



AUDITED TRANSLATED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

HIGHLIGHTS

12% REVENUE

-1% OCCUPANCY

14% INVESTMENT PROPERTY

Audited Translated Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

	Notes	Group	
		31 Dec 2024 Audited ZWG	31 Dec 2023 Restated* ZWG
Revenue	2	181,639,746	162,188,598
Property expenses		(42,120,581)	(43,724,170)
Net property income		139,519,165	118,464,428
Other income	3	2,939,634	14,390,573
Allowance for credit losses/(gains)		(181,152)	(1,395,884)
Administrative expenses		(64,683,312)	(53,832,697)
Operating profit		77,594,335	77,626,420
Fair value adjustments		26,231,862	45,736,185
Investments held for trading		7,065,967	(2,553,743)
Investment property		19,165,895	48,289,928
Profit before finance income and tax		103,826,197	123,362,605
Finance income	4	5,419,026	8,818,974
Net exchange losses		(7,691,656)	(7,217,402)
Finance cost	5	(6,980,268)	(5,606,155)
Profit before tax		94,573,299	119,358,022
Tax credit/(expense)	6	1,616,642	(13,512,979)
Current tax		(10,409,425)	(3,115,829)
Deferred tax		12,026,067	(10,397,150)
Profit after tax		96,189,941	105,845,043
Other comprehensive income			
Gains on revaluation of vehicles and equipment		3,171,817	-
Tax		(816,743)	-
Total		2,355,074	-
Total comprehensive income		98,545,015	105,845,043
Weighted average number of shares		1,690,249,809	1,690,249,809
Basic and diluted earnings per share - cents	16	5.69	6.26

*Comparative figures have been restated to effect the change in functional currency from 1 January 2023.

Audited Translated Condensed Consolidated Statement of Financial Position

	Notes	Group		
		31 Dec 2024 Audited ZWG	31 Dec 2023 Restated* ZWG	1 Jan 2023 Restated* ZWG
Assets				
Non-current assets		2,401,234,684	2,118,694,961	2,009,275,518
Vehicles and equipment		7,624,170	3,906,803	3,793,592
Investment property	7	2,363,013,608	2,081,036,003	1,983,440,277
Long-term receivables		30,596,906	33,752,155	22,041,649
Current assets		47,269,126	91,724,299	211,088,527
Investments held for trading		21,536,340	17,344,048	19,888,082
Inventories		1,009,103	2,199,562	10,800,446
Trade and other receivables	10	13,407,407	47,408,820	25,697,245
Contract asset receivable from customers		-	19,059,230	-
Cash and cash equivalents		11,316,276	5,712,639	154,702,754
Asset held for sale	8	-	76,105,575	-
Total assets		2,448,503,810	2,286,524,835	2,220,364,045
Equity and liabilities				
Equity		2,164,474,076	2,076,519,036	1,981,388,110
Non-current liabilities		203,583,132	122,427,212	136,825,376
Deferred taxation		93,746,439	106,715,513	98,124,205
Non-current portion of borrowings	9	109,836,693	15,711,699	38,701,171
Current liabilities		80,446,602	87,578,587	102,150,559
Trade and other payables	11	29,809,362	30,876,159	45,295,874
Liabilities payable from contracts with customers		917,740	2,634,027	6,394,764
Current portion of borrowings	9	29,691,759	38,460,496	39,309,847
Income tax payable		10,801,599	2,050,030	3,169,660
Accruals		9,226,142	13,557,875	7,980,414
Total equity and liabilities		2,448,503,810	2,286,524,835	2,220,364,045
Net asset value per share - cents		128	123	117

*Comparative figures have been restated to effect the change in functional currency from 1 January 2023.

Directors: Eng. G. Bema (Chairperson), P. Musarurwa (Deputy Chairperson), K. Musundire (Managing Director), T. Chaparamhosva, T. Masunda, M. Mubayiwa, Dr. B. Shumba, I. Tigere.

Audited Translated Condensed Consolidated Statement of Cash Flows

	Group	
	31 Dec 2024 Audited ZWG	31 Dec 2023 Restated* ZWG
Net cash inflow/(outflow) from operating activities	129,729,268	(26,858,543)
Profit before tax	94,573,299	119,358,022
Non-cash items	(22,522,033)	(79,005,143)
Increase/(decrease) in working capital	61,636,681	(61,080,855)
Tax paid	(3,958,679)	(6,130,567)
Net cash outflow from investing activities	(190,034,387)	(83,996,183)
Interest received	5,093,874	7,802,598
Dividends received	645,952	137,465
Proceeds from disposal of vehicles and equipment	530,443	157,135
Net proceeds from disposal of investment property	74,815,650	36,117,900
Net proceeds from assets held for trading	2,873,675	-
Purchase of vehicles and equipment	(3,028,874)	(3,076,057)
Additions and refurbishment of investment property	(270,965,107)	(125,135,224)
Net cash inflow/(outflow) from financing activities	65,908,756	(38,135,389)
Dividend paid	(9,225,500)	(9,830,094)
Loan raised	156,850,247	-
Loan repayment	(75,181,902)	(23,838,822)
Finance costs	(6,534,089)	(4,466,473)
Increase/(decrease) in cash and cash equivalents	5,603,637	(148,990,115)
Cash and cash equivalents at the beginning of the period	5,712,639	154,702,754
Cash and cash equivalents at the end of the period	11,316,276	5,712,639

*Comparative figures have been restated to effect the change in functional currency from 1 January 2023.

Audited Translated Condensed Consolidated Statement of Changes in Equity

	Group		
	31 Dec 2024 Audited ZWG	31 Dec 2023 Restated* ZWG	1 Jan 2023 Restated* ZWG
Balance at beginning of the period	2,076,519,036	1,981,388,110	1,966,047,215
Total comprehensive income	98,545,015	105,845,043	27,132,953
Dividend declared	(10,589,975)	(10,714,117)	(11,792,058)
Balance at end of the period	2,164,474,076	2,076,519,036	1,981,388,110

*Comparative figures have been restated to effect the change in functional currency from 1 January 2023.

Notes to the audited translated condensed consolidated financial statements

Basis of preparation and accounting policies

The local currency (ZWG) translated condensed consolidated financial statements have been prepared in accordance with Monetary Policy statement (MPS) of 6 February 2025 and with the Zimbabwe Stock Exchange notice to listed companies of 12 March 2025. The translated condensed consolidated financial statements are based on Mashonaland Holdings Limited and its subsidiaries' (the Group) condensed consolidated financial statements for the year ended 31 December 2024 have been prepared in accordance with the framework concepts and the measurement and recognition requirements of IFRS Accounting Standards as issued by the International Accounting Standards Board except for non-compliance to IFRS in the recognition of the investment property balance on date of change in functional currency as detailed in note 1.3.1. The accounting policies adopted in the current year are in compliance with IFRS requirements which was not the case in prior period (Non-compliance with IAS 21 "The Effects of Changes in Foreign Exchange Rates"). These audited condensed consolidated financial statements have been prepared under the assumption that the Group operates on a going concern basis. The translation process to ZWG is detailed in note 1.3.

1.1 Functional currency

The audited condensed consolidated financial statements are presented in United States Dollars ("USD") which is the functional currency and presentation currency of the Group. During the current period, the Group assessed that it had met the indicators stipulated in International Accounting Standard (IAS) 21 "The Effects of Changes in Foreign Exchange Rates" for adopting a functional currency of United States Dollars with effect from 1 January 2023.

The Group assessed its functional currency in accordance with the requirements of IAS 21. In assessing the change in functional currency, management has considered the following primary and secondary factors:

- The currency that mainly influences sales prices for goods and services (this will often be the currency in which sales prices for its goods and services are denominated and settled).
- The currency of the country whose competitive forces and regulations mainly determine the sales prices of its goods and services.
- The currency in which labour, material and costs of providing services are denominated.
- Currency in which funds from financing activities (debt and equity instruments) are generated.
- The currency in which receipts from operating activities are usually retained.

Based on the above, all the primary and secondary indicators have been satisfied as per IAS 21 requirements and management's conclusion is that the group's functional currency has changed from ZW\$ to USD in prior years. The change in functional currency is with effect from 1 January 2023, hence the presentation of the third/opening balance sheet.

1.2 Restatement of prior period balances

Comparative balances have been restated to effect the change in functional currency from 1 January 2023 on all amounts presented. In addition, impact analysis is impracticable because of different functional and presentation currencies i.e. ZW\$ and USD.

1.3 Translation process to a ZWG presentation currency

In accordance with the financial reporting provisions established by the Monetary Policy Statement (MPS) of 6 February 2025 and with the requirements of the Zimbabwe Stock Exchange (ZSE) through notice to listed companies of 12 March 2025, the Group translated the USD based consolidated financial statements to ZWG based on the prevailing Reserve Bank of Zimbabwe interbank rate as at 31 December 2024. This is in accordance with the requirements of the Exposure Draft 'Translation to a Hyperinflationary Presentation Currency' issued by the International Accounting Standards Board (IASB) which states that when an entity's presentation currency is the currency of a hyperinflationary economy but its functional currency is the currency of a non-hyperinflationary economy, the results and financial position of the entity shall be translated into the presentation currency by translating all amounts (ie assets, liabilities, equity items, income and expenses, including comparatives) at the closing rate at the date of the most recent statement of financial position.

1.3.1 Investment property

The Group adopted the USD valuation determined at 31 December 2022 as the opening balances for investment property. These USD based valuations were determined by an independent professional valuer (EPG Global) as at 31 December 2022. This was not in compliance with IAS 21 in that IAS 21 requires that an entity translates all previously reported ZWL amounts into the new functional currency using the exchange rate at the date of the change, which for the Group was 1 January 2023. The Directors believe that use of the USD based valuations in presenting investment property and determining the fair value gain achieves fair presentation and also allows comparability with prior periods.

The investment property fair value gain is based on the movement of the fair value of investment property at each balance sheet date.

The deferred tax balances are based on the closing value of investment property at each balance sheet date.

1.4 Valuation of investment properties

The Group's investment property valuation was performed by EPG Global an independent and professional valuer as at 31 December 2024. The valuation was performed on IFRS 13 Fair Value Measurement level 3 valuation inputs.



AUDITED TRANSLATED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

	Group	
	31 Dec 2024 Audited ZWG	31 Dec 2023 Restated* ZWG
2. Revenue	181,639,746	162,188,598
IFRS 16 rental income	143,457,854	126,674,367
Revenue from contract with customers		
a) Recognised based on stage of completion		
Mashview Gardens housing project	21,074,304	30,772,451
b) Recognised at a point in time		
Land inventory sales	1,668,418	4,074,441
Property services income	15,439,170	667,339
3. Other income		
Service charges	3,498,451	1,991,391
Dividend income	645,952	137,465
Sundry income	-	1,942,317
Loss on disposal of vehicles and equipment	(1,204,769)	-
Profit on disposal of asset held for sale	-	10,319,400
	2,939,634	14,390,573
4. Finance income		
This comprises of:		
Interest received from tenants' balances	2,926,891	4,873,851
Interest received from staff balances	2,492,135	3,945,123
Total	5,419,026	8,818,974
5. Finance costs		
Loan interest	6,980,268	5,606,155
Total	6,980,268	5,606,155
6. Tax		
Current income tax	(10,409,425)	(3,115,829)
Deferred tax	12,026,067	(10,397,150)
Total	1,616,642	(13,512,979)

	Group		
	31 Dec 2024 Audited ZWG	31 Dec 2023 Restated* ZWG	1 Jan 2023 Restated* ZWG
7. Investment property			
Opening balance	2,081,036,003	1,983,440,277	1,941,956,289
Disposals	-	(20,716,196)	-
Net reclassification to held for sale	-	(76,105,575)	(61,142,445)
Improvements/additions	262,811,710	146,127,569	-
Fair value adjustments	19,165,895	48,289,928	102,626,433
Closing balance	2,363,013,608	2,081,036,003	1,983,440,277
8. Asset held for sale			
Opening balance	76,105,575	-	36,631,995
Net reclassification from investment property	-	76,105,575	61,142,445
Disposals	(76,105,575)	-	(97,774,440)
Closing balance	-	76,105,575	-
9. Borrowings			
Interest bearing loan	139,528,452	54,172,195	78,011,018
The loan is presented on the statement of Financial Position as follows			
Non-current liabilities	109,836,693	15,711,699	38,701,171
Current liabilities	29,691,759	38,460,496	39,309,847
	139,528,452	54,172,195	78,011,018

The loan details and terms are as follows:

- The loans are denominated in (USD) currency with a 36–60-month tenure
- Loan repayments are done monthly, and the group is compliant with loan covenants
- Interest rates ranges from 8.5%-17% per annum payable monthly
- The Group secured the loans against some of its investment properties with a carrying value of ZIG 843,352,965 (2023: ZIG205,098,075).

	Group		
	31 Dec 2024 Audited ZWG	31 Dec 2023 Restated* ZWG	1 Jan 2023 Restated* ZWG
10. Trade and other receivables			
Rent receivables	7,017,301	15,247,406	5,538,890
Other receivables	6,390,106	32,161,414	20,158,355
	13,407,407	47,408,820	25,697,245
11. Trade and other payables			
Trade payables	27,788,397	29,831,628	20,991,168
Other payables	2,020,965	1,044,531	24,304,706
	29,809,362	30,876,159	45,295,874

12. Segment information ZWG

	31 December 2024 Audited					Total
	Office/retail	Industrial	Pure retail	Residential, health and land	Reconciling items	
Rental income	95,818,555	21,684,853	10,786,804	53,349,534	-	181,639,746
Net property income	73,599,117	16,656,336	8,285,444	40,978,268	-	139,519,165
Assets	1,159,898,354	624,589,235	141,206,895	452,243,955	70,565,371	2,448,503,810
Liabilities	31,011,566	23,418,971	5,315,495	12,814,078	211,469,624	284,029,734

	31 December 2023 Restated*					Total
	Office/retail	Industrial	Pure retail	Residential, health and land	Reconciling items	
Revenue	87,167,122	22,150,786	6,308,861	46,561,829	-	162,188,598
Net property income	63,667,874	16,179,190	4,608,065	34,009,299	-	118,464,428
Assets	1,159,440,237	339,922,355	145,296,448	459,591,049	182,274,746	2,286,524,835
Liabilities	4,480,310	2,480,172	240,017	57,061,373	145,743,927	210,005,799

13. Related parties

Related party	Relationship	Nature of transaction	Transaction		Balance	
			31 Dec 2024 Audited ZWG	31 Dec 2023 Restated* ZWG	31 Dec 2024 Audited ZWG	31 Dec 2023 Restated* ZWG
ZB Life Assurance	Direct shareholder	Rent accrued	4,936,929	494,966	1,757,945	966,481
ZB Bank Limited	Indirect shareholder	Rent accrued	11,867,849	1,031,369	205,217	66,332
ZB Life Assurance	Direct shareholder	Interest received	-	35,509	-	-
ZB Bank Limited	Indirect shareholder	Interest received	18,685	1,690	-	-
ZB Bank Limited	Indirect shareholder	Cash and cash equivalents	6,238,565	-	2,459,099	1,854,931
ZB Bank Limited	Indirect shareholder	Borrowings	-	-	109,519,973	54,172,196
ZB Bank Limited	Indirect shareholder	Interest cost	8,032,903	2,256,259	-	-
ZB Financial Holdings Limited	Indirect shareholder	Dividends received	394,735	-	-	-
ZB Financial Holdings Limited	Indirect shareholder	Investment in equities	-	-	15,616,780	8,716,628
FBC Crown Bank	Direct shareholder	Cash and cash equivalents	-	-	15,616,780	8,716,628
FBC Crown Bank	Direct shareholder	Borrowings	-	-	31,291,220	-
			31,489,666	3,819,793	160,850,234	65,776,568

14. Compensation of key management personnel of the Group

	Group	
	31 Dec 2024 Audited ZWG	31 Dec 2023 Restated* ZWG
Non-executive directors' emoluments	5,989,290	5,005,240
Short and long-term employee benefits	4,237,997	5,993,394
Post-employment pension and medical benefits	285,822	521,798
Total compensation paid to key management	10,513,109	11,520,432

Loans and advances to key management personnel in the Group

	31 Dec 2024 Audited ZWG	31 Dec 2023 Restated* ZWG	1 Jan 2023 Restated* ZWG
Short term loans and advances	3,271,611	1,308,861	1,480,963
Long term loans and advances	4,385,255	12,022,669	12,297,087
Interest charge	671,183	487,798	536,067
Expected credit loss allowance	(19,142)	(34,673)	(72,778)
Total	8,308,907	13,784,655	14,241,339

15. Commitments for capital expenditure

Authorised and contracted	272,894,160	89,988,389	29,307,096
Authorised and not yet contracted	272,894,160	272,894,160	87,921,288

16. Earnings per share

	Group	
	31 Dec 2024 Audited ZWG cents	31 Dec 2023 Restated* ZWG cents
Basic and diluted earnings per share	5.69	6.26
Headline earnings per share	5.69	6.26

- The calculation of basic and diluted earnings per share has been based on the profit attributable to ordinary shareholders and weighted average number of ordinary shares outstanding.
- The calculation of headline earnings per share has been based on the profit attributable to ordinary shareholders and adjusted for profits or losses from the events that do not happen often and weighted average number of shares outstanding.

17. Going concern

The Directors assessed the ability of the Group to continue operating as a going concern and concluded that the use of the going concern assumption is appropriate in the preparation of the financial statements. The Directors have considered the impact of macro-economic conditions on the Group's business and are satisfied that adequate measures have been put in place to ensure the viability of the Group beyond the next 12-month period.

18. Subsequent events

Final dividend

On the 19th of March 2025, the board approved a final dividend of USD 230,000 which represents 0.014 US cents per share. A separate dividend notice will be issued to the shareholders.

Independent auditor's report

The translated condensed financial results should be read in conjunction with the full set of financial statements of Mashonaland Holdings Ltd for the financial year ended 31 December 2024, which have been audited by Axcantium, signed by Stelios Michael PAAB Practice Certificate number 0443. A qualified opinion on the audited consolidated financial statements was issued with respect to the departure by the Group from IAS 21 "The Effects of Changes in Foreign Exchange Rates" in the determination of opening balances for investment property and related deferred tax, that has affected the comparative balances and transactions. The Group elected to adopt a balance determined through a United States Dollar (USD) based valuation of investment property that was performed at 31 December 2022 as explained in note 1.3.1. This departure resulted in misstatements which carried over to the comparative balances for investment property and deferred tax with the related entries affecting an exchange reserve. The report also includes communication of a key audit matter relating to investment property as reported in the auditor's report of the audited consolidated financial statements. The audit reports on the translated condensed financial results and the full set of the consolidated financial statements are available at the Company's registered office.