eaagads Ltd.

ANNUAL REPORT AND FINANCIAL STATEMENTS

For the year ended

31 MARCH 2021

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EAAGADS LIMITED
CORPORATE INFORMATION
FOR THE YEAR ENDED 31 MARCH 2021

DIRECTORS

Evans Monari – Chairman	
Artem Gurevich*	Resigned 5 May 2021
Dr. Joseph K. Kimemia	
George Kapanandze**	Appointed 5 May 2021

* British **Georgian

SECRETARY
Stamford Corporate Services LLP
ICEA Lion centre
Riverside Park Chiromo
P. O. Box 10643 - 00100
Nairobi, Kenya.

REGISTERED OFFICE
LR NO. 110/2
Ngenda Road
P. O. Box 10 – 00232
Ruiru, Kenya.

BANKERS
Standard Chartered Bank Kenya Limited
Kenyatta Avenue Branch
P. O. Box 40310 - 00100
Nairobi, Kenya.

Equity Bank Kenya ltd
Ruiru Branch
P.O. Box 690-00232
Ruiru, Kenya.

LAWYERS
Bowmans
ICEA Lion centre
Riverside Park Chiromo
P. O. Box 10643 - 00100
Nairobi, Kenya.

Kaplan & Stratton Advocates
Williamson House
4th Ngong Avenue
P. O. Box 40111 – 00100
Nairobi, Kenya.

Karanja Njenga Advocates
Surveyors court, Woodvale Grove, Westlands
P. O. Box 1775 – 00606
Nairobi, Kenya.

AUDITORS
Ernst & Young LLP
Kenya-Re Towers, Upper hill
Off Ragati Road
P.O. Box 44286 - 00100
Nairobi, Kenya.

The directors submit their report together with the audited financial statements for the year ended 31 March 2021.

1.INCORPORATION
The Company is domiciled in Kenya where it is incorporated as a public limited company limited by shares under the Kenyan Companies Act, 2015. The address of the registered office is set out on page 1.

2.PRINCIPAL ACTIVITY
The principal activity of the Company is growing and selling of coffee beans.

3.RESULTS
The results of the Company are shown on page 17 of these financial statements.

	2021	2020
	KShs'000	KShs '000
PROFIT/ (LOSS) BEFORE TAX	4,660	(77,088)
TAX (CHARGE)/CREDIT	(2,910)	10,383
PROFIT/(LOSS) FOR THE YEAR	**1,750**	**(66,705)**

4.RECOMMENDED DIVIDEND
The directors do not recommend the payment of a dividend for the year ended 31 March 2021 (2020: Nil).

5.DIRECTORS
The directors who served during the year and to the date of this report are set out on page 1.

6.BUSINESS REVIEW
The review of business environment, key financial performance indicators and comprehensive analysis of the development of business of the company during the year has been outlined in the chairman's report on page 5.

Operating model and agency delivery models
Our operating model is a product driven model, where all our functions work together with a unitary goal of offering a high-quality product to the market. An agency delivery model defines how the relationship adds value by incorporating the experts in coffee farming. Coffee Management Services (CMS) is the appointed agent entrusted to manage our coffee operations. Eaagads Limited operates a flexible and aligned agency delivery model that ensures that shareholders' value is maximized in a cost-efficient way. The agency delivery model is also aimed at ensuring we deliver the best product to the market. We create shareholder value by focusing on several core areas, underpinned by our commitment to creating and maintaining a sustainable business.

6. BUSINESS REVIEW (continued)

Operating model and agency delivery models (continued)

These are:

a) Products
Our operating model includes a comprehensive and fully embedded agronomy risk management process which assists us in identifying and managing risks and opportunities to deliver the farm strategy and the other essential elements of our business model. During the year under review, the company's coffee operations produced 233 tons of coffee compared with 114 tons in 2020.

b) Income and assets
Land is a major factor of production in coffee farming. Our goal is to ensure that we achieve optimal sustainable production without degrading our land resource. Growing revenue and lowering unit costs enables us to drive our profit and further invest in growing our business. We derive our income through prudent coffee management practices and ambitious operational plan is to ensure we achieve an optimum production level of 2.0 metric tonnages per hectare. Our focus in setting such targets is to achieve sustainable performance over the short and long term.
We create value for our shareholders by efficiently managing the coffee operations complimented by a robust management team.

c) Employees and leadership
Employees play the key role in delivering the company's strategic objectives and goals. The Company is among the largest agricultural coffee growing estates in the industry with highly trained, skilled, motivated and remunerated employees. The Company has heavily invested in employee training, development and coaching. Eaagads Limited through its managing agents, CMS, has a strong managerial team, with good leadership skills who have long embraced and practised strategic thinking and co-operative entrepreneurship spirit.

d) Procurement
Eaagads Limited spends a significant amount of its financial resources on procuring various agricultural inputs, works and services to facilitate the discharge of its mandate and mission. This is done by following uniform and cost-effective procedures that ensure that value is achieved in our procurement processes. Eaagads adopts the CMS standard operating procedure in its procurement.
The procurement process is conducted in a transparent manner to bring competition, fairness and elimination of arbitrariness in the system under the following principles;

- **Value for money:** This is the trade-off between price and performance that provides the greatest overall benefit under the specified selection criteria.
- **Fairness:** To achieve best value for money, the procurement process must protect the farm from proscribed practices such as fraud, corruption, collusion and other unethical practices.
- **Integrity and transparency:** The manner in which the procurement process is undertaken must provide all internal and external stakeholders with assurance that the process is fair and transparent and that integrity has been maintained.
- **Effective competition:** By fostering effective competition among vendors, Eaagads Limited operationalizes the Coffee Management Services standard operational manual which applies the principles of fairness, integrity and transparency to achieve best value for money.
- **Best interests:** Undertaking procurement in the best interest means carrying out procurement activities in a manner that enables Eaagads attain its general and specific objectives in compliance with applicable procurement procedures.

7.STATEMENT AS TO DISCLOSURE TO THE COMPANY'S AUDITOR

With respect to each director at the time this report was approved:
a)There is, so far as the person is aware, no relevant audit information of which the Company's auditor is unaware; and,
b)The person has taken all the steps that the person ought to have taken as a director so as to be aware of any relevant audit information and to establish that the company's auditor is aware of that information

8.TERMS OF APPOINTMENT OF THE AUDITOR

Ernst & Young LLP continues in office in accordance with the Company's Articles of Association and Section 723 of the Kenyan Companies Act, 2015. The directors monitor the effectiveness, objectivity and independence of the auditor. The directors also approve the annual audit engagement contract which sets out the terms of the auditor's appointment and the related fees. The agreed auditor's remuneration of KShs 1,100,000 has been charged to profit or loss in the year.

By order of the Board

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Secretary
27 July 2021

Dear Shareholder,

On behalf of the Board of Directors of Eaagads Limited, I am pleased to present to you the Annual Report and Financial Statements of the Company for the year ended 31 March 2021.

OPERATING ENVIRONMENT

In 2020, the country experienced a mixed weather phenomenon. The countrywide area under coffee production has dropped from 112 to 105 thousand hectares due to real estate developments especially in peri-urban plantations. The Government announced a coffee revitalization programme in April 2020 that aimed at giving agricultural input support to small scale holders for up to USD 14 million. This move is aimed at improving coffee production, but the full effect will not be felt until late 2022. Coffee earnings increased from KShs 10.2 billion in 2020 to KShs 19.9 billion in 2021. This was mainly because of the high demand for the Kenyan coffee globally and improved premium grades achieved.

The Company continues to observe health guidelines to mitigate the spread of COVID-19 virus. Eaagads Limited has ensured that social distancing is observed when transporting it's casual workers to and from the farm. In addition, flexible work schedules were introduced to adhere to the Ministry of Health guidelines on the social distancing, stationing of hand wash points and sanitization points and ensuring workers wear personal protective equipment. The Company continues to monitor these developments and remains steadfast in implementing government directives aimed at combating the spread of COVID 19 virus.

EAAGADS FINANCIAL PERFORMANCE

In the year under review, the Company produced 233 tons of coffee compared with 114 tons produced in the year ended March 2020. The increase was mainly attributed to the favourable weather experienced in the year which led to flower formation of the late crop. Due to the improved yield, the Company achieved sales of 233 tonnes of coffee compared to 127 tonnes in March 2020. The average price realized during the year 2021 also increased to USD 5.52 per kilogram from USD 3.75 per kilogram in the previous year.

The Company reported a profit before tax of KShs 4.7 million compared to loss before tax of KShs 77 million in the previous financial year. Revenue was KShs 139.6 million in the year compared to 48.6 million in 2020. The cost of production is directly correlated to production levels. Coffee upkeep costs, picking costs and wet processing costs increased in aggregate by KShs 11.5 million. Crop commission charges also increased by KShs 2.5 million. Farm management fees remained at USD 7.5 per hectare.

The company revalued its freehold land which measures 44 hectares and its plant and machinery and this resulted in a revaluation gain of KShs 176 million, net of tax. The remaining land is held on a leasehold basis and measures 341 hectares and is not subjected to valuation, in compliance with the International Financial Reporting Standards.

MARKETING

Kenya has two coffee harvests in a year. The late crop is harvested between September to December, and the early crop is harvested between March and August. Eaagads Limited coffee is marketed by Coffee Management Services through the license of Oaklands Coffee Marketing Limited. Kenyan coffee is either sold through the auction and direct sales. Direct sales usually achieve a premium over prices obtained through the auction. During the year, the company achieved sales of 184.3 tonnes of coffee through direct sales, valued at KShs 119.8 million compared to 59.4 tons in the previous year, valued at KShs 26.2 million. The auction sales for the year were 48.42 tonnes compared to 67.8 tons previous year, valued at KShs 19.8 million and KShs 22.3 million, respectively.

CONSUMPTION

Domestic coffee consumption in Kenya has remained relatively low. The low consumption is attributed to the predominant tea drinking culture and non-affordability of coffee due to low purchasing power for the majority of the population. However, in the recent past, the coffee drinking culture has been taking root, especially amongst the middle-income groups. Coffee houses are now conveniently located in shopping malls and town centres, further boosting local coffee consumption.

OUTLOOK

Coffee is especially sensitive to extreme weather conditions. Off seasonal rains in January and February this year coupled with high temperatures variations created conditions that slowed down the coffee stressing process thus flowering. On the other hand, this rainfall was good for the early crop whose quality was enhanced. The initial expectation for 2021-22 crop was pegged at 235 tons but due to this factor, we are expecting a lower harvest, currently estimated at 214 tons. International coffee market prices have greatly improved due to increased demand attributable to the successful vaccination rollout across the globe which has resulted in easement of Covid pandemic restrictions. According to ICO, globally 2020-21 production is forecasted at 169.5 million bags and a demand of 167.2 million bags. Production for 2021-22 is expected to be lower than demand mainly due to low production expectation in Brazil. Looking ahead, the prices are likely to remain attractive in 2021-22 coffee year as the world looks at depressed production. Eaagads coffee continues to attract a premium in the market due to its quality, although it is still impacted by the International coffee prices. The farm is under the management of Coffee Management Services (CMS).

DIVIDEND

The board of directors do not recommend payment of a dividend. (2020 : Nil)

SOCIAL RESPONSIBILITY

On the social front, Eaagads Limited has embraced the ministry of health COVID-19 guidelines to ensure it keeps it's employees safe. Work activities have been realigned to ensure safe social distancing is obseved. Besides, Eaagads has maintained a harmonious relationship with the workers and the union at large making sure that the collective bargaining agreements are honoured and looking at ways to improve the workers' welfare. Our social responsibility is not limited to statutory requirements but also extends to other social responsibilities that are in place for the benefit of the workers as well as the neighbouring communities.

APPRECIATION

I would like to express my gratitude to the shareholders as well as my colleagues on the board of Eaagads Limited for their continued support to the Company.

Evans Monari
Chairman

27 July 2021

CODE OF CONDUCT AND ETHICS

The company is committed to business ethics, integrity and professionalism in all its activities. As part of this commitment, members of the Board of Directors of the company have pledged to uphold the tenets of good corporate governance by being accountable, efficient, effective, responsible, transparent, persons of integrity and exercise fairness in all their dealings.

We confirm that we are guided by the rules and regulations as issued by the Nairobi Securities Exchange (NSE); Corporate Governance Guidelines issued by the Capital Markets Authority (CMA) and international best practices in coffee farming.

BOARD OF DIRECTORS' COMPOSITION

Appointment and re-election of directors is guided by the Articles of Association of the Company. The current Board of Directors comprises three directors, 2 non-executive and 1 executive director, their names are shown on page 1. One of the non-executive directors is the Chairman of the Board. All the directors possess varied expertise required in the business.

ORIENTATION AND PROFESSIONAL DEVELOPMENT OF DIRECTORS

All directors are required to update their skills relevant to the Company's business. Whenever it is deemed necessary, directors may undergo specific training programmes offered by accredited institutions at the company's expense. This requirement applies to all directors of the company.

RESPONSIBILITIES OF THE BOARD

The directors always act in the best interest of the Company in a manner based on the principles of transparency, integrity, efficiency, effectiveness and accountability so as to achieve prosperity for the company and its stakeholders.

The Board of Directors is accountable to the shareholders and is responsible for formulation of strategy, identification of risk, selection and compensation of senior management, integrity of financial statements and legal compliance. It provides leadership and vision of the company in a way that maximises shareholder value and ensures sustainable development and growth of the company.

The board collectively retains full and effective control over the Company by monitoring the management in implementing strategic plans, review of management accounts and capital expenditure.

There is an established management structure that clearly defines roles, responsibilities and reporting lines. The division of responsibilities between the Chairman and Coffee Management Services (CMS) are well defined.

CHAIRMAN'S ROLE

The Chairman of the board leads the board in the determination of strategy and is responsible for organising the business of the board including ensuring its effectiveness in discharging its functions. He is not involved in the day-to-day operations of the company.

MANAGING AGENT'S ROLE

Coffee Management Services (CMS) is responsible to the board for the day-to-day financial and operational performance of the company. CMS are also tasked with the responsibility of executing the strategies of the board.

BOARD PERFORMANCE AND EVALUATION

Each member of the board, including the Chairman, conducts a peer as well as a self-evaluation of the board's performance. Among the key performance indicators used in the evaluation is the members' attendance in meetings and participation in the deliberations of the board.

INTERNAL CONTROLS

The board is responsible for the company's systems of internal control and reviews their effectiveness regularly. In addition, the external auditors independently and objectively review management's approach to financial reporting.

INFORMATION TO THE BOARD

All directors receive regular reports and information, which enables them to review the company's performance. These reports and information are circulated in a timely manner to facilitate preparation for meetings. The directors are entitled to suggest additional topics for discussion at board meetings and are also entitled to seek independent professional advice with respect to discharge of their duties at the company's expense.

DIRECTORS' REMUNERATION

The directors were not remunerated for the services they offered as directors of the company during the financial year. They are also not eligible for pension or gratuity. There were no loans advanced to directors during the year.

RELATED PARTY TRANSACTIONS

The company recognizes that related party transactions arise where there is a relationship by virtue of shareholding, common shareholding or key management personnel directorship. All transactions with related parties are disclosed in note 18 to the financial statements.

COMMITTEES OF THE BOARD

The board meets at least once every quarter. The directors are given appropriate and timely information so that they can make well-informed and balanced business decisions as well as planning for the future growth of the company. Due to the size of the baord, there is currently no existing standing committee of the board.

SHARE CAPITAL

The authorized and issued share capital of the company consists of 40,000,000 and 32,157,000 ordinary shares, respectively, as disclosed in note 19 to the financial statements.

RIGHTS OF THE SHAREHOLDERS

The rights and obligations attached to the shares are set out in the Articles of Association of the company, which can only be varied at a General Meeting of the shareholders. All shareholders are entitled to receive notice of such meetings together with reports and financial statements, which are to be discussed at the meeting. All shareholders are entitled to attend meetings either in person or through proxy and may speak and vote. On a poll, each shareholder is entitled to one vote for each share held. There are no shares carrying special rights.

DISTRIBUTION OF SHAREHOLDING

The top ten largest shareholders of the company are shown on page 10 of this report. The number of shareholders and shares held within each band is also shown on page 10.

COMPANY SECRETARY

The particulars of the company secretary are shown on page 1. The company secretary is a member of the Institute of Certified Public Secretaries of Kenya (ICPSK) and holds a valid practising certificate. The Company secretary is responsible for ensuring that meetings procedures are adhered to and monitors corporate governance processes. All directors have access to services of the company secretary.

SHAREHOLDERS' REGISTER MANAGEMENT

The particulars of the shares registrar are shown on page 10. The registrar, Dantrust Services Limited maintains an up-to-date register of shareholders and attends to all enquiries received from shareholders. We recognize the importance of being socially responsible by upholding values, principles and aspirations that meet the expectations of the stakeholders that we interact with during the course our business dealings.

EAAGADS LIMITED
STATEMENT OF SOCIAL RESPONSIBILITY
FOR THE YEAR ENDED 31 MARCH 2021

GUIDING PRINCIPLES

We respect the community in which we operate and maintain open dialogue to ensure that we provide necessary support based on our abilities. We respond to all queries and acknowledge feedback from our stakeholders.

OUR STAKEHOLDERS

Community

We support the local community through various initiatives including giving preference in employment to persons from the immediate local community who are suitably qualified, whenever a vacancy arises. In addition, the company has constructed a dispensary within its plantation which is managed by a government enrolled nurse and accessible to children of employees as well as those from the neighbouring community.

Employees

There is a clear employment policy and terms of employment for all levels of employees are well defined. In line with international labour standards, we do not employ children.

The company is a member of an employers' association through which it has signed a recognition agreement with the workers' trade union, Kenya Plantation and Agricultural Workers' Union (KPAWU). The company has fully implemented all terms of the Collective Bargaining Agreement (CBA) in existence.

The company also contributes towards its employees' social welfare by providing the following amongst other services:

- A well-stocked medical clinic on site in which all employees and their dependents receive free basic medical treatment.
- Free housing and potable water for all employees and their families who live in the plantation.
- Provision of a crèche facility where parents leave their young children to be taken care of free of charge while they work.
- Facilitation of free counselling and other awareness campaigns on areas such as HIV/AIDS and drug abuse
- Occupational safety and health awareness for a healthy and safe workforce in a safe working environment. We believe that a safe and healthy employee is more productive at work while a safe and healthy workplace adds value to the business by saving on unnecessary litigation and insurance premiums when risks of accidents are reduced or prevented. We have a functional Occupational Health and Safety Programme whose implementation is continuously monitored.
- Gender parity – We give equal opportunities in employment, occupation, benefits, in obligations as well as in other social responsibilities. We also promote equality between men and women at all levels as a way of putting gender aspects of human rights into work programs for decent work.
- We prohibit all kinds of sexual harassment and any form of violations of human rights in terms of physical harm, psychological harm, or any suffering to any gender including threats of such acts, coercion, arbitrary deprivation of liberty in workplaces or any other related form of harassment. We also condemn all forms of societal, cultural, customary, racial or religious practices or other forms of prejudices, which can promote gender discrimination at the work place.

INVESTORS AND REGULATORS

We ensure our business is in compliance with various regulations that govern us and seek to maximise our investors return on investment. We engage and respond to our investors and shareholders through annual general meetings, media briefing and by having our performance and strategy information on our website. We are open and honest in all our communications with regulators and investors.

ENVIRONMENT

We take conscious measures to minimize any adverse effects on the environment. All products used in the plantation are certified and recommended as safe by both the government and international agencies. We conduct annual self-environmental audits to ensure that our operations meet the national standards. We are also certified by UTZ, an international accreditation agency on sustainable farming practices.

EAAGADS LIMITED
SHAREHOLDING
FOR THE YEAR ENDED 31 MARCH 2021

PRINCIPAL SHAREHOLDERS

The ten largest shareholders of the Company and the respective number of shares held as at 31 March 2021 were as follows:

	Name of shareholder	No. of shares	% shareholding
1.	Kofinaf Company Limited	19,855,020	61.74
2.	Vivienne Mary Rogerson	3,321,800	10.33
3.	Mrs Arbella Kathryn Deirdre Illingworth	3,284,700	10.21
4.	BID Plantations Ltd	975,400	3.03
5.	Mr. Minesh Mulchand Shah	562,722	1.76
6.	Bijal Mulchand Shah	267,600	0.83
7.	Best Investment Decisions Ltd	214,700	0.67
8.	Alimohamed Adam	190,852	0.59
9.	Mrs Savitaben Velji Raichand Shah	155,176	0.48
10.	Mrs Chandrika Kamlesh Somchand Bid	153,700	0.48
		28,981,670	90.13
11.	Others	3,175,330	9.87
	Total issued shares	**32,157,000**	**100**

Distribution of shareholders

Range	Number of shareholders	Number of shares	% shareholding
1 to 1,000 Shares	550	156,234	0.49
1,001 to 10,000 Shares	183	707,368	2.20
10,001 to 100,000 Shares	66	2,063,728	6.42
100,001 to 1,000,000 Shares	11	2,768,150	8.61
1,000,001 to 10,000,000 Shares	2	6,606,500	20.54
Over 10,000,000 Shares	1	19,855,020	61.74
	813	**32,157,000**	**100.0**

SHAREHOLDERS' REGISTER

The register of members and debenture holders is kept at Dantrust Services Limited at Jadala Place 3rd floor Ngong Lane, Ngong Road, P.O. Box 73248 - 00200, Nairobi.

EAAGADS LIMITED
STATEMENT OF DIRECTORS' RESPONSIBILITIES
FOR THE YEAR ENDED 31 MARCH 2021

The Kenyan Companies Act, 2015 requires the directors to prepare financial statements for each financial year that give a true and fair view of the financial position of the company as at the end of the financial year and company's profit or loss for that year. It also requires the directors to ensure that the company keeps proper accounting records that: (a) show and explain the transactions of the company; (b) disclose, with reasonable accuracy, the financial position of the company; and (c) enable the directors to ensure that every financial statement required to be prepared complies with the requirements of the Companies Act, 2015.

The directors accept responsibility for the preparation and presentation of these financial statements in accordance with International Financial Reporting Standards and in the manner required by the Kenyan Companies Act, 2015. They also accept responsibility for:

(i) designing, implementing and maintaining such internal control as they determine necessary to enable the presentation of financial statements that are free from material misstatement, whether due to fraud or error;

(ii) selecting suitable accounting policies and applying them consistently; and,

(iii) making accounting estimates and judgements that are reasonable in the circumstances.

Having made an assessment of the company's ability to continue as a going concern, the directors are not aware of any material uncertainties related to events or conditions that may cast doubt upon the company's ability to continue as a going concern.

The directors acknowledge that the independent audit of the financial statements does not relieve them of their responsibilities.

Approved by the board of directors on 27 July 2021 and signed on its behalf by:

....

George Kapanadze Evans Monari

DIRECTORS' REMUNERATION REPORTON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2021

The Directors' Remuneration Report sets out the policy that the company has applied to remunerate executive and non-executive directors. The report has been prepared in accordance with the relevant provisions of the CMA code of Corporate Governance and the requirements of the Kenyan Companies Act, 2015, and the Companies (General) (Amendments) (No.2) Regulations, 2017.

The directors were not remunerated for the services they offered as directors of the company during the financial year. They are also not eligible for pension or gratuity. There were no loans advanced to directors during the year.

REPORT OF THE INDEPENDENT AUDITOR TO THE SHAREHOLDERS OF EAAGADS LIMITED

Report on the Audit of the Financial Statements

Opinion
We have audited the financial statements of Eaagads Limited set out on pages 17 to 58 which comprise the statement of financial position as at 31 March 2021 and the statement of profit or loss and other comprehensive income, the statement of changes in equity and the 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 financial statements present fairly, in all material respects, the financial position of Eaagads Limited as at 31 March 2021, and its financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards and the requirements of the Kenyan Companies Act, 2015.

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). We have fulfilled our other ethical responsibilities in accordance with the IESBA Code, and in accordance with other ethical requirements applicable to performing audits of financial statements in Kenya. 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 judgement, 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. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the auditor's responsibilities for the audit of the financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.

Key audit matter	How the matter was addressed in the audit
Valuation of biological assets and bearer plants	
As at 31 March 2021, the carrying amounts of biological assets and bearer plants were KShs 91 million and KShs 100 million, respectively. As described further in note 14, the measurement of biological assets is complex as it involves a high degree of subjectivity due to the assumptions and judgements used in determining the yields and market prices of coffee berries in future using the discounted cash flows method. Bearer plants have been classified as property, plant and equipment in accordance with International Accounting Standard (IAS) 16 Property, Plant and Equipment. As further disclosed in note 2(h) and 3 to the financial statements, the measurement of bearer plants involves significant judgment in estimating when the bearer plants will mature in order to determine their useful lives and capitalise the costs for purposes of depreciating them. Due to the judgement involved as described above, we considered this to be a key audit matter.	Our audit procedures included understanding management's processes for measuring bearer plants and biological assets and evaluating compliance with IAS 16 Property, Plant and Equipment and IAS 41 Agriculture. We assessed whether the assumptions and the methodology applied in the determination of the fair value of biological assets were reasonable and adequately supported. We evaluated the method used to determine maturity level and the depreciation methodology used to depreciate the capitalised costs of the bearer plants. We also assessed the adequacy of the company's disclosures in respect of bearer plants and biological assets.
Valuation of land and buildings and plant and machinery	
Land and buildings, and plant and machinery comprise 81% of the total assets of the company as at 31 March 2021. The assets are measured at fair value, which involves the use of assumptions and estimates. The revaluation of land carried out on 31 December 2020 resulted in a revaluation gain of KShs 163 million. Buildings, plant and machinery were also revalued during the year resulting in revaluation gain of KShs 17 million. The fair value of land was determined by using comparable sales method of valuation whereby the attributes of the property are compared to those of other similar properties in the market. The valuation of buildings, plant and machinery was based on market comparable basis or depreciation replacement method where information for market comparable method was not available. These methodologies are further explained in notes 2(h), 3 and 13 to the financial statements, Due to the significant assumptions made and the estimation involved, we considered this to be a key audit matter. We also considered the disclosures in the financial statements to be significant to the users' understanding of the valuation of land and buildings and plant and machinery.	We evaluated the objectivity, independence and expertise of the external appraisal firms engaged to perform the valuation. We evaluated the appropriateness of the information and assumptions used in the valuations. We also assessed whether the valuation methodologies and assumptions adopted in determining the carrying amount of the land and buildings, and plant and machinery were in accordance with International Financial Reporting Standards. We evaluated whether the determined fair values were in line with the market values for similar assets in similar locations. We assessed the adequacy of the company's disclosures in respect of the assumptions used in the valuations as set out in note 13 to the financial statements.

Other Information
The directors are responsible for the other information. The other information comprises the Directors' Report, the Chairman's Report, statement of corporate governance, statement of social responsibility, shareholding and the statement of directors' responsibilities, which we obtained prior to the date of this report. Other information does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon, other than that prescribed by the Kenyan Companies Act, 2015, as set out below.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Statements

The directors are responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards and the requirements of the Kenyan Companies Act, 2015, 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.

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 judgement and maintain professional scepticism throughout the audit. We also:

- 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.

- 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.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or related safeguards applied.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other matters prescribed by the Kenyan Companies Act, 2015

As required by the Kenyan Companies Act, 2015 we report to you, based on our audit, that:

i)in our opinion, the information given in the report of the directors on pages 2 - 4 is consistent with the financial statements.
ii)in our opinion, the auditable part of directors' remuneration report on page 12 has been properly prepared in accordance with the Kenyan Companies Act, 2015.

The engagement partner responsible for the audit resulting in this independent auditor's report is CPA Churchill Atinda, Practising Certificate No. 1425.

Churchill Atinda
For and on behalf of Ernst & Young LLP
Certified Public Accountants
Nairobi, Kenya

4 AUGUST 2021

EAAGADS LIMITED
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021	2020
		KShs'000	KShs'000
REVENUE	6	139,662	48,622
GAIN/(LOSS) ARISING FROM CHANGES IN FAIR VALUE OF BIOLOGICAL ASSETS AT FAIR VALUE LESS COSTS TO SELL	14	4,121	(9,637)
COST OF PRODUCTION	7	(85,479)	(73,996)
GROSS PROFIT/(LOSS)		58,304	(35,011)
OTHER INCOME	8	2,580	1,035
ADMINISTRATIVE EXPENSES	9 (a)	(46,510)	(37,383)
SELLING AND DISTRIBUTION EXPENSES	9 (b)	(4,763)	(2,367)
FINANCE COSTS	18 (c)	(3,383)	(3,618)
NET FOREIGN EXCHANGE(LOSS)/GAIN		(1,568)	256
PROFIT/(LOSS) BEFORE TAX	10	4,660	(77,088)
TAX (CHARGE)/CREDIT	11 (a)	(2,910)	10,383
PROFIT/(LOSS) FOR THE YEAR		1,750	(66,705)
OTHER COMPREHENSIVE INCOME			
OTHER COMPREHENSIVE INCOME NOT TO BE RECLASSIFIED TO THE PROFIT OR LOSS IN SUBSEQUENT PERIOD			
REVALUATION OF PROPERTY, PLANT AND EQUIPMENT	13(a)	193,297	54,363
DEFERRED TAX ON REVALUATION OF PROPERTY, PLANT AND EQUIPMENT	22	(17,217)	(2,718)
TOTAL OTHER COMPREHENSIVE INCOME, NET OF TAX		176,080	51,645
TOTAL COMPREHENSIVE INCOME/(LOSS) FOR THE YEAR		177,830	(15,060)
EARNINGS/(LOSS) PER SHARE – basic and diluted (KShs)	12	0.05	(2.07)

EAAGADS LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2021

	Notes	2021 KShs'000	2020 KShs'000
NON-CURRENT ASSETS			
Property, plant and equipment	13	1,003,081	838,039
Right of use asset	15	214	214
		1,003,295	838,253
CURRENT ASSETS			
Biological assets	14	90,714	86,593
Inventories	16	1,106	4,296
Amounts due from related parties	18(b)	1,433	-
Trade and other receivables	17	17,417	14,471
Corporation tax recoverable	11(c)	1,272	1,119
Cash and bank balances	26	1,256	3,849
		113,198	110,328
TOTAL ASSETS		**1,116,493**	**948,581**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	19	40,196	40,196
Revaluation reserve	20	857,585	689,115
Retained earnings	21	111,907	102,547
Total equity		1,009,688	831,858
NON-CURRENT LIABILITIES			
Deferred tax liabilities	22	75,873	55,752
Retirement benefit obligations	23	10,244	10,739
Long service awards	24	402	402
		86,519	66,893
CURRENT LIABILITIES			
Retirement benefit obligations	23	2,206	1,522
Amounts due to related parties	18(c)	14,760	10,992
Crop debenture short term loan	18(c)	-	34,239
Trade and other payables	25	3,320	3,077
		20,286	49,830
TOTAL EQUITY AND LIABILITIES		**1,116,493**	**948,581**

The financial statements were approved and authorised for issue by the Board of Directors on 27 July 2021 and signed on its behalf by:

George Kapanandze | Evans Monari

EAAGADS LIMITED
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 MARCH 2021

	Share capital KShs'000 (Note 20)	Revaluation reserve KShs'000 (Note 21)	Retained earnings KShs'000 (Note 22)	Total KShs'000
At 1 April 2019	40,196	645,080	161,642	846,918
Profit for the year	-	-	(66,705)	(66,705)
Other comprehensive income	-	51,645	-	51,645
Total comprehensive income for the year	-	51,645	(66,705)	(15,060)
Transfer of excess depreciation	-	(7,610)	7,610	-
At 31 March 2020	**40,196**	**689,115**	**102,547**	**831,858**
At 1 April 2020	40,196	689,115	102,547	831,858
Profit for the year	-		1,750	1,750
Other comprehensive income	-	176,080	-	176,080
Total comprehensive income for the year	-	176,080	1,750	177,830
Transfer of excess depreciation	-	(7,610)	7,610	-
At 31 March 2021	**40,196**	**857,585**	**111,907**	**1,009,688**

The retained earnings represent accumulated surplus arising from other normal operating activities. These reserves are available for dividend distribution to the shareholders of the company except for surplus arising from fair valuation of biological assets in accordance with IAS 41-Agriculture of KShs 18,085,000 (2020: KShs 13,963,000).

EAAGADS LIMITED
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2021

	Notes	2021 KShs'000	2020 KShs'000
OPERATING ACTIVITIES			
Profit/(loss) before tax		4,660	(77,088)
Depreciation	13	15,152	15,544
Foreign exchange loss/(gain)		1,568	(256)
Increase in retirement benefit obligations	23	715	488
Leave accrual		(33)	491
Revaluation loss on plant and machinery	13	13,103	-
Interest expense	18(c)	3,383	3,618
(Gain)/ loss arising from changes in fair value of biological assets less estimated costs to sell	14	(4,121)	9,637
Operating profit/(loss) before working capital changes		34,427	(47,566)
Retirement benefits paid	23	(526)	-
Increase in trade and other receivables		(2,946)	(4,514)
Increase in amounts due to related companies		3,768	1,400
Increase in amounts due from related companies		(1,433)	-
Decrease in inventories		3,190	1,449
Increase/(decrease) in trade and other payables		276	(7,630)
Cash generated from/ (used in) operations		36,756	(56,861)
Income tax paid		(159)	(12)
Net cash generated from/ (used in) operating activities		36,597	(56,873)
FINANCING ACTIVITIES			
Interest paid	18(c)	(3,383)	-
Advances from Coffee Management Services	18(c)	-	30,621
Repayment of advances from Coffee Management Services	18(c)	(34,239)	-
Net cash (used in)/ generated from financing activities		(37,622)	30,621
Net decrease in cash and cash equivalents		(1,025)	(26,252)
Cash and cash equivalents at the beginning of the year		3,849	29,845
Effect of exchange rate changes on cash and cash equivalents		(1,568)	256
Cash and cash equivalents at the end of the year	26	**1,256**	**3,849**

1.GENERAL INFORMATION

The company's main business is the growing and selling of coffee beans.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

(a) Basis of preparation of financial statements

The financial statements are prepared in compliance with International Financial Reporting Standards (IFRS) and Interpretations of those Standards as adopted by the International Accounting Standards Board. The financial statements are presented in thousands of Kenya Shillings (KShs '000) and are prepared on a historical cost basis except for land, buildings, plant and machinery, and biological assets that have been measured at fair value.

The preparation of financial statements in conformity with IFRS requires the use of estimates and assumptions. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or where assumptions and estimates are significant to the financial statements, are disclosed in Note 3.

For the purpose of reporting under the Kenya Companies Act, 2015, the balance sheet in these financial statements is represented by the statement of financial position and the profit and loss account is represented by the statement of profit or loss and other comprehensive income.

(b) New and amended standards, interpretations and improvements

The company applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after 1 January 2020. The company has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

The following amendments became effective during the period:

New standards or amendments	Effective for annual period beginning on or after
Definition of a Business (Amendments to IFRS 3)	January 1 2020
Interest Rate Benchmark Reform (Amendments to IFRS 9, IAS 39 and IFRS 7)	January 1 2020
Definition of Material (Amendments to IAS 1 and IAS 8)	January 1 2020
Amendments to References to Conceptual Framework in IFRS Standards	January 1 2020

These amendments and interpretations apply for the first time in the period, but do not have an impact on the financial statements of the Company. The nature and the impact of the relevant amendments are described below.

Amendments to IAS 1 and IAS 8 Definition of Material
The amendments provide a new definition of material that states, "information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity." The amendments clarify that materiality will depend on the nature or magnitude of information, either individually or in combination with other information, in the context of the financial statements. A misstatement of information is material if it could reasonably be expected to influence decisions made by the primary users. These amendments had no significant impact on the Company financial statements.

2.SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(b)New and amended standards, interpretations and improvements (continued)

Conceptual Framework for Financial Reporting issued on 29 March 2018

The Conceptual Framework is not a standard, and none of the concepts contained therein override the concepts or requirements in any standard. The purpose of the Conceptual Framework is to assist the IASB in developing standards, to help preparers develop consistent accounting policies where there is no applicable standard in place and to assist all parties to understand and interpret the standards. This will affect those entities which developed their accounting policies based on the Conceptual Framework.

The revised Conceptual Framework includes some new concepts, updated definitions and recognition criteria for assets and liabilities and clarifies some important concepts. These amendments had no impact on the Company

Standards issued but not yet effective

The standards, improvements and amendments that are issued, but not yet effective, up to the date of issuance of the company's financial statements which are relevant to the company are listed below. The company intends to adopt these standards, if applicable, when they become effective.

New standards or amendments	Effective for annual period beginning on or after
COVID-19-Related Rent Concessions (Amendments to IFRS 16)	June 1 2020
Interest Rate Benchmark Reform – Phase 2 – Amendments to	January 1 2021
IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16	
Covid-19-Related Rent Concessions beyond 30 June 2021 – Amendment to IFRS 16	April 1 2021
Reference to the Conceptual Framework (Amendments to IFRS 3)	January 1 2022
Property, Plant and Equipment: Proceeds before Intended Use (Amendments to IAS 16)	January 1 2022
Onerous Contracts Cost of Fulfilling a Contract (Amendments to IAS 37)	January 1 2022
AIP IFRS 1 First-time Adoption of International Financial Reporting Standards – Subsidiary as a first-time adopter	January 1 2022
AIP IFRS 9 Financial Instruments – Fees in the '10 per cent' test for derecognition of financial liabilities	January 1 2022
AIP IAS 41 Agriculture – Taxation in fair value measurements	January 1 2022
IFRS 17 Insurance Contracts	January 1 2023
Classification of liabilities as current or non-current (Amendments to IAS 1)	January 1 2023
Definition of Accounting Estimates - Amendments to IAS 8	January 1 2023
Disclosure of Accounting Policies - Amendments to IAS 1 and IFRS Practice Statement 2	January 1 2023
Deferred Tax related to Assets and Liabilities arising from a Single Transaction – Amendments to IAS 12	January 1 2023
Sale or Contribution of Assets between an Investor and its Associate or Company (Amendments to IFRS 10 and IAS 28)	To be determined

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(b)New and amended standards, interpretations and improvements (continued)
Conceptual Framework for Financial Reporting issued on 29 March 2018
The following standard is expected to affect the Group and Company financial statements when they become effective.

AIP IAS 41 Agriculture – Taxation in fair value measurements
The amendment removes the requirement in paragraph 22 of IAS 41 that entities exclude cash flows for taxation when measuring the fair value of assets within the scope of IAS 41.
An entity applies the amendment to fair value measurements on or after the beginning of the first annual reporting period beginning on or after 1 January 2022. Earlier application is permitted. The company is currently assessing the impact the amendment will have on its fair value measurement of assets.

(c) Segment reporting
Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker (Board of Directors). Directors allocate resources to and assess the performance of the operating segments of the company. The operating segments are based on the company's management and internal reporting structure.

The directors consider the company to comprise one business segment, agriculture, and one geographical segment, Kenya.

(d) Revenue recognition
The company is in the business of growing and selling coffee beans. Revenue from contracts with customers is recognized when control of the goods is transferred to the customer at an amount that reflects the consideration to which the company expects to be entitled in exchange for those goods. The company has generally concluded that it is the principal in its revenue arrangements, because it typically controls the goods before transferring them to the customer.

Revenue comprises the fair value of the consideration received or receivable for the sale of goods and services in the ordinary course of the company's activities.

Revenue is shown net of value-added tax (VAT), rebates and discounts. Revenue is recognised as follows:

The company recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the company and when specific criteria have been met for each of the company's activities as described below. The amount of revenue is not considered to be reliably measurable until all contingencies relating to the sale have been resolved. The company bases its estimates on historical results, taking into consideration the type of customer, the type of transaction and the specific terms of each arrangement.

Sales of produce other than by auction are recognised in the period in which the company delivers products to the customer, the customer has accepted the products and collectability of the related receivables is reasonably assured. Sales by auction are recognised upon the fall of the hammer for confirmed bids. The normal credit term is 3 to 7 days upon delivery.

(e) Functional currency and translation of foreign currencies

(i) Functional and presentation currency
Items included in the financial statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The financial statements are presented in Kenya Shillings, which is the company's functional and presentation currency. All the values are rounded to the nearest thousand (KShs '000), except where otherwise indicated.

2.SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(e) Functional currency and translation of foreign currencies (continued)

(ii) Transactions and balances
Foreign currency transactions are translated to the functional currency using the exchange rates prevailing at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Foreign exchange gains and losses resulting from the settlement of such transactions and translation of monetary assets and liabilities denominated in foreign currencies at year-end exchange rates are recognised in profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively).

f) Current versus non-current classification
The company presents assets and liabilities in statement of financial position based on current/non-current classification.

An asset is classified as current when it is:
- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.
A liability is classified as current when:
- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The company classifies all other liabilities as non-current.
Deferred tax assets and liabilities are classified as non-current

2.SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(g)Fair value measurement

The company's non-financial assets such as property and equipment and biological assets are stated at fair value at each reporting date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the company. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.
The company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

External valuers are involved in the valuation of significant assets, such as property, plant and equipment. The valuations of plant and equipment are carried out after every four years by external valuers, in line with the company's policy as management believe this is sufficient frequency to ensure that the carrying amount of a revalued asset does not differ materially from its fair value. The last valuation was done in June 2021. Land is valued annually. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained.

Management adopts the principles of IAS 41 when assessing the fair values of its biological assets. This assessment is conducted at each reporting date

For the purpose of fair value disclosures, the company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

2.SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(h)Property, plant and equipment
All property, plant and equipment including coffee bearer plants are initially recorded at cost.
After initial recognition, coffee bearer plants are measured at accumulated cost (before maturity) and at cost, net of accumulated depreciation and accumulated impairment losses, if any (after maturity), which is estimated at 4 years from planting date. Capitalization of costs ceases when the bearer plants reach maturity, which is when coffee beans can be commercially harvested. Buildings, land and plant and machinery are subsequently shown at their revalued amounts based on valuations by external independent valuers, less accumulated depreciation and accumulated impairment losses, if any. The revaluations are carried out after every four years by external independent valuers. All other property, plant and equipment are stated at historical cost less accumulated depreciation and accumulated impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

All costs of planting, upkeep and maintenance of coffee bearer plants after maturity are recognised in profit or loss under cost of production in the period in which they are incurred.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance costs are charged to profit or loss during the financial period in which they are incurred.

Any increase arising on the revaluation of land and buildings and plant and machinery is recognised in other comprehensive income, except to the extent that it reverses a revaluation decrease for the same asset previously recognised in profit or loss, in which case the increase is credited to profit or loss to the extent of the decrease previously expensed. A decrease in the carrying amount arising on the revaluation of such land and buildings and plant and machinery is recognised in profit or loss to the extent that it exceeds the balance, if any, held in the revaluation reserve relating to a previous revaluation of that asset.

An annual transfer from the asset revaluation reserve to retained earnings is made for the difference between depreciation based on the revalued carrying amount of the asset and depreciation based on the asset's original cost. Additionally, accumulated depreciation as at the revaluation date is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset. Upon disposal, any revaluation reserve relating to the particular asset being sold is transferred to retained earnings.

Depreciation on assets is calculated using the straight-line method to allocate their cost or revalued amounts less their residual values over their estimated useful lives, as follows:

Buildings	20 years
Plant and machinery	5 years
Motor vehicles and equipment	3 – 8 years
Bearer plants	65 Years

Freehold land is not depreciated.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate. An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss when the asset is derecognised.

2.SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(i) Biological assets

Coffee berries growing on the coffee bearer plants are accounted for as biological assets until the point of harvest. Biological assets are measured on initial recognition and at each end of the reporting period at fair value less costs to sell. Any gains or losses arising on initial recognition of biological assets and from subsequent changes in fair values less costs to sell are recognised in profit or loss in the year in which they arise. The fair value of coffee berries is determined based on present values of expected future cash flows, discounted at current market – determined pre-tax rates. At the time of harvest, coffee berries are measured at fair value less costs to sell and are transferred to inventories.

All costs of planting, upkeep and maintenance of biological assets are recognised in profit or loss under cost of production in the period in which they are incurred.

(j) Leasehold land (Right of use asset)

The Company assesses, at contract inception, whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets

The Company recognizes right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received.
Right-of-use assets are depreciated on a straight-line basis over the lease term.

Company as a lessor

Leases where the company does not transfer substantially all the risks and benefits incidental to ownership of the asset are classified as operating leases. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Lease income from operating leases shall be recognised in income on a straight-line basis over the lease term. Contingent rents are recognised as revenue in the period in which they are earned.

The company has a canteen which it has let out. The amount is considered to be low value and short term in nature.

(k) Inventories

Agricultural produce at the point of harvest is measured at fair value less costs to sell at the point of harvest. Any changes arising on initial recognition of agricultural produce at fair value less costs to sell as a result of harvesting are recognised in profit or loss in the year in which they arise.

Inventories, such as milled coffee, are stated at the lower of cost and net realisable value. Cost is determined using the first-in, first-out (FIFO) method. The cost of finished goods and work in progress comprises raw materials, direct labour, other direct costs and related production overheads (based on normal operating capacity), but excludes borrowing costs. Net realisable value represents the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

The fair value less costs to sell of coffee at the point of harvest is determined based on the market prices of the final product, taking into account conversion costs.
Other inventories, such as chemicals and fertilizers are stated at the lower of cost and net realisable value. Cost is determined by the weighted average method.

2.SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(l) Tax

Current income tax assets and liabilities for the current 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, at the reporting date in in accordance with the Kenyan Income Tax Act.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss and not in profit or loss. The tax is recognised in other comprehensive income or equity accordingly. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

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

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

- In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

- Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised except:

- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting 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 tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

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

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if, and only if, a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

2.SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(l) Tax (continued)

Valued Added Tax (VAT)
Expenses and assets are recognised net of the amount of value added tax, except:

- When the value added tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the valued added tax is recognised as part of the cost of acquisition of the asset or as part of the expense item, as applicable.

- When receivables and payables are stated with the amount of valued 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 statement of financial position.

Financial instruments
A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets
Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Company's business model for managing them. The Company initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component are measured at the transaction price determined under IFRS 15. Refer to the accounting policies in note 2 (d) Revenue recognition.

In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the company commits to purchase or sell the asset.

Subsequent measurement
For purposes of subsequent measurement, financial assets are classified in four categories:

- Financial assets at amortised cost (debt instruments)
- Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

2.SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(m) Financial instruments (continued)

Financial assets (continued)

- Financial assets at amortised cost (debt instruments)
- This category is the most relevant to the Company. The Company measures financial assets at amortised cost if both of the following conditions are met:
- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows, and,
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding

Financial assets at amortised cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired. The Company's financial assets at amortised cost includes trade and other receivables and cash and bank balances.

Financial assets at fair value through OCI (debt instruments)

The Company measures debt instruments at fair value through OCI if both of the following conditions are met:

- The financial asset is held within a business model with the objective of both holding to collect contractual cash flows and selling and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding

For debt instruments at fair value through OCI, interest income, foreign exchange revaluation and impairment losses or reversals are recognised in profit or loss and computed in the same manner as for financial assets measured at amortised cost. The remaining fair value changes are recognised in OCI. Upon derecognition, the cumulative fair value change recognised in OCI is recycled to profit or loss. The Company does not have any financial assets classified as debt instruments at fair value through OCI.

Financial assets designated at fair value through OCI (equity instruments)

Upon initial recognition, the Company can elect to classify irrevocably its equity investments as equity instruments designated at fair value through OCI when they meet the definition of equity under IAS 32 Financial Instruments: Presentation and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognised as other income in the statement of profit or loss when the right of payment has been established, except when the company benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment. The Company does not have any financial assets classified as equity instruments at fair value through OCI.

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss include financial assets held for trading, financial assets designated upon initial recognition at fair value through profit or loss, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at fair value through profit or loss, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortised cost or at fair value through OCI, as described above, debt instruments may be designated at fair value through profit or loss on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.
Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in profit or loss. The Company does not have any financial assets classified under this category

2.SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(m) Financial instruments (continued)

Derecognition of financial assets
A financial asset (or, where applicable, a part of a financial asset or part of a company of similar financial assets) is primarily derecognised (i.e., removed from the Company's statement of financial position) when:

- The rights to receive cash flows from the asset have expired, Or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either
  (a) the Company has transferred substantially all the risks and rewards of the asset, or
  (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of its continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Impairment of financial assets
For trade receivables and bank balances, the Company applies a simplified approach in calculating ECLs. Therefore, the Company does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Company's sales are expected to be paid within 7 days after an invoice has been raised. The Company has not made any significant provision for the expected credit losses in the books given the nature of the business.

The Company considers a financial asset in default when contractual payments are 30 days past due. However, in certain cases, the Company may also consider a financial asset to be in default when internal or external information indicates that the Company is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Company. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Financial liabilities
Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The company's financial liabilities include trade and other payables, short-term loans and amounts due to related parties.

Subsequent measurement
Trade payables, short-term loan and amounts due to related parties are carried at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

2.SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(m) Financial instruments (continued)

Derecognition
A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in profit or loss.

Offsetting
Financial instruments are offset and the net amount reported in the statement of financial position when there is a currently enforceable legal right to offset the amounts and there is an intention to settle on a net basis or to realise the assets and settle the liability simultaneously

Employee benefits

(i) Post-employment benefit obligations
For its unionised employees, the company has an unfunded obligation to pay service gratuities under its Collective Bargaining Agreement with the union. Employees who voluntarily resign after serving the employer for ten years and above shall be entitled to service gratuity at the rate of ten days' pay for every completed year of service. The liability recognised in the statement of financial position is the present value of the estimated future cash outflows, calculated annually by independent actuaries using the projected unit credit method. The company classifies these post-employment benefit obligations as other long-term employee benefits.

Re-measurements, comprising of actuarial gains and losses are recognised immediately in the statement of financial position with a corresponding debit or credit to profit or loss in the period in which they occur.

(ii) Staff termination benefits
The company from time to time offers its staff the option of voluntary early retirement. These costs are computed based on the Collective Bargaining Agreement (CBA) in force at the time of retirement and are charged to profit or loss at the time when the company can no longer withdraw the offer of those benefits. The company did not make any provision for staff termination benefits during the year.

(iii) Statutory contributions to defined contribution scheme
The company also contributes to a statutory defined contribution pension scheme, the National Social Security Fund (NSSF) Contributions are determined by local statute and are currently limited to a maximum of KShs 200 per employee per month.
The company's contributions to the scheme are charged to profit or loss in the year in which they fall due.

(iv) Other entitlements
Long service awards
Employee entitlements to long service awards are recognised when they accrue to employees. These long service awards are specified lump sum cash rewards paid to employees based on the length of service served. Employees qualify for the long service awards on reaching the 10th, 20th, 30th, 40th and 50th anniversary with the company.

Employees who have not reached any of the anniversaries or are dismissed from service due to misconduct are not entitled to any benefit under the arrangement.

The expense accruals are recognised in profit or loss and the liability recognised in the statement of financial position.
Due to the marginal returns on the financial performance of the company, the last such incentive was paid out to members of staff in January 2008 and as a result, the accrual of this incentive was frozen.

Leave entitlement
Employee benefits in the form of annual leave entitlements are provided for when they accrue to employees

2.SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(m) Financial instruments (continued)

with reference to services rendered up to the reporting date. Employees are entitled to carry forward a maximum of 15 leave days per annum which should be fully utilised by end of March the following year. The estimated monetary liability for employees' accrued annual leave entitlement at the end of the reporting period is recognised as an expense accrual.

(n) Dividends
Dividends payable are charged to equity in the period in which they are declared. Proposed dividends are not accrued for until they have been ratified at the Annual General Meeting(AGM)

(o) Cash and cash equivalents
Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, that are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash at bank and cash in hand as defined above as they are considered an integral part of the Company's cash management.

(p) Provisions for liabilities and other charges
Provisions are recognised when the company has a present obligation (legal or constructive) as a result of a past event, it is probable that the company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting date, taking into account the risks and uncertainties surrounding the obligation.

(q) Impairment of non-financial assets
The company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. 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. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples or other available fair value indicators.

The company bases its impairment calculation on valuations conducted by independent valuers. These valuations generally cover a period of four years for property and equipment and annually for land.

Impairment losses of continuing operations, including impairment on inventories, are recognised in profit or loss in expense categories consistent with the function of the impaired asset, except for properties previously revalued with the revaluation taken to OCI. For such properties, the impairment is recognised in OCI up to the amount of any previous revaluation.

For all assets, an assessment is made at each reporting date to determine whether there is an indication that previously recognised impairment losses no longer exist or have decreased. If such indication exists, the company estimates the asset's or CGU's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, or exceed the carrying amount that would have been determined, net of depreciation or amortisation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in profit or loss unless the asset is carried at a revalued amount, in which case, the reversal is treated as a revaluation increase.

3.SIGNIFICANT ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the process of applying the company's accounting policies, management has made estimates and assumptions that affect the reported amounts of assets and liabilities within the next financial year. Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. These are dealt with below.

Revaluation of certain class of property, plant and equipment

The company carries certain classes of property, plant and equipment at fair value, with changes in fair value being recognised in other comprehensive income. The company's land was last valued as at 31 December 2020 by CB Richard Ellis (CBRE), an accredited independent valuer. In the director's assessment, the value of the land was not significantly different as at year end 31 March 2021.The company's buildings, and plant and machinery were last revalued on 31 March 2021 by Africa and Beyond valuers limited, an accredited independent valuer. The fair values of these property, plant and equipment were determined by using market comparable method or the depreciated replacement cost where market comparable method was not appropriate.

Further details on property, plant and equipment are given in Note 13.

Post-employment benefits

The cost and the present value of the obligation of the post-employment benefits obligations are determined using actuarial valuations by an independent actuarial valuer. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, mortality rates and future pension increases. Due to the complexities involved in the valuation and its long-term nature, the obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The post-employment benefits are classified as other long-term employee benefits.

In determining the appropriate discount rate, the actuary considers the interest rates of the government bond market. The actuary also considers the mean terms of the yield of the bond and the liabilities. The mortality rate is based on publicly available mortality tables for the specific countries. Future salary increases and pension increases are based on expected future inflation rates.

Further details about post-employment benefits obligations are given in Note 23.

Employees' entitlements to long service awards are recognised when they accrue to employees, usually after serving for at least 10 years. A provision is made for the estimated liability for such entitlements as a result of services rendered by employees up to the end of the reporting period. The carrying amount of long service awards is disclosed in Note 24.

Biological assets

In determining the fair value of biological assets (coffee berries growing on coffee bushes), the company uses the present value of expected cash flows from the asset, discounted at a market determined pre-tax rate. The objective of the calculation of the present value of expected net cash flows is to determine the fair value of a biological asset in its present location and condition. The company considers this in determining an appropriate discount rate to be used and in estimating expected net cash flows. Management uses estimates based on historical data relating to yields, prices of coffee and exchange rates. The methodology and assumptions used for estimating both the amount and timing of future cash flows are reviewed on a regular basis to reduce any differences between estimates and actual experience.

In determining the bearer plant is mature the company considers when the growing berries on bearer plant can be commercially harvested. This normally takes 4 – 7 years depending on when it begins to bear the coffee beans (cherries) in clusters from planting date. This represents the point at which the company ceases capitalisation of costs and the coffee bushes are reclassified as mature coffee bearer plant.

Further details biological assets are given in Note 14.

3.SIGNIFICANT ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Impairment of non-financial assets
At each reporting 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. Impairment exists when the carrying amount of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use.

The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a discounted cash flow model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the company is not yet committed to or significant future investments that will enhance the asset's performance of the CGU being tested. The recoverable amount is most sensitive to the discount rate used for the discounted cash flow model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes.

In assessing whether there is any indication that the tangible and intangible assets may be impaired, the company considers the following indications:
1. there are observable indications that the asset's value has declined during the period significantly more than would be expected as a result of the passage of time or normal use.
2. significant changes with an adverse effect on the entity have taken place during the period, or will take place in the near future, in the technological, market, economic or legal environment in which the entity operates or in the market to which an asset is dedicated.
3. market interest rates or other market rates of return on investments have increased during the period, and those increases are likely to affect the discount rate used in calculating an asset's value in use and decrease the asset's recoverable amount materially.
4. evidence is available of obsolescence or physical damage of an asset.
5. significant changes with an adverse effect on the entity have taken place during the period, or are expected to take place in the near future, in the extent to which, or manner in which, an asset is used or is expected to be used. These changes include the asset becoming idle, plans to discontinue orrestructure the operation to which an asset belongs, plans to dispose of an asset before the previously expected date, and reassessing the useful life of an asset as finite rather than indefinite
6. evidence is available from internal reporting that indicates that the economic performance of an asset is, or will be, worse than expected.

Further details on property, plant and equipment are given in Note 13.

Useful lives and residual values of property, plant and equipment
The company reviews the estimated useful lives, depreciation methods and residual values of property, plant and equipment at the end of each reporting period. In reviewing the useful lives of property, plant and equipment, the company considers the remaining period over which an asset is expected to be available for use by company. Management also looks at the number of production or similar units expected to be obtained from the property, plant and equipment. Judgment and assumptions are required in estimating the remaining useful period and estimates of the number of production or similar units expected to be obtained from the property, plant and equipment.

The estimated useful lives of property, plant and equipment and their carrying amounts are disclosed in notes 2(h) and 13, respectively.

Bearer plants
The valuation of bearer plants involves significant judgement and estimations, which include the determination of number of coffee trees in an estate, the cost per plant and the useful lives of the plants. The management uses historical data and industry practice to determine the useful lives of the plants. Cost per plant is based on management's analysis of costs from planting to maturity. Further details on bearer plants are given in notes 2 (h) and 13.

4.CAPITAL MANAGEMENT

The company's objectives when managing capital are to safeguard the company's ability to continue as a going concern in order to provide returns for shareholders and to maintain an optimal capital structure to reduce the cost of capital. In order to maintain or adjust the capital structure, the company may limit the amount of dividends paid to shareholders. The company has no formal capital management policy. The operations of the company are subject to regulatory requirement by Nairobi Securities Exchange (NSE) where it is listed in AIM segment of minimum authorized issued and fully paid up ordinary share capital of twenty million shillings. The company has complied with the same.

The company has no debt related externally imposed capital requirements.

As at 31 March 2021, the company had nil balance on the crop debenture arrangement (31 March 2020: KShs 34,238,761). The constitution of capital managed by the company is as follows:

	2021	**2020**
	KShs'000	KShs'000
Share capital	40,196	40,196
Revaluation surplus	857,585	689,115
Retained earnings	111,907	102,547
Equity	1,009,688	831,858

5. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

Market risk

(i) Foreign exchange risk

The company is exposed to foreign exchange risks arising from currency exposures, with respect to the US dollar. The sales of the company are in US dollars and the main expenses are in local currency (Kenya shilling). There are no forward sales of US dollars. The US dollars are sold on a daily basis to meet obligations in shillings.

The carrying amounts of the company's foreign currency denominated monetary assets at the end of the reporting period are as follows:

	2021	2020
	KShs'000	KShs'000
Bank balances	385	3,466

At 31 March 2021, if the Kenya Shilling had weakened/strengthened by 5% against the US dollar with all other variables held constant, the impact on pre-tax profit and on equity for the years would have been KShs 19,272 (2020 : KShs 173,287) and KShs 13,490 (2020 : KShs 121,301) respectively.

(ii) Price risk

The company does not hold any financial instruments subject to price risk.

(iii) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company is not exposed to the risk of changes in market interest rates primarily to its only short-term debt obligation because the interest rate has been contractually fixed at inception.

Credit risk

Credit risk arises from cash and bank balances and trade and other receivables. The company sells its coffee mainly through the Coffee Board of Kenya's auction. However, the coffee market was liberalised in 2006 and the company is also able to sell its coffee through direct sales.

When coffee is sold through the auction, the sales proceeds should be paid within 7 and 14 days to the marketing agent and final grower respectively. The marketing agent of the company does not release the coffee warrants, that is, title to the coffee, before receiving the sales proceeds from the buyer.

Bad debts are monitored closely and are minimal and when they occur they are fully provided for by the company.

For cash with bank institution, the company has policy to have cash with bank placed on financial institutions which have a strong credit rating. Management monitors the institution with which it has bank balances to ensure they continue being of good credit.

Credit risk on related party balances arises from transactions with other companies in the group. Management approves and monitor this transactions and ensure timely settlement of the same.

5. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

Credit risk (continued)

The amount that best represents the company's maximum exposure to credit risk at 31 March 2021 is made up of the following:

Classification of credit risk bearing assets:

	Fully performing	Past due	Impaired	Total
	KShs '000	KShs '000	KShs '000	KShs '000
At 31 March 2021				
Cash at bank	1,256	-	-	1,256
Trade and other receivables	622	64	(64)	622
Due from related companies	1,433	-	-	1,433
Total	3,311	64	(64)	3,311
At 31 March 2020				
Cash at bank	3,849	-	-	3,849
Trade and other receivables	591	64	(64)	591
Total	4,440	64	(64)	4,440

No collateral is held for any of the above assets. The company does not grade the credit quality of receivables due to nature of its business as coffee is sold in auction with payment turnaround of 3 to 7 days. All receivables that are neither past due nor impaired are within their approved credit limits, and no receivables have had their terms renegotiated. The customers under the fully performing category are paying their debts as they continue trading. The default rate is low.

Liquidity risk

Prudent liquidity risk management includes maintaining sufficient cash balances, and the availability of funding from an adequate amount of committed credit facilities. Due to the dynamic nature of the underlying businesses, management maintains flexibility in funding by maintaining available facilities under committed credit lines. As at 31 March 2021, the company had not utilised its crop debenture loan from its coffee marketing and managing agent Coffee Management Services (31 March 2020: 34,238,761).

Management monitors rolling forecasts of the company's liquidity reserve on the basis of expected cash flows for the company. The expected cash flows are updated by treasury and reported to management and the directors on a monthly basis. Every week the liquidity position is updated and reported to the management and the directors showing the receipts and payments within the week.

5. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)

Liquidity risk (continued)

The table below analyses the company's financial liabilities that will be settled on a net basis into relevant maturity groupings based on the remaining period at the end of the reporting period to the contractual maturity date. The amounts disclosed in the table below are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying amounts, as the impact of discounting is not significant.

	Within 12 months KShs '000	Over 12 months KShs '000	Total KShs '000
At 31 March 2021			
Trade payables	1,237	-	1,237
Other payables	1,465	-	1,465
Due to related companies	14,760	-	14,760
	17,462	-	17,462
At 31 March 2020			
Trade payables	1,043	-	1,043
Crop debenture loan	34,239	-	34,239
Other payables	1,383	-	1,383
Due to related companies	10,992	-	10,992
	47,657	-	47,657

Financial risks arising from involvement in agricultural activity

The company is exposed to financial risks arising from changes in coffee prices. The company does not anticipate that coffee prices will decline significantly in the foreseeable future and, therefore, has not entered into derivative or other contracts to manage the risk of a decline in coffee prices. The company reviews its outlook for coffee prices regularly in considering the need for active financial risk management.

6. REVENUE

	2021 KShs'000	2020 KShs'000
Coffee direct sales	119,825	22,337
Coffee auction sales	19,837	26,285
	139,662	48,622

7. COST OF PRODUCTION

	2021 KShs'000	2020 KShs'000
Coffee upkeep costs	64,224	55,480
Coffee harvesting costs	20,724	18,150
Renovations	531	366
	85,479	73,996

8. OTHER INCOME

	2021	2020
	KShs'000	KShs'000
Rent	24	24
Firewood	1,148	1,011
Insurance recoveries on all risks	1,408	-
	2,580	1,035

9. (a)ADMINISTRATIVE EXPENSES

	2021	2020
Administration staff costs	5,686	10,448
Depreciation (Note 13)	15,152	15,544
Management fees (Note 18 (c))	2,001	2,312
Insurance	1,106	1,520
Auditors' remuneration	1,100	1,100
Legal and professional fees	1,032	4,013
Stock listing fees	-	50
Gratuity expenses (Note 23)	715	488
Revaluation loss on plant and machinery (Note 13)	13,103	-
Other operating expenses	6,615	1,908
	46,510	37,383
Staff costs comprise:		
Salaries:		
Managing staff	4,103	4,043
Administration salaries	-	3,735
Allowances	901	1,219
Training	22	54
Medical benefits	526	298
Leave allowance	-	789
Other staff benefits	58	131
NSSF-defined contribution plan expense	76	179
	5,686	10,448

9. (b) SELLING AND DISTRIBUTION EXPENSES

	2021	2020
	KShs'000	KShs'000
Crop commission (Note 18 c)	3,839	1,369
Coffee marketing commission (Note 18 c)	924	998
	4,763	2,367

10. PROFIT/(LOSS) BEFORE TAX

Profit/(loss) before tax is arrived at after charging:		
Depreciation on property, plant and equipment (Note 13)	15,152	15,544
Staff costs (Note 9)	5,686	10,448
Auditors' remuneration (Note 9)	1,100	1,100
And after (charging)crediting:		
Foreign exchange (loss)/gains	(1,568)	256

11. TAX

	2021	2020
	KShs'000	KShs'000
(a) PROFIT OR LOSS		
Current tax based on taxable profit at 30% (2020:25%)	6	6
Deferred tax charge/(credit) (Note 22)	2,904	(10,389)
Net charge/(credit) to profit or loss	2,910	(10,383)

(b)RECONCILIATION OF TAX CHARGE TO THE EXPECTED TAX BASED ON ACCOUNTING PROFIT/LOSS)	2021	2021
	KShs'000	KShs'000
Accounting profit/ (loss) before tax	4,660	(77,088)
Tax calculated at the applicable rate of 30% (2020 :25%)	1,398	(19,272)
Tax effect on items not deductible for tax (depreciation on non-qualifying assets for capital allowances)	6,110	507
Effects of changes in tax rate from 25% to 30%	4,569	(4,196)
Tax effect on taxable profit for the year offset against prior year losses	(9,167)	-
Unrecognised deferred tax asset on tax losses (Note 22)	-	12,578
	2,910	(10,383)

11. TAX (continued)

(c) CORPORATION TAX RECOVERABLE	2021	2020
	KShs'000	KShs'000
At the beginning of the year	1,119	1,113
Tax paid during the year	159	12
Charge to profit or loss	(6)	(6)
	1,272	1,119

12. EARNINGS PER SHARE

	2021	2020
	KShs'000	KShs'000
Loss attributable to equity holders of the company	1,750	(66,705)
Weighted average number of ordinary shares in issue	32,157	32,157
Basic and diluted (loss)/ earnings per share	0.05	(2.07)

There were no dilutive potential ordinary shares outstanding at 31 March 2021 and 31 March 2020.

13. (a) PROPERTY, PLANT AND EQUIPMENT

	Land	Buildings	Plant and machinery	Motor Vehicles and equipment	Bearer plants coffee	Total
Year ended 31 March 2021	KShs'000	KShs'000	KShs'000	KShs'000	KShs'000	KShs'000
Cost or Valuation						
At 1 April 2020	652,358	94,093	36,328	8,021	216,852	1,007,652
Revaluation gain/(loss)	163,090	(13,103)	30,207	-	-	180,194
Elimination of depreciation	-	(23,537)	(36,032)	-	-	(59,569)
At 31 March 2021	815,448	57,453	30,503	8,021	216,852	1,128,277
Accumulated depreciation						
At 1 April 2020	-	18,828	28,991	7,842	113,952	169,613
Charge for the year	-	4,709	7,041	66	3,336	15,152
Elimination of depreciation	-	(23,537)	(36,032)	-	-	(59,569)
At 31 March 2021	-	-	-	7,908	117,288	125,196
CARRYING AMOUNT						
At 31 March 2021	815,448	57,453	30,503	113	99,564	1,003,081
Year ended 31March 2020						
At 1 April 2019	597,995	94,093	36,328	8,021	216,852	953,289
Additions	54,363	-	-	-	-	54,363
At 31 March 2020	652,358	94,093	36,328	8,021	216,852	1,007,652
Accumulated depreciation						
At 1 April 2019	-	14,119	21,726	7,608	110,616	154,069
Charge for the year	-	4,709	7,265	234	3,336	15,544
At 31 March 2020	-	18,828	28,991	7,842	113,952	169,613
CARRYING AMOUNT						
At 31 March 2020	652,358	75,265	7,337	179	102,900	838,039

13. (a) PROPERTY, PLANT AND EQUIPMENT (continued)

CARRYING AMOUNT (COST BASIS)

	Free hold land and buildings	Plant and machinery	Motor vehicles and equipment	Bearer plants	Total
	KShs'000	KShs'000	KShs'000	KShs'000	KShs'000
At 31 March 2021	-	-	113	99,564	99,677
At 31 March 2020	-	-	179	102,900	103,079

Freehold land was last revalued on 31 December 2020. In the directors assessment, the value of the land was not significantly different as at year end 31 March 2021. The fair value of the land was determined by C B Richard Ellis (CBRE) as at 31 December 2020 using the comparable sales method of valuation whereby the attributes of the property are compared with those of similar properties in order to arrive at the market value of the land. The land measures 44 hectares. The land is located on LR No. 295/15 in Thika District. The carrying amounts of the properties were adjusted to the revalued amounts and the resultant surplus net of deferred income tax was credited to the revaluation surplus in equity.

Buildings, plant and machinery were revalued on 30 June 2021 by Africa and Beyond Valuers Limited an accredited independent valuer, The fair value of the buildings, plant and machinery was determined by using market comparable method or the depreciated replacement cost where the information for applying the market comparable method was not available. The buildings are located on LR No. 295/15 in Thika District.

Included in the net carrying amount of property, plant and equipment are freehold land and buildings amounting to KShs 815,446,000 and KShs 57,453,000 respectively. The company does not have any contractual commitments for the purchase of property, plant and equipment.

There are no contingent rents recognised as an expense in the period related to the freehold land. Additional disclosures on the valuation of the properties are provided in Note 27.

13. PROPERTY, PLANT AND EQUIPMENT (continued)

(b) RECONCILIATION OF FAIR VALUE OF REVALUED PLANT, PROPERTY AND EQUIPMENT

	Land and buildings KShs'000	Plant and Machinery KShs'000	Total KShs '000
COST OR VALUATION			
Year 2021			
At 1 April 2020	746,451	36,328	782,779
Revaluation adjustment	149,987	30,207	180,194
Elimination of depreciation	(23,537)	(36,042)	(59,579)
At 31 March 2021	872,901	30,493	903,393
Accumulated depreciation	-	-	-
At 31 March 2021	872,901	30,503	903,404
Year 2020			
At 1 April 2019	692,088	36,328	728,416
Additions	-	-	-
Revaluation adjustment	54,363	-	54,363
At 31 March 2020	746,451	36,328	782,779
Accumulated depreciation	(18,828)	(28,991)	(47,819)
At 31 March 2020	727,623	7,337	734,960

(c) IMPACT OF THE ENACTMENT OF THE LAND REGISTRATION ACT NO. 3 2012 OF THE COMPANY'S LAND HOLDING STATUS

The current Constitution, enacted on 27 August 2010, introduced significant changes in the landholding by non-citizens. The Constitution no longer allows foreigners and foreign bodies to own freehold land and leasehold land in excess of 99 years. Freehold land and leasehold land of more than 99 years owned by foreigners and foreign bodies automatically becomes 99 year leases upon enactment of the required legislation under Articles 65(4) of the constitution. These changes in the landholding took effect on 2 May 2012 upon the enactment of the Land Registration Act No. 3 of 2012.

As per the definition of Articles 65(3) of the constitution, the company is a non-citizen since its ultimate holding company is a non-citizen. Therefore, the status of its freehold land changes to 99 years lease.

The Company has assessed the impact of the amended land laws, and concluded that they do not impact significantly on these financial statements. The Company currently accounts for its land classified as freehold in a similar manner to accounting for the purchase of the land by applying international accounting standards (IAS 16) Property, Plant and Equipment, rather than by applying IFRS 16.

The company is waiting for the National Land Commission to issue guidelines that will operationalise the provisions of the constitution and the revised land laws. The company will continue to reassess the impact of the revised land laws to the financial statements as the guidelines are issued.

14. BIOLOGICAL ASSETS

	Coffee	Forestry	Total
	KShs'000	KShs'000	KShs'000
At 1 April 2020	85,913	680	86,593
Decrease due to value of coffee harvested	(90,242)	-	(90,242)
Increase in value due to growth	90,242	-	90,242
Loss arising from changes in fair value	4,107	14	4,121
At 31 March 2021	90,020	694	90,714
At 1 April 2019	95,495	735	96,230
Decrease due to value of coffee harvested	(45,603)	-	(45,603)
Increase in value due to growth	45,603	-	45,603
Loss arising from changes in fair value	(9,582)	(55)	(9,637)
At 31 March 2020	85,913	680	86,593

The company biological asset consists of coffee berries and forestry are carried at fair value less estimated costs to sell. The fair values were determined based on the discounted net present values of expected net cash flows from those assets, discounted at a current market-determined pre-tax rate. In determining the fair values, the company has made certain assumptions about the yields and market prices in future years.

Valuation process

The company has a team within the agronomy department that performs the valuation of biological assets. When considering the appropriate market prices for coffee beans to use, the team reviews available information, including: the quantity of coffee beans growing on the coffee bushes; the budding patterns; expected yield from historical patterns; current weather condition and their effect on health of coffee bushes on which they grow; current market prices for coffee bean in Nairobi Coffee Exchange; expected viticulture and harvest costs through to harvest; and the expected timing of harvest.

The valuation policies and procedures, as well as changes in the fair value measurements are reviewed by the finance manager annually. The finance manager is responsible for internal valuation team. The company's internal valuation team comprises group of agronomists who hold relevant professional qualifications and are experienced in valuations in the coffee industry.

The key assumptions made and significant unobservable valuation inputs used made concerning the future (projected over 10 months in respect of coffee berries and 15 years in respect of forestry) are as follows:

- Climatic conditions will remain the same:
- The market price of coffee, in constant price dollar terms, will be US$ 4,644 (2020: US$ 3,570) per ton; The prices has been determined by taking year average prices at Nairobi coffee exchange (NCE) market and adjusted with differential between the NCE public price and entity actual prices in the same period.
- Expected yields from existing coffee bearer plants will reasonably compare with the agronomist's flowering charts /budgets.
- Cost to sale based on historical trend of 4.95% of the gross sale proceed.
- The sales proceeds are converted into Kenya Shillings at an exchange rate of KShs 109.51 (2020: KShs 104.69) to the US$.

14. BIOLOGICAL ASSETS (continued)
Valuation process (continued)

- The market price of timber, in constant price shillings terms, will be KShs 3,000 (2020: KShs 3,000) per cubic metre;
- Forest density is 1,333 per ha for Eucalyptus (new), 333 per ha for the coppiced and 267 trees per ha for old trees, respectively; and,
- Expected yield from existing trees is 0.12, 0.7 and 0.5 cubic metres for new, coppiced and old trees respectively.

The constant price discount rate applied to the expected net US dollar cash flows was 9.259% (2020: 9.045%) for coffee berries, and to the shilling cash flows was 12.44% (2020: 13.20%) for timber.

The company has 205.82 (2020: 205.82) hectares of mature coffee bushes and nil (2020: nil) hectares of immature coffee bushes located in the major coffee growing areas of the country. The company also has 5 (2020: 5) hectares of forestry. The expected quantity of berries on the coffee bushes at 31 March 2021 was 254 tons (2020: 266 tons).

Sensitivity analysis
Significant increases/ (decreases) of the above key assumptions and/or significant unobservable valuation inputs in isolation would result in a significantly higher (lower) fair value. The company has no biological assets whose title is restricted, or biological assets pledged as security for liabilities.
The company has no commitments for the development or acquisition of biological assets.

Significant unobservable input	Variance	Estimated increase / (decrease) in fair value KShs
Average annual yield	+/- 5 %	4,501,045
Average cost to sale	+/- 5 %	(234,405)
Coffee market prices	+/- 5 %	4,501,045

Eaagads Limited has no encumbrances on its parcels of land. There is no title restriction on any carrying amounts of the biological assets. The 2021/2022 budget allocation for the management of biological assets to maintain the current state of coffee bushes is KShs 46.0 million (pruning- KShs 7.6 million, weed control – KShs 4.7 million, fertilizers and soil improvements – KShs 13.4 million, field irrigation- KShs 4.9 million, pests and disease control – KShs 14.1 million, infilling, mulching and shade planting and maintenance -KShs 1.3 million).

The business has an agronomy risk management tool to mitigate on the crop production risks

1. Smart climate change agriculture; planting of shade trees, mulching and irrigation rounds to combat adverse weather conditions. Eaagads Limited has a Rain Forest Alliance certification due to its forest cover area.
2. Relational agency model; ensuring there are onsite agricultural extension services through CMS to avert production risk. CMS guarantees best market pricing of the coffee beans through direct sales integration and auction sales to mitigate the market and price risk. This agency model has also ensured there is soft loan advances through a deed of assignments of coffee proceeds to tame the liquidity risk.
3. Insurance policy to cater for workers welfare (WIBA), fidelity guarantees insurance policy, burglary and fire on the coffee stocks.
4. Governance; management through an independent board who have wealthy of experience in coffee sub-sector. Compliance to regulatory bodies (NEMA, KRA, CMA, AFFA-Coffee Directorate etc.)
5. Integrated coffee varieties farming; Eaagads has also adopted improved coffee varieties, Ruiru 11 (85.2 Ha) which are resistant to Coffee Berry Diseases and early maturing crop varieties. This is an ongoing process in a move to replace the SL varieties (120Ha).

15. RIGHT OF USE ASSETS

	2021	2020
	KShs'000	KShs'000
COST		
At 1 April	214	214
At 31 March	214	214
AMORTISATION		
At 1 April	-	-
At 31 March	-	-
NET CARRYING AMOUNT	214	214

The carrying amount of the right of use asset is stated at cost less accumulated amortization. The land measures 341 Ha and was last revalued on 31 December 2020 by CBRE, independent external property valuers. The land is valued at approximately KShs 6.32 billion (2020: KShs 5.05 billion).

The amortization amounts involved are less than KShs 1,000 and convert to zero on rounding for 2021.

16. INVENTORIES

	2021	2020
	KShs'000	KShs'000
Consumables	1,106	4,296
	1,106	4,296

17.TRADE AND OTHER RECEIVABLES

	2021	2020
Trade receivables	64	64
Less: provision for impairment losses	(64)	(64)
	-	-
Other receivables	622	591
	622	591
VAT recoverable	8,317	4,162
VAT claim filed	8,478	9,718
	16,795	13,880
	17,417	14,471

18. RELATED PARTY BALANCES AND TRANSACTIONS

(a) Nature of related party relationships

The company is controlled by Kofinaf Company Limited incorporated and domiciled in Kenya. Oaklands Coffee Marketing Limited and Garton Limited are related to Eaagads Limited through common shareholding. The ultimate holding company is Rendeavour Holding Limited, incorporated and domiciled in Bermuda.

(b) Amounts due from related companies

	2021	2020
	KShs'000	KShs'000
Coffee Management Services Limited	1,433	-

(c) Amounts due to related companies

The amount due to Kofinaf Company Limited as at 31 March 2021 was in respect of payroll costs paid on behalf of the company and other field expenses.

	2021	2020
	KShs'000	KShs'000
Kofinaf Company Limited	14,760	10,992

The following transactions were carried out with related parties:

Kofinaf Company Limited:		
Payroll costs	12,034	12,232

Terms and conditions of transactions with related parties

Outstanding balances at the year-end are unsecured and interest free and settlement occurs in cash. There have been no guarantees received or provided for any related party receivables or payables.

During the year ended 31 March 2021, the company did not have any impairment of receivables relating to amounts owed by related parties (2020: Nil). No amount was outstanding as at year end. This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

Directors' remuneration	2021	2020
	KShs'000	KShs'000
Fees for services as a director	-	-

18.RELATED PARTY BALANCES AND TRANSACTIONS

There were no material contracts involving directors' interests for the year ended 31 March 2021 and 31 March 2020.
The company obtains other key management personnel services from Coffee Management Limited, which is the outsourced managing entity. Coffee Management Services (CMS) are the appointed agents entrusted to manage the coffee estates owned by Eaagads Limited.

Management fees paid to CMS

	2021	2020
	KShs'000	KShs'000
Management fees (Note 9)	2,001	2,312
Professional fees for staff seconded	2,721	3,140
Crop commissions (Note 7)	3,839	1,369
Coffee marketing commission (Note 7)	924	998
Finance costs	3,383	3,618
	12,868	11,437

Management fees are charged at USD 90 per Ha per year for 205 Ha under CMS management, the same has performance-based component for production above 1500 kg per Ha i.e. USD 20 per Ha for 500 kg more, USD 100 for 2,001 – 2500 kg/ Ha and USD 120 for >2500 kg/Ha.

Crop commissions paid to CMS on gross coffee proceeds at 2.75% and 2% on direct coffee sales.

Finance costs relate to interest on loans extended to Eaagads Limited at 12% (2020: interest at 10% and arrangement fee at 1%).

Movement of loans financed by Coffee Management Services

	2021	2020
	KShs'000	KShs'000
At 1 April	34,239	-
Amount advanced by CMS	-	30,621
Interest cost and arrangement fees cost	3,383	3,618
Repayments during the year		
Principal	(34,239)	-
Interest	(3,383)	-
At 31 March		34,239

The company has a coffee advance facility with an approved limit of USD 400,000 as at 22 May 2018 to meet its working capital requirements. The facility was revised on 24 March 2021 and the limit increased to USD 435,000. The facility has an interest of 10% per annum calculated on daily balances and payable monthly in arrears.

The amount receivable from CMS loan on account was KShs 1,432, 837 (note 18(b))

19. SHARE CAPITAL

	2021	2020
	KShs'000	KShs'000
Authorized:		
40,000,000 ordinary shares of KShs 1.25 each	50,000	50,000
Issued and fully paid:		
32,157,000 ordinary shares of KShs 1.25 each	40,196	40,196

20. REVALUATION RESERVE

The revaluation reserve represents solely the surplus on the revaluation of land and buildings and plant and machinery, net of deferred income tax, and is not distributable to shareholders.

21. RETAINED EARNINGS

The retained earnings represent accumulated surplus arising from normal operating activities. These reserves are available for dividend distribution to the shareholders of the company except for surplus arising from fair valuation of biological assets in line with IAS 41 Agriculture of KShs 18,085,000 (2020: KShs 13,963,000).

22. DEFERRED TAX

Deferred income tax is provided using the liability method on all temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date, using the enacted income tax rate of 30% (2020 - 25%), except for revaluation surplus on freehold land, which has been provided for using the capital gains tax rate of 5%. Deferred income tax assets and liabilities, deferred income tax charge in profit or loss, other comprehensive income and statement of changes in equity are attributable to the following items:

Capital Gains Tax (CGT) was re-introduced effective 1 January 2015. CGT is a final tax and cannot be offset against other income taxes.

	1 April 2020	Profit or loss	Other comprehensive income	31 March 2021
Deferred tax liabilities:	KShs'000	KShs'000	KShs'000	KShs'000
Property, plant and equipment	(280)	(138)	-	(418)
Fair value gains/losses on biological assets	21,647	5,567	-	27,214
Unrealized exchange gains	64	(534)	-	(470)
Provision for long service awards	(100)	(20)	-	(120)
Leave provision	(163)	(23)	-	(186)
General provision for bad debts	(16)	(3)	-	(19)
Staff gratuity	(3,065)	(671)	-	(3,736)
Deferred tax on revaluation surplus on land	32,619	-	8,155	40,774
Deferred tax on revaluation surplus on plant and machinery and buildings	5,046	(1,274)	9,062	12,834
	55,752	2,904	17,217	75,873

22. DEFERRED TAX (CONTINUED)

The company had accumulated tax losses of KShs 40,620,831 as at 31 March 2021 (2020: KShs 71,179,111) and can be carried forward for a maximum period of 10 years in accordance with Kenyan tax laws. The deferred tax asset of KShs 12,186,249 (2020: KShs 17,794,778) arising from the tax losses has not been recognised in the financial statements.

The expiry dates for the tax losses above are as follows

a) 2013 tax losses amounting to KShs 50,957,480 expire on 31 December 2022
b) 2014 tax losses amounting to KShs 15,999,988 expire on 31 December 2023
c) 2015 tax losses amounting to KShs 1,576,852 expire on 31 December 2024
d) 2018 tax losses amounting to KShs 40,847,349 expires on 31 December 2027
e) 2020 tax losses amounting to KShs 50,311,198 expires on 31 December 2029
f) 2021 Nil

	1 April 2019	Profit or loss	Other comprehensive income	31 March 2020
Deferred tax liabilities:	KShs'000	KShs'000	KShs'000	KShs'000
Property, plant and equipment	(324)	44	-	(280)
Fair value gains/losses on biological assets	28,868	(7,221)	-	21,647
Unrealized exchange gains	359	(295)	-	64
Provision for long service awards	(120)	20	-	(100)
Leave provision	(48)	(115)	-	(163)
General provision for bad debts	(19)	3	-	(16)
Staff gratuity	(3,532)	467	-	(3,065)
Deferred tax on revaluation surplus on land	29,901	-	2,718	32,619
Deferred tax on revaluation surplus on plant and machinery and buildings	8,338	(3,292)	-	5,046
	63,423	(10,389)	2,718	55,752

23. RETIREMENT BENEFITS OBLIGATIONS - SERVICE GRATUITY

The provisions for service gratuity represent entitlements that accrue as a result of services offered by the unionisable employees, based on the collective bargaining agreement for the years 2017 and 2018. These are classified as other long-term employee benefits.

The level of benefits provided depends on the member's length of service and salary at retirement age. The cost and the present value of the obligation of the service gratuity are determined using actuarial valuations conducted by ActServe, who are independent actuarial consultants. The valuations involve making estimates on the projected benefits that will become payable to each individual in each future year based on valuation probability assumptions. The valuations are conducted annually as at the reporting date. The last valuation was carried out on 31 March 2021.

The following table summarizes the components of net benefit expense recognized in the statement of profit or loss and other comprehensive income and the amounts recognized in the statement of financial position for the plan:

23. RETIREMENT BENEFITS OBLIGATIONS - SERVICE GRATUITY (continues)

	2021	2020
	KShs'000	KShs'000
Opening employee benefit obligation	12,261	11,773
Current service cost	525	541
Interest cost	1,441	1,436
Actuarial loss	(1,251)	(1,489)
Past service cost	-	-
	715	488
Benefits and expenses paid	(526)	-
Closing employee benefit obligation	12,450	12,261
Categorised as:		
Current portion	2,206	1,522
Non-current portion	10,244	10,739
	12,450	12,261

The principal assumptions used in determining service post-employment benefit obligations for the company's plan are shown below:

	2021	2020
	%	%
- Discount rate (% p.a.)	12.00	11.75
- Future salary increases (% p.a.)	10.00	9.75
- Mortality assumptions	KE 2001-2003	KE 2001-2003
-Weighted average duration of post-employment benefit obligations	7.4 years	8.1 years

23. RETIREMENT BENEFITS OBLIGATIONS - SERVICE GRATUITY (continues)

A quantitative sensitivity analysis for significant assumptions as at 31 March 2021 is as shown below:

	Scenario-1	Scenario-2	Scenario -3	Scenario -4	Scenario -5
	Discount rate increased by1%	Salary rate increaseby 1%	Discount rate decreased by 1%	Salary rate decreased by1%	Demographic assumptions increased by 10%
Discount rate	12.00%	13.00%	12.00%	11.00%	12.00%
Salary increase	10.00%	10.00%	11.00%	10.00%	9.00%
Demographic assumptions	No change	No change	No change	No change	Increase by 10%
Opening employee benefit obligation	12,261	12,261	12,261	12,261	12,261
Net expense recognised in profit or loss	1,966	1,966	1,966	1,966	1,966
Actuarial loss recognised in profit or loss	(1,251)	(1,920)	(508)	(511)	(1,934)
Benefits and expenses paid	(526)	(526)	(526)	(526)	(526)
Closing employee benefit obligation	12,450	11,781	13,193	13,190	11,767

A quantitative sensitivity analysis for significant assumptions as at 31 March 2020 is as shown below:rehensive income and the amounts recognized in the statement of financial position for the plan:

	Scenario -1	Scenario -2	Scenario -3	Scenario -4	Scenario -5
	Discount rate increased by 1%	Salary rate increased by 1%	Discount rate de-creased by 1%	Salary rate de-creased by 1%	Demographic assumptions increased by 10%
Discount rate	12.75%	11.75%	10.75%	11.75%	11.75%
Salary increase	9.75%	10.75%	9.75%	8.75%	9.75%
Demographic assumptions	No change	No change	No change	No change	Increase by 10%
Opening employee benefit obligation	11,773	11,773	11,773	11,773	11,773
Net expense recognised in profit or loss	1,940	2,015	2,018	1,942	1,978
Actuarial loss recognised in profit or loss	(2,207)	(684)	(691)	(2,224)	(1,471)
Benefits and expenses paid	-	-	-	-	-
Closing employee benefit obligation	11,506	13,104	13,100	11,491	12,280

23. RETIREMENT BENEFITS OBLIGATIONS - SERVICE GRATUITY (continues)

Discount rate

IAS 19 requires the discount rate to be determined by reference to the market yields, on the reporting date, on high quality corporate bonds, or in the countries where there is no deep market in such bonds, the market yields on government bonds. The currency and term of the corporate or government bonds should be consistent with the currency and estimated term of the post- employment benefit obligation.

The actuaries assumed a long –term discount rate of 12.00 % pa. This rate is the interpolated rate of the 7-year and 8-year Treasury bond issued by the Central Bank of Kenya as listed on the Nairobi Securities Exchange as at 31 March 2021.

The principal assumptions used in determining service gratuity and long service awards obligations for the company's plans are shown below:

Mortality rate

Benefits will decrease or cease when the individual dies. It is, therefore, essential that the actuary, in his projections, takes into account the mortality of the employees. Mortality is expressed as the probability of death within the next year for an individual of a specific age. Different mortality rates are set for each age - group. The mortality table used for the current employees was KE 2001 - 2003 as published by the Institute of Actuaries.

Salary increases

Salaries can generally increase as a result of inflation, merit increases and promotions. Assumptions are made on future salary increases as the actual benefits payable to an employee on retirement date will be dependent on his current salary as at the retirement date. As retirement benefits are directly linked to the salary, the higher the assumption, the higher the liabilities.

As there is a link between general inflation in a country and the salary increases granted to employees, expectations on general inflation have been used in determining the salary inflation assumption. Given the past experience in inflation variations, a salary increase of 9.75% p.a. has been determined as mutually compatible rate taking into account the likely future economic scenarios of the country.

24. LONG SERVICE AWARDS

	2021	2020
	KShs'000	KShs'000
At the beginning of the year	402	402
At the end of the year	402	402
Categorized as:		
Current portion	-	-
Non-current portion	402	402
	402	402

These long service awards are recognised based on the length of service served by the employees. Employees are paid specific defined amounts as long service awards on reaching the 10th, 20th, 30th, 40th and 50th anniversary with the company. Employees who have not reached any of the anniversaries or are dismissed from service due to misconduct are not entitled to any benefit under the arrangement. There were no provisions for long service award in the current year. Due to the poor financial performance of the company, the last such incentive was paid out to members of staff in January 2008. The continuous accrual of the incentive has been frozen and the amount classified as a non-current liability.The company has no contractual obligation to pay the same, but rather out of goodwill and gesture for appreciation.

25. TRADE AND OTHER PAYABLES

	2021	2020
	KShs'000	KShs'000
Trade payables	1,237	1,043
Accrued expenses and other payables	1,465	1,383
Leave provision	618	651
	3,320	3,077

26. CASH AND CASH EQUIVALENTS

Cash at bank	1,256	1,256

27. FAIR VALUE OF ASSETS AND LIABILITIES

(a) Comparison by class of the carrying amounts and fair values of the financial instruments

Management assessed that the fair value of trade receivables, cash and cash equivalents, trade payables and amounts due to related companies approximate their carrying amounts largely due to the short-term maturities of these instruments.

(b) Fair value hierarchy

The table below shows an analysis of all assets and liabilities measured at fair value in the financial statements or for which fair values are disclosed in the financial statements by their level within the fair value hierarchy, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

	Level 1	Level 2	Level 3
31-Mar-2021	KShs'000	KShs'000	KShs'000
Freehold land and buildings	-	-	872,901
Plant and machinery	-	-	30,493
Biological assets	-	-	90,714
31-Mar-2020			
Freehold land and buildings	-	-	727,623
Plant and machinery	-	-	7,337
Biological assets	-	-	86,593

27. FAIR VALUE OF ASSETS AND LIABILITIES (continues)

The company's freehold land was last revalued on 31 December 2020. The valuation was based on market values. In the directors assessment, the value of the land was not significantly different as at year end 31 March 2021. The property was inspected on 13 January 2021 by C B Richard Ellis (CBRE), independent external property valuers.

The company's buildings, plant, and machinery were last revalued on 30 June 2021 by Africa and Beyond valuers Limited. The valuations were based on market value. Fair value of the properties was determined by using market comparable method or the depreciated replacement cost where market comparable was not available. This means that valuations performed by the valuer are based on active market prices, significantly adjusted for difference in the nature, location or condition of the specific property.

(b) Fair value hierarchy (continued)

The depreciated replacement cost is the cost of acquiring, and installing a new or modern substitute asset having the same production capacity as that applied to assets which are part of an operating concern and assumes adequate profitability.

Description of valuation techniques used and key inputs to valuation of assets and liabilities.

LEVEL 3			
	Valuation technique	Significant unobservable inputs	Range (weighted average)
Freehold land	Market Comparable Approach	Price per acre	KShs 7.5 million per acre
		Location and type of soil in the area	-
Buildings	Depreciated replacement cost	Costs to construct a replica of the building at current costs	-
Plant and machinery	Depreciated replacement cost for plant and machinery	Capital expenditure for a model plant	-
Biological assets	Discounted cash flow method	Details in Note 14	Details in Note 14

The significant unobservable inputs used in the fair value measurement of the company's property and equipment are price per acre, and capital expenditure for a model plant at above capacity and the replacement cost of similar buildings in that area. Details for the unobservable inputs used in the fair value measurement of biological assets are disclosed in Note 14.

Significant increases/decreases in any of the inputs used in the valuation of biological assets in isolation would result in a significantly lower / higher fair value measurement.

28. SEGMENT INFORMATION
The principal activity of the company is growing and selling coffee beans. Therefore, the company has one operating segment. The directors consider the company to comprise one major product, coffee, and one geographical area, Kenya.

Information about products and about geographical areas
The company's main product is coffee which is sold at the auction. The customers' necessary details including geographical areas at the auction are not available as majority of them are intermediaries. Therefore, the company has not disclosed segmental information about the products and services, geographical areas and customers.

29. CONTINGENT LIABILITIES.
The company had no contingent liabilities as at 31 March 2021 and 31 March 2020.

30. COMMITMENTS
There was no capital expenditure contracted for as at 31 March 2021 and 31 March 2020.

31. COVID -19
The Covid-19 outbreak was first reported near the end of 2019. Since then, the virus has spread worldwide. On 11 March 2020, the WHO declared the Covid-19 outbreak to be a pandemic. Covid-19 has significantly impacted the world economy and has resulted in a significant volatility in the financial and commodities markets worldwide. Numerous governments have announced measures to provide both financial and non-financial assistance to the affected entities. These developments have presented entities with challenges in preparing their IFRS financial statements.

The global pandemic has also had a profound impact on the global coffee sector, affecting production, consumption and international trade. The Company has identified the following specific effects of COVID-19:

The company has taken to the following measures to ensure that coffee operations has not adversely affected;

- The company is now more focused on direct sales thereby achieving higher prices complemented by the good quality early crop harvested.
- The company continues to pay its coffee workers attractive wages, higher than the CBA rates. This has ensured the constant flow of walk in casual laborers seeking employment form the farm.
- The company continues to provide a safe working environment for its workers by ensuring social distancing is observed and by providing hand washing and sanitization points. This had ensured that that farm operations are not disrupted by any COVID outbreaks in the farm necessitating stoppage of farm operations.
- The recent lifting of cessation of movement has also led more causal workers seeking employment in the farms. The Transportation of workers to the farms is yet to resume.
- The Company has also taken several steps to further strengthen its financial position and its liquidity and flexibility, including, reviewing operating expenses, evaluating agri-inputs purchases, suspending capital expenditures and drawing down USD 435,000 on our crop debenture credit facility with Coffee Management Services (CMS). As of March 31, 2021, the Company had no outstanding crop debenture loan.

The Company notes that the assets measured at fair value maybe be affected by the pandemic and the ensuing economic and market disruptions across countries, markets and industries. The company believe appropriate judgement have been applied in determining the fair value measurement of its assets and liabilities at fair value but acknowledge the extent that may be affected by pandemic cannot be ascertained for now. That the Company will continue to monitor the Covid-19 pandemic situation and will take further action as necessary in response to the economic disruption

32. EVENTS AFTER THE REPORTING PERIOD
The directors are not aware of any other event after the reporting date, as defined by IAS 10 Events after the Reporting Period, that require disclosure in or adjustments to the financial statements as at the date of this report.

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