MAITLANTIC INVESTMENTS PROPRIETARY LIMITED

Registration Number 2010/0185359/07

Financial Statements for the Period Ended 31 March 2023

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General Information

Country of incorporation and domicile	South Africa
Nature of business and principal activities	Investment holding
Directors	JWA Templeton JPA Day C Van Der Merwe
Registered office	13 Hudson Street De Waterkant Cape Town 8001
Business address	13 Hudson Street De Waterkant Cape Town 8001
Postal address	PO Box 1745 Milnerton, Cape Town, Western Cape 7435
Auditors	RSM South Africa Incorporated
Company registration number	2010/018359/07
Tax reference number	9391898161
Level of assurance	These financial statements have been audited in compliance with the applicable requirements of the Companies Act of South Africa.
Preparer	The financial statements were internally compiled
Issued	28 July 2023
Holding company	IG EMI Holdings Proprietary Limited
Ultimate Holdings company	Castleview Property Fund Limited

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Director's Responsibility and Approval

The directors are required by the Companies Act of South Africa, to maintain adequate accounting records and are responsible for the content and integrity of the financial statements and related financial information included in this report. It is their responsibility to ensure that the financial statements fairly present the state of affairs of the company as at the end of the financial period and the results of its operations and cash flows for the period then ended, in conformity with the International Financial Reporting Standards. The external auditors are engaged to express an independent opinion on the financial statements.

The financial statements are prepared in accordance with the International Financial Reporting Standards and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgements and estimates.

The directors acknowledge that they are ultimately responsible for the system of internal financial control established by the company and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the directors sets standards for internal control aimed at reducing the risk of error or loss in a cost effective manner. The standards include the proper delegation of responsibilities within a clearly defined framework, effective accounting procedures and adequate segregation of duties to ensure an acceptable level of risk. These controls are monitored throughout the company and all employees are required to maintain the highest ethical standards in ensuring the company's business is conducted in a manner that in all reasonable circumstances is above reproach. The focus of risk management in the company is on identifying, assessing, managing and monitoring all known forms of risk across the company. While operating risk cannot be fully eliminated, the company endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.

The directors are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the financial statements. However, any system of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement or loss.

The directors are satisfied that the company has or has access to adequate resources to continue in operational existence for the foreseeable future.

The external auditors are responsible for independently auditing and reporting on the company's financial statements. The financial statements have been examined by the company's external auditors and their report is presented on pages 7- 9. The financial statements set out on pages 10 to 29, which have been prepared on the going concern basis, were approved by the directors on 28 July 2023 and were signed on their behalf by:

DocuSigned by:
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JWA Templeton
Chief Financial Officer

DocuSigned by:
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JPA Day
Financial Director

Director's Report

The directors have pleasure in submitting their report on the period financial statements of Maitlantic Investments Proprietary Limited for the year ended 31 March 2023.

NATURE OF BUSINESS

Maitlantic Investments Proprietary Limited was incorporated in South Africa with interests in the investment holding industry.

There have been no material changes to the nature of the company's business from the prior year.

REVIEW OF FINANCIAL RESULTS AND ACTIVITIES

The annual financial statements have been prepared in accordance with International Financial Reporting Standards and the requirements of the Companies Act of South Africa. The accounting policies have been applied consistently compared to the prior year.

Full details of the financial position, results of operations and cash flows of the company are set out in these annual financial statements.

SHARE CAPITAL

Authorised

	Number of shares	
Shares	**13 months ended 31 Mar 2023**	**12 months ended 28 Feb 2022**
Ordinary shares	1,000	1,000

Issued

	R	**R**	**Number of shares**	
Shares	**2023**	**2022**	**2023**	**2022**
Ordinary shares	120	120	120	120

There have been no changes to the authorised or issued share capital during the period under review.

DIVIDENDS

No dividend (2022: nil) was approved by the directors in respect of the year ended 31 March 2023.

DIRECTORATE

The directors in office during the period to the date of this report are as follows:

Directors	Date Appointed/Resigned	Designation	Nationality
JWA Templeton	Appointed (17/11/2022)	Executive	South African
JPA Day	Appointed (17/11/2022)	Executive	South African
C Van Der Merwe	Appointed (17/11/2022)	Executive	South African
PP Munday	Resigned (21/11/2022)	Executive	South African
WH Loubser	Resigned (21/11/2022)	Executive	South African

HOLDING COMPANY

The company's holding company is IG EMI Holdings Proprietary Limited and the ultimate holding company is Castleview Property Fund Limited, a JSE listed REIT. Both the holding company, as well as the ultimate holding company are incorporated in South Africa.

EVENTS AFTER THE REPORTING PERIOD

The directors are not aware of any material event which occurred after the reporting date and up to the date of this report.

GOING CONCERN

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

The directors believe that the company has adequate financial resources to continue in operation for the next twelve months and accordingly the annual financial statements have been prepared on a going concern basis. The directors have satisfied themselves that the company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements. The directors are not aware of any new material changes that may adversely impact the company. The directors are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

The directors believe that the company has adequate financial resources to continue in operation for the foreseeable future and accordingly the financial statements have been prepared on a going concern basis. In addition to this, to support the continuance of the Company’s operations, the shareholder has confirmed its willingness to continue the operations of the Company and to provide sufficient funds as may be necessary to meet liabilities that cannot be met out of the Company’s available resources.

AUDITORS

The shareholders reappointed RSM South Africa as the independent external auditors of the company and confirm Mr. Rieyaaz Rawoot, as the designated lead audit partner for the 2024 financial year

SECRETARY

The company secretary is Statucor.

Information	Detail
Postal address:	6th Floor, 123 Hertzog Boulevard, Foreshore, Cape Town,
Business address:	6th Floor, 123 Hertzog Boulevard, Foreshore, Cape Town,

CHANGE IN YEAR END

The company's year end changed from 28 February to 31 March. The financial statements for the current period are for 13 months.

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INDEPENDENT AUDITOR'S REPORT

To the Shareholder of Maitlantic Investments Proprietary Limited

Opinion

We have audited the financial statements of Maitlantic Investments Proprietary Limited (the company) set out on pages 10 to 29, which comprise the statement of financial position as at 31 March 2023, statement of comprehensive income, statement of changes in equity and statement of cash flows for the period 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 Maitlantic Investments Proprietary Limited as at 31 March 2023, and its financial performance and cash flows for the period then ended in accordance with International Financial Reporting Standards and the requirements of the Companies Act of South Africa.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing. 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 Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the document titled "Maitlantic Investments Proprietary Limited annual financial statements for the period ended 31 March 2023", which includes the Directors' Report as required by the Companies Act of South Africa. The 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.

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, 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 Companies Act of South Africa, 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 International Standards on Auditing 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 International Standards on Auditing, 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.

DocuSigned by:

RSM South Africa Incorporated

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RSM South Africa Inc.

Rieyaaz Rawoot
Chartered Accountant (SA)
Registered Auditor
Director

Date 28 July 2023

Statement of financial position as at 31 March 2023

	Note(s)	13 months ended 31 March 2023	12 months ending 28 February 2022
Non-current assets			
Loans to group companies	2	743,286,443	855,372,870
Deferred taxation asset	14	33,204,742	2,844,077
		776,491,185	**858,216,947**
Current assets			
Cash and cash equivalents	3	18,226	9,061
Loans receivable	2	-	1,608,260
		18,226	**1,617,321**
Total assets		**776,509,411**	**859,834,268**
Equity			
Share capital	4	120	120
Retained income / (accumulated Loss)		**(79,535,493)**	2,939,866
		(79,535,373)	**2,939,986**
Non-current liabilities			
Loan from group companies	15	-	35,230
Interest-bearing debt	13	808,641,000	856,859,052
		808,641,000	**856,894,281**
Current liabilities			
Loan from group companies	15	27,706,368	-
Interest-bearing debt	13	19,697,416	**-**
		47,403,784	**-**
Total liabilities		**856,044,784**	**856,894,281**
Total liabilities and equity		**776,509,411**	**859,834,268**

Statement of comprehensive income for the period ended 31 March 2023

	Note(s)	13 months ended 31 March 2023	12 months ending 28 February 2022
Revenue	5	92,017,575	23,831,368
Other operating expenses		(533,664)	(10,450)
Operating profit		**91,483,911**	**(23,820,918**
Foreign exchange loss		(147,390,739)	(10,384,362)
Investment income	6	19,993	11
Loss before finance costs		**(55,886,835)**	**(13,436,567)**
Finance costs	7	(56,949,189)	(23,537,189)
Loss before taxation		**(112,836,024)**	**(10,100,622)**
Taxation	8	30,360,664	2,813,644
Loss for the period		**(82,475,360)**	**(7,286,978)**
Other comprehensive income		**-**	**-**
Total comprehensive loss for the period net of taxation		**(82,475,360)**	**(7,286,978)**

Statement of cash flows for the period ended 31 March 2023

	Note(s)	13 months ended 31 March 2023	12 months ending 28 February 2022
Cash flow from operating activities			
Cash generated from operations	9	(533,665)	(10,450)
Interest income		19,993	-
Finance costs		(33,248,134)	-
		(33,761,806)	**(10,450)**
Cash flow from investing activities			
Cash payments on loans with group companies		(64,495,286)	(846,768,868)
Interest Income		-	23,831,379
Cash receipts on loans with group companies		297,881,915	19,500
		233,386,629	**(822,917,989)**
Cash flow from financing activities			
Other financial liabilities repaid		(199,615,658)	846,489,219
Repayment of loans from group companies		-	(14,530)
Finance costs		-	(23,537,189)
		(199,615,658)	**822,937,500**
Net Increase in cash and cash equivalents		**9,165**	**9,061**
Cash and cash equivalents at the beginning of the period		9,061	-
Total cash and cash equivalents at the end of the period	3	18,266	9,061

Statement of Changes in Equity

	Share capital	Accumulated loss	Total equity
Balance as at 1 March 2021	120	10,226,845	10,226,965
Total comprehensive Loss for the period	-	(7,286,978)	(7,286,978)
Balance as at 28 Feb 2022	**120**	**2,939,867**	**2,939,986**
Total comprehensive Loss for the period	-	(82,475,360)	**(82,475,360)**
Balance as at 31 March 2023	**120**	**(79,535,493)**	**(79,535,373)**

Accounting Policies

1. Significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below.

Basis of preparation

The financial statements have been prepared on the historic cost convention, unless otherwise stated in the accounting policies which follow and incorporate the principal accounting policies set out below. They are presented in Rands, which is the company's functional currency.

Significant judgements and sources of estimation uncertainty

The preparation of financial statements in conformity with IFRS requires management, from time to time, to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. These estimates and associated assumptions are based on experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Critical judgements in applying accounting policies

The critical judgements made by management in applying accounting policies, apart from those involving estimations, that have the most significant effect on the amounts recognised in the financial statements, are outlined as follows:

Determining the expected credit loss allowance on financial assets

The impairment provisions for financial assets are based on assumptions about risk of default and expected loss rates. The company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period. For details of the key assumptions and inputs used, refer to the individual notes addressing financial assets.

Financial instruments
Classification

Financial assets and financial liabilities are recognised in the company's statement of financial position when the company becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities are added to or deducted from the transaction price of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities are recognised immediately in profit or loss.

The effective interest method is a method of calculating the amortised cost of a financial asset and a financial liability, and of allocating the interest income and interest expense over the relevant period. The effective interest rate is the rate that exactly discounts the estimated future cash payments and receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premium discounts) through the expected life of the financial asset or financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

Financial assets

The following categories of financial assets are recognised in the statement of financial position: Loans receivable, cash and cash equivalents, and trade and other receivables. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

Loans receivable

Loans receivable are carried at amortised cost, less provisions made for irrecoverable amounts.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value. These are initially recorded at fair value and subsequently measured at amortised cost, using the effective interest rate method.

Trade and other receivables

Trade and other receivables are recognised at originated cost less an allowance for credit notes. The carrying amount of trade and other receivables is reduced by the impairment allowance using a lifetime expected credit loss (ECL) based on reasonable and supportable information that is available at the reporting date about past events, current conditions and a forecast of future economic conditions, taking into account an unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes and the time value of money.

Changes in the carrying amount of the allowance account are written off against the allowance account, and the recovery of amounts, subsequent to being written off, are recognised in profit or loss.

Impairment of financial assets

Lifetime expected credit losses are recognised for all financial assets at every reporting period for which there have been significant increases in credit risk since initial recognition, whether assessed on an individual or collective basis.

For certain categories of financial assets, such as loans receivable and trade and other receivables, assets are assessed for impairment on a collective basis, even if they were assessed not to be impaired individually, from initial recognition of the receivables on a collective basis.

Defaulting trade receivables are "non-performing" for more than 60 days.

The company's write-off policy determines that a trade receivable and loan receivable be derecognised only if all avenues of recovery have been exhausted.

For financial assets carried at amortised cost, the amount of the impairment loss recognised is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate.

For financial assets measured at amortised cost, if, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment loss is reversed through profit or loss to the extent that the carrying amount of the investment, at the date the impairment is reversed, does not exceed what the amortised cost would have been had the impairment not been recognised.

Derecognition

Financial Assets

The company derecognizes a financial asset only when the contractual rights to the cash flows from the asset expire, or when it
transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the company retains substantially all the risks and rewards of ownership of a transferred financial asset, the company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

Financial liabilities

Recognition and measurement

Financial liabilities at fair value through profit or loss are recognised when the company becomes a party to the contractual provisions of the instrument. They are measured, at initial recognition and subsequently, at fair value. Transaction costs are recognised in profit or loss. Interest paid on financial liabilities at fair value through profit or loss is included in finance costs (note 6).

Tax

Current tax assets and liabilities

Current tax for current and prior periods is, to the extent unpaid, recognised as a liability. If the amount already paid in respect of current and prior periods exceeds the amount due for those periods, the excess is recognised as an asset.

Current tax liabilities (assets) for the current and prior periods are measured at the amount expected to be paid to (recovered from) the tax authorities, using the tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Taxation and deferred taxation

Income tax expense comprises current and deferred taxation. Income tax expense is recognised in profit or loss.

Current tax is the expected tax payable on taxable income, after deducting the qualifying distribution for the period of assessment, using tax rates that have been enacted or substantively enacted by the reporting date and includes adjustments for tax payable in respect of previous years.

Deferred income tax is provided for all temporary differences arising between the tax bases of assets and liabilities and their carrying values for financial reporting purposes. In principle, deferred tax liabilities are recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises:

- From the initial recognition of goodwill in a business combination;
- From the initial recognition of other assets and liabilities in a transaction which is not a business combination and affects neither accounting profit nor taxable income; or
- Differences related to investments in subsidiaries, joint ventures and associates, to the extent that it is probable that they will not reverse in the foreseeable future and the group is able to control the reversal.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability settled.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax assets and liabilities and they relate to income tax levied by the same authority on the same taxable entity, or on different tax entities, but they intend to settle current tax assets and liabilities on a net basis or their tax assets and liabilities will be realised simultaneously.

Impairment of assets

The company assesses at each end of the reporting period whether there is any indication that an asset may be impaired. If any such indication exists, the company estimates the recoverable amount of the asset.

If it is not possible to estimate the recoverable amount of the individual asset, the recoverable amount of the cash-generating unit to which the asset belongs is determined.

The recoverable amount of an asset or a cash-generating unit is the higher of its fair value less costs to sell and its value in use.

If the recoverable amount of an asset is less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. That reduction is an impairment loss.

An impairment loss of assets carried at cost less any accumulated depreciation or amortisation is recognised immediately in profit or loss. Any impairment loss of a revalued asset is treated as a revaluation decrease.

A reversal of an impairment loss of assets carried at cost less accumulated depreciation or amortisation is recognised immediately in profit or loss.

Share capital and equity

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Ordinary shares are classified as equity.

Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred and are calculated using the effective interest method. Interest is recognized in profit and loss using the effective interest rate method. Interest is recognized, in profit or loss using the effective interest rate method.

Revenue

Interest is recognised, in profit or loss, using the effective interest rate method.

Foreign currency transactions

A foreign currency transaction is recorded, on initial recognition in Rands, by applying to the foreign currency amount the spot exchange rate between the functional currency and the foreign currency at the date of the transaction.

At the end of the reporting period:

- foreign currency monetary items are translated using the closing rate;
- non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction; and
- non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined.

In circumstances where the company receives or pays an amount in foreign currency in advance of a transaction, the transaction date for purposes of determining the exchange rate to use on initial recognition of the related asset, income or expense is the date on which the company initially recognised the non-monetary item arising on payment or receipt of the advance consideration.

If there are multiple payments or receipts in advance, company determines a date of transaction for each payment or receipt of advance consideration.

Exchange differences arising on the settlement of monetary items or on translating monetary items at rates different from those at which they were translated on initial recognition during the period or in previous financial statements are recognised in profit or loss in the period in which they arise.

When a gain or loss on a non-monetary item is recognised to other comprehensive income and accumulated in equity, any exchange component of that gain or loss is recognised to other comprehensive income and accumulated in equity. When a gain or loss on a non-monetary item is recognised in profit or loss, any exchange component of that gain or loss is recognised in profit or loss.

Cash flows arising from transactions in a foreign currency are recorded in Rands by applying to the foreign currency amount the exchange rate between the Rand and the foreign currency at the date of the cash flow.

Notes to the Financial Statements

1. NEW STANDARDS AND INTERPRETATIONS

Standards and interpretations not yet effective

The company has chosen not to early adopt the following standards and interpretations, which have been published and are mandatory for the company's accounting periods beginning on or after 01 April 2023 or later periods:

IAS 1 Presentation of Financial Statements

Classification of Liabilities as current or non- current: Narrow-scope amendments to IAS 1 to clarify how to classify debt and other liabilities as current or non-current.

Disclosure of Accounting Policies: The amendments require companies to disclose their material accounting policy information rather than their significant accounting policies, with additional guidance added to the Standard to explain how an entity can identify material accounting policy information with examples of when accounting policy information is likely to be material.

Non-current liabilities with Covenants: The amendment clarifies that only covenants with which an entity is required to comply on or before the reporting date affect the classification of a liability as current or non-current, with additional guidance to explain how an entity should disclose information in the notes to understand the risk that non-current liabilities with covenants could become repayable within twelve months.

The adoption of this amendment is not expected to impact on the results of the company, but may result in more disclosure than is presented in the current financial statements.

IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors

Definition of Accounting Estimates: The amendments clarify how companies should distinguish changes in accounting policies from changes in accounting estimates, by replacing the definition of a change in accounting estimates with a new definition of accounting estimates. Under the new definition, accounting estimates are "monetary amounts in financial statements that are subject to measurement uncertainty". The requirements for recognizing the effect of change in accounting prospectively remain unchanged.

The adoption of this amendment is not expected to impact on the results of the company, but may result in more disclosure than is presented in the current financial statements.

IAS 12 Income Taxes

Deferred Tax related to Assets and Liabilities arising from a Single Transaction: The amendment clarifies how a company accounts for income tax, including deferred tax, which represents tax payable or recoverable in the future. In specified circumstances, companies are exempt from recognizing deferred tax when they recognise assets or liabilities for the first time. The aim of the amendments is to reduce diversity in the reporting of deferred tax on leases and decommissioning obligations, by clarifying when the exemption from recognizing deferred tax would apply to the initial recognition of such items.

The adoption of this amendment is not expected to impact on the results of the company, but may result in more disclosure than is presented in the current financial statements.

2. LOANS TO GROUP COMPANIES AND LOANS RECEIVABLE

	March 2023	February 2022
Non-Current loans		
Maitlantic 10 Proprietary Limited	-	846,768,868
This fluctuating loan bears interest at fluctuating rates. There are no fixed terms of repayment. This loan was repaid during the year.		
I Group Consolidated Holdings Proprietary Limited	-	8,604,002
This fluctuating loan bears interest at fluctuating rates. There are no fixed terms of repayment. This loan was repaid during the financial period.		
IG EMI Holdings Proprietary Limited	743,286,443	-
This loan is unsecured, interest-free and are repayable on demand. There are no fixed terms of repayment.		
	743,286,443	**855,372,870**

Loans receivable

	March 2023	February 2022
Current loans		
Zelpy 2127 Proprietary Limited	-	1,608,260
This fluctuating loan bears interest at fluctuating rates. There are no fixed terms of repayment. This loan was repaid during the financial period.		
	-	**1,608,260**

The fair value of the loans approximates their carrying amounts.

The company’s write-off policy determines that a loan receivable be derecognised only if all avenues of recovery have been exhausted.

The credit risk of these loans is low considering, inter alia, that the fellow subsidiaries net asset values are considered sufficient to cover the value of their loan and therefore management considers the loans recoverable. All available forward looking information, including estimates of economic growth, were taken into account, which indicated an immaterial expected credit loss and consequently the loans were not impaired.

3. CASH AND CASH EQUIVALENTS

Cash and cash equivalents consist of:

	March 2023	February 2022
Bank balances	18,226	9,061
	18,226	**9,061**

The carrying value of cash and cash equivalents approximates its fair value, due to the short-term nature of these balances. All cash at bank balances are held by major, reputable financial institutions that management believes are of high credit quality and accordingly minimal credit risk exists. The carrying amounts of cash and cash equivalents represent the maximum credit exposure.

4. SHARE CAPITAL

Authorised

	March 2023	February 2022
1000 Ordinary shares	1,000	1,000

Reconciliation of number of shares issued:

	March 2023	February 2022
Closing balance number of shares issued	120	120

The unissued ordinary shares are under the control of the directors.

Issued

	March 2023	February 2022
120 Ordinary shares of no par value	120	120

5. REVENUE

	13 months ended 31 March 2023	12 months ending 28 February 2022
Interest received from related parties	92,017,575	23,831,368
	92,017,575	**23,831,368**

6. INVESTMENT INCOME

Investments in financial assets	13 months ended 31 March 2023	12 months ending 28 February 2022
Bank and other cash	19,993	11
	19,993	**11**

7. FINANCE COSTS

	13 months ended 31 March 2023	**12 months ending 28 February 2022**
Interest paid	(56,949,189)	(23,537,189)
Total finance costs	**(56,949,189)**	**(23,537,189)**

8. TAXATION

Tax expense comprises of

	13 months ended 31 March 2023	**12 months ending 28 February 2022**
Deferred tax expense	30,360,664	2,813,644
	30,360,664	**2,813,644**

Reconciliation of the tax expense

Reconciliation between accounting profit and tax expense.

	13 months ended 31 March 2023	**12 months ending 28 February 2022**
Accounting loss	**(112,836,024)**	**(10,100,622)**
Tax at the applicable tax rate of 27% (2022: 28%)	30,465,727	2,828,174
Tax effect of adjustments on taxable income	-	-
- Permanent difference - S25BB Distribution (REIT)	(105,063)	-
- Unrecognised deferred tax	-	-
- Under provision for taxation - prior period	-	(14,530)
	30,360,664	**2,813,644**

No provision has been made for 2023 tax as the company has no taxable income. The estimated tax loss available for set off against future taxable income is R122,483,525 (2022: R 10 157 418).

9. CASH GENERATED FROM OPERATIONS

	13 months ended 31 March 2023	**12 months ending 28 February 2022**
Loss before taxation	(112,836,026)	(10,100,622)
Adjustments for:	-	-
Losses on foreign exchange	147,390,739	10,384,362
Interest income	(92,037,567)	(23,831,379)
Finance costs	56,949,189	23,537,189
	(533,665)	**(10,450)**

10. RELATED PARTIES

Relationships	Party
Parent Company	IG EMI Holdings Proprietary Limited
Fellow Subsidiaries	U REIT Holdings Proprietary Limited Emira Property Fund Limited Group FEC Prop Proprietary Limited Interurban Willowbridge (RF) Proprietary Limited Tensai Property Services Limited U Reit Collins Proprietary Limited K2019141346 (SA) Proprietary Limited I Res Fund Proprietary Limited Sonstraal Investments Proprietary Limited
Ultimate Holding company	Castleview Property Fund Limited (REIT)
Former Fellow Subsidiary	U Big Investments Proprietary Limited
	Maitlantic 10 Proprietary Limited
Former Shareholder	I Group Financial Holdings Proprietary Limited
Former Parent company	I Group Consolidated Holdings Proprietary Limited

Related party balances

Loan accounts owing from (to) group companies

	March 2023	February 2022
IG EMI Holdings Proprietary Limited	743,286,443	
Maitlantic 10 Proprietary Limited	-	846,768,868
U Big Investments Proprietary Limited	-	(10,350)
I Group Financial Holdings Proprietary Limited	-	(24,880)
U Reit Holdings Proprietary Limited	(27,706,368)	-
I Group Consolidated Holdings Proprietary Limited		8,604,002
	770,992,811	**855,337,640**

Related party transactions

	13 months ended 31 March 2023	12 months ending 28 February 2022
Interest received from related party	46,338,215	23,831,368
	46,338,215	**23,831,368**

11. DIRECTORS' EMOLUMENTS

No emoluments were paid to the directors or any individuals holding a prescribed office during the year.

12. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

Categories of financial instruments

Categories of financial assets

March 2023

	Financial assets at amortised cost	Total
Loan to group company	743,286,443	743,286,443
Cash and cash equivalents	18,226	18,226
	743,304 ,669	**743,304,669**

February 2022

	Financial assets at amortised cost	Total
Loans to group company	855,372,870	855,372,870
Other financial assets	1,608,260	1,608,260
Cash and cash equivalents	9,061	9,061
	856,990,191	**856,990,191**

Categories of financial liabilities

March 2023

	Financial liabilities at amortised cost	Total
Loans from group companies	27,706,368	27,706,368
Other financial liabilities	828,338,416	828,338,416
	856,044,784	**856,044,784**

February 2022

	Financial liabilities at amortised cost	Total
Loans from group companies	35,230	35,230
Other financial liabilities	856,859,051	856,859,051
	856,894,281	**856,894,281**

Capital risk 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 the shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

The capital structure of the company consists of debt, which includes the borrowings disclosed in note 12 and 14, and cash and cash equivalents disclosed in note 3.

Financial risk management

Foreign currency risk

The company is exposed to foreign currency risk as a result of certain transactions and borrowings which are denominated in foreign currencies. Management monitor exchange rate exposure on a group basis by balancing assets and liabilities exposed to foreign currencies. As the foreign denominated liabilities of the company do not require servicing, management consider the risk of exchange rate fluctuations in the short term to represent no material risk to the company's ability to continue as a going concern.

Credit risk

Credit risk is the risk of financial loss to the company if a customer or counterparty to a financial instrument fails to meet its contractual obligations.

Credit risk consists mainly of group company loans.

Credit risk for exposures other than those arising on cash and cash equivalents, are managed by making use of credit approvals, limits and monitoring.

Financial assets exposed to credit risk at year end were as follows:

	March 2023		
	Gross carrying amount	**Credit loss allowance**	**Amortised cost / fair value**
Loans Receivable - Group Companies	743,286,443	-	743,286,443
Cash and cash equivalents	18,226	-	18,226
	743,304,669	-	**743,304,669**

	February 2022		
	Gross carrying amount	**Credit loss allowance**	**Amortised cost / fair value**
Loan to group company	855,372,870	-	855,372,870
Cash and cash equivalents	9,061	-	9,061
Loan receivable	1,608,260	-	1,608,260
	856,990,191	-	**856,990,191**

Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities, the availability of funding through an adequate amount of committed credit facilities. Due to the dynamic nature of the underlying businesses, company treasury maintains flexibility in funding by maintaining availability under committed credit lines.

The company's risk to liquidity is a result of the funds available to cover future commitments. The company manages liquidity risk through an ongoing review of future commitments and credit facilities.

The company mitigates its liquidity risk by effectively managing its working capital, capital expenditure and cash flows. Committed borrowing facilities are available for meeting liquidity requirements and the company manages the liquidity risk through an ongoing review of commitments and credit facilities.

The table below analyses the company's financial liabilities into relevant maturity groupings based on the remaining period at the statement of financial position date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

March 2023

	Less than 1 year	2 to 5 years	Over 5 years	Total
Interest bearing debt	49,722,781	198,891,125	580,099,114	**828,713,020**
	49,722,781	198,891,125	580,099,114	**828,713,020**

February 2022

	Less than 1 year	2 to 5 years	Over 5 years	Total
Loans from group companies	35,230	-	-	35,230
Other financial Liabilities	-	-	1,494,763,219	1,494,763,219
	35,230	**-**	**1,494,763,219**	**1,494,798,449**

Interest rate risk

The company's interest rate risk arises from various borrowings. Borrowings issued at variable rates expose the company to cash flow interest rate risk. The interest rate of the borrowings of the company are fixed.

Management continues to monitor the local and global interest rate environment on an ongoing basis.

At ended 31 March 2023, if interest rates on Rand-denominated borrowings had been 1% higher/lower with all other variables held constant, post-tax profit for the year would have been R6,046,870, (2022: R6,568,846) lower/higher for the company, mainly as a result of higher/lower interest expense on floating rate borrowings.

Assets

	Average effective interest rate	
Assets	**March 2023**	**February 2022**
Loans to group companies	6.00%	7.00%
Cash and cash equivalents	2.25%	4.00%

Liabilities

	Average effective interest rate	
Liabilities	**13 months ending 31 March 2023**	**12 months ending 28 February 2022**
Loan from parent company	Foreign	6.00%
Other financial liabilities	6.00%	6.00%

13. INTEREST BEARING DEBT

	March 2023	February 2022
Bond instrument	828,338,416	856,859,051

This represents an unsecured bond of $45,000,000 (2022: $55,000,000). During the period, $10,000,000 of bonds were repaid. During the period the bond instrument was listed on the Bermuda Stock Exchange with the ticker MAIT.BH.

The bond instrument bears interest at 6% and is repayable on 14 September 2031. The bonds have a face value of $100,000 each.

Split between non-current and current portions

	March 2023	February 2022
Current liabilities	19,697,416	-
Non- current liabilities	808,641,000	856,859,051

14. DEFERRED TAX

Deferred tax asset

	March 2023	February 2022
Tax losses available to be set off against future taxable income	33,204,742	2,844,077
Deferred tax asset	**33,204,742**	**2,844,077**
Reconciliation of deferred tax asset / (liability)		
At beginning of the year	2,844,077	15,903
Increases / (decreases) in tax loss available for set off against future taxable income	30,360,664	2,828,174
	33,204,742	**2,844,077**

15. LOANS FROM GROUP COMPANIES

	March 2023	February 2022
Non-Current loans		
U Big Investments Proprietary Limited	-	10,350
This fluctuating loans bear interest at fluctuating rates. There are no fixed terms of repayment. This loan was repaid during the financial period.		
I Group Consolidated Holdings Proprietary Limited	-	24,880
This fluctuating loan bears interest at fluctuating rates. There are no fixed terms of repayment. This loan was repaid during the financial period		
Current loans		
U Reit Holdings Proprietary Limited	27,706,368	-
This fluctuating loan bears interest at fluctuating rates. There are no fixed terms of repayment.		
	27,706,368	**35,230**

16. GOING CONCERN

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

The directors believe that the company has adequate financial resources to continue in operation for the foreseeable future and accordingly the financial statements have been prepared on a going concern basis. The directors have satisfied themselves that the company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements. The directors are not aware of any new material changes that may adversely impact the company. The directors are also not aware of any material non compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

In addition to this, to support the continuance of the Company's operations, the shareholder has confirmed its willingness to continue the operations of the Company and to provide sufficient funds as may be necessary to meet liabilities that cannot be met out of the Company's available resources.

17. EVENTS AFTER THE REPORTING PERIOD

The directors are not aware of any material event which occurred after the reporting date and up to the date of this report.

18. COMPARITIVE FIGURES

The reporting period is longer than a year, therefore comparative amounts are not comparable to the current balances.