties. To limit exposure to further loses on the floriculture the crop has been discontinued and costs relating to crops in the ground of $1.1 million have been written off in 2011.

OUTLOOK

There will be concerted efforts to implement the strategy without undue delay. There is also an awareness to keep abreast of the dynamics of our market and emergent issues that may impact on our business. The restructuring of the hotel portfolio is central to the financial well being of the Group. Corporate governance structures will be further reviewed and mechanisms enhanced to ensure that an ethical culture is pervasive within our Group at all levels. The combinations of these actions will most certainly put the Group on a firm growth path.

APPRECIATION

May I take this opportunity to thank all the stakeholders for their invaluable support. To the Board members, management and staff your dedication is appreciated.

T.P. Chimuriwo

Chairman

By Order of the Board

Mrs. N.M. Tome

30 June 2011

Corporate Governance

Dawn Properties 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 nine non-executive and one executive director. The non-executive directors bring to the Board a wide range of skills and experience that enable them to contribute independent views and to exercise objective judgements 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 the business. To achieve this, the Board has established three committees to give detailed attention to each specific area.

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 and 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 responsibilities includes 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 to. The most significant risk is that of a single customer exposure. Others are single sectorial exposure, total or partial destruction of property and the replacement of electro mechanical gadgets.

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 gross replacement values.

The audit and risk committee comprises three non-executive directors. The external auditors have full access to the committee and its chairman. The committee meets at least three times per year.

Remuneration committee

The remuneration committee comprises three non-executive directors. Its mandate is to ensure that the Group adopts market related remuneration policies and to review and approve remuneration for senior executives. The committee meets quarterly.

Finance and investment committee

The finance and investment committee makes recommendations to the Board on all material investments. It also reviews banking arrangements. It is comprised of three non-executive directors and the chief executive officer.

Report of the Directors

The directors have pleasure in presenting their report with the audited financial statements of the Group for the year ended 31 March 2011.

Results for the year - historical cost

	US$
Profit before income tax	5 094 999
Income tax credit	6 605 716
Profit attributable to linked unit holders	11 700 715

Share capital

As at 31 March 2011,the Authorised Share Capital and Debentures was 4,000,000,000 ordinary shares and Debentures of 4,000,000,000.

The issued share capital and debentures were 2,457,172,108 ordinary shares and 2,457,172,108 debentures.

Reserves

The movements in the reserves of the Group are shown in the consolidated statement of changes in equity.

The company has the following directly and indirectly 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%
CB Richard Ellis (Private) Limited	100%
CBRE (Proprietary) Limited	100%
Property Facilities Systems (Private) Limited	100%
Lipthong (Private) limited	100%
Ekodey (Private) Limited	76%
Dawn Produce (Private) Limited	70%
Flemflora (Private) Limited	100%

Property, plant and equipment

Capital expenditure for the year ended 31 March 2011 on operating assets was USD720 005.

Debenture interest and dividends

The Board has resolved that the debenture interest for the year be zero and no dividend be declared.

Directors

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

No directors had, during or at the end of the year, any material interest in any contract of significance in relation to the Group's business.

Directors' fees

Members will be asked to approve the payment of the directors' fees for the year ended 31 March 2011 of USD62 375.

Audit fees

Members will be asked to approve the remuneration of the auditors for the financial year ended 31 March 2011 and to appoint auditors of the Group to hold office for the ensuing year.

T.P Chimuriwo
Chairman

Directors' Responsibility on Financial Reporting

The directors of the Group are required by the Companies Act (Chapter 24:03) and the relevant statutory instrument ("SI") SI 33/99 and SI 62/96 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 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 that adequately discloses the status of the Group in the United States of American 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 systems of internal financial control. Dawn Properties maintains internal controls and systems that are designed to safeguard the assets of the Group, prevent and detect errors and fraud and ensure the completeness and accuracy of the Group's records. There were no breakdowns in the systems of internal 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 2011, which appear on pages 12 to 47 have been approved by the Board of directors and are signed on its behalf by:

T.P. Chimuriwo
Chairman

M. Manyika
Chief Executive Officer

Harare
30 June 2011

INDEPENDENT AUDITOR'S REPORT

TO THE SHAREHOLDERS OF DAWN PROPERTIES LIMITED

We have audited the consolidated financial statements of Dawn Properties Limited and its subsidiaries (the "Group") and the statement of financial position of Dawn Properties Limited (the "Company") standing alone, (together the "financial statements") which comprise the consolidated and separate statements of financial position as at 31 March 2011, the consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes to the consolidated financial statements, which include a summary of significant accounting policies and explanatory notes set out on pages 12 to 47.

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, and in the manner required by the Zimbabwe Companies Act (Chapter 24:03) and the relevant Statutory Instruments ("SI") SI 33/99 and SI 62/96, and for such internal control as management determines 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 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 2011, 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) and the relevant Statutory Instruments ("SI") SI 33/99 and SI 62/96.

Pricewaterhousecoopers

Pricewaterhouse Coopers
Chartered Accountants (Zimbabwe)

Harare

31 August 2011

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2011

ASSETS	*Notes*	2011 US$	2010 US$	2009 US$
Non-current assets				
Investment property	5	74 250 000	69 300 000	69 300 000
Property, plant and equipment	6	11 409 613	8 619 749	5 695 797
Deferred income tax assets	15	66 380	-	-
Goodwill	7	120 186	120 186	120 186
		85 846 179	78 039 935	75 115 983
Current assets				
Biological assets	8	516 630	-	-
Inventories	9	164 085	17 178	16 762
Expenditure on next season's crops	10	-	249 381	-
Trade and other receivables	11	579 254	920 984	465 878
Financial assets available for sale		-	-	275
Cash and cash equivalents		115 732	284 621	66 840
		1 375 701	1 472 164	549 755
Non-current assets classified as held for sale	12	-	-	287 000
Total assets		87 221 880	79 512 099	75 952 738
EQUITY				
Equity attributable to the owners of the parent				
Share capital	13	18 156	18 156	17 784
Share premium	13	17 680 929	17 680 929	16 188 889
Revaluation reserves		7 276 550	4 942 400	4 160 000
Retained profits		51 911 907	40 211 192	39 436 368
Shareholders' equity		76 887 542	62 852 677	59 803 041
Non controlling interest		264 251	584 760	-
Total equity		77 151 793	63 437 437	59 803 041
LIABILITIES				
Non-current liabilities				
Linked unit debentures	14	1 797 486	1 797 486	1 760 658
Deferred income tax liabilities	15	7 236 308	13 680 409	13 983 679
		9 033 794	15 477 895	15 744 337
Current liabilities				
Trade and other payables	16	584 616	596 767	405 360
Borrowings	17	451 677	-	-
		1 036 293	596 767	405 360
Total liabilities		10 070 087	16 074 662	16 149 697
Total equity and liabilities		87 221 880	79 512 099	75 952 738

The notes on pages 17 to 47 are an integral part of these consolidated financial statements.

The financial statements were approved by the Board of Directors and are signed on its behalf by:

Mr. M. Manyika
Chief Executive Officer

Mr. T.P. Chimuriwo
Chairman

COMPANY STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2011

Assets	Notes	2011 US$	2010 US$	2009 US$
Loans to group companies	18	680	680	680
Investment in subsidiaries	19	19 503 998	19 503 998	17 974 758
Total assets		19 504 678	19 504 678	17 975 438
Equity and liabilities				
Capital and reserves				
Ordinary share capital	13	18 156	18 156	17 784
Share premium	13	17 680 929	17 680 929	16 188 889
Retained profits		8 107	8 107	8 107
		17 707 192	17 707 192	16 214 780
Non current liabilities				
Linked unit debentures	14	1 797 486	1 797 486	1 760 658
Total equity and liabilities		19 504 678	19 504 678	17 975 438

The notes on pages 17 to 47 are an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2011

	Notes	2011 US$	2010 US$	2009 US$
Revenue	20	5 738 813	3 869 210	1 044 652
Cost of sales		(1 259 395)	-	-
Gross profit		4 479 418	3 869 210	1 044 652
Net gain from fair value adjustments	5	4 950 000	-	-
Other income	21	96 757	362 580	1 073 555
Total income		9 526 175	4 231 790	2 118 207
Administration expenses	22	(4 168 999)	(2 884 017)	(1 343 086)
Other expenses	22	(289 112)	(194 391)	(5 144)
Operating profit		5 068 064	1 153 382	769 977
Finance income	23	44 154	100 572	-
Finance costs	23	(17 218)	-	-
Profit before income tax		5 094 999	1 253 954	769 977
Income tax credit/(expense)	24	6 605 716	(479 130)	-
Profit for the year		11 700 715	774 824	769 977
Other comprehensive income				
- Gains on revaluation of land and buildings		2 457 000	-	-
- Deferred tax charge relating to components of other comprehensive income		(122 850)	-	-
- Impact of change in Zimbabwean tax rate on deferred tax		-	782 400	-
Other comprehensive income for the year		2 334 150	782 400	-
Total comprehensive income for the year		14 034 865	1 557 224	769 977
Profit attributable to:				
- Owners of the parent		12 021 224	774 824	769 977
- Non-controlling interest	35	(320 509)	-	-
		11 700 715	774 824	769 977
Total comprehensive income attributable to:				
- Owners of the parent		14 355 374	1 557 224	769 977
- Non-controlling interest	35	(320 509)	-	-
		14 034 865	1 557 224	769 977
Basic and diluted earnings per share for profit attributable to the owners of the parent during the year (expressed in cents per share) (note 27 to the consolidated financial statements)		0.48	0.03	0.03

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2011

	Attributable to owners of the parent						
	Share Capital US$	Share premium US$	Revaluation reserves US$	Retained earnings US$	Total US$	Non-controlling interest US$	Total equity US$
Year ended 31 March 2010							
Balance as at 1 April 2009	17 784	16 188 889	4 160 000	39 436 368	59 803 041	-	59 803 041
Comprehensive income							
Profit for the period	-	-	-	774 824	774 824	-	774 824
Other comprehensive income							
-Change in tax rate	-	-	782 400	-	782 400	-	782 400
Total comprehensive income for the period	-	-	782 400	774 824	1 557 224	-	1 557 224
Transactions with owners							
Share issue	372	1 492 040	-	-	1 492 412	584 760	2 077 172
Balance as at 31 March 2010	18 156	17 680 929	4 942 400	40 211 192	62 852 677	584 760	63 437 437
Year ended 31 March 2011							
Balance as at 1 April 2010	18 156	17 680 929	4 942 400	40 211 192	62 852 677	584 760	63 437 437
Comprehensive income							
Profit for the year	-	-	-	11 700 715	11 700 715	(320 509)	11 380 206
Other comprehensive income							
Gain on revaluation of land and buildings, net of tax	-	-	2 334 150	-	2 334 150	-	2 334 150
Total comprehensive income for the period	-	-	2 334 150	11 700 715	14 034 865	(320 509)	13 714 356
Balance as at 31 March 2011	**18 156**	**17 680 929**	**7 276 550**	**51 911 907**	**76 887 542**	**264 251**	**77 151 793**

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2011

Cash flow from operating activities	*Notes*	2011 US$	2010 US$	2009 US$
Profit before income tax		5 094 999	1 253 954	769 977
Adjustments for:				
-Depreciation of property, plant and equipment	6	318 674	171 905	90 742
-Net gain from fair value adjustment on investment property		(4 950 000)	-	-
-Finance income		(44 154)	(100 572)	-
-Finance cost		17 218	-	-
-Impairment charge for trade receivables		(8 590)	-	-
-Profit on disposal of non-current assets held for sale		-	(311620)	(1 073 555)
-Profit on disposal of property, plant and equipment		(46 387)	(11 576)	-
Operating surplus before working capital changes		381 761	1 002 092	(212 836)
Changes in working capital				
Increase in biological assets		(516 630)	-	-
Increase in inventories		(146 907)	(415)	(11 765)
Decrease in expenditure on next season's crops		-	(249 381)	-
Decrease/(increase) in trade and other receivables		341 731	(455 106)	(333 784)
(Decrease)/increase in trade and other payables		(12 151)	191 407	272 153
Cash generated by/(used in) operations		47 802	488 597	(286 232)
Interest paid		17 218	-	-
Income tax paid		(22 560)	(16 537)	(132 722)
Interest received		44 154	100 572	-
Net cash generated by/(used in) operating activities		86 614	572 631	(418 954)
Cash flow from investing activities				
Purchase of property, plant and equipment	25	(720 005)	(977 723)	(622 382)
Proceeds from disposal of property, plant and equipment		114 854	12 677	1 073 556
Proceeds from disposal of non current assets held for sale		-	610 196	-
Net cash (used in)/generated by investing activities		(605 151)	(354 850)	451 174
Cash flows from financing activities				
Proceeds from borrowings		451 677	-	-
Repayments of borrowings		(102 030)	-	-
Net cash generated by financing activities		349 649	-	-
Net (decrease)/increase in cash and cash equivalents		(168 888)	217 781	32 220
Cash, cash equivalents and bank overdrafts at beginning of the year		284 620	66 840	34 620
Cash and cash equivalents at the end of year		115 732	284 621	66 840

The notes on pages 17 to 47 are an integral part of these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2011

1. *GENERAL INFORMATION*

The principal business of the Group is that of investing in investment property and property development.

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

The consolidated financial statements have been approved for issue by the Board of Directors on 2 June 2011.

2. *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES*

The principal accounting policies applied in the preparation of these 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 International Financial Reporting Committee ("IFRIC") interpretations and in the manner required by the Zimbabwe Companies Act (Chapter 24.03) and the relevant Statutory Instruments ("SI") SI 33/99 and SI 62/96. The consolidated financial statements are based on statutory records that are maintained under the historical cost convention as modified by the revaluation of property, plant and equipment and investment property.

2.1.1 *Transition of IFRS*

The Group is resuming presentation of IFRS financial statements after the Group issued financial statements in the prior reporting period ended 31 March 2010 which did not include an explicit and unreserved statement of compliance with IFRS due to the effects of severe hyperinflation. As discussed in note 2.1.5, the Group early adopted the amendment to IFRS 1 and is therefore applying that standard in returning to compliance with IFRS. The Group's functional currency for the period before 1 January 2009, the Zimbabwe dollar ("ZW$"), was subjected to severe hyperinflation because it had both of the following characteristics:

(a) a reliable general price index was not available to all entities with transactions and balances in the ZW$, because the Central Statistical Office did not release the consumer price indices from 1 August 2008 and the existence of market distortions made measurement of inflation by alternative means unreliable; and

(b) exchangeability between the ZW$ and a relatively stable foreign currency did not exist.

The Group's functional currency ceased to be subject to severe hyperinflation from 1 January 2009, because the Group changed its functional and presentation currency from the Zimbabwe dollar ("ZW$"), to the United States of America dollar ("US$"), because changes in legislation allowed the Group to predominantely operate within a US$ environment.

2.1.2 *Exemption for fair value as deemed cost*

The Group elected to measure certain items of property, plant and equipment, trade and other receivables, inventories and trade and other payables at fair value and to use the fair value as the deemed cost of those assets and liabilities in the opening IFRS statement of financial position, as at 31 March 2009.

2.1.3 *Comparative financial information*

The financial statements comprise three statements of financial position, two statements of comprehensive income, changes in equity and cash flows as a result of the retrospective application of the amendments to IFRS 1. The comparative statements of comprehensive income; changes in equity and cash flows are for twelve months.

2.1.4 *Reconciliation to previous basis of preparation*

The Group's financial statements for the prior reporting year ended 31 March 2010, claimed compliance with IFRS, except certain of the requirements of IAS 1 Presentation of Financial Statements, IAS 21, 'The Effects of Changes in Foreign Exchange Rates', and IAS 29, 'Financial Reporting in Hyperinflationary Economies'. However, after the application of the exemption for fair value as deemed cost, no measurement differences exist between the amounts previously presented and the comparative amounts presented as at 31 March 2010 and for the year ended 31 March 2010. As a consequence, no reconciliation has been presented between the IFRS results and the previous basis of preparation.

2.1.5 *Changes in accounting policy and disclosures*

a) New and amended standards adopted by the Group

The following new standards, amendments and interpretations are mandatory for the first time for the financial year beginning on or after 1 January 2010.

• IFRS 1 Revised, 'First time Adoption of International Financial Reporting Standards' - effective 1 July 2009. The revised standard has an Improved structure but does not contain any technical changes.

• IFRS 3 (revised), 'Business combinations', and consequential amendments to IAS 27, 'Consolidated and separate financial statements' IAS 28, 'Investments in associates', and IAS 31, 'Interest in joint ventures', are effective prospectively to business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after 1 July 2009. The standard continues to apply the acquisition method to business combinations, with some significant changes. For example, all payments to purchase a business are to be recorded at fair value at the acquisition date, with some contingent payments subsequently re-measured at fair value through Income. Goodwill and non-controlling (minority) interests may be calculated on a gross or net basis. All transaction costs will be expensed.

• IFRS 5 (amendment), 'Non-current assets held for sale and discontinued operations'. The amendment clarifies that IFRS 5 specifies the disclosures required in respect of non-current assets (or disposal groups) classified as held for sale or discontinued operations. It also clarifies that the general requirements of IAS 1 still apply, in particular paragraph 15 (to achieve a fair presentation) and paragraph 125 (sources of estimation uncertainty).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH2011 (continued)

2. *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)*

2.15 *Changes in accounting policy and disclosures (continued)*

• IAS 1 (amendment), 'Presentation of financial statements', effective 1 January 2010. The amendment clarifies that the potential settlement of a liability by the issue of equity is not relevant to its classification as current or non-current. By amending the definition of current liability, the amendment permits a liability to be classified as non-current (provided that the entity has an unconditional right to defer settlement by transfer of cash or other assets for at least 12 months after the accounting period) notwithstanding the fact that the entity could be required by the counterparty to settle in shares at any time.

• IAS 27 (revised) effective 1 July 2009, requires the effects of all transactions with non-controlling interests to be recorded in equity if there is no change in control and these transactions will no longer result in goodwill or gains and losses. The standard also specifies the accounting when control is lost. Any remaining interest in the entity is re-measured to fair value, and a gain or loss is recognised in profit or loss. IAS 27 (revised) has had no impact on the current period, as none of the non-controlling interests have a deficit balance; there have been no transactions whereby an interest in an entity is retained after the loss of control of that entity, and there have been no transactions with non-controlling interests.

• IAS 36 (amendment), 'Impairment of assets', effective 1 January 2010. The amendment clarifies that the largest cash-generating unit (or group of units) to which goodwill should be allocated for the purposes of impairment testing is an operating segment, as defined by paragraph 5 of IFRS 8, 'Operating segments' (that is, before the aggregation of segments with similar economic characteristics). IAS 36 (amendment) has no impact on the current period as there was no impairment recognised on goodwill.

2.1.5 *b) New and amended standards, and interpretations mandatory for the first time for the financial year beginning 1 January 2010 but not currently relevant to the Group*

The following new standards, amendments and interpretations have been published and are mandatory for the Group's accounting periods beginning on or after 1 January 2010 or later periods, but are not relevant to the Group.

• IFRS 2 (amendments), 'Group cash-settled share-based payment transactions', effective from 1 January 2010. In addition to incorporating IFRIC 8, 'Scope of IFRS 2', and IFRIC 11, 'IFRS 2-Group and treasury share transactions', the amendments expand on the guidance in IFRIC 11 to address the classification of group arrangements that were not covered by that interpretation.

• IFRIC 9, Reassessment of embedded derivatives and IAS 39, 'Financial instruments: Recognition and measurement', effective 1 July 2009. This amendment to IFRIC 9 requires an entity to assess whether an embedded derivative should be separated from a host contract when the entity reclassifies a hybrid financial asset out of the 'fair value through profit or loss' category. This assessment is to be made based on circumstances that existed on the later of the date the entity first became a party to the contract and the date of any contract amendments that significantly change the cash flows of the contract. If the entity is unable to make this assessment, the hybrid instrument must remain classified as at fair value through profit or loss in its entirety.

• IFRIC 16, 'Hedges of a net investment in a foreign operation', effective 1 July 2009. This amendment states that, in a hedge of a net investment in a foreign operation, qualifying hedging instruments may be held by any entity or entities within the group, including the foreign operation itself, as long as the designation, documentation and effectiveness requirements of IAS 39 that relate to a net investment hedge are satisfied. In particular, the group should clearly document its hedging strategy because of the possibility of different designations at different levels of the group.

• IAS 32 (amendment),'Classification of rights issues' issued in October 2009, effective to annual periods beginning on or after 1 February 2010. Earlier application is permitted. The amendment addresses the accounting for rights issues that are denominated in a currency other than the functional currency of the issuer. Provided certain conditions are met, such rights issues are now classified as equity regardless of the currency in which the exercise price is denominated. Previously, these issues had to be accounted for as derivative liabilities. The amendment applies retrospectively in accordance with IAS 8 'Accounting policies, changes in accounting estimates and errors'.

• IAS 38 (amendment), 'Intangible assets', effective 1 January 2010. The amendment clarifies guidance in measuring the fair value of an intangible asset acquired in a business combination and permits the grouping of intangible assets as a single asset if each asset has similar useful economic lives.

• IAS 39 (amendment), 'Financial instruments: recognition and measurement eligible hedged items', effective 1 July 2009. The amendment makes two significant changes. It prohibits designating inflation as a hedgeable component of a fixed rate debt. It also prohibits including time value in the one-sided hedged risk when designating options as hedges.

• IFRIC 17, 'Distribution of non-cash assets to owners', effective for transfer of assets received on or after 1 July 2009. The interpretation was published in November 2008. This interpretation provides guidance on accounting for arrangements whereby an entity distributes non-cash assets to shareholders either as a distribution of reserves or as dividends. IFRS 5 has also been amended to require that assets are classified as held for distribution only when they are available for distribution in their present condition and the distribution is highly probable.

• IFRIC 18, 'Transfers of assets from customers', effective 1 July 2009. This interpretation clarifies the requirements of IFRSs for agreements in which an entity receives from a customer an item of property, plant and equipment that the entity must then use either to connect the customer to a network or to provide the customer with ongoing access to a supply of goods or services (such as a supply of electricity, gas or water). In some cases, the entity receives cash from a customer that must be used only to acquire or construct the item of property, plant, and equipment in order to customer to a network or provide the customer with ongoing access to a supply of goods or services (or to do both).

2. *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)*

2.1.5 *Changes in accounting policy and disclosures (continued)*

c) New standards, amendments and interpretations issued but not effective for the financial year beginning on or after 1 January 2010 and early adopted by the Group

The Group early adopted the Amendment to IFRS 1- 'Severe hyperinflation and removal of fixed dates for first time adopters' from 31 March 2010, as well as the related cons equential amendments to other IFRSs, because the amendment provides an additional exemption within IFRS 1, for entities which were subject to severe hyperinflation. The amendment creates an additional exemption when an entity resumes presenting financial statements in accordance with IFRS after being subject to severe hyperinflation. The exemption allows an entity to elect to measure assets and liabilities at fair value and use that fair value as deemed cost of these assets and liabilities in the opening IFRS statement of financial position. Refer to note 2.1.1 where the transition to IFRS is discussed in more detail.

d) New standards, amendments and interpretations issued but not effective for the financial year beginning on or after 1 January 2010 and have not been early adopted

The Group is still assessing the impact of these new standards and interpretations set out below:

• Amendment to IFRS 1 - Limited exemption from comparative IFRS 7 disclosures for first-time adopters. The amendment to IFRS 1 provides first-time adopters with the same transition provisions as included in the amendment to IFRS 7. The amendment is effective for annual periods beginning on or after 1 July 2010 with early adoption permitted.

• Amendment to IFRS 7 Disclosures - Transfer of financial assets, effective 1 July 2011. The amendments are intended to address concerns raised during the financial crisis by the G20, among others, that financial statements did not allow users to understand the ongoing risks the entity faced due to derecognised receivables and other financial assets.

• IFRS 9, 'Financial Instruments', issued in November 2009, effective date on or after 1 January 2013. This standard is the first step in the process to replace IAS 39, 'Financial instruments: recognition and measurement'. IFRS 9 introduces new requirements for classifying and measuring financial assets and is likely to affect the Group's accounting for its financial assets. The standard is not applicable until 1 January 2013 but is available for early adoption.

• IAS 24 (revised), 'Related party disclosures', issued in November 2009, effective date on or after 1 January 2011. It supersedes IAS 24, 'Related party disclosures', issued in 2003. IAS 24 (revised) is mandatory for periods beginning on or after 1 January 2011. Earlier application, in whole or in part, is permitted. The revised standard clarifies and simplifies the definition of a related party and removes the requirement for government-related entities to disclose details of all transactions with the government and other government-related entities. the Group will apply the revised standard from 1 January 2011. When the revised standard is applied, the Group and the parent will need to disclose any transactions between its subsidiaries and its associates. The Group is currently putting systems in place to capture the necessary information. It is, therefore, not possible at this stage to disclose the impact, if any, of the revised standard on the related party disclosures.

• IFRIC 19, 'Extinguishing financial liabilities with equity instruments', effective 1 July 2010. The interpretation clarifies the accounting by an entity when the terms of a financial liability are renegotiated and result in the entity issuing equity instruments to a creditor of the entity to extinguish all or part of the financial liability (debt for equity swap). It requires a gain or loss to be recognised in profit or loss, which is measured as the difference between the carrying amount of the financial liability and the fair value of the equity instruments issued. If the fair value of the equity instruments issued cannot be reliably measured, the equity instruments should be measured to reflect the fair value of the financial liability extinguished.

• IFRIC 14 (amendments),'Prepayments of minimum funding requirements'. The amendments correct an unintended consequence of IFRIC 14, 'IAS 19 – The limit on a defined benefit asset, minimum funding requirements and their interaction'. Without the amendments, entities are not permitted to recognise as an asset some voluntary prepayments for minimum funding contributions. This was not intended when IFRIC 14 was issued, and the amendments correct this. The amendments are effective for annual periods beginning on or after 1 January 2011. Earlier application is permitted. The amendments should be applied retrospectively to the earliest comparative period presented.

• IAS 12, 'Income Taxes' effective 1 January 2012. The amendment to IAS 12, Income taxes introduces an exception to the existing principle for the measurement of deferred tax assets and liabilities arising from investment property measured at fair value; the rebuttable presumption that investment property measured at fair value is recovered entirely by sale.

e) Improvements to IFRS

Improvements to IFRS were issued in April 2009 and May 2010. They contain numerous amendments to IFRS that the IASB considers non-urgent but necessary. 'Improvements to IFRS' comprise amendments that result in accounting changes for presentation, recognition or measurement purposes, as well as terminology or editorial amendments related to a variety of individual IFRS standards. Most of the amendments are effective for annual periods beginning on or after 1 January 2011, respectively, with earlier application permitted. No material changes to accounting policies are expected as a result of these amendments.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.1.6 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 special purpose entities) over which the Group has the power to govern the financial and operating policies generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Group controls another 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 uses the acquisition method of accounting 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 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. Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree either at fair value or at the non-controlling interest's proportionate share of the acquiree's net assets.

Investments in subsidiaries are accounted for at cost less impairment. Cost is adjusted to reflect changes in consideration arising from contingent consideration amendments.

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 Group's share of the identifiable net assets acquired is recorded as goodwill. If this 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 2.8 to the consolidated financial statements).

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

(b) Transactions and non-controlling interests

The Group treats transactions with non-controlling interests as transactions with equity owners of the Group. For purchases from non controlling interests, the difference between 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.

When the Group ceases to have control or significant influence, any retained interest in the entity is remeasured to its fair value, with the change in carrying amount recognised in profit or loss. 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 the statement of comprehensive income.

If the ownership interest in an associate is reduced but significant influence is retained, only a proportionate share of the amounts previously recognised in other comprehensive income are reclassified to profit or loss where appropriate.

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 is the person or group that allocates resources to and assesses the performance of the operating segments of an entity. The Group has determined that the chief operating decision maker is the Executive Committee.

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 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 and 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.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.4 Foreign currency translation (continued)

c) Group companies

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

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

(ii) 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

(iii) all resulting exchange differences are recognised in other comprehensive income. Goodwill and fair value adjustments on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing exchange rate.

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 is measured initially at its cost, including related transaction costs and borrowing costs. Borrowing costs incurred for the purpose of acquiring, constructing or producing a qualifying asset. After initial recognition, investment property is carried at fair value. Fair value is based on active market prices, adjusted if necessary, for any difference in value, location or condition of the specific asset. If this information is not available, the Group uses alternative valuation methods such as recent prices or less active markets or discounted cash flow projections. Valuations are performed as at the statement of financial position date by professional valuers who hold recognised and relevant professional qualifications and have recent experience in the location and category of investment property being valued. These valuations form the basis of the carrying amounts in the financial statements. Investment property that is being redeveloped for continuing use as investment property for which the market has become less active continues to be measured at fair value.

Fair value measurement of property under construction is applied if the fair value is considered reliably measurable.

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.

The fair value of investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in the light of current market conditions. The fair value also reflects, on a similar basis, any cash outflows that could be expected in respect of the property. Some of those outflows are recognised as a liability including finance lease liabilities in respect of leasehold land classified as investment property; others, including contingent rent payments, are not recognised in the financial statements.

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 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 properties are derecognised either when they have been disposed of or when the investment property is permanently withdrawn from use and no economic benefit is expected from its disposal.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with 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.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.5 Investment property (continued)

When the Group disposes of a property at fair value in an arms 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 the net gain from fair value adjustment on investment property.

If an investment property becomes owner-occupied, it is reclassified as property, plant 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 other comprehensive income against any previously recognised revaluation surplus, with any remaining decrease charged to statement of comprehensive income.

2.6 Property, plant and equipment

Property, plant and equipment comprises of land, buildings, farm equipment, computer equipment and motor vehicles. Land and buildings are shown at fair value based on periodic, but at least triennial, valuations by professional valuers, less subsequent accumulated depreciation for the buildings.

Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset, and the net amount is restated to the revalued amount of the asset. All other property, plant and equipment is stated at historical cost less accumulated depreciation. 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 the 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 period in which they occur.

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

Land is not depreciated.

Depreciation on other assets is calculated using the straight line method to allocate their cost or revalued amounts to the residual values over their estimated useful lives;

Buildings	25 - 40 years
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 the end of each reporting 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.

When revalued assets are sold, the amounts included in other reserves are transferred to retained profits.

2.7 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 prepayments, made under operating leases are charged to profit or loss 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 2.5 and 2.24 to the consolidated financial statements) for the recognition of rental income.

The Group does not have any finance lease arrangements.

2.8 Goodwill

Goodwill represents the excess of the cost of an acquisition over the fair value of the Group's share of the net identifiable assets of the acquired subsidiary at the date of acquisition (providing that the acquisition fulfil the definition of a business combination in accordance with IFRS 3, 'Business combinations'. Goodwill is tested annually for impairment and carried at the costs less accumulated impairment losses. Impairment losses on goodwill are not reversed. Gains and losses on the disposal of an entity include the carrying amount of goodwill relating to the entity sold.

2 *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)*

2.8 *Goodwill (continued)*

Goodwill is allocated to cash-generating units for the purpose of impairment testing. The allocation is made to those cash generating units or Group of cash generating units that expected to benefit from the business combination in which the goodwill arose identified according to operating segment

2.9 *Impairment of non-financial assets*

Assets that have indefinite useful lives - for example goodwill, 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 loss is recognised for the amount by which the asset's carrying amount exceeds the recoverable amount. The recoverable amount is 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 that suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

2.10 *Inventories*

The Group's inventory arise when there are real estate developments in progress, cleaning equipment for resale, and stationery on hand as at the end of a financial period. Inventories are stated at lower of cost or net realisable value. Cost is determined using the first-in, first out ("FIFO") method. Net realisable value is the estimated selling price in the ordinary course of business, less applicable variable selling expenses.

2.11 *Biological assets*

Biological assets consists of cabbages, irish potatoes, strawberries which are valued at cost less accumulated depreciation and accumulated impairment losses.

2.12 *Expenditure on next seasons crops*

Directly attributable costs incurred on:
-establishing vegetable gardens for the year ended 31 March 2010 are deferred and amortized against revenue realised on harvesting the flowers in the 2011 calendar year. The costs incurred are apportioned against volumes harvested.

-cropping programmes where planting commenced in the current year and harvesting is forecasted to be undertaken in the subsequent financial reporting period are deferred until harvesting. The costs incurred are apportioned against volumes harvested.

2.13 *Financial assets*

2.13.1 *Classification*

The Group classifies its financial assets in the following categories: at fair value through profit or loss, loans and receivables, and available for-sale. The classification depends on the purpose for which the financial assets were acquired. Management determines the classification of its financial assets at initial recognition.

a) Financial assets at fair value through profit or loss
Financial assets at fair value through profit or loss are financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short-term. Derivatives are also categorised as held for trading unless they are designated as hedges. Assets in this category are classified as current assets if expected to be settled within 12 months; otherwise, they are classified as non-current.

b) 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 2.15 and 2.16 to the consolidated financial statements).

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.13 Financial assets (continued)

c) Available-for-sale financial assets
Available-for-sale financial assets are non-derivatives that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless the investment matures or management intends to dispose of it within 12 months of the end of the reporting period.

2.13.2 Recognition and measurement

Regular purchases and sales of financial assets are recognised on the trade-date – the date on which the Group commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss are initially recognised at fair value, and transaction costs are expensed in the statement of comprehensive income. 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. available-for-sale financial assets and financial assets at fair value through profit or loss are subsequently carried at fair value. Loans and receivables are subsequently carried at amortised cost using the effective interest rate method.

Gains or losses arising from changes in the fair value of the 'financial assets at fair value through profit or loss' category are presented in the statement of comprehensive income in which they arise. Dividend income from financial assets at fair value through profit or loss is recognised in the statement of comprehensive income as part of other income when the Group's right to receive payments is established.

Changes in the fair value of monetary securities denominated in a foreign currency and classified as available-for-sale are analysed between translation differences resulting from changes in amortised cost of the security and other changes in the carrying amount of the security. The translation differences on monetary securities are recognised in profit or loss; translation differences on non-monetary securities are recognised in other comprehensive income. Changes in the fair value of monetary and non-monetary securities classified as available-for sale are recognised in other comprehensive income.

When securities classified as available-for-sale are sold or impaired, the accumulated fair value adjustments recognised in equity are included in the statement of comprehensive income as 'gains and losses from investment securities'.

Interest on available-for-sale securities calculated using the effective interest rate method is recognised in the statement of comprehensive income. Dividends on available-for sale equity instruments are recognised in the statement of comprehensive income as part of other income when the Group's right to receive payments is established.

2.13.3 Impairment of financial assets

a) 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 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 group of financial assets that can be reliably estimated.

The criteria that the Group uses to determine that there is objective evidence of an impairment loss include:

- Significant financial difficulty of the issuer or obligor;
- A breach of contract, such as a default or delinquency in interest or principal payments;
- The Group, for economic or legal reasons relating to the borrower's financial difficulty, granting to the borrower a concession that the lender would not otherwise consider;
- It becomes probable that the borrower will enter bankruptcy or other financial reorganisation;
- The disappearance of an active market for that financial asset because of financial difficulties; or
- Observable data indicating that there is a measurable decrease in the estimated future cash flows from a portfolio of financial assets since the initial recognition of those assets, although the decrease cannot yet be identified with the individual financial assets in the portfolio, including:

(i) Adverse changes in the payment status of borrowers in the portfolio; and
(ii) National or local economic conditions that correlate with defaults on the assets in the portfolio.

The amount of the loss is measured as the difference between the 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 consolidated 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. As a practical expedient, the Group may measure impairment on the basis of an instrument's fair value using an observable market price. 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 consolidated statement of comprehensive income.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.13.3 Impairment of Financial assets (continued)

b) Assets classified as available for sale

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. In the case of equity investments classified as available-for-sale, a significant or prolonged decline in the fair value of the security below its cost is also evidence that the assets are impaired. If any such evidence exists for available-for-sale financial assets, the cumulative loss – measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in profit or loss – is removed from equity and recognised in the consolidated statement of comprehensive income. Impairment losses recognised in the consolidated statement of comprehensive income on equity instruments are not reversed through the consolidated statement of comprehensive income. If, in a subsequent period, the fair value of a debt instrument classified as available-for-sale increases and the increase can be objectively related to an event occurring after the impairment loss was recognised in profit or loss, the impairment loss is reversed through the consolidated statement of comprehensive income.

Impairment testing for trade receivables has been described in note 2.15 to the consolidated financial statements.

2.13.4 Offsetting 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.

2.14 Financial liabilities

Liabilities within the scope of IAS 39 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. Financial liabilities included in trade and other payables are initially recognised at fair value and subsequently at amortised cost. 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.

2.15 Trade and other receivables

Trade receivables are amounts due from customers for merchandise sold or services rendered 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.

2.16 Cash and cash equivalents

In the consolidated statement of cash flows, cash and cash equivalents includes cash in 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 statements of financial position, bank overdrafts are shown within borrowings in current liabilities.

2.17 Non-current assets (or disposal groups) held for sale

Non-current assets (or disposal groups) are classified as assets held for sale when their carrying amount is to be recovered principally through a sale transaction and sale is considered highly probable. They are stated at the lower of the carrying amount and fair value less costs to sell if their carrying amount is recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable.

2.18 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction net of tax from the proceeds.

2 *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)*

2.19 *Trade and other 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 *Borrowings*

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently carried at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the statement of comprehensive income over the period of the borrowings using the effective interest rate method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

2.21 *Current and deferred income tax*

The income tax expense comprise 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 at the reporting date in the countries 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 provisions 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 consolidated 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 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 reporting date 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.

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 tax assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities when there is an intention to settle the balances on a net basis.

The carrying value of the Group's investment property will generally be realised by a combination of income (rental stream during the period of use). The length of the period for which a property will be held prior to disposal is based on the Group's current income tax plans and recent experience with similar properties. 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 use and through sale.

Deferred income tax is provided on temporary differences arising on investment in subsidiaries except for deferred income tax liability 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.

2 *SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)*

2.22 *Employee Benefits*

(a) Pensions
The Group operates a defined contribution plan. The Group pays contributions to a privately administered pension fund on 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 non-monetary benefits (such as health services) 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 Security Authority 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 retirement date, or whenever employee accepts voluntary redundancy in exchange for these benefits. The Group recognises termination benefits when it is demonstrably committed to either: terminating the employment of current employees according to a detailed formal plan without the possibility of withdrawal; or providing termination benefits as a result of an offer made to encourage voluntary redundancy.

Benefits falling due more than 12 months after the statement of financial position date are discounted to present value.

2.23 *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 has been reliably estimated.

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 assessment 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 interest expense.

2.24 *Revenue recognition*

Revenue comprises the fair value of the consideration received or receivable for the rendering of services in the ordinary course of the Group's activities. Revenue includes rental income, sale of goods, service charges from properties and income from property trading. Revenue is shown net of value added tax, returns, rebates and after eliminating sales within the Group. Revenue is recognised as follows:

Rental income
Rental income is recognised in the accounting period in which the property is occupied by the tenant over the lease term.

Sale of goods - retail
Sale of goods is recognised when the Group sells a product to a customer. Retail sales are usually in cash or short term credit.

Rendering of services
Sale of services are recognised in the accounting period in which the services are rendered.

Interest income
Interest income is recognised using the effective interest rate 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 loans and receivables are recognised using the original effective interest rate.

Dividend income
Dividend income is recognised when the right to receive payment is established.

2.25 *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 directors.

2.26 *Interest income and expense*
Interest income and expenses are recognised within the "finance income" and "finance cost" in profit or loss using the effective interest rate method except for borrowing costs relating to qualifying assets.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

2.26 Interest income and expense (continued)

The effective interest rate method is a method of calculating the amortised cost of a financial asset or liability and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts throughout the expected life of the financial instrument, or a shorter period where appropriate, to the net carrying amount of the financial asset or financial liability. When calculating the effective interest rate, the Group estimates cash flows considering all contractual terms of the financial instrument but does not consider future credit losses. The calculation includes fees and points paid or received between parties to the contract that are integral part of the effective interest rate, transaction costs and all other premiums or discounts.

2.27 Other expenses

Expenses which include legal, accounting, auditing and other fees are recognised as expenses in profit or loss in the period in which they are incurred.

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 the financial risk management function are to establish risk limits, and then ensure that exposure to risks stays within limits.

Risk management is carried out by the Executive Committee under policies approved by the Board of Directors. The Executive Committee identifies and evaluates financial risks in close cooperation with the operating units. The Board provides written principles for overall risk management.

Key risk management reports are produced monthly at Group level and provided to the key management personnel of the Group.

(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 the 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) Foreign exchange risk

Foreign exchange risks is the risk arising from fluctuations in foreign exchange rates and their effect on future, commercial transactions or recognised assets and liabilities denominated in a currency that is not the entity's functional currency. The Group operates in the region and is exposed to foreign exchange risk, primarily with respect to the Botswana pula. Foreign exchange risks arise in respect of those recognised monetary financial assets and liabilities on future commercial transactions but are not denominated in the functional currency of the Group.

(i) Foreign exchange risk (continued)

As at 31 March 2011

	Pula US$ equivalent	Euro US$ equivalent	Other US$ equivalent	Total US$ equivalent
Financial assets – loans and receivables				
Trade receivables:				
– Receivables from customers	-	-	-	-
– Other financial assets	3 164	-	-	3 164
Cash and cash equivalents	7 009	-	-	7 009
Total financial assets	10 173	-	-	10 173
Financial liabilities measured at amortised cost				
Trade and other payables:	-	-	-	-
– Trade payables	1 857	-	-	1 857
– Other financial liabilities	98 726	-	-	98 726
Total financial liabilities	100 583	-	-	100 583

As at 31 March 2010

	Pula US$ equivalent	Euro US$ equivalent	Other US$ equivalent	Total US$ equivalent
Financial assets – loans and receivables				
Trade receivables:				
– Receivables from customers	-	4 579	-	4 579
– Other financial assets	3 126	-	-	3 126
Cash and cash equivalents	6 926	-	-	6 926
Total financial assets	10 052	4 579	-	14 631
Financial liabilities measured at amortised cost				
Trade and other payables:				
– Trade payables	2 829	-	-	2 829
– Other financial liabilities	101 276	-	-	101 276
Total financial liabilities	104 105	-	-	104 105

3 *FINANCIAL RISK MANAGEMENT (continued)*

(a) Market risk (continued)

(i) Foreign exchange risk (continued)

The Group manages foreign currency risk on a Group basis. 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$.

The functional currency of the Group and it's principal subsidiaries is the US$. Only the Botswana incorporated subsidiary has the Botswana pula as its functional currency. The following paragraph presents sensitivities of profit and 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.

At 31 March 2011, if the pula weakened/strengthened by 10% (2010: 10%), post-tax profit for the year would have been US$6 713 (2010:US$1 012) higher/lower. If the euro strengthened/weakened by 10% (2010: 10%), post-tax profit for the year would have been US$ nil (2010: US$458) 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.

(iii) 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 rates. The Group does not have long term interest-bearing borrowings issued at variable rate. Short term borrowings have a variable interest rate.

As at 31 March 2011, if interest rates on short term borrowings had been 5% higher/lower with all other variables held constant, pre-tax profit for the year would have been US$22 584 (2010 - US$nil) higher/lower.

Trade receivables and payables (other than good tenancy deposits) are interest free and have settlement dates within one year.

(b) Credit risk

Credit risk is the risk that one party to a 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 lessee.

Such risks are subject to a quarterly review. The Group has policies in place to ensure that rental contracts are entered into only with lessees 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:	2011 US$	2010 US$	2009 US$
Trade receivables, net of allowance for impairment			
- Rent receivable from lessee	116 084	110 249	197 526
- Other financial assets	463 169	810 735	268 352
Cash and cash equivalents	115 732	284 621	66 840
	694 985	**1 205 605**	**532 718**

The fair value of trade receivables and cash and cash equivalents as at 31 March 2011 approximates the carrying amount, because of their short term nature.

3 *FINANCIAL RISK MANAGEMENT (continued)*
(b) Credit risk (continued)

Analysis by credit quality of financial assets is as follows:

Trade receivables, gross	2011 US$	2010 US$	2009 US$
Neither past due nor impaired			
-Receivables from large companies	116 084	110 249	197 526
-Receivables from small or medium sized companies	2 688	150 000	-
Total neither past due nor impaired	**118 772**	**260 249**	**197 526**
Past due but not impaired			
-less than 60 days overdue	194 989	212 237	-
-61 to 90 days overdue	33 157	30 274	-
-91 to 120 days overdue	1 102	6 722	-
-More than 120 days overdue	74 906	190 670	-
Total past due but not impaired	304 154	439 903	-

Past due and impaired	2011 US$	2010 US$	2009 US$
-less than 60 days overdue	-	-	-
-61 to 90 days overdue	-	-	-
-91 to 120 days overdue	471	389	-
-More than 120 days overdue	8 119	5 996	-
Total past due and impaired	8 590	6 385	-

There is no significant concentration of credit risk with respect to cash and cash equivalents as the Group holds bank accounts with large financial institutions with sound financial and capital cover. The Group leases its investment property to one leasee, at year end, the amount due from the single tenant was neither past due nor impaired.

(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 while maintaining sufficient headroom on its undrawn committed borrowing facilities (note 17 to the consolidated financial statements) at all times so that the Group does not breach borrowing limits or covenants on any of its borrowing facilities. Such forecasting takes into consideration the Group's debt financing plans, covenant compliance, 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 investments. The Group invests surplus cash in interest bearing current accounts, time deposits, money market deposits and choosing 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 had no liquid investments except cash held with financial institutions.

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

3 FINANCIAL RISK MANAGEMENT (continued)

3.1 Financial risk factors (continued)

(c) Liquidity risk (continued)

A maturity analysis of financial instruments as at 31 March 2011 is as follows;

As at 31 March 2011	On demand and less than one month US$	From 1 to 12 Months US$	From 2 to 5 years US$	Later than 5 years US$	Total US$
Assets					
Cash and cash equivalents	115 732	-	-	-	115 732
Trade and other receivables excluding prepayments	422 926	65 312	-	-	488 238
Total assets	538 658	65 312	-	-	603 970
Liabilities					
Trade and other payables (Excluding statutory payments)	485 311	-	-	-	485 311
Statutory payments	43 952	55 353	-	-	99 305
Borrowings	451 677	-	-	-	451 677
Total liabilities	980 940	55 353	-	-	1 036 239
Liquidity gap	(442 282)	9 959	-	-	(432 322)
Cumulative liquidity gap	(442 282)	(432 322)	(432 322)	(432 322)	(432 322)
As at 31 March 2010					
Assets					
Cash and cash equivalents	284 621	-	-	-	284 621
Trade and other receivables excluding prepayments	277 055	473 767	-	-	750 822
Total assets	561 676	473 767	-	-	1 035 443
Liabilities					
Trade and other payables (excluding statutory payments)	596 767	-	-	-	596 767
Statutory payments	-	-	-	-	-
Total liabilities	596 767	-	-	-	596 767
Liquidity gap	(35 091)	473 767	-	-	438 676
Cumulative liquidity gap	(35 091)	438 676	438 676	438 676	438 676

3 *FINANCIAL RISK MANAGEMENT (continued)*

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 dividend paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Groups monitors capital on the basis of the gearing ratio. The gearing ratios as at 31 March 2011 and the previous years were as follows:

	2011 US$	2010 US$	2009 US$
Linked unit debentures	1 797 486	1 797 486	1 760 658
Borrowings	451 677	-	-
Total borrowings	2 249 163	1 797 486	1 760 658
Less: cash and cash equivalents	(115 732)	(284 621)	(66 840)
Net debt	2 133 431	1 512 865	1 693 818
Total equity	76 887 542	62 852 677	59 803 041
Total capital	79 020 973	64 365 542	61 496 859
Gearing ratio	3%	2%	3%

The increase in the gearing ratio during 2011 is as a result of the increase in net debt.

3.3 *Agricultural activities risk management*

The Group is exposed to financial risks arising from changes in agricultural produce. Financial risks arises from plant diseases, droughts and price volatility. Diseases are managed by spraying with effective chemicals. Droughts are uncontrollable natural phenomenon and no insurance is available to cover risks in this respect; however boreholes have been sunk to aid rain water in drought situations. The Group does not anticipate that agricultural produce prices will decline significantly in the foreseeable future and therefore has not entered into derivative or other contracts to manage the risk of decline in agricultural produce.

3.4 *Fair value hierarchy*

IFRS 7 specifies 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 2011 (31 March 2010-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:

(a) Fair value of investment property

In determining the open market value of investment property, CB Richard Ellis (Private) Limited used the market comparison method. A research was taken by CB Richard Ellis (Private) Limited on current market levels of replacement cost of comparable building structures and market values of land comparable properties to the investment properties valued.

Current prices were drawn from recent transactions of commercial properties in general. The prices were adjusted for contractual, location and inherent differences. The Group's listed properties are located in Harare, Victoria Falls, Masvingo, Beitbridge, Mutare, Kariba and Bulawayo. The value per square metre of land and buildings in the locations differ.

(b) Useful lives of property, plant and equipment

The Group's management determines the estimated useful lives and related depreciation charges for its property, plant and equipment. This estimate is based on projected life cycles for these assets. It could change significantly as a result of technical innovations and competitor actions in response to severe industry cycles. Management will increase the depreciation charge where useful lives are less than previously estimated lives, or it will write off or write down technically obsolete or non-strategic assets that have been abandoned or sold.

In determining the open market value of land, CB Richard Ellis (Private) Limited used the market comparison method. A research was taken by CB Richard Ellis (Private) Limited on current market levels of comparable property.

(c) Income taxes

Significant judgement is required in determining the provision for 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 tax provisions in the period in which such determination is made.

(d) Estimated impairment of goodwill

The Group tests annually whether goodwill has suffered any impairment, in accordance with the accounting policy stated in note 2.8. 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 no impairment charge recognised at the reporting date. Conservative assumptions have been used in this assessment therefore any reasonable changes in the assumptions are unlikely to result 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 not have recognised an impairment against goodwill.

4.2 *Critical judgements in applying the entities accounting policies*

The Group did not make any critical accounting judgements in 2011 or 2010.

5 *INVESTMENT PROPERTY*

	2011 US$	2010 US$	2009 US$
At the beginning of the year	69 300 000	69 300 000	69 300 000
Net gain from fair value adjustments	4 950 000	-	-
At the end of the year	74 250 000	69 300 000	69 300 000

5 INVESTMENT PROPERTY (continued)

Rental income from investment properties in the reporting year totalled US$2,044,007 (2010: US$1,340,876). There were no direct operating expenses relating to investment properties.

The investment properties were valued as at 31 March 2011 by CB Richard Ellis (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 Valuation Standards Committee ("IVSC") and the Real Estate Institute of Zimbabwe (REIZ) Standards. The valuation basis is a market comparison method and conforms to international valuation standards and was arrived at by reference to recent transactions of commercial properties in general adjusted for contractual, location and inherent differences. CB Richard Ellis (Private) Limited a subsidiary of the company is a related party, therefore is not an independent valuer as defined in IAS 40, 'Investment Property', but hold recognised and relevant professional qualifications and have recent experience in the relevant location and the category of properties being valued.

At the reporting date Crowne Plaza Hotel was used as security for borrowings by African Sun Limited. The bond was cancelled subsequent to reporting date on 20 April 2011.

Rental income for the investments property is based on room, food and beverages generated by the lessee. The market values of the investment property, as determined by CB Richard Ellis (Private) Limited, a subsidiary of the Company is based on the market of land and the improvements thereon. Increases in the value of land is the significant contribution to increase in investment property.

6 PROPERTY, PLANT AND EQUIPMENT

	Land and buildings US$	Motor vehicle US$	Computer equipment US$	Office equipment US$	Farm equipment US$	Total US$
Year ended 31 March 2009						
Deemed cost at 1 February 2009	5 439 001	1	9 054	3 102	-	5 451 158
Additions	-	546 977	1 050	-	74 335	622 382
Transfer to non-current assets	(287 000)	-	-	-	-	(287 000)
Disposals	(1)	-	-	-	-	(1)
Depreciation Charge	-	(88 105)	(1 304)	(1 333)	-	(90 742)
Closing net book amount	**5 152 000**	**458 893**	**8 800**	**1 769**	**74 335**	**5 695 797**
At 31 March 2009						
Cost or valuation	5 152 000	546 998	10 104	3 102	74 335	5 786 539
Accumulated depreciation	-	(88 105)	(1 304)	(1 333)	-	(90 742)
Net book amount	**5 152 000**	**458 893**	**8 800**	**1 769**	**74 335**	**5 695 797**
Year ended 31 March 2010						
Opening net book value	5 152 000	458 893	8 800	1 769	74 335	5 695 797
Additions	2 268 046	157 890	42 588	38 269	590 165	3 096 958
Disposals	-	(1)	(962)	(138)	-	(1 101)
Depreciation charge	(24 060)	(131 215)	(6 276)	(1 924)	(8 430)	(171 905)
Closing net book amount	**7 395 986**	**485 567**	**44 150**	**37 976**	**656 070**	**8 619 749**
At 31 March 2010						
Cost or valuation	7 420 046	704 887	51 730	41 233	664 500	8 882 396
Accumulated depreciation	(24 060)	(219 320)	(7 580)	(3 257)	(8 430)	(262 647)
Net book amount	**7 395 986**	**485 567**	**44 150**	**37 976**	**656 070**	**8 619 749**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2011 (CONTINUED)

Year ended 31 March 2011	Land and Buildings US$	Motor vehicle US$	Computer equipment US$	Office equipment US$	Farm equipment US$	Total US$
Opening net book value	7 395 986	485 567	44 150	37 976	656 070	8 619 749
Revaluation	2 457 000	-	-	-	-	2 457 000
Additions	320 541	171 803	28 428	22 587	176 646	720 005
Disposals	-	(68 437)	(30)	-	-	(68 467)
Depreciation charge	(35 491)	(184 497)	(14 561)	(7 017)	(77 108)	(318 674)
Closing net book amount	**10 138 036**	**404 436**	**57 987**	**53 546**	**755 608**	**11 409 613**
At 31 March 2011						
Cost or valuation	10 197 587	808 253	80 128	63 820	841 146	11 990 934
Accumulated depreciation	(59 551)	(403 817)	(22 141)	(10 274)	(85 538)	(581 321)
Net book amount	**10 138 036**	**404 436**	**57 987**	**53 546**	**755 608**	**11 409 613**

The Group's land and buildings were last revalued on 31 March 2011 by a related party CB Richard Ellis (Private) Limited. Valuations were made on the basis of recent market transactions on arm's length terms. The revaluation surplus net of applicable deferred income taxes was credited to other comprehensive income and is shown in 'other reserves in shareholders equity.'

If land and buildings were stated on the historical cost basis, the amounts would be as follows:

	2011 US$	2010 US$	2009 US$
Cost	7 740 587	7 420 046	5 152 000
Accumulated depreciation	(59 551)	(24 060)	-
Net book amount	**7 681 036**	**7 395 986**	**5 152 000**

There were no impairment charges in 2011 and 2010. In 2011 no borrowing costs were capitalised for property, plant and equipment. (31 March 2010: US$nil). No bank borrowings were secured by land and buildings as at 31 March 2011.

7 *GOODWILL*

	2011 US$	2010 US$	2009 US$
Opening net book value	120 186	120 186	120 186
Impairment charge	-	-	-
Net book amount	120 186	120 186	120 186

Impairment tests for goodwill

Goodwill is allocated to the property consultancy 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 management 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 2011 are as follows:

	2011	2010	2009
Growth rate	5%	10%	10%
Discount rate	15%	15%	15%

A growth rate of 5% thereafter has been used consistent with prior years.

8 *BIOLOGICAL ASSETS*

The Group owns biological assets in the form of irish potatoes, cabbages, peas and strawberries. The agricultural produce is mainly for resale to local markets. The crops are cultivated on land owned or leased by the Group.

	2011 US$	2010 US$	2009 US$
Carrying amount at the beginning of the year	-	-	-
Additions during the year	1 315 338	-	-
Decrease due to harvest	(375 560)	-	-
Amounts written off	(423 148)	-	-
Carrying amount as at the end of the year.	516 630	-	-

Fair value cannot be measured reliably as these are all short seasoned crops.

9 INVENTORIES

	2011 US$	2010 US$	2009 US$
Cleaning equipment for resale	146 167	-	-
Fuel	12 855	3 779	16 762
Other	5 063	13 399	-
	164 085	17 178	16 762

The cost of inventories recognised as an expense and included in 'cost of sales' amounted to US$268,133 (2010: US$Nil).

10 EXPENDITURE ON NEXT SEASON'S CROPS

Expenditure on next season's crops were incurred on flowers, cabbages and irish potatoes.

	2011 US$	2010 US$	2009 US$
Carrying amount at the beginning of the year	249 382	-	-
Expenditure incurred during the year	-	249 382	-
Transferred to cost of sales	(249 382)	-	-
Carrying amount as at the end of the year	-	249 382	-

11 TRADE AND OTHER RECEIVABLES

	2011 US$	2010 US$	2009 US$
Trade receivables	431 516	723 343	241 281
Less: allowance for impairment of trade receivables	(8 590)	(6 385)	-
Trade receivables - net	422 926	716 958	241 281
Prepayments	91 015	170 162	204 678
Loans to employees	65 313	29 332	3 895
Other receivables	-	4 532	16 024
	579 254	920 984	465 878

The fair values of trade and other receivables are as follows:	2011 US$	2010 US$	2009 US$
Trade receivables	422 926	716 958	241 281
Prepayments	91 015	170 162	204 678
Loans to employees	65 313	29 332	3 895
Other receivables	-	4 532	16 024
	579 254	920 984	465 878

The estimated fair values of receivables are the discounted amount of the estimated future cash flows expected to be received. The carrying amount approximate the fair values because of the short tenure.

Ageing of trade receivables as at 31 March 2011	Gross US$	Impairment US$	Net US$
Fully performing	118 772	-	118 772
Past due 31-60 days	194 989	-	194 989
Past due 61-90 days	33 157	-	33 157
Past due 91-120 days	1 573	(471)	1 102
More than 120 days	83 025	(8 119)	74 906
	431 516	(8 590)	422 926

Ageing of trade receivables as at 31 March 2010	2011 US$	2010 US$	2009 US$
Fully performing	277 055	-	277 055
Past due 31-60 days	212 237	-	212 237
Past due 61-90 days	30 274	-	30 274
Past due 91-120 days	7 111	(389)	6 722
More than 120 days	196 666	(5 996)	190 670
	723 343	(6 385)	716 958

Movements on the Group's allowance for impairment of trade receivables are as follows:	2011 US$	2010 US$	2009 US$
At the beginning of the year	6 385	-	-
Receivables impairment for the year	8 590	6 385	-
Receivables written off during the year as uncollectible	(6 385)	-	-
At the end of the year	8 590	6 385	-

The carrying amounts of the Group's trade and other receivables are denominated in the following currencies:

Trade and other receivables denominated in the US$	579 254	920 984	465 878

As at 31 March 2011, trade and other receivables of US$8,590 (2010: US$6,385) were impaired and provided for. The amount of the allowance was US$8,590 as at 31 March 2011 (2010: US$6,385). These relate to a number of independent customers of whom there is no recent history of default. It was assessed that a portion of the receivables is expected to be recovered.

The creation and release of allowance for impaired receivables have been included in administration expenses in the statement of comprehensive income. Amounts charged to the allowance account are generally written off, when there is no expectation of recovering additional cash.

The maximum exposure to credit risk at the reporting date is the fair value of each class of receivables mentioned above. The Group does not hold any collateral as security.

The other classes within trade and other receivables do not contain impaired assets.

12 NON-CURRENT ASSETS HELD FOR SALE

At the beginning of the year	-	287 000	-
Reclassification during the year	-	-	287 000
Disposals	-	(287 000)	-
At the end of the year	-	-	287 000

The assets relate to land that has been presented as held for sale following the approval of the Group's management on 13 November 2008. The assets have been subsequently disposed of on 21 January 2010.

13 SHARE CAPITAL

	2011 Number	2010 Number	2009 Number
Authorised			
Ordinary shares of a nominal value of US$0,000008 (after redenomination of share capital)	4 000 000 000	4 000 000 000	4 000 000 000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2011 (CONTINUED)

13 SHARE CAPITAL (continued)

Issued, and fully paid

Year ended 31 March 2011	Number of shares	Ordinary shares US$	Share premium US$	Total US$
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
Year ended 31 March 2010				
At the beginning of the year	2 406 885 620	17 784	16 188 889	16 206 673
Issued during the year	50 286 488	372	1 492 040	1 492 412
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 and Memorandum of Association of the Company, the Zimbabwe Companies Act (Chapter 24:03) and the Zimbabwe Stock Exchange listing requirements. The redenomination of share capital was approved by the Registrar of Companies on 2 February 2011.

14 LINKED UNIT DEBENTURES

	2011 Numbers	2010 Numbers	2009 Numbers
Authorised Debentures of a nominal value of US$0.00073 each (after redenomination issue).	4 000 000 000	4 000 000 000	4 000 000 000

Issued	Number of debentures	2011 US$	2010 US$	2009 US$
At the beginning of the year	2 457 172 108	1 797 486	1 760 658	1 760 658
Issued during the year	-	-	36 828	-
At the end of the year	2 457 172 108	1 797 486	1 797 486	1 760 658

The unissued debentures are 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 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 2011, interest on debentures was US$ nil (2010 - US$ nil).

There are no fixed repayment terms, however the debentures together with all the interest accrued thereon shall become immediately payable on any of the events occurring;

-If the Company defaults in the payments of any interest on the debentures and continues such default more than fourteen days after receipt of a written notice from the Trustee demanding payment;
-If the Company commits breach of any obligations under this deed and within twenty one days after the receipt of notice in writing from the Trustee requiring the breach be remedied, fails to remedy the breach;
-If a final order shall be made to or an effective resolution is passed for the winding up of the Company other than winding up for purposes of reconstruction - if any final order shall be made placing the Company under the judicial management;
-If any material assets of the Company are attached under a writ of execution issued by any court and the writ is not satisfied within seven days after the attachment comes to the notice of Directors of the Company;
-If the Company, without the prior consent of the Trustee, makes any alterations in the provisions of its Memorandum or Articles of Association which in the Trustee's reasonable opinion detrimentally affects the interest of the linked unit holder or could do so; and

-If the Company, without prior written consent, by way of an ordinary resolution of linked unit holders, changes its issued share capital resulting in a change in the debt to equity ratio; and if the Company, without the prior written consent of the Trustee, convenes a meeting of the Company or any of its subsidiaries to consider the passing of a resolution authorising the alienation, sale or disposal of the whole or major part of the undertaking of the Company or its subsidiaries or to reduce the issued and paid up share capital of the Company.

The debentures have a nominal value in Zimbabwe dollars. However, the Zimbabwe dollar was demonetised in 2009. As such the debentures US$ amount has been derived from using the exchange rate at the date of issuance.

The fair value of the linked units approximate the carrying amount because the effects of discounting is not significant.

15 DEFERRED INCOME TAX

The analysis of deferred income tax assets and liabilities is as follows:	2011 US$	2010 US$	2009 US$
Deferred income tax assets:			
-Deferred income tax asset to be recovered after more than 12 months	-	-	-
-Deferred income tax asset to be recovered within 12 months	(66 380)	-	-
	(66 380)	-	-
Deferred income tax liabilities:			
-Deferred income tax liability to be recovered after more than 12 months	7 236 308	13 680 409	13 983 679
-Deferred income tax liability to be recovered within 12 months	-	-	-
	7 236 308	13 680 409	13 983 679
Deferred income tax liabilities (net)	7 169 929	13 680 409	13 983 679

The gross movement on deferred income tax account is as follows:

	2011 US$	2010 US$	2009 US$
At the beginning of year	13 680 409	13 983 679	13 983 679
Statement of comprehensive income (credit)/charge	(6 633 330)	479 130	-
Tax charge/(credit) relating to components of other comprehensive income	122 850	(782 400)	-
At the end of year	7 169 929	13 680 409	13 983 679

Deferred income tax assets are recognised for tax loss carry forwards 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$235 793 (2010:US$nil) in respect of assessable tax losses amounting to US$915 700 (2010: US$nil) that can be carried forward against future taxable income. The losses are in respect of Dawn Produce (Private) Limited.

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:

Deferred income tax liabilities	Accelerated tax depreciation US$	Fair value gains US$	Other US$	Total US$
At 1 April 2009	13 936 559	-	47 120	13 983 679
Charged/ (credited) to the income statement	479 130	-	-	479 130
Charged/ (credited) to other comprehensive income	(782 400)	-	-	(782 400)
Charged directly to equity	-	-	-	-
At 31 March 2010	13 633 289	-	47 120	13 680 409
At 1 April 2010	13 633 289	-	47 120	13 680 409
Charged/ (credited) to the income statement	(6 592 363)	-	(47 120)	(6 639 483)
Charged/ (credited) to other comprehensive income	72 532	122 850	-	195 112
Charged directly to equity	-	-	-	-
At 31 March 2011	7 113 458	122 850	-	7 236 038

Deferred tax assets

	Provisions US$	Impairment loss US$	Tax losses US$	Total US$
At 1 April 2010	-	-	-	-
Charged/ (credited) to the income statement	-	-	-	-
Charged/ (credited) to other comprehensive income	-	-	-	-
Charged directly to equity	-	-	-	-
Exchange differences	-	-	-	-
At 31 March 2010	-	-	-	-
At 1 April 2010	-	-	-	-
Charged/ (credited) to the income statement	-	-	(66 380)	(66 380)
Charged/ (credited) to other comprehensive income	-	-	-	-
Charged directly to equity	-	-	-	-
Exchange differences	-	-	-	-
At 31 March 2011	-	-	(66 380)	(66 380)

16 *TRADE AND OTHER PAYABLES*

	2011 US$	2010 US$	2009 US$
Trade payables	280 234	204 928	25 843
Other payables	304 382	391 839	379 517
	584 616	596 767	405 360

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

17 *BORROWINGS*

Current			
Bank borrowings	451 677	-	-

A composite multi-purpose facility comprising; revolving acceptance credits; cash advance; offshore finance; guarantees and foreign currency denominated loans. The borrowings bear an average interest rate of 5% above the minimum lending rate calculated on the daily balance outstanding.

The exposure of the Group's borrowings to interest rate changes and the contractual repricing dates at the end of the reporting period are as follows:

6 months or less	451 677	-	-
	451 677	-	-

The fair value of current borrowings equals their carrying amounts, as the impact of discounting is not significant.

18 *LOANS TO GROUP COMPANY*

Non-current			
Loans to group companies	680	680	680

The loan is interest free, unsecured and has no fixed repayment term.

19 *INVESTMENT IN SUBSIDIARIES*

At the beginning of the year	19 503 998	17 974 758	17 974 758
Acquisition of subsidiaries	-	1 529 240	-
At the end of the year	19 503 998	19 503 998	17 974 758

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2011 (CONTINUED)

Dawn Properties Limited subsidiaries are listed in the table below:

Name	Country of incorporation	% of equity interest 2011	% of equity interest 2010	% of equity interest 2009
Dawn Real Estate (Private) Limited	Zimbabwe	100%	100%	100%
Nhaka Properties (Private) Limited	Zimbabwe	100%	100%	100%
Calpine Investments (Private) Limited	Zimbabwe	100%	100%	100%
Gold Coast Properties (Private) Limited	Zimbabwe	100%	100%	100%
Laclede Investments (Private) Limited	Zimbabwe	100%	100%	100%
CB Richard Ellis (Private) Limited	Zimbabwe	100%	100%	100%
CBRE (Proprietary) Limited t/a CBRE Regional.	Botswana	100%	100%	100%
Property Facilities Systems (Private) Limited	Zimbabwe	100%	100%	0%
Dawn Produce (Private) Limited	Zimbabwe	70%	70%	0%
Lipthong Investments (Private) Limited	Zimbabwe	100%	100%	0%
Ekodey (Private) Limited (Brondesbury)	Zimbabwe	76%	76%	0%
Flemflora (Private) Limited	Zimbabwe	100%	0%	0%

During the year, certain companies in the Group entered into arms length transactions with other companies in the Group. These intra-group transactions have been eliminated on consolidation.

Flemflora (Private) Limited owns land, situated in Mazowe. The subsidiary was acquired through cash settlement by Dawn Real Estate (Private) Limited, a company owned 100% by Dawn Properties Limited. This has been accounted for as property, plant and equipment on the basis of the intended use of the property (see note 6 to the consolidated financial statements).

20 *REVENUE*

	2011 US$	2010 US$	2009 US$
Rentals	2 044 007	1 340 876	277 391
Property sales commission and management fees	2 510 282	2 440 435	767 261
Sales of agricultural produce	606 909	4 579	-
Cleaning services and other	577 615	83 320	-
Total	5 738 813	3 869 210	1 044 652

21 *OTHER INCOME*

	2011 US$	2010 US$	2009 US$
Profit on disposal of property, plant and equipment	46 387	11 576	1 073 555
Profit on disposal of non-current assets held for sale	-	311 620	-
Sundry income	50 370	39 384	-
Total	96 757	362 580	1 073 555

22 *EXPENSES BY NATURE*

	2011 US$	2010 US$	2009 US$
Employee benefit expenses	1 799 466	1 138 545	456 773
Depreciation, amortisation and impairment charges	318 674	171 109	90 742
Audit fees	117 055	94 933	13 210
Directors fees	62 375	77 600	27 424
Travelling expenses	149 796	213 312	59 372
Telephone and fax	124 414	119 054	1 671
Staff training and security	255 759	167 261	17 186
Advertising and promotions	289 112	194 391	5 144
Motor vehicle expenses	278 404	220 613	85 047
Rent, repairs and maintenance	219 741	177 921	2 293
Consultancy fees	146 766	25 249	5 991
Commission	84 370	42 360	79 233
Other expenses	612 179	436 060	504 144

22 *EXPENSES BY NATURE (continued)*

Employee benefits expenses	2011 US$	2010 US$	2009 US$
Salaries and wages	1 377 110	984 102	442 505
Social Security costs	109 302	92 144	1 178
Medical aid	73 964	46 115	763
Other	239 090	16 184	12 327
Total	1 799 466	1 138 545	456 773
Number of employees at reporting date	124	134	70

23 *FINANCE INCOME AND COSTS*

Interest expense on bank borrowings	(17 218)	-	-
Interest income on short term deposits.	44 154	100 572	-
Finance income - net	26 935	100 572	-

24 *INCOME TAX EXPENSE*

Total current income tax on profits for the year	(27 614)	-	-
Deferred income tax (note 15 to the consolidated financial statements) -Total deferred income tax origination and reversal of temporary differences	6 633 330	(479 130)	-
Income tax credit/(expense)	6 605 716	(479 130)	-

The tax on the Group's profit before tax differs from the theoretical amount that would arise using the weighted average tax rate of 25.75% (31 March 2010 and 31 March 2009-30.09%) on the applicable profits of the Group as follows:

Profit before income tax	5 094 999	1 253 954	769 977
Tax calculated at domestic rates applicable to profits	1 311 962	387 472	237 923
Tax effect on :			
– Income taxed at capital gains tax rate	(1 027 125)	(96 717)	(274 525)
– Finance income	(11 370)	(31 793)	-
– Income not subject to tax	(6 100)	-	-
– Recognised assessable tax losses	(1 693 513)	-	-
– Expenses not deductible for tax purposes	22 475	6 215	36 602
– Effect of changes in income tax values:	(4 848 313)	-	-
– Change in tax rate:	-	213 953	-
– Other	(353 732)	-	-
Income tax credit/ (charge)	(6 605 716)	479 130	-

The Group has no tax-related contingent liabilities and contingent assets in accordance with IAS 37, 'Provisions, contingent liabilities and contingent assets'.

25 *PURCHASE OF PROPERTY, PLANT AND EQUIPMENT*

Additions per property plant and equipment (note 6)	720 005	3 096 958	622 382
Assets acquired by issue of shares (note 19)	-	(1 529 240)	-
Assets brought in by minority shareholders	-	(584 760)	-
Other non cash used in purchase of property, plant and equipment	-	(5 235)	-
Net cash used in purchase of property, plant and equipment	720 005	977 723	622 382

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2011 (CONTINUED)

26 OPERATING LEASE

The Group leases all its investment properties to African Sun Limited under various lease agreements with the following terms:

Property	Initial lease date	Expiry date for the first 10 year period	Effective period of lease including renewal period	Lease payment 10% of	Contingent payments
Carribea Bay Sun	08.08.2003	2013	50years	Trading revenue*	None
Crowne Plaza Monomotapa	08.08.2003	2013	50years	Trading revenue	None
Elephant Hills Resort and Conference Centre	08.08.2003	2013	50years	Trading revenue	None
Express by Holiday Inn	15.09.2003	2003	50years	Trading revenue	None
Great Zimbabwe Hotel	15.09.2003	2003	50years	Trading revenue*	None
Holiday Inn Mutare	15.09.2003	2003	50years	Trading revenue	None
Hwange Safari Lodge	15.09.2003	2003	50years	Trading revenue	None
Troutbeck Sun	15.09.2003	2003	50years	Trading revenue*	None

Trading revenue* - lease rental based on trading revenue and 5% on food and beverage revenue.
For the purpose of determining rental income, trading revenue is defined as follows;
-All revenues from accommodation;
- All revenues from food and beverages.
-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

The signed lease agreements are ten year leases and the lessee has the right to renew the leases for four ten year periods resulting in 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.

27 EARNINGS PER SHARE

Basic earnings per share are calculated by dividing the net profit attributable to shareholders by the weighted average number of ordinary shares outstanding during the year.

	2011	2010	2009
Net profit attributable to shareholders in US$	11 700 715	774 825	769 977
Weighted average number of ordinary shares in issue	2 457 172 108	2 457 172 108	2 407 090 019
Basic earnings per share (US cents per share)	0.48	0.03	0.03

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

28 COMMITMENTS

The Group and Company have no capital commitments outstanding at year end (31 March 2010 - US$nil) in respect of purchases of property, plant and equipment and investment property.

29 CONTINGENCIES

The Group and Company have no significant contingent liabilities as at 31 March 2011 (31 March 2010 - US$nil).

30 RELATED PARTY TRANSACTIONS

The Group leases out all its hotels to African Sun Limited who have 16.54% stake in the Group. Refer to note 26 to the consolidated financial statement's for the operating lease terms.

The following transactions were carried out with related parties.

Financial statement's for the operating lease terms.	2011 US$	2010 US$	2009 US$
30.1 Lease rentals			
Lease rentals (note 20 to the consolidated financial statements)	2 044 007	1 340 876	277 391

30.2 Key management compensation

Key management includes executive directors of the Group and its subsidiary companies, the group finance executive and the company secretary. The compensation paid to key management for employee services are shown below:

Salaries and other short-term employee benefits	293 542	301 961	253 000

30.3 Year end balances arising from provision of services

Receivables from related parties			
African Sun Limited	116 084	110 249	197 526

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 allowances are held against receivables from related parties (2010: US$nil)

31 SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by the Executive Committee that are used to make strategic decisions. The committee considers the business from service and product perspective. In addition, they segments are reported in a manner that is more consistent with the internal reporting provided to the chief operating decision maker.

The reportable operating segments derive their revenue primarily from rental income from lessees, property valuation and management. The strategic steering committee assesses the performance of the operating segments based on a measure of operating profit.

The group has determined that its chief operating decision maker is the Executive Committee of the Group.

The Executive Committee considers the business based on the following operation segments:

The segment information provided to the strategic steering committee for the reportable segments for the year ended 31 March 2011 is as follows:

-Property Investment
-Property Consultancy
-Agro

	Property investment			Property consultancy			Agro			Total		
	US$ 2011	US$ 2010	US$ 2009	US$ 2011	US$ 2010	US$ 2009	US$ 2011	US$ 2010	US$ 2009	US$ 2011	US$ 2010	US$ 2009
Revenue	2 044 007	1 340 876	277 391	3 087 897	2 528 334	767 260	606 909	-	-	**5 738 813**	**3 869 210**	**1 044 651**
Fair value gain	4 950 000	-	-	-	-	-	-	-	-	**4 950 000**	-	-
Operating profit (Loss)	5 212 313	141 167	(383 200)	799 885	689 019	79 622	(944 134)	323 196	1 073 555	**5 068 064**	**1 153 382**	**769 977**
Income tax expense/ (credit)				15 860	17 133					**(6 605 716)**	**479 130**	-
Included in operating profit												
Depreciation	57 313	47 145	24 885	139 435	124 761	65 857	121 926	-	-	**318 674**	**171 906**	**90 742**
Income tax expense/ (credit)	(6 621 576)	498 987	-	15 860	17 133	-	-	(36 990)	-	**(6 605 716)**	**479 130**	-
Non current assets												
Investment property	74 250 000	69 300 000	69 300 000	-	-	-	-	-	-	**74 250 000**	**69 300 000**	**69 300 000**
Property, plant and equipment	10 225 349	71 116	51 877	290 620	464 087	417 585	893 644	8 084 546	5 226 335	**11 409 613**	**8 619 749**	**5 695 797**
Deferred tax assets	-	-	-	66 380	-	-	-	36 990	-	**66 380**		
Goodwill	-	-	-	120 186	120 186	120 186	-	-	-	**120 186**	**120 186**	**120 186**
Current Assets												
Biological assets	-	-	-	-	-	-	516 630	-	-	**516 630**	-	-
Inventories	-	-	-	164 085	17 178	16 762	-	-	-	**164 085**	**17 178**	**16 762**
Next season's crops	-	-	-	-	-	-	-	249 381		-	**249 381**	-
Trade receivables	116 084	110 249	197 526	275 838	806 154	268 352	31 004	4 580		**422 926**	**920 983**	**465 878**
Cash and cash equivalents	39 431	190 663	30 666	65 642	93 958	36 174	10 659	-	-	**115 732**	**284 621**	**66 840**
Other assets	156 327	-	-	-	-	-	-	-	287 275	**156 327**	-	**287 275**
Total Assets	**84 787 191**	**69 672 028**	**69 580 069**	**982 752**	**1 501 563**	**859 059**	**1 451 938**	**8 375 498**	**5 513 610**	**87 221 880**	**79 549 089**	**75 952 738**
Total liabilities	**9 839 128**	**14 522 315**	**15 973 881**	**145 763**	**344 104**	**175 816**	**85 196**	**1 208 243**	**-**	**10 070 087**	**16 074 662**	**16 149 697**
Total liabilities includes :												
Deferred income tax	**7 182 612**	**13 633 289**	**13 947 012**	**53 696**	**47 120**	**36 667**	**-**	**-**	**-**	**7 236 308**	**13 680 409**	**13 983 679**

The entity is domiciled in Zimbabwe. The revenue from external customers in Zimbabwe is US$5,738,813 (2010: US$3,869,210) and the total revenue from external customers from other countries is US$nil (2010: US$4,579).

The total of non-current assets other than financial instruments and deferred tax assets located in Zimbabwe is US$85,752,247 (2010: US$78,008,954) and the total of these non-currentassets located in other countries is US$27,552 (2010: US$30,981).

Revenue of approximately US$$2,044,007 (2010: US$1,340,876) are derived from a single external customer. These revenues are attributable to the hotel property segment. inter-segment revenues as all sales are to external customers. There were no inter-segment revenues as all sales are to external customers.

32 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, consolidated scheme consisting of 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 obligation under this scheme are limited to the specific contributions legislated from time to time. These are presently 3% of US$200 per employee maximum.

33 EVENTS AFTER THE REPORTING PERIOD

Discontinued operations

Subsequent to year end, the directors made a decision to wind up operations of Dawn Produce (Private) Limited. As at reporting date, the company was still operational and made a loss of US$1,068,364. We are unable to quantify the effect of the discontinuance on the operating results of the Group.

Bond cancellation

The bond on Crowne Plaza Hotel was cancelled on 20 April 2011.

34 DIRECTORS SHARE HOLDING

	2011 Number of shares	2010 Number of shares	2009 Number of shares
C.A Mataure	5 000	2 000	2 000
M. Manyika	8 610 846	-	-
S.A. Munyeza	8 675 518	8 675 518	8 675 518
C.B. Thorn (Resigned 31 March 2010)	-	12 927	12 927
	17 291 364	**8 690 445**	**8 690 445**

35 NON-CONTROLLING INTEREST

No non-controlling interest recognised in the statement of comprehensive income, in respect of profit for the year or other comprehensive income for Ekodey (Private) Limited, a property holding company because it did not trade during the year.

36 BUSINESS COMBINATION

On 16 August 2010 the Group acquired 100% of the share capital of Flemflora (Private) Limited for US$200,000 a company registered in Zimbabwe. There was no goodwill arising from the acquisition.

The following table summarises the consideration paid for the Flame flora (Private) Limited and the amounts of the assets acquired and liabilities assumed recognised at the acquisition date.

Consideration paid	US$
Cash	200 000
Total consideration transferred	**200 000**
Acquisition related costs (included in administrative expenses in consolidated income statement for the year ended 31 March 2011)	-
Recognised amounts of identifiable assets acquired and liabilities assumed	
Land	200 000
Total identifiable net assets	200 000
Goodwill	-
	200 000

ANALYSIS OF SHAREHOLDERS AS AT 31 MARCH 2011

Shareholder distribution	Number of shareholders	%	Issued shares	% of total
1-5000	5 898	65.92%	8 032 434	0.33%
5001 - 10000	957	10.70%	6 864 860	0.28%
10001 - 25000	811	9.06%	13 079 168	0.53%
25001 - 50000	463	5.17%	16 314 407	0.66%
50001 - 100000	307	3.43%	21 444 026	0.87%
100001 - 500000	278	3.11%	63 488 937	2.58%
500001 - 1000000	77	0.86%	57 292 977	2.33%
1000001 and over	156	1.75%	2 270 655 299	92.42%
TOTAL	8 947	100%	2 457 172 108	100.00%

Analysis by industry

	No. of shares	%	HOLDERS	%
Local companies	1 045 275 871	42.54%	557	6.21%
Insurance companies	270 843 685	11.02%	19	0.21%
Nominees local	257 987 662	10.50%	100	1.12%
Nominees foreign	191 693 794	7.80%	56	0.62%
Banks	178 727 832	7.27%	135	1.51%
New non resident	150 521 528	6.13%	33	0.37%
Pension funds	144 525 166	5.88%	162	1.81%
Local individual res	122 125 624	4.97%	7 163	79.91%
Investments & trusts	70 550 852	2.87%	436	4.86%
Non residents	8 006 729	0.33%	172	1.92%
Fund managers	6 276 575	0.26%	22	0.25%
Foreign companies	5 361 081	0.22%	6	0.07%
Other organisations	4 844 475	0.20%	78	0.87%
Undefined	125 709	0.01%	3	0.03%
Employee share trust	111 877	0.00%	7	0.08%
Deceased estates	107 401	0.00%	14	0.16%
Director	35 855	0.00%	1	0.01%
Former resident	26 844	0.00%	1	0.01%
Exec. Share trust	17 796	0.00%	1	0.01%
Temporarily non residents	5 752	0.00%	1	0.01%
Total	**2 457 172 108**	**100%**	**8 967**	**100.00%**

Top 10 shareholders

Rank	Shareholder	Issued shares	% total
1	African Sun Limited	406 466 976	16.54%
2	Old Mutual Life Assurance Company Limited	269 377 337	10.96%
3	Barclays Bank of Zimbabwe Nominees (Private) Limited	248 898 271	10.13%
4	Tanvest (Private) Limited	205 809 482	8.38%
5	Fed Nominees (Private) Limited	178 335 583	7.26%
6	Old Mutual Zimbabwe Limited	178 218 613	7.25%
7	Federated Properties (1992) Limited	57 655 934	2.35%
8	Datvest Nominees (Private) Limited	56 850 853	2.31%
9	Nuvision Holdings Limited	50 986 466	2.08%
10	Stanbic Nominees (Private) Limited	42 119 728	1.71%
	Other shareholders	762 452 865	31.03%
Total		2 457 172 108	100.00%

Share Price information

	US cents
31 March 2009	1.10
31 March 2010	1.10
31 March 2011	0.99

ANALYSIS OF SHAREHOLDERS AS AT 31MARCH 2011 (continued)

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 director 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.

African Sun Limited, Old Mutual Life Assurance Company Limited, Barclays Bank of Zimbabwe Nominees (Private) Limited and the directors shareholding disclosed in note 34 to the consolidated financial statements are categorised as non-public shareholders of the Company.

NOTICE TO MEMBERS

NOTICE IS HEREBY GIVEN that the Eighth Annual General Meeting of members will be held at Holiday Inn Harare, corner Samora Machel and 5th Street in the Kariba A Room, Mezzanine Floor, on Thursday 29th of September 2011 at 1000 hours, for the purpose of transacting the following business:-

ORDINARY BUSINESS

To receive, consider and adopt the following;

1. *Financial Statements*

   To receive, consider and adopt the financial statements for the year ended 31 March 2011 together with the Report of the Directors and Auditors thereon.

2. *Directorate*

   In terms of the articles of association Messrs D. Cooper and P. Gwatidzo retire by rotation at the forthcoming Annual General Meeting and being eligible these directors offer themselves for re-election.

   To note the resignation of Messrs. J. Worsfold, C. A. Mataure and Dr. S. A. Munyeza from the board with effect from 3rd June, 7th June and 18th July respectively.

3. *Auditors*

   To approve the remuneration of auditors for the financial year ended 31 March 2011 and to appoint auditors of the Company for the ensuing year.

4. *Director's remuneration*

   To approve the remuneration of non executive directors of the Company.

5. *Any other business*

   To transact all such other business as may be conducted at an Annual General Meeting of members.

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 registered office not less than 48 hours before the meeting.

By Order of the Board

N M Tome (Mrs)
Company Secretary

06 September 2011

COMPANY DETAILS

REGISTERED OFFICE and BUSINESS ADDRESS:	8th Floor Beverly Court 100 Nelson Mandela Avenue Harare
Website Address:	www.dawnproperties.co.zw
Postal Address:	P.O. Box CY 1618 Causeway, Harare
Telephone:	+263-4-733633/4 - 733647/624 +263-4-730774/5 - 730764
Fax:	+263-4-796172
Company Secretary:	Mrs N.M. Tome nora@dawnpro.co.zw
Transfer Secretary:	Corpserve 2nd Floor, Intermarket Centre Kwame Nkrumah/First Street Harare
Auditors:	Pricewaterhouse Coopers Chartered Accountants (Zimbabwe) Building No. 4 Arundel Office Park Norfolk Rd, Mt Pleasant Harare
Bankers:	Barclays Bank Kurima Branch Harare

Dawn Properties Limited

PROXY FORM

I/We of______________________________being a member/members of the above named company, hereby appoint________________of________________or failing him ________________________ 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 the 29th day of September 2011 and at any adjournment thereof. Signed this________________________day of ________________ 2011

signature________________

Note:

1. A member who is entitled to attend and vote at the meeting 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

Change of Address Advice

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

Shareholder's name in full (BLOCK LETTERS)____________________________

New address (BLOCK LETTERS)__________________________________

____

Shareholder's signature:____________________________________

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