

**EDENDALE PROPERTIES PLC LIMITED**  
**FINANCIAL STATEMENTS FOR THE YEAR ENDED**  
**DECEMBER 31 2019**

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**CORPORATE INFORMATION**

**Directors:**

Terence Ronald Darko (Chairman)  
Kwesi Amonoo-Neizer  
Nana Kumapremereh Nketiah  
Sophia Obeng-Aboagye  
Edward Ntim-Addae

**Registered office:**

The Alberts  
No. 23 Sunyani Avenue  
Kanda Estates, Accra

**Auditors:**

IAKO Consult  
P. O. Box 617  
Teshie - Nungua Estates  
Accra

**Bankers:**

Access Bank Ghana Limited  
Barclays Bank Ghana Limited  
CAL Bank Limited  
Stanbic Bank Ghana Limited

**Company Secretary**

Dorcas Akyeneba Vandyck

Signed: .....





## REPORT OF THE INDEPENDENT AUDITOR TO MEMBERS OF EDENDALE PROPERTIES LIMITED

### Opinion

We have audited the consolidated financial statements of **Edendale Properties Limited (the Company)**, which comprise the statement of financial position as at December 31, 2019, and the statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present a *true and fair view* of the financial position of the Company as at December 31, 2019, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs).

### Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' *Code of Ethics for Professional Accountants (IESBA Code)* together with the ethical requirements that are relevant to our audit of the financial statements in Ghana, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

### Responsibilities of Directors and Those Charged with Governance for the Financial Statements

The directors are responsible for the preparation and fair presentation of the financial statements in accordance with IFRSs, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a

material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

a) Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

b) Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

c) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by The Board of Directors.

#### **Report on Other Legal and Regulatory Requirements**

The Companies Act, (Act 992) requires that in carrying out our audit we consider and report on the following matters. We confirm that:

- i) we have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit; and
- ii) in our opinion, proper books of account have been kept by the Company, so far as it appears from our examination of those books.



Signed by: Arnold Tetteh Okai (ICAG/P/1077)

For and on Behalf of:  
**IAKO CONSULT (ICAG/F/2020/003)**  
**CHARTERED ACCOUNTANTS**  
32 Samora Machel Road, Asylum Down  
P. O. Box TN 617  
Accra

Date 10/06/20

# STATEMENT OF COMPREHENSIVE INCOME

	Notes	2019 GH¢	2018 GH¢
Rental Income	4	3,980,867	4,200,203
Lease Rental on Operating Lease	5	-	-
<b>Gross Margin</b>		<b>3,980,867</b>	<b>4,200,203</b>
Other Income	6	3,991,514	10,659,507
<b>Total Operating Income</b>		<b>7,972,381</b>	<b>14,859,710</b>
Finance Cost	7	(16,679,850)	(15,990,030)
Other Operating Expenses	8	(2,002,883)	(1,734,511)
Depreciation	11	(66,684)	(60,748)
<b>Total Operating Expenses</b>		<b>(18,749,417)</b>	<b>(17,785,289)</b>
<b>Net Profit/(Loss) Before Taxation</b>		<b>(10,777,036)</b>	<b>(2,925,579)</b>
Taxation	10a	8,232	4,637
<b>Net Profit/(Loss) After Taxation</b>		<b>(10,768,804)</b>	<b>(2,920,942)</b>
<b>Other Comprehensive Income</b>			
Valuation Gain	9	16,688,793	5,478,802
<b>Total Comprehensive Income</b>		<b>5,919,989</b>	<b>2,557,860</b>



## STATEMENT OF FINANCIAL POSITION

<b>ASSETS</b>	Notes	<b>2019</b>	<b>2018</b>
<b>Non-Current Assets</b>		<b>GH¢</b>	<b>GH¢</b>
Property, Plant & Equipment	11	102,039	168,723
Investment Properties	12	176,478,381	166,558,464
Available for Sale – Assets	13	399,967	10,326
		<u>176,980,387</u>	<u>166,737,513</u>
<b>Current Assets</b>			
Loans and Receivables	14	11,927,289	9,266,272
Deferred Tax Assets	10b	8,249	17
Commercial Papers	15	31,437,941	21,866,934
Cash and Bank Balances	16	3,956,938	314,980
		<u>47,330,417</u>	<u>31,448,203</u>
		<b>224,310,804</b>	<b>198,185,716</b>
<b>LIABILITIES AND SHAREHOLDERS FUNDS</b>			
<b>Current Liabilities</b>			
Short Term Loans	17	40,736,657	32,007,283
Loan from Shareholder	19	34,021,749	25,723,119
Accounts Payable	20	1,354,430	1,046,964
		<u>76,112,836</u>	<u>58,777,366</u>
<b>Non-Current Liabilities</b>			
Medium Term Liabilities	18	47,194,052	44,324,423
		<u>47,194,052</u>	<u>44,324,423</u>
<b>TOTAL LIABILITIES</b>		<b>123,306,888</b>	<b>103,101,789</b>
<b>Equity</b>			
Stated Capital	21	74,956,026	74,956,026
Income Surplus		26,047,890	20,127,901
		<u>101,003,916</u>	<u>95,083,927</u>
<b>SHAREHOLDERS FUNDS</b>		<b>101,003,916</b>	<b>95,083,927</b>
<b>TOTAL LIABILITIES AND SHAREHOLDERS FUNDS</b>		<b>224,310,804</b>	<b>198,185,716</b>

The Board of Directors approved these financial statements on

.....  
Kwame Ametee-Ninsin  
.....  
**DIRECTOR**

.....  
**DIRECTOR**

The accompanying notes on pages 14 to 40 form part of these financial statements and should be read in conjunction therewith.



## STATEMENT OF CASH FLOWS

	Notes	2019 GH¢	2018 GH¢
<b>Operating Activities</b>			
Profit from Operations		5,919,989	2,557,860
<b>Adjustments for:</b>			
Depreciation		66,684	60,748
Decrease / (Increase) in Loan and Receivables		(2,661,017)	(4,061,837)
Deferred Tax		(8,232)	(4,637)
Revaluation Surplus			
(Decrease) / Increase in Payables		307,466	5,960
<b>Net Cash Generated from Operating Activities</b>		<b>3,624,890</b>	<b>(1,441,906)</b>
<b>Taxation</b>			
Taxation		-	-
<b>Cash Flow Included in Investing Activities:</b>			
Investment Properties		(9,919,917)	(6,886,925)
Commercial Papers		(9,571,007)	(4,166,580)
Available for Sale Investment		(389,641)	(3,156)
Purchase of Property and Equipment		-	(51,337)
<b>Net Cash From Investing Activities</b>		<b>(19,880,565)</b>	<b>(11,107,998)</b>
<b>Cash Flows From Financing Activities</b>			
Shareholders Loan		8,298,630	1,695,814
Stated Capital		-	-
Medium Term Loans		2,869,629	10,567,330
Short Term Loans		8,729,374	553,933
<b>Net Cash Used In Financing Activities</b>		<b>19,897,633</b>	<b>12,817,077</b>
<b>Net Increase/(Decrease) in Cash and Cash Equivalents</b>		<b>3,641,958</b>	<b>267,173</b>
Cash and Cash Equivalents at Beginning of Year		314,980	47,807
<b>Cash and Cash Equivalents at End of Year</b>		<b>3,956,938</b>	<b>314,980</b>

# STATEMENT OF CHANGES IN EQUITY

	Stated Capital	Income Surplus	Total
<b>Year Ended 31 December 2019</b>			
At The Beginning of The Year	74,956,026	20,127,901	<b>95,083,927</b>
Profit/(Loss) For The Period	-	<b>5,919,989</b>	<b>5,919,989</b>
Issuance of Ordinary Shares	-	-	-
<b>At The End of The Year</b>	<u>74,956,026</u>	<u>26,047,890</u>	<u><b>101,003,916</b></u>
<b>Year Ended 31 December 2018</b>			
At The Beginning of The Year	74,956,026	17,570,041	<b>92,526,067</b>
Profit/(Loss) For The Period	-	2,557,860	<b>2,557,860</b>
Issuance of Ordinary Shares	-	-	-
<b>At The End of The Year</b>	<u>74,956,026</u>	<u>20,127,901</u>	<u><b>95,083,927</b></u>

## NOTES TO THE FINANCIAL STATEMENTS

### 1.0 CORPORATE INFORMATION

#### NATURE OF COMPANY

Edendale Properties Limited is a Public Limited Liability Company incorporated in Ghana under the Companies Code 1963, Act 179. The company is domiciled in Ghana with its registered office at the Alberts, No. 23 Sunyani Avenue, Kanda Estates, Accra.

The company is authorized to undertake the following:

- (i) Property Development,
- (ii) Real Estate Development
- (iii) Building Construction and
- (iv) Civil Engineering Works

#### Judgments and Estimates

The presentation of financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affects the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and the underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognized in the period in which the estimates is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

In particular, information about significant areas of estimation uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amount recognized in the financial statements are described in the note 3

#### Going concern

The company's management has made an assessment of the company's ability to continue as a going concern and is satisfied that the company has the resources to continue in business for the foreseeable future. Furthermore, the management is not aware of any material uncertainties that may cast significant doubt upon the company's ability to continue as a going concern. Therefore, the financial statements continue to be prepared on the going concern basis.

#### New Standards and Interpretations not yet adopted

	Amendments/Improvements	Effective Date
IFRS 17	<b>Insurance Contracts</b>  <i>Insurance Contracts</i> establishes the principles for the recognition, measurement, presentation and disclosure of Insurance contracts within	Effective for annual periods beginning on or after 1 <b>January 2021</b>  IFRS 17 replaces the following standard:

the scope of the Standard. The objective of IFRS 17 is to ensure that an entity provides relevant information that faithfully represents those contracts. This information gives a basis for users of financial statements to assess the effect that insurance contracts have on the entity's financial position, financial performance and cash flows. [IFRS 17:1]

- [IFRS 4 Insurance Contracts](#)

## IFRS 17

IFRS 17 *Insurance Contracts* establishes the principles for the recognition, measurement, presentation and disclosure of Insurance contracts within the scope of the Standard. The objective of IFRS 17 is to ensure that an entity provides relevant information that faithfully represents those contracts. This information gives a basis for users of financial statements to assess the effect that insurance contracts have on the entity's financial position, financial performance and cash flows. [IFRS 17:1]

### Scope

An entity shall apply IFRS 17 *Insurance Contracts* to: [IFRS 17:3] Insurance contracts, including reinsurance contracts, it issues;

- Reinsurance contracts it holds; and
- Investment contracts with discretionary participation features it issues, provided the entity also issues insurance contracts.

Some contracts meet the definition of an insurance contract but have as their primary purpose the provision of services for a fixed fee. Such issued contracts are in the scope of the standard, unless an entity chooses to apply to them [IFRS 15 Revenue from Contracts with Customers](#) and provided the following conditions are met: [IFRS 17:8]

- the entity does not reflect an assessment of the risk associated with an individual customer in setting the price of the contract with that customer;
- the contract compensates the customer by providing a service, rather than by making cash payments to the customer; and
- the insurance risk transferred by the contract arises primarily from the customer's use of services rather than from uncertainty over the cost of those services.



## **2.0 ACCOUNTING POLICIES**

### **BASIS OF PREPARATION**

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of available-for sale financial assets and financial assets and financial liabilities (including derivatives instruments) at fair value through profit or loss.

### **Significant Accounting Estimates, Assumptions & Judgements**

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policy. Key areas in which judgment is applied include:

#### **Statement of Compliance**

These financial statements of Edendale Properties PLC have been prepared in accordance with International Financial Reporting Standards (IFRS). IFRS has been applied in preparing these financial statements. This is in conformity with the directives of the Institute of Chartered Accountants (ICAG) in collaboration with other regulatory bodies like the Securities and Exchange Commission.

#### **Functional and Presentation Currency**

The financial statements are presented in Ghana Cedis, which is the Company's functional and presentation currency.

#### **Foreign currencies**

Foreign currency transactions are recorded in the functional currency using the exchange rates prevailing at the date of the transactions. Monetary assets and liabilities denominated in foreign currencies are restated into the functional currency at rate of exchange ruling at the balance sheet date. Foreign exchange gains and losses resulting from the settlement of foreign currency transactions and from the restatement of monetary assets and liabilities denominated in foreign currencies at year end are recognized in the income statement under the heading "other operating income or "other operating expenses".

The effect of exchange rate changes on cash and cash equivalents held or due in a foreign currency is reported in the cash flow statements as part of the reconciliation of cash and cash equivalent at the beginning and end of the period. This amount is presented separately from cash flows from operating, investing and financing activities and includes the differences, if any, had those cash flows been reported at end of period exchange rates.

#### **Property, Plant and Equipment**

Property, plant and equipment are stated at cost less accumulated depreciation and any impairment in value. Depreciation is provided on the depreciable amount of each component on a straight-line basis over the anticipated useful life of the asset. The depreciable amount related to each asset is determined as the difference between the cost and the residual value of the asset. The residual value is the estimated amount, net of disposal costs that the Company would currently obtain from the disposal of an asset in similar age and condition as expected at the end of the useful life of the asset.

The current annual depreciation rates for each class of property, plant and equipment are as follows:

	%
Furniture, fixtures and fittings	20
Office machine and equipment	20

Costs associated with routine servicing and maintenance of assets are expensed as incurred. Subsequent expenditure is only capitalized if it is probable that future economic benefits associated with the item will flow to the Company.

The carrying values of property and equipment are reviewed for indications of impairment annually, or when events or changes in circumstances indicate the carrying value may not be recoverable. If any such indication exists and where the carrying values exceed the estimated recoverable amount, the assets are written down to their recoverable amount.

An item of property, plant and equipment is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Residual values, useful lives and methods of depreciation for property and equipment are reviewed, and adjusted if appropriate, at each financial year end.

### **Investment Property**

Comprises of properties that are held for long-term rental yields or for capital appreciation or both, and that are not occupied by the Company. Investment property also includes property that is being constructed or developed for future use as investment property.

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

After initial recognition, investment property is carried at fair value. Investment property under construction is measured at fair value if the fair value is considered to be reliably determinable. Investment properties under construction for which the fair value cannot be determined reliably, but for which the Company expects that the fair value of the property will be reliably determinable when construction is completed, are measured at cost less impairment until the fair value becomes reliably determinable or construction is completed – whichever is earlier. Fair value is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, the Company uses alternative valuation methods, such as recent prices on less active markets or discounted cash flow projections. Valuations are performed as of the financial position date by professional valuers who hold recognised and relevant professional qualifications and have recent experience in the location and category of the investment property being valued. These valuations form the basis for the carrying amounts in the financial statements. Investment property that is being redeveloped for continuing use as investment property or for which the market has become less active continues to be measured at fair value.

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

- The provisions of the construction contract.



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

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

Changes in fair values are recognised in the income statement. Investment properties are derecognised when they have been disposed. Where the Company disposes of a property at fair value in an arm's length transaction, the carrying value immediately prior to the sale is adjusted to the transaction price, and the adjustment is recorded in the income statement within net gain from fair value adjustment on investment property.

Gain or loss arising from the retirement or disposal of an investment property is determined as the difference between the net disposal proceeds and the carrying amount of the asset and is recognised in profit or loss in the period of the retirement or disposal.

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

### **Intangible assets**

#### **Computer Software**

Acquired computer software licenses are capitalized on the basis of the costs incurred to acquire and bring to use the specific software. These costs are amortized over 3 years.

### **Impairment of tangible and intangible assets excluding goodwill**

At each balance sheet date, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where the asset does not generate cash flows that are independent from other assets, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. An intangible asset with an indefinite useful life is tested for impairment annually and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognized as an expense immediately, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount, so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognized as income immediately, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

### **Provisions**

Provisions are recognized when the Company has a present legal or constructive obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the Company expects some or all of a provision to be reimbursed, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain the expense relating to any provision is presented in the income statement net of any reimbursement.

If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as a borrowing cost.

Contingent liabilities and contingent assets are not recognized in the financial statements but are disclosed.

### **Employee Benefits**

#### **Social Security & Provident Funds**

The Company contributes to the national pension fund (defined contribution) governed by the Social Security & National Insurance Trust Fund law on behalf of employees. All employer contributions are charged to the income statement as incurred and are included under staff costs.

### **Revenue**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at fair value of the consideration received or receivable and represents amounts receivable or received for services provided and goods delivered, net of discounts and Value Added Taxation (VAT) and where there is reasonable expectation that the income will be received and all attaching conditions will be complied with. The following specific recognition criteria are met before revenue is recognized.

A **capital gain** is a profit that results from a disposition of a capital asset, such as stock, bond or real estate, where the amount realized on the disposition exceeds the purchase price. The gain is the difference between a higher selling price and a lower purchase price. Conversely, a capital loss arises if the proceeds from the sale of a capital asset are less than the purchase price.



A **dividend** is a payment made by Company to its shareholders, usually as a distribution of profits. When a Company earns a profit or surplus, it can re-invest it in the business (called retained earnings), and pay a fraction of this reinvestment as a dividend to shareholders.

**Rent**, is recognized when it is received. Rent is also recognized when is due. The advanced payment of rent or fees received must be recognized as deferred income. The advance payment of rent to terminate a lease early must also be recognized in the year in which it is received.

Revenue is recognized when the Company's right to receive money is established.

### **Rendering of Services**

When the outcome of a transaction involving the rendering of services can be estimated reliable, revenue associated with the reference to the stage of completion of the transaction at the Statement of Financial Position date. The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:

The amount of revenue can be measured reliably:

- (a) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (b) The stage of completion of the transaction at the reporting date can be measured reliably;
- (c) The costs incurred for the transaction and the cost to complete the transaction can be measured reliably.

When the outcome of the transaction involving the rendering of services cannot be estimated reliably, revenue shall be recognised only to the extent of the expenses recognised that are recoverable.

### **Interest income**

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

### **Borrowing Costs**

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

### **Income tax**

#### **{a} Current income tax**

Current income tax assets and liabilities for the current and prior period are measured at the amount expected to be recovered from or paid to the taxation authorities. The

tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

Current income tax relating to items recognized directly in equity is recognized in equity and not in the income statement.

**{b} Deferred income tax**

Deferred income tax is provided, using the liability method, on all temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply to the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

**Value added tax**

Revenues, expenses and assets are recognized net of the amount of values added tax except,

- (a) where the value added tax incurred on a purchase of goods and services is not recoverable from the taxation authority, in which case the value added tax is recognized as part of the cost of acquisition of the asset or as part of the expense item as applicable; and
- (b) Receivables and payables are stated with the amount of value added tax included.

The net amount of value added tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

**Investments**

Investments are recognised and derecognised on the trade date when the Company commits itself to purchase or sell an asset and are initially measured at fair value plus, in the case of investments other than trading securities, transaction costs. At each balance sheet date, the Company assesses whether there is any objective evidence that an investment or Company of investments is impaired. Investments are further categorised into the following classifications for the measurement after initial recognition.

**a. Trading securities**

Investments in securities held for trading are classified as trading securities included in current assets and are stated in the balance sheet at fair value. Any attributable transaction costs and gain or loss on the fair value changes of trading securities are recognised in profit or loss.

**b. Held-to-maturity investments**

Investment in debt securities with fixed or determinable payments and fixed maturity that the Company has the positive intention and ability to hold to maturity are



classified as held-to-maturity investments, which are measured at amortised cost using the effective interest method, less impairment losses, if any.

Impairment losses on held-to-maturity investments are recognised in profit or loss when there is objective evidence that an impairment loss has been incurred and are measured as the difference between its carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at its original effective interest rate, i.e. the effective interest rate computed at initial recognition.

**c. Available-for-sale financial assets**

Investments other than those held for trading and held to maturity are classified as available-for-sale financial assets and are stated in the balance sheet at fair value. Gain or loss on the fair value changes of available-for-sale financial assets is recognised directly in equity in the fair value reserves, except for impairment losses and, in the case of monetary items such as debt securities, foreign exchange gains and losses which are recognised directly in profit or loss.

When the available-for-sale financial assets are derecognised, the cumulative gain or loss previously recognised directly in equity is recognised in profit or loss. Where the available-for-sale financial assets are interest-bearing, interest calculated using the effective interest method is recognised in profit or loss.

When a decline in the fair value of an available-for-sale financial asset has been recognised directly in equity and there is objective evidence that the asset is impaired, the cumulative loss that had been recognised directly in equity is removed from equity and recognised in profit or loss even though the financial asset has not been derecognised.

The amount of the cumulative loss that is removed from equity and recognised in profit or loss is the difference between the acquisition cost (net of any principal repayment and amortisation) and current fair value, less any impairment loss on that financial asset previously recognised in profit or loss.

Impairment losses recognised in profit or loss for an investment in an equity instrument classified as available-for-sale are not reversed through profit or loss. If, in a subsequent period, the fair value of a debt instrument classified as available for sale increases and the increase can be objectively related to an event occurring after the impairment loss was recognised in profit or loss, the impairment loss is reversed, with the amount of the reversal recognised in profit or loss.

**d. Unquoted Equity Instruments Carried at Cost**

Investments in unquoted equity instruments whose fair value cannot be reliably measured and derivatives that are linked to and must be settled by delivery of such unquoted equity instruments, is measured at cost less impairment losses, if any.

If there is objective evidence that an impairment loss has been incurred on such instrument, the amount of impairment loss is measured as the difference between its carrying amount and the present value of estimated future cash flows discounted at the current market rate of return for a similar instrument. Such impairment losses are not reversed.

**e. Fair Value**

Fair value of an investment on initial recognition is normally the transaction price, unless it is estimated by using a valuation technique when part of the consideration given or received is for something other than the investments.

After initial recognition, the fair value of an investment quoted in an active market is based on the current bid price and, for investments not quoted in an active market; the Company establishes the fair value of such investment by using a valuation technique. Valuation techniques include using recent arm's length market transactions between knowledgeable, willing parties, if available, reference to the current fair value of another instrument that is substantially the same, discounted cash flow analysis and option pricing models.

### **Financial Assets Classification**

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

#### **Financial assets at fair value through profit or loss**

Financial assets at fair value through profit or loss are financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short term.

Assets in this category are classified as current assets if expected to be settled within 12 months, otherwise they are classified as non-current.

#### **Loans and receivables**

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

#### **Available-for-sale financial assets**

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

### **Recognition and measurement**

Regular purchases and sales of financial assets are recognised on the trade-date – the date on which the Company commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss.

Financial assets carried at fair value through profit or loss are initially recognised at fair value, and transaction costs are expensed in the statement of comprehensive income. Financial assets are derecognised when the rights to receive cash flows from the investments have expired or have been transferred and the Company has transferred substantially all risks and rewards of ownership. Available-for-sale financial assets and financial assets at fair value through profit or loss are subsequently carried at fair value. Loans and receivables are subsequently carried at amortised cost using the effective interest method.



Gain or losses arising from changes in the fair value of the 'financial assets at fair value through profit or loss' category are presented in the statement of comprehensive income within 'Other (losses)/gains – net' in the period in which they arise. Dividend income from financial assets at fair value through profit or loss is recognised in the statement of comprehensive income as part of other income when the Company's right to receive payments is established.

Changes in the fair value of monetary and non-monetary securities classified as available for sale are recognised in other comprehensive income.

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

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

#### **Offsetting financial instruments**

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously.

#### **Impairment of financial assets**

##### *Assets carried at amortised cost*

The Company assesses at the end of each reporting period whether there is objective evidence that a financial asset or group of financial assets is impaired.

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

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

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

Company may measure impairment on the basis of an instrument's fair value using an observable market price.

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

#### **Assets classified as available for sale**

The Company assesses at the end of each reporting period whether there is objective evidence that a financial asset or a group of financial assets is impaired. For debt securities, the Company uses the criteria referred to in (a) above. In the case of equity investments classified as available for sale, a significant or prolonged decline in the fair value of the security below its cost is also evidence that the assets are impaired. If any such evidence exists for available-for-sale financial assets, the cumulative loss – measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognized in profit or loss – is removed from equity and recognized in profit or loss. Impairment losses recognized in the consolidated statement of comprehensive income on equity instruments are not reversed through the consolidated statement of comprehensive income.

If, in a subsequent period, the fair value of a debt instrument classified as available for sale increases and the increase can be objectively related to an event occurring after the impairment loss was recognized in profit or loss, the impairment loss is reversed through the consolidated statement of comprehensive income.

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

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

#### **Trade and other receivables**

Trade and other receivables are initially measured at fair value and, after initial recognition, at amortized cost less impairment losses for bad and doubtful debts, if any, except for the following receivables:

- a. Interest-free loans made to related parties without any fixed repayment terms or the effect of discounting being immaterial, that are measured at cost less impairment losses for bad and doubtful debt, if any; and
- b. Short-term receivables with no stated interest rate and the effect of discounting being immaterial, that are measured at their original invoice amount less impairment losses for bad and doubtful debt, if any.

At each reporting date, the Company assesses whether there is any objective evidence that a receivable or Company of receivables is impaired. Impairment losses on trade and other receivables are recognized in profit or loss when there is objective evidence that an impairment loss has been incurred and are measured as the difference between the receivable's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at its original effective interest rate, i.e. the effective interest rate computed



at initial recognition. The impairment loss is reversed if, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized.

### **Cash and cash equivalents**

Cash comprises cash on hand and at bank and demand deposits with bank. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purpose of statement of cash flows, bank overdrafts which are repayable on demand form an integral part of the Company's cash management are included as a component of cash and cash equivalents.

### **Available-for-sale financial assets**

Available-for-sale financial assets are non-derivative financial assets that are designated as available for sale or are not classified in any of the above categories of financial assets. Available-for-sale financial assets are recognised initially at fair value plus any directly attributable transaction costs.

Subsequent to initial recognition, they are measured at fair value and changes therein, other than impairment losses and foreign currency differences on available-for-sale debt instruments, are recognised in other comprehensive income and presented in the fair value reserve in reserves. When an investment is derecognised, the gain or loss accumulated in equity is reclassified to profit or loss.

Impairment losses on available-for-sale financial assets are recognised by reclassifying the losses accumulated in the fair value reserve to profit or loss. The cumulative loss that is reclassified from equity to profit or loss is the difference between the acquisition cost, net of any principal repayment and amortisation, and the current fair value, less any impairment loss recognised previously in profit or loss. Changes in the cumulative impairment losses attributable to the application of the effective interest method are reflected as a component of interest income. If, in a subsequent period, the fair value of an impaired available-for-sale debt security increases and the increase can be related objectively to an event occurring after the impairment loss was recognised, then the impairment loss is reversed, with the amount of the reversal recognised in profit or loss. However, any subsequent recovery in the fair value of the impaired available-for-sale equity security is recognised in other comprehensive income.

### **Impairment of financial assets**

A financial asset not classified as at fair value through profit or loss is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset, and that loss event(s) had an impact on the estimated future cash flows of that asset that can be estimated reliably.

Objective evidence that financial assets are impaired includes default or delinquency by a debtor, restructuring of an amount due to the Company on terms that the Company would consider otherwise, indications that a debtor or issuer will enter into bankruptcy, adverse changes in the payment status of borrowers or issuers, economic conditions that correlate with defaults or the disappearance of an active market for security. The Company considers evidence of impairment for financial assets

measured at amortised cost (loans and receivables and held-to-maturity investment securities) at both a specific asset and collective level. All individually significant assets are assessed for any impairment that has been incurred but not yet identified. Assets that are not individually significant are collectively assessed for impairment by accompanying together assets with similar risk characteristics.

In assessing collective impairment, the Company uses historical trends if the probability of default, the timing of recoveries and the amount of loss incurred, adjusted for management's judgement as to whether current economic and credit conditions are such that the actual losses are likely to be greater or less than suggested by historical trends.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated cash flows discounted at the assets original effective interest rate. Deficits are recognised in profit or loss and reflected in an allowance account against loans and receivables or held-to-maturity investment securities. Interest on the impaired asset continues to be recognised. When an event occurring after the impairment was recognised causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

#### **Financial liabilities**

##### **Trade and other payables**

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

##### **Borrowings**

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently carried at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the statement of comprehensive income over the period of the borrowings using the effective interest method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

##### **State Capital - Ordinary Shares**

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares are recognised as a deduction from equity, net of any tax effects.

##### **Interest-bearing borrowings**

Interest-bearing borrowings, mainly bank loans and overdrafts, are measured initially at fair value less transaction costs and, after initial recognition, at amortised cost, plus or minus the cumulative amortisation using the effective interest method of any difference between that initial amount and the maturity amount.



### **Related parties**

For the purposes of these financial statements, a party is considered to be related to the Company if:

- a) directly, or indirectly through one or more intermediaries, the party controls, is controlled by, or is under common control with, the Company, has an interest in the Company that gives it significant influence over the Company, or has joint control over the Company;
- b) the party is an associate of the Company;
- c) the party is a joint venture in which the Company is a venture;
- d) the party is a member of the key management personnel of the Company or its parent;
- e) the party is a close member of the family of any individual referred to in (a) or (d);
- f) the party is an entity that is controlled, jointly controlled or significantly influenced by or for which significant voting power in such entity resides with, directly or indirectly, any individual referred to in (iv) or (v); or
- g) the party is a post-employment benefit plan for the benefit of employees of the Company, or of any entity that is a related party of the Company.

<b>4. Income</b>	<b>2019 GH¢</b>	<b>2018 GH¢</b>
Rental Income	3,980,867	4,200,203
	<b>3,980,867</b>	<b>4,200,203</b>
<b>5. Cost of Service</b>	<b>2019 GH¢</b>	<b>2018 GH¢</b>
Lease Rental on Operating Lease	-	-
	<b>-</b>	<b>-</b>
<b>6. Other Income</b>	<b>2019 GH¢</b>	<b>2018 GH¢</b>
Forex Gain	1,538	6,891,336
Realised Gain	-	-
Interest Income	3,989,976	3,768,171
	<b>3,991,514</b>	<b>10,659,507</b>
<b>7. Finance Expenses</b>	<b>2019 GH¢</b>	<b>2018 GH¢</b>
Interest Expense	16,655,337	15,551,031
Exchange loss	-	423,260
Bank Charges	24,513	15,739
	<b>16,679,850</b>	<b>15,990,030</b>
<b>8. Other Operating Expenses</b>	<b>2019 GH¢</b>	<b>2018 GH¢</b>
Audit fees	28,000	28,000
Cleaning and Sanitation	73,790	45,952
Insurance - Property	43,975	38,000
Internet Services	-	675
Listing Expenses	95,072	41,080
Management Fees	390,600	699,840
Printing and Stationery	4,430	600
Property Management Expenses	803,342	362,963
Legal & Professional Expenses	127,850	65,161
Registration and Licenses	-	-
Stamp Duty	-	46,560
Others	435,824	405,680
	<b>2,002,883</b>	<b>1,734,511</b>

<b>9. Valuation gains on investments</b>	<b>2019 GH¢</b>	<b>2018 GH¢</b>
Gain on investment properties	16,688,793	5,478,802
	<b>16,688,793</b>	<b>5,478,802</b>

<b>10a. INCOME TAX EXPENSE</b>	<b>2019 GH¢</b>	<b>2018 GH¢</b>
Current Income Tax	-	-
Deferred Tax	(8,232)	(4,637)
	<b>(8,232)</b>	<b>(4,637)</b>

#### Deferred Tax

Deferred tax is calculated, in full, on all temporary differences under the liability method using a principal tax rate of 25%. The movement on the deferred income tax account is as follows:

<b>10b. DEFERRED TAX Asset/(Liability)</b>	<b>2019 GH¢</b>	<b>2018 GH¢</b>
At start of year	(17)	4,620
Income statement (credit)/charge	(8,232)	(4,637)
Balance at December 31	<b>(8,249)</b>	<b>(17)</b>

#### 11. Property, Plant & Equipment

<b>Cost/Valuation</b>	<b>Generator Set</b>	<b>Office Equipment GH¢</b>	<b>Furniture &amp; fittings GH¢</b>	<b>Total GH¢</b>
Balance as at 1st Jan 2019	214,580	35,520	-	250,100
Additions for the year	-	-	-	-
Disposal/Write Off	-	-	-	-
Balance as at 31st Dec 2019	<b>214,580</b>	<b>34,520</b>	<b>-</b>	<b>250,100</b>
<b>Depreciation</b>				
Balance as at 1st Jan 2019	67,117	14,260	-	81,377
Charge for the year	55,959	10,725	-	66,684
Disposal/Write Off	-	-	-	-
Balance as at 31st Dec 2019	<b>123,076</b>	<b>24,985</b>	<b>-</b>	<b>148,061</b>
<b>Net Book Value 2019</b>	<b>91,504</b>	<b>10,535</b>	<b>-</b>	<b>102,039</b>



Cost/Valuation	Generator Set	Office Equipment	Furniture & fittings	Total
		GH¢	GH¢	GH¢
Balance as at 1st Jan 2018	177,213	21,550	-	198,763
Additions for the year	37,367	13,970	-	51,337
Disposal/Write Off	-	-	-	-
Balance as at 31st Dec 2018	<b>214,580</b>	<b>34,520</b>	<b>-</b>	<b>250,100</b>
<b>Depreciation</b>				
Balance as at 1st Jan 2018	15,831	4,798	-	20,629
Charge for the year	51,286	9,462	-	60,748
Disposal/Write Off	-	-	-	-
Balance as at 31st Dec 2018	<b>67,117</b>	<b>14,260</b>	<b>-</b>	<b>81,377</b>
<b>Net Book Value 2018</b>	<b>147,463</b>	<b>21,260</b>	<b>-</b>	<b>168,723</b>

12. Investment Properties	2019 GH¢	2018 GH¢
Investment Property - Airport	92,018,746	80,641,882
Investment Property - Cantonments	70,644,349	61,910,138
Investment Property - East Legon	3,316,553	2,906,506
Investment Property - Lajoya	5,796,233	15,329,572
Investment Property - Ringway	4,702,500	5,770,366
	<b>176,478,381</b>	<b>166,558,464</b>

13. Financial Assets – FVTPL	2019 GH¢	2018 GH¢
Omega Income Fund	4,125	4,125
Mega African Capital	371,179	-
Acorn Property Fund	18,462	-
Omega Equity Fund	6,201	6,201
	<b>399,967</b>	<b>10,326</b>

14. Loans and Receivables	2019 GH¢	2018 GH¢
Taxation	25,300	25,300
Interest Receivables	9,046,218	5,660,734
Others	2,855,771	3,580,238
	<b>11,927,289</b>	<b>9,266,272</b>

<b>15. Commercial Paper</b>	<b>2019</b>	<b>2018</b>
	<b>GH¢</b>	<b>GH¢</b>
Commercial Papers	31,437,941	21,866,934
Valuation of Commercial Paper	-	-
	<b>31,437,941</b>	<b>21,866,934</b>
<b>16. Cash and Bank</b>	<b>2019</b>	<b>2018</b>
	<b>GH¢</b>	<b>GH¢</b>
Cash Balances	-	-
Bank Balances	3,956,938	314,980
	<b>3,956,938</b>	<b>314,980</b>
<b>17. Short Term Loans</b>	<b>2019</b>	<b>2018</b>
	<b>GH¢</b>	<b>GH¢</b>
Tenured Deposits	34,296,471	29,859,380
Interest Payable on Deposit	6,440,186	2,147,903
	<b>40,736,657</b>	<b>32,007,283</b>

The interest on these loans ranges from 12% to 13% per annum. These loans are US dollar denominated loans. The durations of the loans ranges from 49 days to 365 days.

<b>18. Medium Term Loans</b>	<b>2019</b>	<b>2018</b>
	<b>GH¢</b>	<b>GH¢</b>
Preference Shares	14,579,028	11,648,455
Listed Bonds	32,615,024	32,675,968
	<b>47,194,052</b>	<b>44,324,423</b>

Listed bonds comprise of a three-year bonds listed on the Ghana Stock Exchange with variable interest rate of 182 Treasury bill rate plus 3% and 27% fixed rate. The purpose for the loans was to acquire new investment properties and pay off some outstanding balances on investment properties already purchased.

<b>19. Loan from Shareholders</b>	<b>2019</b>	<b>2018</b>
	<b>GH¢</b>	<b>GH¢</b>
Acorn Properties Limited	22,754	25,280
Mega Africa Capital Limited	33,882,187	25,590,781
Rehoboth Capital Limited	116,808	107,058
	<b>34,021,749</b>	<b>25,723,119</b>

These are additional contributions from shareholders aside their Capital Contribution.

20. Accounts Payable	2019 GH¢	2018 GH¢
Tenants Deposit	-	264,137
Management Fees	1,023,320	699,840
Accrued Professional Fees	65,674	58,162
Others	265,436	24,825
	<u>1,354,430</u>	<u>1,046,964</u>

## 21. Stated Capital

		2019	2018
Authorized Shares	100,000,000		
Issued Shares	No. of Shares	GH¢	GH¢
Ordinary Shares	8,799,033	74,956,026	74,956,026
Total	8,799,033	74,956,026	74,956,026

## 22. Related Party Transactions

The following transactions were entered into with other related companies during the year:

Investments from the following business

	2019 GH¢	2018 GH¢
Acorn Properties Limited	22,754	25,280
Mega Africa Capital Limited	33,882,187	25,590,781
Rehoboth Capital Limited	116,808	107,058
	<u>34,021,749</u>	<u>25,723,119</u>

### Key management compensation

The compensation paid or payable to key management for employee services is shown below:

	2019 GH¢	2018 GH¢
Total key management compensation	Nil	Nil

## 23. Financial Risk Management

The Company has exposure to the following risks from its use of financial instruments:

Credit risk  
Liquidity risk  
Market risk



This note presents information about the Company's exposure to each of the above risks, the Company's objectives, policies and processes for measuring and managing risk, and the Company's management of capital.

### **Risk Management Framework**

The Company's risk management policies are established to identify and analyze the risk faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market in conditions, products and services offered. The Company, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Company's Audit and Finance Committee is responsible for monitoring compliance with the Company's risk management policies and procedures, and for reviewing the adequacy of risky management framework in relation to the risks faced by the Company. This committee is assisted in these functions by a risk management structure in all the units of the Company which ensures a consistent assessment of risk management control and procedures.

### **Credit Risk**

Credit risk is the risk of financial loss to the Company if a customer or counterparty to financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers.

### **Exposure to Credit Risk**

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

	<b>2019</b>	<b>2018</b>
	<b>GH¢</b>	<b>GH¢</b>
Loans and Receivables	12,650,802	9,266,272
Available for Sale - Assets	399,967	10,326
Commercial Papers	31,437,941	21,866,934
Cash and Cash Equivalents	3,956,938	314,980
	<b>48,445,648</b>	<b>31,458,512</b>

### **Liquidity Risk**

Liquidity risk is the risk that the Company either does not have sufficient financial resources available to meet all its obligations and commitments as they fall due, or can access them only at excessive cost. The Company's approach to managing liquidity is to ensure that it will maintain adequate liquidity to meet its liabilities when due.

### **Market Risks**

Market risk is the risk that changes in the money and capital market such as interest rates and equity prices will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return on investments.

## Operational Risk

Operational risk is the exposure to financial or other damage arising through unforeseen events or failure in operational processes and systems. Examples include inadequate controls and procedures, human error, deliberate malicious acts including fraud and business interruption. These risks are controlled and monitored through system controls, segregation of duties, exception and exposure reporting, business continuity planning, reconciliations, and timely and reliable management reporting.

## Interest Risk

At the reporting date the interest rate profile of the Company's interest bearing financial instruments was:

	2019	2018
<b>Fixed Rate Instruments</b>	<b>GH¢</b>	<b>GH¢</b>
Loan from Shareholders	34,021,749	25,723,119
Short Term Loans	40,736,657	32,007,283
	<b>74,758,406</b>	<b>57,730,402</b>

## 24. Fair Values

Fair values versus carrying amounts. The fair values of financial assets and liabilities together with carrying amount shown in the balance sheet are as follows:

	31 December 2019		31 December 2018	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
	GH¢	GH¢	GH¢	GH¢
<b>Assets</b>				
Investment Properties	176,478,381	176,478,381	166,558,464	166,558,464
Loans and Receivables	12,650,802	12,650,802	9,266,272	9,266,272
Available for Sale - Assets	399,967	399,967	10,326	10,326
Commercial Papers	31,437,941	31,437,941	21,866,934	21,866,934
Cash and Cash Equivalents	3,956,938	3,956,938	314,980	314,980
	<b>224,924,029</b>	<b>224,924,029</b>	<b>198,016,976</b>	<b>198,016,976</b>
<b>Liabilities</b>				
Loan from Shareholders	34,021,749	34,021,749	25,723,119	25,723,119
Short Term Loans	40,736,657	40,736,657	32,007,283	32,007,283
Accounts Payable	1,134,244	1,134,244	1,046,964	1,046,964
Medium Term Loans	47,194,052	47,194,052	44,324,423	44,324,423
	<b>123,086,702</b>	<b>123,086,702</b>	<b>103,101,789</b>	<b>103,101,789</b>

## 25. Event after the reporting period

No significant event occurred after the end of the reporting date which is likely to affect these financial statements.

## 26. Commitments

There were no commitments capital expenditure at the balance sheet date as at 31 December 2019.



## Financial Transparency and Other Disclosures

### 1. Objectives of the Company:

**Is to be the leading property and real estate Investment Company.**

### 2. Board's responsibilities regarding financial communications:

The Board recognizes the importance of two-way communication with the Company's shareholders. The Chair, and the CEO, meet regularly with major shareholders and report the views of such shareholders to the Board. As well as the Company giving a balanced report of financial results and progress at each AGM, all shareholders have an opportunity to ask questions in person.

### 3. The decision-making process for approving transactions with related parties.

**There is no decision-making process for approving transactions with related parties**

### 4. Internal control systems.

The Board is responsible for maintaining a sound system of risk management and internal control, and for regularly reviewing its effectiveness. It has delegated authority to the Audit Committee to assist it in fulfilling its responsibilities in relation to internal control and financial reporting

The Board confirms that there is a robust process for identifying, evaluating and managing the principal risks to the achievement of Edendale's objectives. This has been in place throughout 2019 and up to the date of this Report and is regularly reviewed by the Board and accords with the Internal Control

### 5. Process for appointment of external auditors

The procedure for the selection and appointment of external auditor is based on the following framework:

- (i) The Board is responsible for appointing the external auditor, subject to shareholder approval;
- (ii) If the role of external auditor becomes vacant, or if the Audit and Risk Committee otherwise considers it appropriate to do so, the Audit and Risk Committee will conduct a formal selective tendering process. Tenders will be evaluated in accordance with established criteria as appropriate at the time;
- (iii) The Committee shall ensure that prospective auditors are provided with sufficient information about the Company to develop an appropriate proposal and fee estimate;
- (iv) Once the review process has taken place the Audit and Risk Committee provides the Board with information concerning the process adopted in undertaking the review, the recommended external auditor and the reasons for the recommendation;

### 6. Process for interaction with external auditors.

- (i) Upon engagement, the external auditor will report to the Audit & Risk Committee, have unfettered access to management, staff, records, company facilities and will be permitted reasonable time to conduct its audit; and
- (ii) The Audit and Risk Committee will annually review the external auditor's performance and independence.



7. Duration of current auditors.

**5 yrs. Since 2015**

8. Auditors' involvement in non-audit work and the fees paid to the auditors.

**Our Auditors are not involved in non-audit work. The external auditor services are limited to the statutory audit.**

9. Policy and performance in connection with environmental and social responsibility.

**The company does have a Corporate Social Responsibilities Policy. But no CSR activity was conducted in 2019.**

10. A Code of Ethics for all company employees.

**Directors, officers, employees and contract staff are required to comply with the Company Code of Conduct, which is intended to help them put Company's business principles into practice. This code clarifies the basic rules and standards they are expected to follow and the behaviour expected of them.**

**We strive to maintain a healthy industrial relations environment in which dialogue between management and employees – both directly and, where appropriate, through employee representative bodies – is embedded in our work practices. On a quarterly basis, management briefs employees on our operational and financial results through various channels, including team meetings, face-to-face gatherings, and email from the Chief Executive Officer.**

**Strong employee engagement is especially significant in maintaining strong business delivery in times of great change. We promote safe reporting of views about our processes and practices.**

11. Code of Ethics for the Board and waivers to the ethics code.

**Members of the Board of Directors are committed to observing and promoting the highest standards of ethical conduct in the performance of their responsibilities on the board.**

**Board members pledge to accept this code as a minimum guideline for ethical conduct and shall:**

**Accountability**

- 1. Faithfully abide by the regulations, by-laws and policies of Edendale Properties PLC Ltd.**
- 2. Exercise reasonable care, good faith and due diligence in organizational affairs.**
- 3. Fully disclose, at the earliest opportunity, information that may result in a perceived or actual conflict of interest.**
- 4. Fully disclose, at the earliest opportunity, information of fact that would have significance in board decision-making.**
- 5. Strive to uphold these practices and assist members of the board in upholding the highest standards of conduct.**

## 12. Risk management objectives, system and activities

### Objectives

- To identify and prioritise potential risk events
- Help develop risk management strategies and risk management plans
- Use established risk management methods, tools and techniques to assist in the analysis and reporting of identified risk events
- Find ways to identify and evaluate risks
- Develop strategies and plans for lasting risk management strategies

Management has overall responsibility for the management of risks, and for the implementation and maintenance of control systems in accordance with the Board's policies.

## 13. Types and duties of outside board and management positions.

Terence Darko-	Board Chair - Ecobank Ghana Limited, Managing Director – Mechanical Lloyd President – Ghana Employers Association
Kwesi Amonoo-Neizer	Managing Director- Mega African Capital, Director – Mechanical Llyod Company Director – Omega Capital Limited Director – Easy Loans (Malawi)
Nana Nketiah	Director, Omega Capital Limited Director, Omega Equity Fund Director, Kumapremereh Resources Limited Director, Acorn Properties Limited
Sophia Obeng-Aboagye	Director – Omega Partners
Edward Ntim-Addae	Director - Mega African Capital

## 14. Qualifications and biographical information of board members.

Terence Darko	-	BA
Kwesi Amonoo-Neizer	-	BSc, MSc, MBA
Nana Nketiah	-	BSc, MBA
Sophia Obeng-Aboagye	-	B.Com, MBA
Edward Ntim-Addae	-	BBA, CPA

## 15. Professional development and training activities.

NONE

16. Composition of board of directors (executives and non-executives).

Terence Darko	-	Chairman	(Non-Executive)
Kwesi Amonoo-Neizer	-	Director	(Executive)
Nana Nketiah	-	Director	(Non-Executive)
Sophia Obeng Aboagye	-	Director	(Executive)
Edward Ntim-Addae	-	Director	(Executive)

17. Performance evaluation process

NO

18. Role and functions of the board of directors and committees of the board.

**ROLE OF DIRECTORS**

The roles of the Chair, a non-executive role, and the CEO are separate, and the Board has agreed their respective responsibilities. The Chair is responsible for the leadership and management of the Board and for ensuring that the Board and its committees function effectively. One way in which this is achieved is by ensuring Directors receive accurate, timely and clear information.

The CEO bears overall responsibility for the implementation of the strategy agreed by the Board, the operational management of the Company and the business enterprises connected with it. He is supported in this by the Executive Committee which he chairs.

**NON-EXECUTIVE DIRECTORS**

Non-executive Directors are appointed by the Board or by shareholders at general meetings and, in accordance with the Code. Upon appointment, Nonexecutive Directors confirm they are able to allocate sufficient time to meet the expectations of the role.

The Non-Executive Directors bring a wide range and balance of skills and experience to the Company. Through their contribution to Board meetings and to Board committee meetings, they are expected to challenge constructively and help develop proposals on strategy and bring independent judgement on issues of performance and risk.

The Board recognises its collective responsibility for the long-term success of the Company. This includes: overall strategy and management; corporate structure and capital structure; financial reporting and control, oversight and review of risk management and internal control; significant contracts; and succession planning and new Board appointments.

19. Existence of procedure(s) for addressing conflicts of interest among board members.

**CONFLICTS OF INTEREST**

Certain statutory duties with respect to directors' conflicts of interest are in force under the Companies Act 1963 (the Act). In accordance with the Act and the regulations, the Board may authorise any matter that otherwise may involve any of the Directors breaching their duty to avoid conflicts of interest.



20. Checks and balances" mechanisms balancing the power of the CEO with the power of the board.

The roles of the Chair, a non-executive role, and the CEO are separate, and the Board has agreed their respective responsibilities. The Chair is responsible for the leadership and management of the Board and for ensuring that the Board and its committees function effectively. One way in which this is achieved is by ensuring Directors receive accurate, timely and clear information.

The CEO bears overall responsibility for the implementation of the strategy agreed by the Board, the operational management of the Company and the business enterprises connected with it. He is supported in this by the Executive Committee which he chairs.

The Management Committee operates under the direction of the CEO in support of his responsibility for the overall management of the Company's business. The CEO has final authority in all matters of management that are not within the duties and authorities of the Board or of the shareholders' general meeting.