GHANA STOCK EXCHANGE

PRESS RELEASE

PR. No 103/2016

EDENDALE PROPERTIES PLC
AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2015

EDENDALE has released its audited Financial Statements for the year ended December 31, 2015 as per the attached.

Issued in Accra, this 8th
day of April, 2016

- **E N D –**

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**JEB*

EDENDALE PROPERTIES PLC

FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31 2015

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CORPORATE INFORMATION

Directors:	Terrence Ronald Darko (Chairman) Kwesi Amonoo-Neizer Nana Kumapremereh Nketiah Maamle Totimeh Sophia Obeng-Aboagye Suzy Aku Puplampu
Registered office:	House no. 45 Airport Residential Area West Airport Road Accra
Auditors:	IAKO Consult P. O. Box 617 Teshie - Nungua Estates Accra
Bankers:	Access Bank Ghana Limited
Company Secretary	Sophia Obeng-Aboagye

REPORT OF THE DIRECTORS

In accordance with the requirements of section 132 of the Companies Act, 1963, (Act 179), the Directors have the pleasure in presenting the report of the Company for the year ended 31 December, 2015.

Statement of Directors' Responsibilities

The Directors are responsible for the preparation of financial statements for each financial year which gives a true and fair view of the state of affairs of the Company and of the profit or loss and cash flows for that period. In preparing these financial statements, the Directors have selected suitable accounting policies and then applied them consistently, made judgements and estimates that are reasonable and prudent and followed International Financial Reporting Standards (IFRS) and the requirements of the Companies Code, 1963 (Act 179).

The Directors are responsible for ensuring that the Company keeps proper accounting records that disclose with reasonable accuracy, at any time, the financial position of the Company. The Directors are also responsible for safeguarding the assets of the Company and taking reasonable steps for the prevention and detection of fraud and other irregularities.

Going Concern

The financial statements have been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business.

Principal Activities

The principal activities of the Company includes

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

Financial results

The results of the Company are set out on pages 6.

Dividend

The Directors do not recommend the payment of dividend for the period ended 31 December, 2015.

Auditors

In accordance with section 134(5) of the Companies Code, 1963, Iako Consult will continue in office as Auditors of the Company.

By Order of the Board

Signed: …………………………………… **Signed:** ……………………………

REPORT OF THE INDEPENDENT AUDITOR

We have audited the accompanying financial statements of **Edendale Properties PLC** set out on pages 6 to 32. These financial statements comprise the statement of financial position as at 31 December 2015, the income statement, statement of other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, 31 December 2015 and a summary of significant accounting policies and other explanatory information.

Directors' responsibility for the financial statements

The Directors are responsible for the preparation of financial statements that give a true and fair view in accordance with International Financial Reporting Standards (IFRS) and with the requirements of the Companies Code, 1963 (Act 179 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.

Auditor's responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements give a true and fair view of the financial position of the Company as at 31 December 2015 and of the financial performance and the cash flows of the Company for the year then ended in accordance with International Financial Reporting Standards (IFRS) and in the manner required by the Companies Code, 1963, (Act 179).

REPORT ON OTHER LEGAL REQUIREMENTS

The Companies Code, 1963 (Act 179) 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;
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; and

…………………………………………..

Signed by: Arnold Tetteh Okai (ICAG/P/1077)
For and on Behalf of:
IAKO CONSULT (ICAG/F/2015/003)
CHARTERED ACCOUNTANTS
32 Samora Machel Road, Asylum Down
P. O. Box TN 617
Accra

Date………………………..

STATEMENT OF COMPREHENSIVE INCOME

	Notes	2015	2014
		GH¢	**GH¢**
Rental Income	4	1,618,587	728,467
Lease Rental on Operating Lease	5	-	(26,804)
Gross Margin		**1,618,587**	**701,663**
Valuation Gain	9	19,514,867	6,399,308
Other Income	6	534,383	6,976
Total Operating Income		**21,667,837**	**7,107,947**
Finance Cost	7	(17,274,006)	(6,315,442)
Other Operating Expenses	8	(1,334,561)	(20,200)
Depreciation	11	(2,703)	(891)
Total Operating Expenses		**(18,611,270)**	**(6,336,533)**
Net Profit/(Loss) Before Taxation		**3,056,567**	**771,414**
Taxation	10a	468	(36)
Net Profit/(Loss) After Taxation		**3,057,035**	**771,378**
Other Comprehensive Income			
Total Comprehensive Income		**3,057,035**	**771,378**

STATEMENT OF FINANCIAL POSITION

ASSETS	Notes	2015	2014
Non-Current Assets		**GH¢**	**GH¢**
Property, Plant & Equipment	11	1,587	4,291
Investment Properties	12	137,543,124	108,924,138
Available for Sale – Assets	13	7,170	6,000
		137,551,881	108,934,429
Current Assets			
Loans and Receivables	14	3,381,826	8,000,000
Deferred Tax Assets	10b	432	-
Commercial Papers	15	6,205,681	-
Cash and Bank Balances	16	1,931,657	80,828
		11,519,596	8,080,828
		149,071,477	**117,015,257**
LIABILITIES AND SHAREHOLDERS FUNDS			
Current Liabilities			
Short Term Loans	17	45,443,427	42,793,347
Loan from Shareholder	19	7,115,455	14,399,998
Accounts Payable	20	4,634,946	1,181,952
Deferred Tax Liability	10b	-	36
		57,193,828	58,375,333
Non-Current Liabilities			
Medium Term Liabilities	18	19,965,364	-
TOTAL LIABILITIES		77,159,191	58,375,333
Equity			
Stated Capital	21	68,083,873	57,868,546
Income Surplus		3,828,413	771,378
SHAREHOLDERS FUNDS		71,912,286	58,639,924
TOTAL LIABILITIES AND SHAREHOLDERS FUNDS		**149,071,477**	**117,015,257**

The Board of Directors approved these financial statements on

…………………………..… ……………………………………

DIRECTOR **DIRECTOR**

The accompanying notes on pages 25 to 32from part of these financial statements and should be read in conjunction therewith.

STATEMENT OF CASH FLOWS

	Notes	2015	2014
Operating Activities		**GH¢**	**GH¢**
Profit from Operations		**3,057,035**	**771,378**
Adjustments for:			
Depreciation		2,704	891
Decrease / (Increase) in Loan and Receivables		4,618,174	(8,000,000)
Deferred Tax		(468)	36
Revaluation Surplus		(19,514,867)	(6,399,308)
(Decrease) / Increase in Payables		3,452,994	1,181,952
Net Cash Generated from Operating Activities		**(8,384,428)**	**(12,445,051)**
Taxation			
Taxation		-	-
Cash Flow Included in Investing Activities:			
Investment Properties		(9,105,289)	(102,524,830)
Commercial Papers		(6,205,681)	
Available for Sale Investment		-	(6,000)
Purchase of Property and Equipment		-	(5,182)
Net Cash From Investing Activities		**(15,310,970)**	**(102,536,012)**
Cash Flows From Financing Activities			
Shareholders Loan Repaid		(7,284,543)	14,399,998
Stated Capital		10,215,327	57,868,546
Short Term Loans		22,615,443	42,793,347
Net Cash Used In Financing Activities		**25,546,227**	**115,061,891**
Net Increase/(Decrease) in Cash and Cash Equivalents		**1,850,829**	**80,828**
Cash and Cash Equivalents at Beginning of Year		80,828	-
Cash and Cash Equivalents at End of Year		**1,931,657**	**80,828**

STATEMENT OF CHANGES IN EQUITY

	Stated Capital	Income Surplus	Total
Year Ended 31 December 2015			
At The Beginning of The Year	**57,868,546**	**771,378**	**58,639,924**
Profit/(Loss) For The Period	0	**3,057,035**	**3,057,035**
Issuance of Ordinary Shares	10,215,327	0	10,215,327
At The End of The Year	68,083,873	3,828,413	**71,912,286**
Year Ended 31 December 2014			
At The Beginning of The Year	-	-	**-**
Profit/(Loss) For The Period	-	771,378	**771,378**
Issuance of Ordinary Shares	57,868,546	-	**57,868,546**
At The End of The Year	**57,868,546**	**771,378**	**58,639,924**

NOTES TO THE FINANCIAL STATEMENTS

1.0 CORPORATE INFORMATION

NATURE OF COMPANY

Edendale Properties PLC is registered under the provisions of the Companies Code 1963, Act 179 ad a public limited liability Company. The Company's shares are not listed on a stock exchange but it has bonds listed on the Ghana Stock Exchange. The principal activities of the Company are listed on page 3.

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.

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 1, First – Time Adoption of International Financial Reporting Standards, 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 form 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;

It is probable that the economic benefits associated with the transaction will flow to the Company;

The stage of completion of the transaction at the reporting date can be measured reliably;

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.

- 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

- 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, otherwisethey 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 ofbownership. 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:

- 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

- 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 us 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, an 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.

4. Income	**2015**	**2014**
	GH¢	**GH¢**
Rental Income	1,618,587	728,467
	1,618,587	**728,467**

5. Cost of Service	**2015**	**2014**
	GH¢	**GH¢**
Lease Rental on Operating Lease	-	26,804
	-	**26,804**

6. Other Income	**2015**	**2014**
	GH¢	**GH¢**
Exchange Gain	331,997	6,976
Interest Income	202,386	-
	534,383	**6,976**

7. Finance Expenses	**2015**	**2014**
	GH¢	**GH¢**
Interest Expense	9,880,382	4,019,704
Exchange loss	7,328,769	2,285,955
Bank Charges	64,855	9,783
	17,274,006	**6,315,442**

8. Operating Expenses	**2015**	**2014**
	GH¢	**GH¢**
Audit fees	18,000	10,000
Cleaning and Sanitation	7,350	-
Insurance - Property	38,150	-
Internet Services	6,408	-
Listing Expenses	805,835	-
Marketing and Publicity	8,063	2,000
Printing and Stationery	8,357	700
Property Management Expenses	25,574	-
Professional Services	21,500	7,500
Registration and Licenses	5,370	-
Stamp Duty	378,360	-
Others	11,594	-
	1,334,561	**20,200**

9. Valuation gains on investments	**2015**	**2014**
	GH¢	**GH¢**
Gain on investment properties	19,514,847	6,399,308
	19,514,847	**6,399,308**

10a. INCOME TAX EXPENSE	**2015**	**2014**
	GH¢	**GH¢**
Current Income Tax	-	-
Deferred Tax	(468)	36
	(468)	**36**

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:

10b. DEFERRED TAX Asset/(Liability)	**2015**	**2014**
	GH¢	**GH¢**
At start of year	36	-
Income statement (credit)/charge	(468)	36
Balance at December 31	**(432)**	**36**

11. Property, Plant & Equipment

Cost/Valuation	**Office Equipment**	**Furniture & fittings**	**Total**
	GH¢	**GH¢**	**GH¢**
Balance as at 1st Jan 2015	**1,850**	**3,332**	**5,182**
Additions for the year	-	-	-
Balance as at 31st Dec 2015	**1,850**	**3,332**	**5,182**
Depreciation			
Balance as at 1st Jan 2015	**318**	**573**	**891**
Charge for the year	965	1,738	2,703
Balance as at 31st Dec 2015	**1,283**	**2,311**	**3,594**
Net Book Value 2015	**567**	**1,021**	**1,588**

Cost/Valuation	**Office Equipment**	**Furniture & fittings**	**Total**
	GH¢	**GH¢**	**GH¢**
Balance as at 1st Jan 2014	-	-	-
Additions for the year	1,850	3,332	5,182
Balance as at 31st Dec 2014	**1,850**	**3,332**	**5,182**
Depreciation			
Balance as at 1st Jan 2014			
Charge for the year	318	573	891
Balance as at 31st Dec 2014	**318**	**573**	**891**
Net Book Value 2014	**1,532**	**2,759**	**4,291**

12. Investment Properties

	2015	**2014**
	GH¢	**GH¢**
Investment Property - Airport	52,883,842	44,514,538
Investment Property – Cantonments	54,029,841	37,913,600
Investment Property – East Legon	13,651,560	12,800,000
Investment Property – Lajoya	12,438,088	10,496,000
Investment Property – Ringway	4,539,793	3,200,000
	137,543,124	**108,924,138**

13. Financial Assets – FVTPL

	2015	**2014**
	GH¢	**GH¢**
Omega Income Fund	3,000	3,000
Omega Equity Fund	3,000	3,000
OMG Equity Valuation	549	-
OMG Income Valuation	621	-
	7,170	**6,000**

14. Loans and Receivables

	2015	**2014**
	GH¢	**GH¢**
Receivables from Shareholders	3,208,000	8,000,000
Interest Receivables	170,849	-
Others	2,977	-
	3,381,826	**8,000,000**

Receivable from Shareholders represents ordinary shares subscribed for which payment is outstanding.

15. Commercial Paper

	2015	2014
	GH¢	GH¢
Various Commercial Papers	5,314,498	-
Valuation of Commercial Paper	891,183	-
	6,205,681	**-**

16. Cash and Bank

	2015	2014
	GH¢	GH¢
Cash Balances	-	19,762
Bank Balances	1,931,657	61,066
	1,931,657	**80,828**

17. Short Term Loans

	2015	2014
	GH¢	GH¢
Related Parties	19,066,658	42,793,347
Others	26,376,769	-
	45,443,427	**42,793,347**

The interest on these loans ranges from 12% to13% per annum. These loans are US dollar denominated loans. The durations of the loans ranges from 49 days to 365 days.

18. Medium Term Loans

	2015	2014
	GH¢	GH¢
Listed Bonds- variable rate	9,463,264	-
Listed Bonds-27% fixed rate	7,734,926	
Others	2,767,174	-
	19,965,364	**-**

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.

19. Loan from Shareholders

	2015	2014
	GH¢	GH¢
Acorn Properties Limited	3,287,241	9,542,827
Hagion Properties Limited	2,464,419	3,153,094
Rehoboth Capital Limited	1,363,795	170,4077
	7,115,455	**14,399,998**

These are additional contributions from shareholders aside their Capital Contribution.

20. Accounts Payable

	2015 GH¢	2014 GH¢
Tenants Deposit	646,793	1,171,952
Interest Payables	3,933,337	-
Accrued Professional Fees	42,815	10,000
Others	12,001	-
	4,634,946	**1,181,952**

21. Stated Capital

		31 Dec 2015	31 Dec 2014
Authorized Shares	100,000,000		
Issued Shares	**No. of Shares**	**GH¢**	**GH¢**
Ordinary Shares	8,041,199	68,083,873	57,868,546
Total	**8,041,199**	**68,083,873**	**57,868,546**

22. Related Party Transactions

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

Investments from the following business

	2015 GH¢	2014 GH¢
Mega Africa Capital	6,669,134	19,784,246
Acorn Properties Limited	1,798,629	-
Hagion Properties Limited	1,363,795	1,000
Rehoboth Capital Limited	3,953,030	-
	13,784,588	**19,785,246**

Key management compensation

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

	2014 GH¢
Total key management compensation	**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:

	2015	2014
	GH¢	GH¢
Loans and Receivables	3,381,790	8,000,000
Financial Assets at FVTPL	7,170	6,000
Commercial Papers	6,205,681	-
Cash and Cash Equivalents	1,931,657	80,828
	11,526,298	**8,086,828**

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:

	2015	2014
Fixed Rate Instruments	**GH¢**	**GH¢**
Loan from Shareholders	7,115,455	14,399,998
Short Term Loans	65,408,791	42,793,347
	72,524,246	**57,193,345**

24. Fair Values

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

	31 December 2015		31 December 2014	
	Carrying Amount	**Fair Value**	**Carrying Amount**	**Fair Value**
Assets	**GH¢**	**GH¢**	**GH¢**	**GH¢**
Investment Properties	137,543,124	137,543,124	108,924,138	108,924,138
Loans and Receivables	3,381,790	3,381,790	8,000,000	8,000,000
Financial Assets at FVTPL	7,170	7,170	6,000	6,000
Commercial Papers	6,205,681	6,205,681	-	-
Cash and Cash Equivalents	1,931,657	1,931,657	80,828	80,828
	149,069,422	**149,069,422**	**117,010,966**	**117,010,966**
Liabilities				
Loan from Shareholders	7,115,455	7,115,455	14,399,998	14,399,998
Short Term Loans	65,408,791	65,408,791	42,793,347	42,793,347
Accounts Payable	4,634,946	4,634,946	1,182,952	1,182,952
	77,159,192	**77,159,192**	**58,376,297**	**58,376,297**

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 2015.