AFRICAN SUN

LIMITED

AUDITED CONDENSED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

Financial highlights

Revenue:
INFLATION ADJUSTED
ZWL 914 mln from **ZWL 545 mln**

EBITDA:
INFLATION ADJUSTED
ZWL 388 mln from **ZWL 135 mln**

Occupancy:
11 p.p. down to **48%**

Total Rev PAR:
INFLATION ADJUSTED
ZWL 1 530 from **ZWL 916**

Basic EPS:
INFLATION ADJUSTED
21.70 ZWL cents
from **6.64 ZWL cents**

Operating expense:
INFLATION ADJUSTED
ZWL 487 mln from **ZWL 302 mln**

Profit for the year:
INFLATION ADJUSTED
ZWL 187 mln from **ZWL 57 mln**

ADR:
INFLATION ADJUSTED
ZWL 1 759 from **ZWL 869**

Rooms RevPAR:
INFLATION ADJUSTED
ZWL 848 from **ZWL 511**

Dividend Per Share:
HISTORICAL
1.61 ZWL cents
from **1.18 ZWL cents**

MESSAGE FROM THE CHAIRMAN

INTRODUCTION

It gives me great pleasure to present to you, the 2019 abridged financial report for African Sun Limited.

OPERATING ENVIRONMENT

The financial year 2019 was characterized by a volatile economy, a few political disturbances and a series of monetary and fiscal policy changes. These factors resulted in a challenging business environment in 2019, with the greatest impact felt in the first quarter where we had cancellation of bookings from both the domestic and foreign market.

The combined impact of these macroeconomic and political developments on our business is reflected in the reduction in volumes from both our local and export markets.

FINANCIAL REVIEW

Group inflation adjusted revenue for the year ended 31 December 2019 was ZWL914 million; a 68% growth from prior year largely driven by the average daily rate ("ADR"). ADR grew by 102% from ZWL869 recorded last year to ZWL1 759 as the hotels continued to align room rates with interbank exchange rate during the year.

Occupancy for the year closed at 48%, compared to 59% recorded last year. The comparable period benefited from a relatively stable economy, elections and political developments. The local market was negatively affected by the January 2019 protests and low disposable incomes, with room nights declining by 15% from 214,892 reported last year to 181,698 for period under review. The international market has also been affected by the general slowdown in world travel by 3%, as well as random actions of civil unrest like the Hong Kong strikes which affected our arrivals in the Victoria Falls destination, in particular for The Kingdom at Victoria Falls. Resultantly, foreign room nights reduced by 21% from 134,639 reported last year to 106,526 during the period under review.

The Group posted inflation adjusted EBITDA of ZWL387.94 million. This was 187% above last year mainly in response to inflation pressure. Net financing costs for the year amounted to ZWL8.8 million, an 83% increase from ZWL4.8 million reported last year. The increase is mainly attributable to lease liabilities as finance costs on borrowings decreased by 93%.

Inflation adjusted profit before income tax for the year was at ZWL338.01 million; a 302% growth from ZWL83.89 million reported in the prior year. Profit for the period was ZWL187.04 million, a growth of 227% from last year profit of ZWL57.21 million.

SIGNIFICANT FINANCIAL MATTERS

Changes in functional and presentation currency

On 20 February 2019, the Reserve Bank of Zimbabwe introduced a new currency called RTGS dollar ("ZWL"). This new currency would be recognized as an official currency and that the interbank foreign exchange market would be established to formalize trading in RTGS dollar balances with other currencies. The Group has therefore made an assessment and concluded that its functional currency is no longer the US$ (foreign currency), but the ZWL. The currency was renamed to Zimbabwe dollar on 24 June 2019. For translation purposes, comparatives have been translated to ZWL at a rate of exchange ("RoE") of ZWL1: US$1, the average RoE for the period under review was ZWL8.415: US$1, and the closing exchange rate as at 31 December was ZWL16.833: US$1. See note 4 for further information.

Adoption of IFRS 16, Leases

The Group adopted International Financial Reporting Standard ("IFRS") 16, Leases for the first time on 1 January 2019. The impact of adoption was increasing assets by recognition of right of use assets amounting to ZWL217.41 million and increasing liabilities by recognizing a lease liability amounting to ZWL217.41 million. Right of use assets depreciation amounting to ZWL3.87 million is included in operating expenses and lease liabilities finance costs amounting to ZWL8.54 million are included in finance costs. Refer to note 6(a) for more information.

Change in accounting policy for subsequent measurement of property and equipment

The Group changed its accounting policy relating to subsequent measurement of property and equipment from the cost model to the revaluation model with effect from 30 June 2019. On the date of change in functional currency all balances were deemed to be RTGS ("ZWL") balances resulting in the Group's property and equipment which were predominately acquired in foreign currency being grossly undervalued. The change has been applied prospectively from 30 June 2019. Refer to note 6(b) for more information.

Adoption of IAS 29, Financial Reporting in Hyper-Inflationary Economies

On 11 October 2019, the Public Accountants and Auditors Board (PAAB) issued a pronouncement indicating that the condition for a hyperinflationary economy had been met in Zimbabwe, and entities should commence hyperinflationary reporting in compliance with International Accounting Standard 29 ("IAS 29"), "Financial Reporting in Hyperinflationary Economies" for the period beginning 1 July 2019. For the purposes of fair presentation in accordance with IAS 29, the historical cost information has been restated for changes in general purchasing power of Zimbabwean dollar ("ZWL") and appropriate adjustments and reclassifications have been made. Accordingly, the inflation adjusted financial statements represents the primary financial statements of the Group. The historical cost financial statements have been provided by way of supplementary information.

OUTLOOK

There are significant headwinds in the Zimbabwean economy which make it difficult to forecast business performance, particularly business from the domestic market. Whilst, volume performance for the first three months of 2020 were in line with expectations, the travel and tourism industries are amongst the most hit by the Corona virus (COVID-19) pandemic. The number of new cases continues to surge in the region and some parts of the world, particularly in Europe and the Americas which are key source markets for the Group. Recently, the nation and other regional countries like South Africa have implemented nationwide lockdowns. The World Travel and Tourism Council ("WTTC") has warned that COVID-19 pandemic could adversely impact travel and tourism by up to 25% this year an equivalent of three month tourism activity. In light of the above, the Group saw it fit to temporarily close all its eleven (11) hotels and two (2) casinos effective 30 March 2020. This position will be assessed after the lockdown period with a view to reopen some of the hotel, especially the city hotels. Refer to note 17.2 for more on closure of hotels.

Many countries have grounded their airlines, implemented travel restrictions and quarantine measures in a bid to contain the impact of COVID-19 and flatten the curve. These measures are weighing on the company's international business outlook and expected to result in cancellations of bookings or deferrals without concrete dates. Our current statistics have shown that we have had 14 512 room nights cancelled, with a total revenue amount of US$4 219 491 by 24 March 2020. As the outbreak continues to evolve, it is challenging at this point, to predict the full extent and duration of its business and economic impact. However, we expect the remainder of the first half of 2020 to be severely impacted causing a permanent dent to the 2020 financial performance. The second half is forecasted to have better performance as the pandemic is expected to be under control on the back of lockdowns and isolation measures.

Despite the potential impact of the COVID-19, we expect the general travel outlook in the second half of the year to be somewhat positive and it should dilute the losses of the first half. We will continue to target our sales and marketing initiatives in the second half to support and promote international and regional tourism as we anticipate the domestic market to remain subdued.

With regards to revenue earning capacity and net-unit growth goals, the Group has completed two campsites at Great Zimbabwe, and Caribbea Bay Hotel with a combined capacity of 75 rooms accommodating a maximum of 150 people. The Group also launched Sun Leisure Tours (a touring division) in the first quarter of 2020, with the initial investment directed to Victoria Falls and Bulawayo. The company is working on resourcing Harare.

TERMINATION OF THE HOTEL MANAGEMENT CONTRACT

As previously reported, the hotel management contract with Legacy Hospitality Management Serves Limited (Legacy) covering five of our hotels (The Elephant Hills Resort and Conference Centre, The Kingdom at Victoria Falls, Monomotapa Hotel, Hwange Safari Lodge and Troutbeck Resort) was terminated. The matter is still going through legal processes, and we will advise once this is completed. However, we wish to advise all our stakeholders that, this termination has limited impact on the Group's operations. To date, we have fully integrated and taken over the management of our hotels, with the operations now segmented and reviewed as shown in note 8 of these condensed financials.

DIRECTORATE CHANGES

There were no changes to the directorate in the period under review.

DIVIDEND DECLARATION

During 2019 the board declared two sets of interim dividends. The first interim dividend of ZWL5, 256,808 being ZWL0.0061 per share (0.61 ZWL cents per share) was declared on 22 August 2019. The second interim dividend of ZWL 8,617,718 being ZWL0.01 per share (1 ZWL cents per share) was declared on 29 January 2020. The two declarations bring the total dividend for 2019 to ZWL13, 874,526 being ZWL0.0161 per share (1.61 ZWL cents per share). With the desire to preserve cash to cushion the Group from the impact and uncertainties caused by COVID-19, the Board resolved not to declare a further dividend from the 2019 profits.

APPRECIATION

I would like to thank my colleagues on the Board, management and staff for their contribution which enabled the Company to continue to deliver sterling operational and financial results despite the difficult operating environment. The same commitment will serve us well in the realisation of African Sun's potential in 2020 and beyond. Most importantly, I would also like to thank our valued customers for their continued support, and we look forward to your unwavering support throughout the year 2020.

A Makamure
Chairman

31 March 2020

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2019

		INFLATION ADJUSTED		HISTORICAL	
All figures in ZWL	**Note**	**Audited 31 December 2019**	**Audited 31 December 2018**	**Audited 31 December 2019**	**Audited 31 December 2018**
Assets					
Non-current assets					
Property and equipment	9	452,027,074	205,997,490	437,688,796	24,131,483
Right of use	6	217,412,986	-	35,001,695	-
Biological assets		3,669,608	1,416,191	3,669,608	227,995
Other financial assets at amortised cost		1,628,583	2,315,606	1,628,583	372,794
		674,738,251	**209,729,287**	**477,988,682**	**24,732,272**
Current assets					
Inventories		65,812,940	24,828,720	32,789,975	3,043,287
Trade receivables		42,312,669	19,624,133	42,312,669	3,159,325
Other financial assets at amortised cost		60,223,139	18,252,815	50,702,703	2,707,315
Cash and cash equivalents		198,452,854	86,199,002	198,452,854	13,877,327
		366,801,602	**148,904,670**	**324,258,201**	**22,787,254**
Total assets		**1,041,539,853**	**358,633,957**	**802,246,883**	**47,519,526**
Equity and liabilities					
Equity attributable to owners of the parent					
Share capital		74,208,888	74,208,888	8,617,716	8,617,716
Share premium		216,345,112	216,345,112	25,123,685	25,123,685
Revaluation reserve		177,609,680	-	294,163,180	-
Foreign currency translation reserve		117,496,189	(30,560,424)	54,037,995	(3,554,078)
Retained earnings / (accumulated losses)		75,011,641	(86,195,683)	87,872,352	(10,498,302)
Total equity		**660,671,510**	**173,797,893**	**469,814,928**	**19,689,021**
Liabilities					
Non-current liabilities					
Borrowings		-	16,116,113	-	2,594,561
Lease liabilities		35,089,965	-	35,089,965	-
Deferred tax liabilities		148,406,392	35,508,139	99,970,004	3,789,942
		183,496,357	**51,624,252**	**135,059,969**	**6,384,503**
Current liabilities					
Trade and other payables		178,676,299	102,862,710	178,676,299	16,560,047
Current income tax		8,616,825	3,369,903	8,616,825	542,527
Provisions for other liabilities	10	9,633,538	16,806,508	9,633,538	2,705,709
Borrowings		-	10,172,691	-	1,637,719
Lease liabilities		445,324	-	445,324	-
		197,371,986	**133,211,812**	**197,371,986**	**21,446,002**
Total Liabilities		**380,868,343**	**184,836,064**	**332,431,955**	**27,830,505**
Total equity and liabilities		**1,041,539,853**	**358,633,957**	**802,246,883**	**47,519,526**

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2019

		INFLATION ADJUSTED		HISTORICAL	
All figures in ZWL	**Note**	**Audited 31 December 2019**	**Audited 31 December 2018**	**Audited 31 December 2019**	**Audited 31 December 2018**
Revenue	8	914,138,129	544,972,140	449,225,618	68,499,411
Cost of sales	12	(189,828,453)	(152,549,864)	(96,088,849)	(19,141,018)
Gross profit		**724,309,676**	**392,422,276**	**353,136,769**	**49,358,393**
Other income		93,532,477	20,384,064	31,933,136	2,473,674
Operating expenses	12	(486,660,149)	(302,116,122)	(218,971,359)	(37,749,686)
Other expenses		(1,132,810)	(262,680)	(691,391)	(25,366)
Net impairment (losses) / gain on financial assets		(13,183,365)	806,936	(13,183,365)	129,910
Operating profit		**316,866,829**	**111,234,474**	**152,223,789**	**14,186,925**
Finance income		812,734	448,999	523,194	72,373
Finance costs - borrowings		(1,152,150)	(5,289,880)	(336,546)	(660,028)
Finance costs - lease liabilities		(8,540,121)	-	(2,871,670)	-
Net monetary gain/(loss)		30,025,521	(22,505,781)	-	-
Profit before income tax	8	**338,012,813**	**83,887,812**	**149,538,767**	**13,599,270**
Income tax expense	13	(150,974,270)	(26,681,300)	(43,083,744)	(3,463,411)
Profit for the period		**187,038,543**	**57,206,512**	**106,455,023**	**10,135,859**
Other comprehensive income / (loss) net of tax:					
Items that may be subsequently reclassified to profit or loss					
Exchange differences on translation of foreign operations		148,056,613	(696,373)	57,592,073	(86,031)
Items that may not be subsequently reclassified to profit or loss					
Revaluation surplus (net of tax)		177,609,680	-	294,163,180	-
Other comprehensive income / (loss) net of tax:		**325,666,293**	**(696,373)**	**351,755,253**	**(86,031)**
Total comprehensive income for the year		**512,704,836**	**79,015,920**	**458,210,276**	**10,049,828**
Earnings per share attributable to:					
Owners of the parent during the period: cents					
Basic and diluted earnings per share	14	21.70	6.64	12.35	1.18
Headline earnings per share	14	21.57	6.62	12.09	1.17

Directors: A. Makamure (Chairman), E. T. Shangwa (Managing Director)*, B. H. Dirorimwe (Finance Director)*, G. Chikomo, B. Childs, E. A. Fundira, N. G. Maphosa, T. M. Ngwenya, P. Saungweme. * Executive
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Independent Auditor: PricewaterhouseCoopers Chartered Accountants (Zimbabwe), Building No. 4 Arundel Office Park, Norfolk Road, Mount Pleasant, Harare, Zimbabwe.

AFRICAN SUN LIMITED



AUDITED CONDENSED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2019

		INFLATION ADJUSTED		HISTORICAL	
All figures in ZWL	**Note**	**Audited 31 December 2019**	**Audited 31 December 2018**	**Audited 31 December 2019**	**Audited 31 December 2018**
Cash flows from operating activities					
Cash generated from operations		350,289,246	118,782,067	246,316,984	18,554,838
Interest received		812,734	448,999	523,194	72,373
Interest paid		(1,152,150)	(5,289,880)	(336,546)	(714,578)
Finance cost paid-lease liabilities		(8,540,121)	-	(2,871,670)	-
Tax paid		(43,743,370)	(27,690,103)	(29,367,353)	(3,529,748)
Cash generated from operating activities		**297,666,339**	**86,251,083**	**214,264,609**	**14,382,885**
Cash flows from investing activities					
Purchase of property and equipment	9	(89,842,761)	(47,137,827)	(48,454,045)	(5,899,758)
Proceeds from sale of property and equipment		2,150,946	699,276	302,358	144,561
Cash used in investing activities		**(87,691,815)**	**(46,438,551)**	**(48,151,687)**	**(5,755,197)**
Cash flows from financing activities					
Dividend paid		(46,201,781)	(9,483,895)	(11,985,878)	(1,101,344)
Repayment of borrowings		(14,348,097)	-	(4,232,280)	-
Loans raised		-	(12,391,511)	-	(1,977,427)
Repayment of lease liabilities		(7,074,878)	-	(2,565,960)	-
Cash used in financing activities		**(67,624,756)**	**(21,875,406)**	**(18,784,118)**	**(3,078,771)**
Increase in cash and cash equivalents for the year		**142,349,768**	**17,937,126**	**147,328,804**	**5,548,917**
Cash and cash equivalents at beginning of the year		86,199,002	51,943,978	13,877,327	8,362,551
Exchange (loss)/gain on cash and cash equivalents		(30,095,916)	16,317,898	37,246,723	(34,141)
Cash and cash equivalents at end of the year		**198,452,854**	**86,199,002**	**198,452,854**	**13,877,327**

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2019

		INFLATION ADJUSTED					
All figures in ZWL	**Notes**	**Share capital**	**Share premium**	**Foreign currency translation reserve**	**Revaluation reserve**	**(Accumulated losses) / Retained earnings**	**Total equity**
Year ended 31 December 2018							
Balance as at 1 January 2018		74,208,888	216,345,112	(29,864,051)	-	(129,146,752)	**131,543,197**
Restatement as a result of adoption of IFRS 9		-	-	-	-	(4,771,548)	**(4,771,548)**
Restated total equity as at 1 January 2018		**74,208,888**	**216,345,112**	**(29,864,051)**	**-**	**(133,918,300)**	**126,771,649**
Profit for the year		-	-	-		57,206,512	**57,206,512**
Other comprehensive income:							
Currency translation differences		-	-	(696,373)	-	-	**(696,373)**
Total comprehensive income for the year		-	-	(696,373)	-	57,206,512	**56,510,139**
Transactions with owners in their capacity as owners:							
Dividend declared and paid		-	-	-	-	(9,483,895)	**(9,483,895)**
		-	-	-	-	(9,483,895)	**(9,483,895)**
Balance as at 31 December 2018		**74,208,888**	**216,345,112**	**(30,560,424)**	**-**	**(86,195,683)**	**173,797,893**
Balance as at 01 January 2019		**74,208,888**	**216,345,112**	**(30,560,424)**	**-**	**(86,195,683)**	**173,797,893**
Profit for the year		-	-	-		187,038,543	**187,038,543**
Other comprehensive income:							
Currency translation differences		-	-	148,056,613	-	-	**148,056,613**
Revaluation surplus (net of tax)	6	-	-	-	177,609,680		**177,609,680**
		-	-	148,056,613	177,609,680	-	**325,666,293**
Total comprehensive income for the year		-	-	148,056,613	177,609,680	187,038,542	**512,704,835**
Transactions with owners in their capacity as owners:							
Dividend declared and paid	11	-	-	-	-	(25,831,219)	**(25,831,219)**
		-	-	-	-	(25,831,219)	**(25,831,219)**
Balance as at 31 December 2019		**74,208,888**	**216,345,112**	**117,496,189**	**177,609,680**	**75,011,641**	**660,671,510**

		HISTORICAL					
All figures in ZWL	**Notes**	**Share capital**	**Share premium**	**Foreign currency translation reserve**	**Revaluation reserve**	**(Accumulated losses) / Retained earnings**	**Total equity**
Year ended 31 December 2018							
Balance as previously stated		8,617,716	25,123,685	(3,468,047)	-	(18,764,635)	**11,508,719**
Restatement as a result of adoption of IFRS 9		-	-	-	-	(768,180)	**(768,180)**
Balance as at 1 January 2018 as restated		**8,617,716**	**25,123,685**	**(3,468,047)**	**-**	**(19,532,815)**	**10,740,539**
Profit for the year		-	-	-	-	10,135,859	**10,135,859**
Other comprehensive income:							
Currency translation differences		-	-	(86,031)	-	-	**(86,031)**
Total comprehensive income for the year		-	-	(86,031)	-	10,135,858	**10,049,827**
Transactions with owners in their capacity as owners:							
Dividend declared and paid		-	-	-	-	(1,101,344)	**(1,101,344)**
		-	-	-	-	(1,101,344)	**(1,101,344)**
Balance as at 31 December 2018		**8,617,716**	**25,123,685**	**(3,554,078)**	**-**	**(10,498,302)**	**19,689,021**
Year ended 31 December 2019							
Balance as at 01 January 2019		**8,617,716**	**25,123,685**	**(3,554,078)**	**-**	**(10,498,302)**	**19,689,021**
Profit for the year		-	-	-		106,455,023	**106,455,023**
Other comprehensive income:							
Currency translation differences		-	-	57,592,073	-	-	**57,592,073**
Revaluation surplus (net of tax)	6	-	-	-	294,163,180	-	**294,163,180**
		-	-	57,592,073	294,163,180	-	**351,755,253**
Total comprehensive income for the year		-	-	57,592,073	294,163,180	106,455,023	**458,210,276**
Transactions with owners in their capacity as owners:							
Dividend declared and paid	11	-	-	-	-	(8,084,370)	**(8,084,370)**
		-	-	-	-	(8,084,370)	**(8,084,370)**
Balance as at 31 December 2019		**8,617,716**	**25,123,685**	**54,037,995**	**294,163,180**	**87,872,352**	**469,814,928**

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

1 Reporting entity

African Sun Limited ("the Company") and its subsidiaries (together "the Group") lease and manage eleven hotels in Zimbabwe, and operate a regional sales office in South Africa that focuses on international and regional sales.

The Company is incorporated and domiciled in Zimbabwe, and listed on the Zimbabwe Stock Exchange.

The parent of the Company is Arden Capital Management (Private) Limited ("Arden"), formerly known as Brainworks Capital Management (Private) Limited which owns 57.67% (2018: 57.67%) of the ordinary share capital of the Company.

The Company's registered address is Monomotapa Hotel, Number 54 Park Lane Road, Harare, Zimbabwe.

These condensed financial statements were approved for issue by the Directors on 19 March 2020.

NOTES TO THE CONDENSED FINANCIAL STATEMENTS

2 Basis of preparation

The consolidated financial statements of the Group have been prepared in compliance with International Financial Reporting Standards ("IFRS") except for "IAS" 21 'The Effects of Foreign Exchange Rates', the Zimbabwe Stock Exchange Listing Requirements and in the manner required by the Zimbabwe Companies Act (Chapter 24:03). These condensed financial statements are prepared on the historical cost basis modified by revaluation of property and equipment, and biological assets. For the purposes of fair presentation in accordance with International Accounting Standard ("IAS") 29 Financial Reporting in Hyperinflationary Economies, the historical cost information has been restated for changes in general purchasing power of Zimbabwean dollar ("ZWL") and appropriate adjustments and reclassifications have been made. The restatement has been calculated by means of adjusting factors derived from the consumer price index("CPI") prepared by Zimbabwe National Statistics Agency ("ZimStat"). Accordingly, the inflation adjusted financial statements represents the primary financial statements of the Group. The historical cost financial statements have been provided by way of supplementary information and have been audited.

3 Audit Opinion

These financial statements should be read in conjunction with the complete set of financial statements for the year ended 31 December 2019, which have been audited by PricewaterhouseCoopers Chartered Accountants (Zimbabwe). An adverse audit opinion has been issued because of non compliance with International Accounting Standard ("IAS") 21 'The Effects of Foreign Exchange Rates'. The independent audit report includes a section on key audit matters. Key audit matters included impairment of Group financial instruments. The financial statements were audited by Clive K Mukondiwa, CA(Z), a member of the Institute of Chartered Accountants Zimbabwe ("ICAZ") Public Practice Certificate Number 253168 and a registered Public Auditor with the Public Accountants and Auditors Board, Public Auditor Certificate Number 0439. The auditor's report on the financial statements is available for inspection at the Company's registered office.

4 Change in functional and presentation currency

On the 22 February 2019, Statutory Instrument ("SI") 33 of 2019 was issued as an amendment to the Reserve Bank of Zimbabwe Act (Chapter 22:15) that introduced a new currency called the RTGS dollar. An Exchange Control Directive RU 28 of 2019 was also issued on the same day which introduced an interbank exchange rate for the RTGS dollar to the US$ as well as other existing currencies in the multicurrency regime. In addition, Statutory Instrument 33 of 2019 was issued on 22 February 2019 which makes reference to the following matters among other key provisions;

- That the RBZ has, with effect from 22 February 2019 ("Effective date") issued an electronic currency called the Real Time Gross Settlement ("RTGS") dollar ("ZWL");
- RTGS balances expressed in US$ immediately before 22 February 2019, shall from the Effective date be deemed to be opening balances in RTGS dollar at par with the US$;
- For accounting and other purposes, all assets and liabilities that were valued and expressed in US$ immediately before 22 February 2019 shall be deemed to be valued in RTGS dollars at rate of 1:1 to the US$; and
- That after the Effective date any variance from the opening parity rate shall be determined from time to time by the rate at which authorised dealers under the Exchange Control Act (Chapter 22:15) exchange the RTGS dollar for the US$ and other currencies on a willing-seller willing-buyer basis.

The Group translated its statement of financial position on the date of change in functional currency at a rate of 1 US$ to 1 ZWL in accordance with Statutory Instrument 33 and subsequently remeasured foreign currency denominated monetary assets and liabilities using the inter bank market rate. Transactions between 1 January 2019 and 22 February were translated at at a rate of 1 US$ to 1 ZWL in accordance with Statutory Instrument 33 and subsequently all foreign denominated transactions were translated using the inter bank market rate.

On 24 June 2019 the currency was renamed from RTGS dollar to Zimbabwean dollar through Statutory Instrument 142 of 2019.

Based on the foregoing, and the assessment done by the Group, its functional and reporting currency has changed from the US$ to Zimbabwean Dollar ("ZWL") with effect from 22 February 2019.

The condensed financial statements are therefore presented in ZWL being the currency of the primary economic environment in which the Group operates. Prior year historical numbers are also presented in ZWL converted at a rate of ZWL:US$ 1:1, and inflation adjusted.

The following exchange rates of ZWL to US$ were applied in foreign currency transactions and balances for the period under review;

- Average exchange rate - 8.4152 (2018 :1); and
- Closing exchange rate - 16.8329 (2018 :1)

5 Critical accounting estimates and judgements

The Group 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 addressed below:

(a) Functional currency

Significant judgement was required in determining the effective date of change in functional currency. Refer to note 4 above for a detailed analysis of the judgements exercised in determineing the date of change of functional currency.

(b) Income taxes

Significant judgement is required in determining the liability 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 assets and liabilities in the period in which such determination is made.

(c) Impairment of trade receivables and financial assets

The following are the critical judgements, apart from those involving estimations, that the directors have made in the process of applying expected credit losses model of impairing trade receivables.

- Significant increase of credit risk - in assessing whether the credit risk of an asset has significantly increased the directors considers qualitative and quantitative reasonable and supportable forward-looking information.
- Model and assumptions used - the Group used model and assumptions in measuring fair value of financial assets as well as in estimating expected credit losses ("ECL"). Directors have applied judgement in identifying the most appropriate model for each type of asset, as well as for determining the assumptions used in these models, including assumptions that relate to key drivers of credit risks.
- Business model assessment - the Group determines the business model at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of assets and the how these are managed.

6 Accounting policies

The accounting policies adopted are consistent with those of the previous financial year, except the changes below;

a. Adoption of IFRS 16, Leases

The Group leases various hotel, office buildings and land. Rental contracts are typically made for fixed periods of 3 to 50 years with option to extend. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. All the lease agreements do not impose any covenants, and leased assets may not be used as security for borrowing purposes.

Until the 2018 financial year, leases of property and equipment were classified as either finance or operating leases. Payments made under operating leases (net of any incentives received from the lessor) were charged to profit or loss on a straight-line basis over the period of the lease.

From 1 January 2019, leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The right-of-use asset is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments;

- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payment that are based on an index or a rate;
- amounts expected to be payable by the lessee under residual value guarantees;
- the exercise price of a purchase option if the lessee is reasonably certain to exercise that option and
- payments of penalties for terminating the lease, if the lease term reflects the lessee exercising that option.

The Group's incremental borrowing rate is used to discount the lease payments, being the rate that the Group would have to pay to borrow the funds necessary to obtain an asset of similar value in a similar economic environment with similar terms and conditions.

Right-of-use assets are measured at cost comprising the following;

- the amount of the initial measurement of lease liability;
- any lease payments made at or before the commencement date less any lease incentives received;
- any initial direct costs, and
- restoration costs.

Leases of hotels properties whose payments are associated with variable lease payments that are not based on an index or rate, short-term leases and leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss.

The Group leases various office buildings, hotel buildings, golf course, car parks and staff housing. Rental contracts are typically made for fixed periods of two years to fifteen years. Leases for hotel buildings have extension options for renewal at the end of the lease upto five renewals at the option of the Group. The Group determined that the non-cancellable period of the leases are the original leased term together with the periods covered by options to extend the leases that the Group is reasonably certain to extend because of both significant leasehold improvements undertaken, and the importance of the underlying hotel buildings to the Group's operations

All hotels property leases on which right of use assets have been recognised contain variable payment terms that are linked to revenues generated from the hotels For individual hotels, variable lease payment are due when the amount calculated based percentages ranging from 7.5% to 15 % of sales, depending on the nature of the revenue is higher than the fixed rental for the hotel. Variable lease payments that depend on sales are recognised in profit or loss in the period in which the condition that triggers those payments occurs.

The Group adopted IFRS 16 prospectively from 1 January 2019, but has not restated comparatives for the 2018 reporting period, as permitted under the specific transitional provisions in the standard. The reclassifications and the adjustments arising from the new leasing rules are therefore recognised in the opening balance sheet on 1 January 2019.

On adoption of IFRS 16, the Group recognised lease liabilities in relation to leases which had previously been classified as 'operating leases' under the principles of "IAS" 17, Leases and recognised right-of use assets equal to the lease liabilities, adjusted by the amount of prepaid or accrued lease payments relating to that lease recognised in the statement of financial position as at 31 December 2019. These liabilities were measured at the present value of the remaining lease payments, discounted using the lessee's incremental borrowing rate as of 1 January 2019. The weighted average lessee's incremental borrowing rate applied to the lease liabilities on 1 January 2019 was 10.5%. Lease liabilities recognised at 01 January 2019 were as follows,

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AUDITED CONDENSED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

NOTES TO THE CONDENSED FINANCIAL STATEMENTS (CONTINUED)

6 Accounting policies (continued)

a. Adoption of IFRS 16, Leases (continued)

All figures in ZWL	INFLATION ADJUSTED	HISTORICAL
Operating lease commitments disclosed as at 31 December 2018	138,517,295	22,300,136
Discounted using the lessee's incremental borrowing rate of 10.5% at the date of initial application	75,167,020	12,101,267
Adjustments as a result of a different treatment of extension and termination options	38,815,966	6,249,049
Lease liability recognised as at 1 January 2019	**113,982,986**	**18,350,316**

The recognised right-of-use assets relate to the following type of assets

	INFLATION ADJUSTED		HISTORICAL	
All figures in ZWL	As at 31 December 2019 Audited	As at 1 January 2019 Audited	As at 31 December 2019 Audited	As at 1 January 2019 Audited
Hotel buildings	162,756,227	93,061,691	26,202,408	14,982,161
Office buildings	8,569,664	1,864,307	1,379,645	300,138
Staff Houses	44,842,767	16,705,891	7,219,315	2,689,510
Land	1,244,328	2,351,096	200,326	378,507
	217,412,986	**113,982,986**	**35,001,695**	**18,350,316**

The leases that were recognised as right of use assets were the following;

- Holiday Inn Bulawayo hotel building;
- Holiday Inn Harare hotel building;
- Holiday Inn Harare car park;
- Central Office office building;
- South Africa branch office building;
- Sun Casino building;
- Elephant Hills golf course; and
- Victoria Falls staff houses.

There were no onerous lease contracts that would have required an adjustment to the right-of-use assets at the date of initial application.

The net impact on accumulated losses on 1 January 2019 was nil as the amount of lease liabilities recognised was equal to the rights of use assets recognised.

In applying IFRS 16 for the first time, the Group has used the following practical expedients permitted by the standard;

- the exclusion of initial direct costs for the measurement of the right-of-use asset at the date of initial application; and
- the use of hindsight in determining the lease term where the contract contains options to extend or terminate the lease.

The Group also elected not to reassess whether a contract is, or contains a lease at the date of initial application. Instead, for contracts entered into before the transition date the Group relied on its assessment made applying IAS 17 and IFRIC 4, Determining Whether an Arrangement Contains a Lease.

b. Change in accounting policy for subsequent measurement of property and equipment

The Group changed its accounting policy relating to subsequent measurement of property and equipment from the cost model to the revaluation model with effect from 30 June 2019. On the date of change in functional currency all balances were deemed to be ZWL balances resulting in the Group's property and equipment which were predominately acquired in foreign currency being grossly undervalued. The change in accounting policy was applied prospectively from 30 June 2019.

Management believes that the change in accounting policy will result in fair presentation of the Group's property and equipment.

The impact on the change in accounting policy as at 31 December 2019 is as follows;

All figures in ZWL	INFLATION ADJUSTED As at 31 December 2019 Audited	HISTORICAL As at 31 December 2019 Audited
Increase in carrying amount of property and equipment	226,199,937	385,670,853
Increase in deferred tax liabilities	(48,590,257)	(91,507,673)
Increase in equity	**177,609,680**	**294,163,180**

The change in accounting policy did not have any impact on comparatives.

c. Inflation adjustment

The Public Accountants Auditors Board ("PAAB") issued a pronouncement ("Pronouncement 01/2019") on the application of International Accounting Standard ("IAS 29") Financial Reporting in Hyperinflationary Economies in Zimbabwe after broad market consensus factors and characteristics to consider Zimbabwe economy as hyperinflationary have been met. One characteristic that leads to the classification of an economy as hyperinflationary, is a cumulative three year inflation rate approaching or exceeding 100 percent. Pronouncement 01/2019 covered the preparation and presentation of financial statements of entities operating in Zimbabwe for the financial periods ended on or after 1 July 2019. The Group determined the effective date of application of the standard as 1 January 2019 . International Financial Reporting Interpretations Committee ("IFRIC"), 7, Economies Becoming Hyperinflationary, requires that the entity applies the IAS 29 as if the economy was always hyperinflationary.

IAS 29 requires that financial statements prepared in the currency of a hyperinflationary economy be stated in terms of a measuring unit current at the reporting date, and that the corresponding figures for prior periods be stated in terms of measuring unit current at the end of reporting date. The restatement has been calculated by means of adjusting factors derived from the consumer price index(CPI) prepared by Zimbabwe National Statistics Agency ("ZimStat"). The adjustment factors used to restate the financial statements as at 31 December 2019, using 2018 base year are as follows:

Date	Indices	Adjusting Factor
CPI as at 31 December 2017	60.8	8.61
CPI as at 31 December 2018	88.81	6.21
CPI as at 31 December 2019	551.63	1.00

The indices and adjusting factors have been applied to the historical cost of transactions and balances as follows:

All items in income statements are restated by applying relevant monthly adjusting factors;

The net effect of the inflation adjustments on the net monetary position of the Group is included in the income statement as a monetary loss or gain;

Comparative information is restated using the inflation indices in terms of the measuring unit current at the reporting date;

The application of the IAS 29 restatement procedures has the effect of amending certain accounting policies which are used in the preparation of the financial statements under historical cost convention. The policies affected are;

- Monetary assets and liabilities are not restated as they are already stated in terms of the measuring unit current at the reporting date;
- Non-monetary assets and liabilities are not carried at amounts current at the reporting date and components of shareholders equity are restated by applying the relevant monthly adjusting factor;
- Inventories are carried at the lower of indexed cost and net realisable value;
- Biological assets are carried at the lower of indexed cost and fair value, less estimated point of sale costs;
- Deferred tax is provided in respect of temporary differences arising from the restatement of assets and liabilities; and
- All items of cash statement are expressed in terms of measuring unit current at the reporting date.

7 Going concern

The Group recorded a decline of 11 percentage points in hotel occupancy to 48% down from the 59% recorded in 2018. Based on inflation adjusted financial information, the Group achieved an EBITDA margin of 42%, up from the 25% achieved in 2018. After tax return on sales in 2019 was 5 percentage points higher at 20%, signalling that the Group is still profitable despite the decline in volumes. Though the volumes were down in 2019, the occupancy achieved was significantly above the Group's breakeven occupancy level. The decline in occupancy was due to a combination of factors which include the January 2019 civil unrest and the reduced domestic arrivals due to austerity measures implemented as part of the Transitional Stabilisation Programme ("TSP").

The decline in volumes does not pose a threat to the going concern of the business, as the Group has been steadily restructuring the statement of financial position from 2015. This has seen the Group repaying all borrowings during 2019 and has over the years managed to reverse the negative working capital position. These two measures coupled with the sound cash position of ZWL198, 452,854 as at 31 December 2019, have repositioned the Group to have a strong borrowing capacity for various projects in the future. The sound cash position enabled the Company to declare two sets of dividends for 2019 amounting to ZWL13,874,526 `(historical), being ZWL0.0161 per share (1.61 ZWL cents per share) despite the reduced volume performance during the year.

Subsequent to year-end, the operations of Group have been affected by the emergence of the novel corona virus ("COVID-19"). The travel and tourism sector is one of the industries most affected by the COVID-19 pandemic. Occupancy levels for the first three months of 2020 were in line with expectations. The number of new cases continues to surge across the world, particularly in Europe and the Americas which are key source markets for the Group. These countries introduced lockdowns and, in some cases, closed their borders and advised their citizens to avoid travel that is not critical and necessary. Zimbabwe and other regional countries implemented nationwide lockdowns. In response to the Zimbabwe lockdown, the Group closed all the 11 hotels from 27 March 2020, for an initial three-week period and the lockdown was extended by a further two weeks. Occupancy and revenue for remaining nine months of the year will be adversely affected by the lockdown period, during which both occupancy and revenue will be nil. Post lockdown revenue of the Group could be adversely affected by cancellations. Our current statistics have shown that we have had 14 512 room nights cancelled, translating to a minimum loss of revenue amounting to US$4 219 491 by 24 March 2020.At this point our estimation of revenue losses assume that the impact of COVID-19 may begin to wane by June or July, and we anticipate that business will recover in the third quarter of the year.

Management expects domestic business largely driven by government and non-governmental organisations programmes centred on COVID-19 health responses and hunger alleviation to resume immediately, post lockdown. Regional travel and tourism is also expected to resume concurrently with domestic business as other regional countries ease their lockdowns, ports of entry reopen and regional flights resume. International business is expected to resume around July as airlines rebuild their networks. In this base case scenario, we expect COVID-19 to have a significant adverse impact for the next two to three months. We also expect the ADR to ease from our original forecast as we promote rebound business, especially the domestic market.

However, should the worst-case scenario of no additional business in 2020 materialise, the Group has enough cash resources to meet all unavoidable operating costs beyond December 2020.In addition the Group had enough borrowing headroom, given that the Group is debt free. In light of the above, the Group has taken the following actions to significantly reduce expenses and preserve cash:

- an immediate stop to all capital expenditure programmes;
- restrict payments to key business continuity creditors;
- engaged tour operators to defer bookings as opposed to cancellation;
- agreed reduced salaries and wages with employees;
- reduced our work force with effect from 1 April 2020 to align to no or low volumes expected in the near future; and
- engaging landlords to revise rental charges to sustainable level;

Based on the aforementioned, the Directors have assessed the ability of the Group and the Company to continue as going concerns and are of the view that, the preparation of these financial statements on a going concern basis is appropriate.

8 Segment analysis

Following the termination of management contract with Legacy, the Group changed its operating segments based on the new reports reviewed by the executive committee (executive management team), that makes strategic decisions for the purpose of allocating resources and assessing performance.

The executive committee assesses the performance of the operating segments based on:

- hotel occupancies;
- hotel revenue per available room ("RevPAR");
- hotel average daily rate ("ADR"); and
- profitability.

Troutbeck Resort, and Monomotapa Hotel previously under hotels under management segment and Holiday Inn Harare, Holiday Inn Bulawayo, and Holiday Inn Mutare, previously hotels under franchises segment were allocated to the City and Country segment. Carribbea Bay Resort, and Great Zimbabwe previously under hotels under owner managed segment, and The Elephant Hills Resort and Conference Centre, The Kingdom at the Victoria Falls Hotel, and Hwange Safari Lodge, previously hotels under management segment were allocated to the Resort Hotels segment. The Partnership segment remains unchanged. We have restated the corresponding information for the previous year to match the change in segments.

The new operating segments are made up of four strategic business segments which are;

1. **Country and City Hotels**
This segment comprise Troutbeck Resort, Holiday Inn Harare, Holiday Inn Bulawayo, Holiday Inn Mutare and Monomotapa Hotel. The hotels are headed by Country and City Hotels Operations Executive who reports to the Managing Director.

2. **Resort Hotels**
The segment is made up of the Elephant Hills Resort and Conference Centre, The Kingdom at Victoria Falls, Hwange Safari Lodge, Great Zimbabwe and Caribbea Bay Resort the hotels are headed by the Resort Hotels Operations Executive who reports to the Managing Director.

3. **Partnership**
This refers to The Victoria Falls Hotel which is jointly operated with Meikles Hospitality (Private) Limited and is an affiliate of the Leading Hotels of the World (LHW).

4. **Supporting business units**
This segment comprise of Sun Leisure , Central office, Sun Casinos, and the South Africa Branch. Sun Leisure houses the Group's touring division (Sun Leisure Tours) and the Casinos (Sun Casinos).

Revenue from contracts with customers

Revenue from contracts with customers between segments are eliminated on consolidation. The revenue from external parties reported to the executive committee is measured in a manner consistent with how revenue is measured in the statement of comprehensive income. The Group derives revenue from the transfer of goods and services at a point in time in the above segments.

The amounts provided to the executive committee with respect to total assets are measured in a manner consistent with that of the financial statements. These assets are allocated based on the operations of the segment and the physical location of the asset.

All interest bearing liabilities have been allocated to segments as they relate to specific bank loans obtained by the segments.

Earnings before interest, tax, depreciation and amortisation ("EBITDA") has been calculated excluding exceptional items relating to RBZ export incentive, profit/(loss) from disposal of property and equipment and fair value adjustment on biological assets.

The Group does not rely on any one specific customer as none of its customers contribute a minimum of 10% of its revenue.

The segment information provided to the executive committee for the reportable segments is as follows:

	INFLATION ADJUSTED					
All figures in ZWL	Country and City Hotels	Resort Hotels	Partnership	Supporting business units	Inter segments	Consolidated
For the year ended 31 December 2019						
Sale of rooms	211,248,488	206,291,022	89,358,388	-	-	**506,897,898**
Sale of food and beverages	177,297,761	147,173,539	43,952,886	-	-	**368,424,186**
Management fees and commissions	-	-	-	20,975,969	(20,975,969)	**-**
Conferencing	8,076,618	5,850,969	-	-	-	**13,927,587**
Other income	5,090,664	12,048,885	4,410,493	-	-	**21,550,042**
Revenue from contracts with customers	**401,713,531**	**371,364,415**	**137,721,767**	**20,975,969**	**(20,975,969)**	**910,799,713**
Gaming	-	-	-	3,338,416	-	**3,338,416**
Revenue	**401,713,531**	**371,364,415**	**137,721,767**	**24,314,385**	**(20,975,969)**	**914,138,129**
Material items included in profit before tax						
Cost of sales	(95,672,172)	(73,335,902)	(20,700,483)	(119,896)	-	**(189,828,453)**
Employee benefit expenses	(42,014,717)	(37,380,401)	(7,338,972)	(34,742,626)	-	**(121,476,716)**
Operating lease costs	(35,710,201)	(39,976,546)	(13,888,664)	(448,620)	-	**(90,024,031)**
Exchange gain / (loss)	782,167	(22,051,809)	79,661,643	78,895,185	-	**137,287,186**
Other information						
EBITDA	140,809,776	106,869,501	148,168,048	(7,899,605)	-	**387,947,720**
Depreciation	(36,785,243)	(20,118,310)	(6,754,917)	(3,548,837)	-	**(67,207,307)**
Rights of use assets amortisation	(2,531,018)	(357,433)	(105,186)	(879,947)	-	**(3,873,584)**
Finance costs - borrowings (net)	-	-	-	(339,416)	-	**(339,416)**
Finance costs - lease liabilities	(7,198,014)	(921,215)	(283,796)	(137,096)	-	**(8,540,121)**
Net monetary gain	-	-	-	30,025,521	-	**30,025,521**
Profit before income tax	**94,295,501**	**85,472,543**	**141,024,149**	**17,220,620**	**-**	**338,012,813**
Total assets as at 31 December 2019	**452,025,314**	**337,483,888**	**144,837,548**	**107,193,103**	**-**	**1,041,539,853**
Total assets include:						
Additions to non-current assets (other than financial instruments and deferred tax assets):						
-Property and equipment	31,171,666	40,542,456	15,666,014	2,462,625	-	**89,842,761**
Total liabilities as at 31 December 2019	**137,293,022**	**112,250,989**	**20,811,324**	**110,513,008**	**-**	**380,868,343**
For the year ended 31 December 2018						
Sale of rooms	136,680,967	124,580,926	42,354,452	-	-	**303,616,345**
Sale of food and beverages	109,034,161	83,734,057	22,052,286	-	-	**214,820,504**
Management fees and commissions	-	-	-	10,182,852	(10,182,852)	**-**
Conferencing	4,157,919	3,285,832	-	-	-	**7,443,751**
Other income	6,510,913	7,946,231	2,060,032	-	-	**16,517,176**
Revenue from contracts with customers	**256,383,960**	**219,547,046**	**66,466,770**	**10,182,852**	**(10,182,852)**	**542,397,776**
Gaming	-	-	-	2,574,364	-	**2,574,364**
Revenue	**256,383,960**	**219,547,046**	**66,466,770**	**12,757,216**	**(10,182,852)**	**544,972,140**
Material expenses						
Cost of sales	(74,703,316)	(62,330,942)	(15,401,312)	(114,294)	-	**(152,549,864)**
Employee benefit expenses	(29,903,298)	(27,976,999)	(5,564,074)	(18,233,127)	-	**(81,677,498)**
Operating lease costs	(29,730,193)	(23,985,703)	(6,612,774)	(992,772)	-	**(61,321,442)**
Other information						
EBITDA	65,450,619	45,701,378	28,477,457	(4,525,049)	-	**135,104,405**
Depreciation	(13,249,563)	(5,631,585)	(2,542,530)	(2,446,253)	-	**(23,869,931)**
Finance costs - borrowings (net)	-	-	-	(4,840,881)	-	**(4,840,881)**
Net monetary loss	-	-	-	(22,505,581)	-	**(22,505,781)**
Profit before income tax	**52,201,056**	**40,069,793**	**25,934,927**	**(34,317,964)**	**-**	**83,887,812**
Total assets as at 31 December 2018	**152,441,091**	**89,316,728**	**33,203,428**	**83,672,710**	**-**	**358,633,957**
Total assets include:						
Additions to non-current assets (other than financial instruments and deferred tax assets):						
-Property and equipment	28,807,380	14,950,447	1,505,532	1,874,468	-	**47,137,827**
Total liabilities as at 31 December 2018	**41,416,633**	**51,500,002**	**11,116,024**	**80,803,406**	**-**	**184,836,064**

AUDITED CONDENSED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

NOTES TO THE CONDENSED FINANCIAL STATEMENTS (CONTINUED)

8 Segment analysis (continued)

	HISTORICAL					
All figures in ZWL	Country and City Hotels	Resort Hotels	Partnership	Supporting business units	Inter segments	Consolidated
For the year ended 31 December 2019						
Sale of rooms	100,624,973	105,092,281	41,735,523	-	-	**247,452,777**
Sale of food and beverages	88,043,278	73,789,374	20,366,356	-	-	**182,199,008**
Management fees and commissions	-	-	-	11,239,033	(11,239,033)	**-**
Conferencing	4,110,194	3,496,254	-	-	-	**7,606,448**
Other income	2,765,644	5,941,949	2,008,710	-	-	**10,716,303**
Revenue from contracts with customers	**195,544,089**	**188,319,858**	**64,110,589**	**11,239,033**	**(11,239,033)**	**447,974,536**
Gaming	-	-	-	1,251,082	-	**1,251,082**
Revenue	**195,544,089**	**188,319,858**	**64,110,589**	**12,490,115**	**(11,239,033)**	**449,225,618**
Material items included in profit before tax						
Cost of sales	(48,058,489)	(38,010,738)	(9,962,417)	(57,205)	-	**(96,088,849)**
Employee benefit expenses	(20,070,339)	(19,174,310)	(3,661,512)	(16,199,131)	-	**(59,105,292)**
Operating lease costs	(18,189,307)	(20,252,452)	(6,403,882)	(197,845)	-	**(45,043,486)**
Exchange gain / (loss)	(2,839,099)	(4,678,625)	27,754,696	20,516,513		**40,753,485**
Other information						
EBITDA	64,093,589	59,435,568	58,238,330	(8,425,811)	-	**173,341,676**
Depreciation	(10,161,940)	(5,769,835)	(1,876,235)	(1,977,884)	-	**(19,785,894)**
Rights of use assets amortisation	(874,768)	(134,007)	(40,263)	(282,955)	-	**(1,331,993)**
Finance costs - borrowings (net)	-	-	-	186,648	-	**186,648**
Finance costs - lease liabilities	(2,384,274)	(346,149)	(107,431)	(33,816)	-	**(2,871,670)**
Profit before income tax	**50,672,607**	**53,185,577**	**56,214,401**	**(10,533,818)**	**-**	**149,538,767**
Total assets as at 31 December 2019	**348,172,850**	**259,947,227**	**111,561,234**	**82,565,572**	**-**	**802,246,883**
Total assets include:						
Additions to non-current assets (other than financial instruments and deferred tax assets):						
-Property and equipment	18,829,283	25,052,651	3,122,561	1,449,550	-	**48,454,045**
Total liabilities as at 31 December 2019	**119,832,978**	**97,975,629**	**18,164,674**	**96,458,672**	**-**	**332,431,953**
For the year ended 31 December 2018						
Sale of rooms	17,173,648	15,635,372	5,174,662	-	-	**37,983,682**
Sale of food and beverages	13,806,611	10,588,019	2,702,926	-	-	**27,097,556**
Management fees and commissions		-	-	20,975,969	(20,975,969)	**-**
Conferencing	524,859	419,774	-	-	-	**944,633**
Other income	885,363	1,003,286	256,300	-	-	**2,144,949**
Revenue from contracts with customers	**32,390,481**	**27,646,451**	**8,133,888**	**20,975,969**	**(20,975,969)**	**68,170,820**
Gaming	-	-	-	328,591	-	**328,591**
Revenue	**32,390,481**	**27,646,451**	**8,133,888**	**21,304,560**	**(20,975,969)**	**68,499,411**
Material expenses						
Cost of sales	(9,431,015)	(7,790,850)	(1,904,970)	(14,184)	-	**(19,141,018)**
Employee benefit expenses	(3,724,075)	(3,461,800)	(689,083)	(2,314,471)	-	**(10,189,429)**
Operating lease costs	(3,726,726)	(3,003,775)	(806,882)	(129,462)	-	**(7,666,846)**
Other information						
EBITDA	8,652,554	5,900,906	3,438,944	(863,141)	-	**17,129,263**
Depreciation	(1,702,422)	(726,579)	(325,628)	(187,709)	-	**(2,942,338)**
Finance costs - borrowings (net)	-	-	-	(587,655)	-	**(587,655)**
Profit before income tax	**6,950,132**	**5,174,327**	**3,113,316**	**(1,638,505)**	**-**	**13,599,270**
Total assets as at 31 December 2018	**20,198,669**	**11,834,598**	**4,399,503**	**11,086,756**	**-**	**47,519,526**
Total assets include:						
Additions to non-current assets (other than financial instruments and deferred tax assets):						
-Property and equipment	3,605,524	1,871,194	188,432	234,608	-	**5,899,758**
Total liabilities as at 31 December 2018	**6,236,044**	**7,754,282**	**1,673,724**	**12,166,455**	**-**	**27,830,505**

9 Property and Equipment

	INFLATION ADJUSTED						
All figures in ZWL	Freehold properties	Leasehold properties	Equipment	Service Stocks	Motor vehicles	Capital work in progress	Total
At 31 December 2018							
Cost	36,314,240	72,490,202	266,760,662	12,141,331	11,682,168	12,031,682	411,420,286
Accumulated depreciation	(4,590,476)	(50,615,863)	(138,187,900)	(6,942,592)	(5,085,965)	-	(205,422,796)
Net Book Amount	**31,723,764**	**21,874,339**	**128,572,762**	**5,198,739**	**6,596,203**	**12,031,682**	**205,997,490**
For the year ended 31 December 2019							
Opening net book amount	31,723,764	21,874,339	128,572,762	5,198,739	6,596,203	12,031,682	205,997,490
Additions	-	6,214,897	27,230,363	31,983,195	3,208,875	21,205,431	89,842,761
Foreign exchange difference	-	-	383,688	-	-	-	383,688
Disposals	-	-	(3,941,332)	-	(3,127,955)	-	(7,069,288)
Accumulated depreciation on disposals	-	-	2,490,255	-	1,517,702	-	4,007,957
Revaluation - cost	88,101,760	42,502,691	257,095,423	-	13,289,642	-	400,989,515
Revaluation - accumulated depreciation	(50,662,635)	(5,985,918)	(123,746,894)	-	5,477,704	-	(174,917,743)
Depreciation and usage - current year	(1,079,389)	(7,695,011)	(24,270,998)	(31,260,648)	(2,901,261)	-	(67,207,306)
Closing net book amount	**68,083,500**	**56,910,998**	**263,813,266**	**5,921,286**	**24,060,910**	**33,237,113**	**452,027,074**
As at 31 December 2019							
Cost or fair value	124,416,000	121,207,790	547,526,764	44,124,526	25,052,730	33,237,113	895,564,963
Accumulated depreciation	(56,332,500)	(64,296,792)	(283,713,498)	(38,203,240)	(991,820)	-	(443,537,849)
Net book amount	**68,083,500**	**56,910,998**	**263,813,266**	**5,921,286**	**24,060,910**	**33,237,113**	**452,027,074**
	HISTORICAL						
At 31 December 2018							
Cost	4,217,093	8,539,282	30,928,759	609,502	1,399,615	1,128,585	46,822,836
Accumulated depreciation	(536,536)	(5,911,623)	(15,647,157)	-	(596,037)	-	(22,691,353)
Net Book Amount	**3,680,557**	**2,627,659**	**15,281,602**	**609,502**	**803,578**	**1,128,585**	**24,131,483**
For the year ended 31 December 2019							
Opening net book amount	3,680,557	2,627,659	15,281,602	609,502	803,578	1,128,585	24,131,483
Additions	-	5,707,996	16,627,641	3,500,316	1,841,550	20,776,542	48,454,045
Foreign exchange difference	-	-	176,432	-	-	-	176,432
Disposals	-	-	(1,233,307)	-	(978,788)	-	(2,212,095)
Accumulated depreciation on disposals	-	-	779,241	-	474,914	-	1,254,155
Revaluation - cost	120,198,907	106,960,513	499,999,160	-	22,790,353	-	749,948,933
Revaluation - accumulated depreciation	(55,231,346)	(54,217,796)	(255,380,395)	-	551,456	-	(364,278,080)
Depreciation and usage - current year	(564,618)	(4,167,378)	(12,730,150)	(901,782)	(1,422,147)	-	(19,786,076)
Closing net book amount	**68,083,500**	**56,910,994**	**263,520,224**	**3,208,036**	**24,060,916**	**21,905,126**	**437,688,796**
As at 31 December 2019							
Cost or fair value	124,416,000	121,207,791	546,498,685	4,109,818	25,052,730	21,905,126	843,190,150
Accumulated depreciation	(56,332,500)	(64,296,797)	(282,978,461)	(901,782)	(991,814)	-	(405,501,354)
Net book amount	**68,083,500**	**56,910,994**	**263,520,224**	**3,208,036**	**24,060,916**	**21,905,126**	**437,688,796**

The Group changed its accounting policy relating to subsequent measurement of property and equipment from the cost model to the revaluation model effective 30 June 2019. Refer to note 6(b) for further information.

Capital work in progress relates to refurbishment equipment and hotel furniture, fittings and equipment for the hotels that was undertaken during the period. This is not depreciated until it is brought to use.

All the depreciation is charged in operating expenses in the statement of comprehensive income.

There were no contractual commitments for the acquisitions of property and equipment as at 31 December 2019 (2018: ZWLnil).

10 Current provisions

Provisions are recorded when the Group has a present legal or constructive obligation as a result of past events, for which it is probable that an outflow of economic benefits will occur, and where a reliable estimate can be made of the amounts of the obligations. A reliable estimate is the amount the Group would rationally pay to settle the obligation at the reporting date.

The provisions balance is made up of the following:

	INFLATION ADJUSTED		HISTORICAL	
All figures in ZWL	As at 31 December 2019 Audited	As at 31 December 2018 Audited	As at 31 December 2019 Audited	As at 31 December 2018 Audited
Leave pay	979,424	4,054,301	979,424	652,709
Contractual claims	6,135,037	2,263,886	6,135,037	364,467
Claims from former employees	835,787	5,191,490	835,787	835,787
Incentive bonus	-	4,675,681	-	752,746
Other	1,683,290	621,150	1,683,290	100,000
	9,633,538	**16,806,508**	**9,633,538**	**2,705,709**

10 Current provisions (continued)

(a) Leave pay
This amount is the Group's liability to pay employees for their annual leave days. Current provision is included in the statement of comprehensive income under operating expenses.

(b) Contractual claims
The amount represents a provision payable to a counterparty arising from a service contract. The counter party has made additional claim against the Group. After obtaining legal advice, the outcome of the legal claim will not give rise to any loss beyond the provision provided for.

(c) Claims from former employees
The Victoria Falls Hotel Partnership, in which the Group has 50% joint control, is a defendant in a legal case involving 69 dismissed employees. The employees were dismissed following their involvement in an illegal industrial action. They have since challenged the dismissal through the courts.

(d) Incentive bonus
This is a provision for incentive bonus for employees as per the Group incentive bonus scheme.

(e) Other
This amount include provision for exit costs from all foreign entities.

11 Dividends

	INFLATION ADJUSTED		HISTORICAL	
All figures in ZWL	For the year ended 31 December 2019 Audited	For the year ended 31 December 2018 Audited	For the year ended 31 December 2019 Audited	For the year ended 31 December 2018 Audited
Final dividend declared and paid for the year ended 31 December 2018.	15,597,680	5,172,360	2,827,562	600,655
Interim dividend for the half year ended 30 June 2019	9,985,832	4,311,535	5,256,808	500,689
	25,583,512	**9,483,895**	**8,084,370**	**1,101,344**
In addition to the above dividends, subsequent to the year end, the Directors declared the payment of an additional dividend of 0.01 ZWL cents per fully paid ordinary share (2018 - 0.3862 ZWL cents). The aggregate amount of the dividend declared and paid out of retained earnings at 31 December 2019, but not recognised as a liability as at 31 December 2019 was;	**8,617,718**	15,597,680	**8,617,718**	2,828,335

12 Expenses by nature

	INFLATION ADJUSTED		HISTORICAL	
All figures in ZWL	For the year ended 31 December 2019 Audited	For the year ended 31 December 2018 Audited	For the year ended 31 December 2019 Audited	For the year ended 31 December 2018 Audited
Inventory recognised in cost of sales	66,912,694	58,480,712	34,415,247	7,338,805
Outside laundry in cost of sales	4,609,632	4,399,346	2,422,251	542,180
Employee costs in costs of sales	76,856,000	61,004,751	37,815,489	7,587,924
Employee costs in operating expenses	121,476,716	81,535,816	59,105,294	10,189,430
Other cost of sales	41,450,127	28,665,055	21,435,862	3,672,109
Depreciation, usage and amortization	67,207,306	23,869,931	19,786,076	2,942,337
Operating lease costs	89,704,740	61,181,686	44,938,775	7,666,844
Repairs and maintenance	29,117,724	22,224,563	14,054,799	2,770,135
Other expenses	179,153,663	113,304,126	81,086,415	14,180,940
Total cost of sales and operating expenses	**676,488,602**	**454,665,986**	**315,060,208**	**56,890,704**

13 Income tax expense

Income tax expense is made of the following;				
Current income tax expense	(86,666,274)	(26,616,980)	(38,264,294)	(3,556,315)
Deferred tax charge	(64,307,996)	(64,320)	(4,819,450)	92,904
Income tax expense	**(150,974,270)**	**(26,681,300)**	**(43,083,744)**	**(3,463,411)**

14 Earnings and net asset value per share

(i) Earnings per share				
Basic and diluted earnings per share (ZWL cents)	21.70	6.64	12.35	1.18
Headline earnings per share (ZWL cents)	21.57	6.62	12.09	1.17
Reconciliation of earnings used in calculating earnings per share is as follows;				
Earnings attributable to owners of the parent	187,038,543	57,206,512	106,455,023	10,135,859
Adjustments for;				
Loss from disposal of property and equipment	1,132,810	262,680	691,391	25,366
Fair value adjustment of biological assets	(2,253,418)	(427,336)	(3,441,613)	(68,798)
Headline earnings attributable to owners of the parent	**185,917,936**	**57,041,856**	**103,704,802**	**10,092,427**
Weighted average number of shares used as the denominator is as follows;				
Number of shares in issue	861,771,777	861,771,777	861,771,777	861,771,777
Weighted average number of shares in issue for earnings and net asset value per share	861,771,777	861,771,777	861,771,777	861,771,777

(i) Earnings per share

	INFLATION ADJUSTED		HISTORICAL	
All figures in ZWL	As at 31 December 2019 Audited	As at 31 December 2018 Audited	As at 31 December 2019 Audited	As at 31 December 2018 Audited
Net asset value per share (cents)	76.66	20.17	54.52	2.28
Net tangible asset value per share (cents)	76.66	20.17	54.52	2.28
Net asset value as per statement of financial position	**660,671,510**	**173,797,892**	**469,814,928**	**19,689,021**

15 Capital commitments

Authorised by Directors and contracted for	-	-	-	-
Authorised by Directors, but not contracted for	1 127 621 907	104,105,099	1 127 621 907	16,760,061
	1 127 621 907	**104,105,099**	**1 127 621 907**	**16,760,061**

Capital commitments relate mainly refurbishments and acquisition of other items of property and equipment and will be financed mainly from normal operating cash flows.

16 Key related party transactions and balances

(a) Transactions with related parties

(i) Operating lease rentals payable to dawn properties
African Sun Limited leases seven of its hotels from Dawn Properties Limited ("Dawn"). The two entities have one common major shareholder; Arden Capital Management (Private) Limited ("Arden") which holds 66.81% (2018: 66.81%) of the issued share capital of Dawn.

The Group was charged ZWL48.98 million (Restated) (2018 : ZWL31.63 million (Restated)) by Dawn Properties Limited. All leases with Dawn are at arms length.

(ii) Guarantee obtained from Arden Capital Management (Private) Limited for loan facilities
Borrowings amounting to ZWL4,23 million (2018: ZWL4,23 million) were secured by a ZWL7 million guarantee from Arden Capital Management (Private) Limited. Guarantee commission amounting to ZWL209 038 (Restated) (2018: ZWL996 431 (Restated)) were charged to the income statement.

(b) Balance arising from transactions with related parties

	INFLATION ADJUSTED		HISTORICAL	
All figures in ZWL	As at 31 December 2019 Audited	As at 31 December 2018 Audited	As at 31 December 2019 Audited	As at 31 December 2018 Audited
Payables to related parties				
Payables to Dawn	5,737,126	4,204,850	5,737,126	676,946
Payables to Arden	47,917	47,593	47,917	7,662
	5,785,043	**4,252,443**	**5,785,043**	**684,608**

The payables to Dawn arose from lease rentals and are due one month after billing. Over due amounts are charged interest at prevailing market rates.

Payables to Arden relate to guarantee commission on borrowings and do not carry interest. All borrowings were fully paid and the guarantee was released.

All balances due to and from related parties are unsecured.

17 Events after reporting date

17.1 Dividend
On 29 January 2020, the Board declared a second interim dividend of ZWL 8,617,717.77 being ZWL0.01 per share (ZWL1 cent per share) for the year ended 31 December 2019. The interim dividend has since been paid in full. Refer to note 11 for further information.

17.2 Impact of Covid-19 and Recovery Plan
At 31 December 2019 there were a limited number of cases of an unknown virus that had been reported to the World Health Organisation ("WHO"). There was no explicit evidence of human-to-human transmission at that date. The subsequent spread of the virus and its identification as a new coronavirus does not provide additional evidence about the situation that existed at 31 December 2019, and it is therefore a non-adjusting event. However, subsequent to year end, there were notable increases in the number of new cases and new countries affected. As the outbreak continues to evolve, it is challenging at this point, to predict the full extent and duration of its business impact. In light of the above, the Group has temporarily closed its 11 Hotels and casino for at least 21 days with effect from 30 March 2020. The closure follows a 21-days lockdown announced by the Government on Friday the 27 of March 2020 in an effort to contain the spreading Covid-19. To minimize the impact of the Covid-19 that has resulted in this development, the Group has put in place a recovery plan that centres more on cash preservation. The plan includes but not limited to the following;

- An immediate stop to all capital expenditure programs;
- Restrict payments to key business continuity creditors;
- Engagement with tour operators to defer bookings as opposed to cancellation; a situation that may call for refunds in foreign currency that was already liquidated;
- Reduced our work force with effect from 1 April 2020 to align to no or low volumes expected in the near future;
- Domestic market sales and marketing initiatives that are centred on volumes as we expect the export market to resume about end of May 2020;
- Engaged landlords on revised sustainable rental formulas until this phase is gone; and
- Sought extensions of certain brand compliance requirements without compromising service delivery to our guests.

In addition, the RBZ in their circular 3 of 2020 announced the suspension of the 30-day liquidation requirement on all unutilised foreign currency balances held by exporters. This suspension will be in place until markets have stabilised from the effects of Covid -19.