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IG EMI HOLDINGS PROPRIETARY LIMITED

Registration Number 2022/254344/07

Financial Statements for the Period Ended
31 March 2024

RSM

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
Postal address	PO Box 1745 Milnerton Cape Town Western Cape 7435
Holding company	Castleview Property Fund Limited (REIT) incorporated in South Africa
Auditors	RSM South Africa Inc. Chartered Accountants (SA) Registered Auditor
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 have been internally prepared under the supervision of JPA Day Chartered Accountant (SA)
Issued	3 July 2024

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Directors' Responsibilities and Approval

The directors are required in terms of 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 IFRS Accounting Standards. The external auditors are engaged to express an independent opinion on the financial statements.

The financial statements are prepared in accordance with IFRS Accounting 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 had 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 to 9.

The financial statements set out on pages 10 to 31, which have been prepared on the going concern basis, were approved by the directors and were signed on their behalf by:

JWA Templeton **JPA Day**

3 July 2024

Directors' Report

The directors have pleasure in submitting their report on the financial statements of IG EMI Holdings Proprietary Limited (Pty) Ltd for the period ended 31 March 2024.

1. Nature of business

IG EMI Holdings Proprietary Limited (Pty) Ltd was incorporated in South Africa with interests in the property holding industry. The company operates in South Africa.

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

2. Review of financial results and activities

The financial statements have been prepared in accordance with IFRS Accounting Standards and the requirements of the Companies Act of South Africa. The accounting policies have been applied consistently compared to the prior period.

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

3. Share capital

	2024	2023
Authorised	**Number of shares**	
Ordinary shares	100,000,000	100,000,000

	2024	2023	2024	2023
Issued	**R '000**	**R '000**	**Number of shares**	
Ordinary shares	2,536,429	2,536,429	250,514	250,514

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

4. Dividends

A final gross dividend of R698.56 (2023: R540.28) per share was approved by the directors on 31 March 2024 in respect of the period ended 31 March 2024. In accordance with the group's status as a REIT. The dividend declared meets the requirements of a qualifying distribution for the purposes of section 25BB of the Income Tax Act No 58 of 1962 (as amended).

5. Directorate

The directors in office at the date of this report are as follows:

Directors	Designation	Nationality
JWA Templeton	Executive	South African
JPA Day	Executive	South African
C Van der Merwe	Executive	South African

There have been no changes to the directorate for the period under review.

6. Holding company

The company’s holding company is Castleview Property Fund Limited which holds 100% of the company’s equity.

7. 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.

Directors' Report

8. Going concern

The directors believe that the company has adequate financial resources to continue in operation for the next twelve months 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 the above, the bond instrument, as disclosed in note 10 to the financial statements, can not be called upon and is only repayable on 30 August 2030, further assisting with the company's ability to meet its obligations as they become due in the course of business.

9. Auditors

RSM South Africa Inc. continued in office as auditors for the company for 2024.

10. Secretary

The company secretary is Statucor.

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INDEPENDENT AUDITOR'S REPORT

To the Shareholder of IG EMI Holdings Proprietary Limited

Opinion

We have audited the financial statements of IG EMI Holdings Proprietary Limited (the company) set out on pages 10 to 31, which comprise the statement of financial position as at 31 March 2024; 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 material accounting policy information.

In our opinion, the financial statements present fairly, in all material respects, the financial position of IG EMI Holdings Proprietary Limited as at 31 March 2024, and its financial performance and cash flows for the year then ended, in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board and the requirements of the Companies Act of South Africa.

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 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 "IG EMI Holdings Proprietary Limited Annual Financial Statements for the year ended 31 March 2024", 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 IFRS Accounting Standards as issued by the International Accounting Standards Board 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 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.

DocuSigned by:

RSM South Africa Incorporated

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RSM South Africa Inc.

Rieyaaz Rawoot
Chartered Accountant (SA)
Registered Auditor
Director

Date 03 July 2024

Statement of Financial Position as at 31 March 2024

Figures in Rand thousand	Note(s)	31 March 2024	31 March 2023
Assets			
Non-Current Assets			
Investments in subsidiaries	3	1,401,231	401,231
Loans to group companies	5	1,072,135	2,113,898
Listed property investments	6	1,122,755	1,191,128
		3,596,121	**3,706,257**
Current Assets			
Trade and other receivables	7	-	1,397
Cash and cash equivalents	8	-	13,628
		-	**15,025**
Total Assets		**3,596,121**	**3,721,282**
Equity and Liabilities			
Equity			
Share capital	9	2,536,429	2,536,429
Accumulated loss		(916,736)	(593,527)
		1,619,693	**1,942,902**
Liabilities			
Non-Current Liabilities			
Interest-bearing debt	10	700,514	628,810
Current Liabilities			
Loans from group companies	11	1,275,906	1,149,570
Bank overdraft	8	8	-
		1,275,914	**1,149,570**
Total Liabilities		**1,976,428**	**1,778,380**
Total Equity and Liabilities		**3,596,121**	**3,721,282**

Statement of Profit or Loss and Other Comprehensive Income

Figures in Rand thousand	Note(s)	12 months ended 31 March 2024	13 months ended 31 March 2023
Other operating expenses		(10,464)	(13)
Operating loss	12	**(10,464)**	**(13)**
Investment income	13	215,085	290,636
Finance costs	14	(150,979)	(98,665)
Other non-operating losses	15	(201,853)	(650,135)
Loss before taxation		**(148,211)**	**(458,177)**
Taxation	16	-	-
Loss for the period		**(148,211)**	**(458,177)**
Other comprehensive income		-	-
Total comprehensive loss for the period		**(148,211)**	**(458,177)**

Statement of Changes in Equity

Figures in Rand thousand	Share capital	Accumulated loss	Total equity
Balance at 28 February 2022	**100**	**-**	**100**
Loss for the period	-	(458,177)	(458,177)
Other comprehensive income	-	-	-
Total comprehensive Loss for the period	**-**	**(458,177)**	**(458,177)**
Issue of shares	2,536,429	-	2,536,429
Dividends paid	-	(135,350)	(135,350)
Total contributions by and distributions to owners of company recognised directly in equity	**2,536,429**	**(135,350)**	**2,401,079**
Balance at 31 March 2023	**2,536,429**	**(593,527)**	**1,942,902**
Loss for the period	-	(148,211)	(148,211)
Other comprehensive income	-	-	-
Total comprehensive Loss for the period	**-**	**(148,211)**	**(148,211)**
Dividends paid	-	(175,000)	(175,000)
Total contributions by and distributions to owners of company recognised directly in equity	**-**	**(175,000)**	**(175,000)**
Balance at 31 March 2024	**2,536,429**	**(916,736)**	**1,619,693**
Note(s)	9		

IG EMI Holdings Proprietary Limited (Pty) Ltd

(Registration number 2022/254344/07)
Financial Statements for the period ended 31 March 2024

Statement of Cash Flows

Figures in Rand thousand	Note(s)	12 months ended 31 March 2024	13 months ended 31 March 2023
Cash flows from operating activities			
Cash generated from operations	18	(343)	(13)
Interest income		292	187
Dividends received		115,895	113,049
Finance costs		(75,297)	-
Net cash from operating activities		**40,547**	**113,223**
Cash flows from investing activities			
Acquisition of listed investment		(99,950)	(288,241)
Repayment of loans from group companies		-	(635,900)
Proceeds from loans from group companies		-	559,317
Loan to ESA Trust		(10,121)	-
Net cash from investing activities		**(110,071)**	**(364,824)**
Cash flows from financing activities			
Proceeds on issue of shares		-	154,938
Cash advances received on borrowings		-	110,291
Cash advances received from group companies		615,797	-
Repayments of financial liabilities at fair value		(559,909)	-
Net cash from financing activities		**55,888**	**265,229**
Total cash movement for the period		**(13,636)**	**13,628**
Cash and cash equivalents at the beginning of the period		13,628	-
Cash and cash equivalents at the end of the period	8	**(8)**	**13,628**

Accounting Policies

1. Material accounting policies

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

1.1 Basis of preparation

The financial statements have been prepared on the going concern basis in accordance with, and in compliance with, IFRS Accounting Standards and the Companies Act of South Africa.

These accounting policies are consistent with the previous period, except for the changes set out in note 2.

1.2 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.

Expected credit losses on intercompany loans are calculated using the 3-stage general impairment model based on the assumption that repayment of the loan is demanded at reporting date.

Management is satisfied that the company will be able to fully recover the outstanding balance of the loan. Accordingly, the expected credit loss is limited to the effect of discounting the amount due on the loan at the loan's effective interest rate, which is 0% as the loan is interest free, over the period until cash is realized.

Accordingly, the probability of default (PD) is considered to be 100% at reporting date and the loss given default (LGD) is considered to be 0% due to the interest rate of 0%, and all strategies of recovery indicating that the company will be able to fully recover the outstanding balance of the loan. There is therefore no impairment loss to recognize.

Intercompany loans

Loans to group companies have been classified as non-current assets, these are not expected to be repaid during the next 12 months.

Investments in subsidiaries

Investments in subsidiaries are carried at cost less any accumulated impairment losses. This excludes investments which are held for sale and are consequently accounted for in accordance with IFRS 5 Non-current Assets Held for Sale and Discontinued Operations.

Accounting Policies

1.3 Current versus non-current classification

Assets and liabilities in the statement of financial position are presented based on current/non-current classification.

An asset is current when it is:
- Expected to be realised or intended to be sold or consumed in the 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 current when:
- It is expected to be settled in the 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
- It does not have the right at the end of the reporting period to defer settlement of the liabilities 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 assets and liabilities.

Accounting Policies

1.4 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 instruments at fair value

All other financial instruments are measured at fair value through profit and loss.

Financial assets

The following categories of financial assets are recognised in the statement of financial position: Loans receivable, cash, and cash equivalents, listed property investment, 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 receivables 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.

Accounting Policies

1.4 Financial instruments (continued)

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.

Financial liabilities

Financial liabilities are recognised when there is a contractual obligation to deliver cash or another financial asset, or to exchange financial instruments with another entity on potentially unfavourable terms. Financial liabilities consist of loans payable, and trade and other payables. Financial liabilities are initially recognised at cost, and subsequently measured at amortised cost using the effective interest method.

1.5 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

The income tax expense consists of current and deferred tax and 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. In accordance with the REIT status, dividends declared are treated as a qualifying distribution in terms of section 25BB of the Income Tax Act, No. 58 of 1962 (as amended).

The distribution received is presented gross of withholding tax in the financial statements.

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 not recognised on the fair value of investment properties. Such items will be realised through sale and, in accordance with the income tax requirements relating to the REIT status, capital gains tax is not applicable.

Deferred tax is not recognised for temporary differences that will form part of future qualifying distributions.

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.

Accounting Policies

1.6 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.

1.7 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.

If the company reacquires its own equity instruments, the consideration paid, including any directly attributable incremental costs (net of income taxes) on those instruments are deducted from share capital. No gain or loss is recognised in profit or loss on the purchase, sale, issue, or cancellation of the company’s own equity instruments. Ordinary shares are classified as equity.

1.8 Investment Income

Dividend income is recognised when the company’s right to receive payment has been established and is shown as 'Investment income'. Interest is recognised, in profit or loss, using the effective interest method.

1.9 Foreign exchange

Exchange differences arising on monetary items are recognised in profit or loss in the period in which they arise. All transactions in foreign currencies are initially recorded in Rand, using the spot rate at the date of the transaction. Foreign currency monetary items at the reporting date are translated using the closing rate. All exchange differences arising on settlement or translation are recognised in profit or loss.

1.10 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.

Notes to the Financial Statements

Figures in Rand thousand	12 months ended. 31 March 2024	13 months ended 31 March 2023

2. New Standards and Interpretations

2.1 Standards and interpretations effective and adopted in the current period

In the current period, the company has adopted the following standards and interpretations that are effective for the current financial period and that are relevant to its operations:

Deferred tax related to assets and liabilities arising from a single transaction - Amendments to IAS 12

The amendment adds an additional requirement for transactions which will not give rise to the recognition of a deferred tax asset or liability on initial recognition. Previously, deferred tax would not be recognised on the initial recognition of an asset or liability in a transaction which is not a business combination and at the time of the transaction affects neither accounting profit or loss. The additional requirement provides that the transaction, at the time of the transaction must not give rise to equal taxable and deductible temporary differences.

The effective date of the amendment is for years beginning on or after 01 January 2023.

The company has adopted the amendment for the first time in the 2024 financial statements.

The adoption of this amendment has not had a material impact on the results of the company, but has not resulted in more disclosure than would have previously been provided in the financial statements.

Disclosure of accounting policies: Amendments to IAS 1 and IFRS Practice Statement 2

IAS 1 was amended to require that only material accounting policy information shall be disclosed in the financial statements. The amendment will not result in changes to measurement or recognition of financial statement items, but management will undergo a review of accounting policies to ensure that only material accounting policy information is disclosed.

The effective date of the amendment is for years beginning on or after 01 January 2023.

The company has adopted the amendment for the first time in the 2024 financial statements.

The adoption of this amendment has not had a material impact on the results of the company, but has not resulted in more disclosure than would have previously been provided in the financial statements.

2.2 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 2024 or later periods:

Non-current liabilities with covenants - amendments to IAS 1

The amendment applies to the classification of liabilities with loan covenants as current or non-current. If an entity has the right to defer settlement of a liability for at least twelve months after the reporting period, but subject to conditions, then the timing of the required conditions impacts whether the entity has a right to defer settlement. If the conditions must be complied with at or before the reporting date, then they affect whether the rights to defer settlement exists at reporting date. However, if the entity is only required to comply with the conditions after the reporting period, then the conditions do not affect whether the right to defer settlement exists at reporting date. If an entity classifies a liability as non-current when the conditions are only required to be met after the reporting period, then additional disclosures are required to enable the users of financial statements to understand the risk that the liabilities could become repayable within twelve months after the reporting period.

The effective date of the amendment is for years beginning on or after 01 January 2024.

The company expects to adopt the amendment for the first time in the 2025 financial statements.

Notes to the Financial Statements

2. New Standards and Interpretations (continued)

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

IFRS 18 Presentation and Disclosure

This amendment will replace the presentation and disclosure requirements as per IAS 1. It emphasizes clarity and transparency in the reporting of an entity's assets, liabilities, equity, income, and expenses. IFRS 18 is the culmination of the IASB's Primary Financial Statements project, introducing significant changes to improve comparability and transparency in financial reporting.

IFRS 18 introduces a more structured income statement by categorizing income and expenses into operating, investing, and financing activities. It mandates new subtotals, including operating profit, to enhance comparability. Additionally, it requires disclosures on management-defined performance measures (MPMs) to ensure transparent reporting of company-specific performance indicators. The standard also provides enhanced guidance on organizing information within the financial statements, promoting more useful grouping and greater transparency about operating expenses.

The effective date of the amendment is for years beginning on or after 01 January 2027.

The company expects to adopt the amendment for the first time in the 2028 financial statements.

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

3. Interests in subsidiaries

	% voting power 2024	% voting power 2023	Carrying amount 2024	Carrying amount 2023
Maitlantic Investments Proprietary Limited	100.00 %	100.00 %	1,999	1,999
U REIT Holdings Proprietary Limited	100.00 %	100.00 %	1,399,232	399,232
			1,401,231	401,231

Reporting period

All the entities are incorporated in South Africa and have the same year end as the company. The carrying amounts of subsidiaries are shown gross of impairment losses. The company has assessed at the end of the reporting period and concluded that there is no indication that the investment in subsidiary balances should be impaired.

4. Loans receivable

ESA Trust	10,122	-
	10,122	-
Impairment of loan	(10,122)	-
	-	-

This loan is unsecured, interest-free and no fixed payment terms. The loan was impaired during the period.

The fair value of loan receivable is estimated to approximate their carrying value due to the short-term nature of this loan.

Notes to the Financial Statements

5. Loans to group companies

Subsidiaries

U REIT Holdings Proprietary Limited This fluctuating loan bears interest at 0%. The loan is repayable on demand.	1,072,135	2,113,898

These loan is unsecured, interest-free and are repayable on demand. The fair value of loan receivable is estimated to approximate their carrying value due to the short-term nature of this loan. 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 loan is low considering, inter alia, that the parent company's net asset value is considered sufficient to cover the value of their loan and therefore management considers the loan 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 loan was not impaired.

The fair value of the loans approximates their carrying amounts.

Split between non-current and current portions

Non-current assets	1,072,135	2,113,898
Current assets	-	-
	1,072,135	**2,113,898**

6. Listed property investment

Investment in listed property shares		
Emira Property Fund Limited	1,122,755	1,191,128

Split between non-current and current portions

Non-current assets	1,122,755	1,191,128
Current assets	-	-
	1,122,755	**1,191,128**

Fair value information

During the 2024, the company acquired 11,532,867 (2023: 117,816,758) shares, totalling 129 349,655 shares in Emira Property Fund Limited, a listed REIT (JSE: EMI). The fair value per share as reported on the Johannesburg Stock Exchange at period end was R8.68 (2023: R10.11). The Net Asset Value of the shares at 31 March 2024 is R 17.33 per share. If the shares held were recognised at net asset value, the net asset value of the company would be positive.

20,000,000 of these shares have been pledged as security to Grindrod Bank as security over a facility drawn down by FEC Prop Proprietary Limited.

The fair value of the investment approximates their carrying amounts.

Notes to the Financial Statements

Figures in Rand thousand	12 months ended 31 March 2024	13 months ended 31 March 2023

7. Trade and other receivables

Financial instruments:		
Prepaid interest	-	1,397
Total trade and other receivables	**-**	**1,397**

Split between non-current and current portions

Current assets	-	1,397

During the 2023 period the company prepaid an amount to be used to settle interest that would accrue on the listed bond during the remainder of the 2023 period. As interest accrued it was written down against the balance of the remainder of the prepaid interest balance. The Net value of the bond is therefore the listed bond netted off against the period end value of the interest bearing debt.

The fair value of the trade and other receivable approximates their carrying amounts.

8. Cash and cash equivalents

Cash and cash equivalents consist of:

Bank balances	-	13,628
Bank overdraft	(8)	-
	(8)	**13,628**
Current assets	-	13,628
Current liabilities	(8)	-
	(8)	**13,628**

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 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.

9. Share capital

Authorised		
100,000,000 Shares at no par value	-	-
Reconciliation of number of shares issued:		
Reported as at beginning of the period	250,514	100
Shares issued during the period	-	250,414
	250,514	**250,514**

The unissued ordinary shares are under the control of the directors in terms of a resolution of the shareholders passed at the last annual general meeting. This authority remains in force until the next annual general meeting.

Issued		
Ordinary shares of no par value	2,536,429	2,536,429

Notes to the Financial Statements

Figures in Rand thousand	12 months ended 31 March 2024	13 months ended 31 March 2023

10. Interest-bearing debt

Held at amortised cost		
Listed bond	700,514	628,810

This represents unsecured bonds of $35,000,000 (2023: $35,000,000).
During the period no bonds were issued or repaid.
The bond instrument is listed on the Bermuda Stock Exchange with the ticker MAIT.BH.

The bond instrument bears interest at 6% and is repayable on 31 August 2030.

The fair value of the loans approximates their carrying amounts.

Split between non-current and current portions

Non-current liabilities	700,514	628,810
Current liabilities	-	-
	700,514	**628,810**

11. Intercompany loan liabilities

Subsidiaries

Castleview Property Fund Limited (REIT)	495,824	406,283
Maitlantic Investments Proprietary Limited	780,082	743,287
	1,275,906	**1,149,570**

These loans are unsecured, interest-free and are repayable on demand.

The fair value of the loans approximates their carrying amounts.

Split between non-current and current portions

Non-current liabilities	-	-
Current liabilities	1,275,906	1,149,570
	1,275,906	**1,149,570**

12. Operating loss

Operating loss for the period is stated after charging (crediting) the following, amongst others:

Bank charges	(3)	(3)
Broker fees	(110)	(10)
Impairment of loan	(10,122)	-
	(10,235)	**(13)**

Notes to the Financial Statements

Figures in Rand thousand	12 months ended 31 March 2024	13 months ended 31 March 2023
13. Investment income		
Dividend income		
Group entities:		
Dividend received from fellow subsidiary	99,000	177,400
Income from listed property investment	115,896	113,049
Total dividend income	**214,896**	**290,449**
Interest income		
Investments in financial assets:		
Interest received	190	187
Total investment income	**215,086**	**290,636**
14. Finance costs		
Interest paid on group loans	(39,612)	(45,992)
Interest paid on mortgage bond	(111,367)	(52,673)
Total finance costs	**(150,979)**	**(98,665)**
15. Other non-operating losses		
Foreign exchange profit/loss		
Gain on fair value adjustment on listed investment	(168,323)	(593,527)
Foreign exchange loss arising from foreign interest-bearing debt	(33,530)	(56,608)
	(201,853)	**(650,135)**

16. Taxation

Reconciliation of the tax expense

Reconciliation between accounting profit and tax expense.

Accounting loss	(49,211)	(458,177)
Tax at the applicable tax rate of 27%	(37,284)	(123,708)
Tax effect of adjustments on taxable income		
s25BB deduction	(8,176)	-
- Permanent difference	-	36,544
- Unrecognised deferred tax	45,460	(160,252)
	-	-

No provision has been made for tax as the company has no taxable income. The company is considered a Real Estate Investment Trust (REIT) enterprise and as such there is a qualifying allowance in terms of S25BB which allows for a deduction limited to taxable income.

17. Dividends paid

Dividends	(175,000)	(135,350)

Notes to the Financial Statements

Figures in Rand thousand	12 months ended 31 March 2024	13 months ended 31 March 2023

18. Cash used in operations

Loss before taxation	(148,211)	(458,177)
Adjustments for:		
Amortisation	46	-
Impairment of loan	10,121	-
Loss on foreign exchange	33,530	56,608
Loss on fair value adjustment	168,323	593,527
Interest income	(190)	(187)
Dividends received	(214,895)	(290,449)
Finance costs	150,933	98,665
	(343)	**(13)**

19. Related parties

Relationships

Holding company	Castleview Property Fund Limited (REIT)
Subsidiary	U REIT Holdings Proprietary Limited
Subsidiary	Maitlantic Investments Proprietary Limited
Fellow subsidiary	FEC Prop Proprietary Limited
Entity under common management	ESA Trust

Related party balances

Loan accounts - Owing from (to) related parties		
Castleview Property Fund Limited (REIT)	(495,824)	(406,283)
Maitlantic Investments Proprietary Limited	(780,082)	(743,286)
U REIT Holdings Proprietary Limited	1,072,135	2,113,898
ESA Trust	10,121	-

Related party transactions

Interest paid to (received from) related parties		-
Dividends received from fellow subsidiary	(99,000)	(177,400)
Interest paid on group loans	111,367	45,992
	12,367	**(131,408)**

Impairment of loan to related party	-	-
ESA Trust	(10,121)	-

20. Directors' emoluments

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

Notes to the Financial Statements

Figures in Rand thousand	12 months ended 31 March 2024	13 months ended 31 March 2023

21. Financial instruments and risk management

Categories of financial instruments

Categories of financial assets

2024

	Note(s)	Fair value through profit or loss - Mandatory	Amortised cost	Total
Loans to group companies	5	-	1,072,135	1,072,135
Investments at fair value	6	1,122,755	-	1,122,755
		1,122,755	**1,072,135**	**2,194,890**

2023

	Note(s)	Fair value through profit or loss - Mandatory	Amortised cost	Total
Loans to group companies	5	-	2,113,898	2,113,898
Investments at fair value	6	1,191,128	-	1,191,128
Trade and other receivables	7	-	1,397	1,397
Cash and cash equivalents	8	-	13,628	13,628
		1,191,128	**2,128,923**	**3,320,051**

The fair value of the financial assets approximates the carrying amount.

Notes to the Financial Statements

Figures in Rand thousand	12 months ended 31 March 2024	13 months ended 31 March 2023

21. Financial instruments and risk management (continued)

Categories of financial liabilities

2024

	Note(s)	Amortised cost	Total
Loans from group companies	11	1,275,906	1,275,906
Interest-bearing debt	10	700,514	700,514
Bank overdraft	8	8	8
		1,976,428	**1,976,428**

2023

	Note(s)	Amortised cost	Total
Loans from group companies	11	1,149,569	1,149,569
Interest-bearing debt	10	628,810	628,810
		1,778,379	**1,778,379**

The fair value of the financial liabilities approximates the carrying amount.

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 10, cash and cash equivalents disclosed in note 8, and equity as disclosed in the statement of financial position. In order to maintain or adjust the capital structure, the company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt. REIT legislation requires that a minimum of 75% of distributable income be distributed to shareholders annually.

Notes to the Financial Statements

Figures in Rand thousand	12 months ended 31 March 2024	13 months ended 31 March 2023

21. Financial instruments and risk management (continued)

Financial risk management

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 period end were as follows:

March 2024	**Gross carrying amount**	**Credit loss allowance**	**Amortised cost/ fair value**
Loans to group companies	1,072,135	-	1,072,135
Listed investments	1,122,755	-	1,122,755
	2,194,890	**-**	**2,194,890**

March 2023	**Gross carrying amount**	**Credit loss allowance**	**Amortised cost / fair value**
Loans to group companies	2,113,898	-	2,113,898
Cash and cash equivalent	13,628	-	13,628
Trade and other receivables	1,397	-	1,397
Listed investments	1,191,128	-	1,191,128
	3,320,051	**-**	**3,320,051**

Notes to the Financial Statements

Figures in Rand thousand	12 months ended 31 March 2024	13 months ended 31 March 2023

21. Financial instruments and risk management (continued)

Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities, and 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.

2024

	Less than 1 year	2 to 5 years	Over 5 years	Total
Other financial liabilities	-	-	974,092	974,092
Loans from group companies	1,275,906	-	-	1,275,906
	1,275,906	**-**	**974,092**	**2,249,998**

2023

	Less than 1 year	2 to 5 years	Over 5 years	Total
Current liabilities				
Other financial liabilities	-	-	908,932	908,932
Loans from group companies	1,149,570	-	-	1,149,570
	1,149,570	**-**	**908,932**	**2,058,502**

Notes to the Financial Statements

Figures in Rand thousand	12 months ended 31 March 2024	13 months ended 31 March 2023

21. Financial instruments and risk management (continued)

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

At ended 31 March 2024, if interest rates on Rand-denominated borrowings had been 1% higher/lower with all other variables held constant, post-tax profit for the period would have been R 7,005,140 (2023: R6,288,103) lower/higher for the company, mainly as a result of higher/lower interest expense on floating rate borrowings.

Exposure to interest rate risk

The company is exposed to interest rate risk on its financial liabilities. Interest rates on all financial liabilities compare favorably with those rates available in the market. Risk exposure as a result of interest rates is moderate and is mitigated by a surplus of cash in the company. There have been no significant changes in the interest rate risk management policies and processes since the prior reporting period.

	Note	Average effective interest rate	
		2024	2023
Assets			
Loans to group companies	5	- %	- %
Cash and cash equivalents	8	4.00%	4.00%
Liabilities			
Loans from group companies	11	4.00% - 6.00%	4.00% - 6.00%
Other financial liabilities	10	6.00% - 8.00%	6.00% - 8.00%

Notes to the Financial Statements

Figures in Rand thousand	12 months ended 31 March 2024	13 months ended 31 March 2023

22. Fair value information

Fair value hierarchy

The table below analyses assets and liabilities carried at fair value. The different levels are defined as follows:

Level 1: Quoted unadjusted prices in active markets for identical assets or liabilities that the company can access at measurement date.

Level 2: Inputs other than quoted prices included in level 1 that are observable for the asset or liability either directly or indirectly.

Level 3: Unobservable inputs for the asset or liability.

Levels of fair value measurements

Level 1

Recurring fair value measurements

Assets

	12 months ended 31 March 2024	13 months ended 31 March 2023
Financial assets mandatorily at fair value through profit or loss		
Listed shares	1,122,755	1,191,128
Total	**1,122,755**	**1,191,128**

23. Going concern

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 are 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 the above, the bond instrument, as disclosed in note 10 to the financial statements, can not be called upon and is only repayable on 30 August 2030, further assisting with the company's ability to meet its obligations as they become due in the course of business.

24. 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.

25. Comparative figures

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