HLB BARNETT CHOWN INC.
REGISTERED AUDITORS

TRANS-50 VERENIGING NPC
(REGISTRATION NUMBER 1999/002024/08)
ANNUAL FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026

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Directors: D.B. Bezuidenhout CA (SA), M.C. Sheppard CA (SA), L Harvey CA (SA)

HLB Barnett Chown Inc. is an independent member of HLB International, the global advisory and accounting network

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The annual financial statements for the year ended 30 June 2026 have been audited by HLB Barnett Chown Inc., in compliance with the applicable requirements of the Companies Act, 2008. The annual financial statements were prepared by EN Jackson CA(S.A.), a director of EN Jackson & Company Co.

These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act of South Africa.

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DIRECTORS' RESPONSIBILITIES 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 annual financial statements and related financial information included in this report. It is their responsibility to ensure that the annual financial statements fairly present the state of affairs of the company as at the end of the financial year and the results of its operations and cash flows for the year then ended, in conformity with the International Financial Reporting Standard for Small and Medium-sized Entities. The external auditors are engaged to express an independent opinion on the annual financial statements.

The annual financial statements are prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities 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 set 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 annual financial statements. However, any system of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement or loss.

The directors have reviewed the company's expected financial performance for the year to 30 June 2027 and, in the light of this review and the current financial position, they are satisfied that the company 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 annual financial statements. The annual financial statements have been audited by the company's external auditors and their report is presented on page 6 to 7.

The annual financial statements set out on pages 8 to 29, which have been prepared on the going concern basis, were approved by the board on 31 October 2026 and were signed on its behalf by:

Director **Director**

DIRECTORS' REPORT

The directors have pleasure in submitting their report on the annual financial statements of Trans-50 Vereniging NPC for the year ended 30 June 2026.

1. Main business and operations

The objective of the company is to provide accommodation and care and related services (including subcontracting services to the industry of taking care of the elderly) to the aged and persons who were obliged to retire as a result of disability, such to be provided in a building acquired for such purposes, a residential complex or retirement village.

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

2. Review of financial results and activities

The annual financial statements have been prepared in accordance with International Financial Reporting Standard for Small and Medium-sized Entities 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.

3. Going concern

The directors believe that the company has adequate financial resources to continue in operation for the foreseeable future and accordingly the annual financial statements have been prepared on a going concern basis.

The directors have noted the current financial position of the company. 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 company made an operational deficit of R7 186 869 before life right sales (2025: deficit R5 101 760).

The surplus from Life right sales was R9 986 583 (2025: R13 987 726).

The company is sustainable for the short and medium term.

4. Events after the reporting period

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

5. Share capital

The company being incorporated as an association not for gain under the Companies Act does not have share capital.

6. Dividends

In terms of the Company's Memorandum of Incorporation, no portion of any surplus generated or any other benefit may be transferred to the members or parties other than its beneficiary by way of dividends or any other means. Furthermore, in the event of the dissolution of the company, any assets remaining shall be transferred or given to an organisation having similar objects to that of the company.

7. Investment property

During the year there were additions of Rnil (2025: Rnil) and no disposals (2025: None). There has been no other major changes in the nature of the company's investment property or any changes in the policy relating to their use.

8. Property, plant and equipment

There was no change in the nature of the property, plant and equipment of the company or in the policy regarding their use.

At 30 June 2026 the company's investment in property, plant and equipment amounted to R 4 248 590 (2025: R 4 022 592), of which R1 424 929 (2025: R872 8287) was added in the current year through additions and disposal of assets with a carrying amount of R 4 219 (2025: R 9 190).

9. Directors

The following were appointed as the directors of the company on the date of this report are:

Directors	Designation	Changes
Executive Directors:		
R de Wet	Executive	
CJ Louw	Executive	
T Barnard	Executive	
Non-Executive Directors:		
L van Rooyen	Non-executive	Resigned 25 October 2025
R Claassens	Non-executive	Resigned 25 October 2025
RM Blake	Non-executive	
N Taylor	Non-executive	
DJ van den Berg	Non-executive	
A Liebenberg	Non-executive	
LS Bossenger	Non-executive	
GM Yekelo	Non-executive	
HP Janse van Vuuren	Non-executive	
AE Jordaan	Non-executive	Appointed 25 October 2025
W van der Walt	Non-executive	Appointed 25 October 2025

10. Holding company

The company has no holding company.

11. Management of the company's business

The company was neither managed by a third person nor a company in which the directors have an interest.

12. Number of employees

The average number of employees during the year was 225 (2025: 228).

13. Directors' interests in contracts

During the financial year, no contracts were entered into which directors or officers of the company had an interest and which significantly affected the business of the company.

14. Borrowing powers

In terms of the Memorandum of Incorporation, the borrowing powers of the company are limited. However, all borrowings by the company are subject to board approval as required by the board delegation of authority.

15. Auditors

At the audit committee meeting, the committee members will be requested to reappoint HLB Barnett Chown Incorporated as the independent external auditors of the company and to confirm MC Sheppard as the designated lead audit partner for the 2027 financial year.

16. Secretary

The company had no secretary during the year.

17. Registered and physical address

The registered and physical address of the company is:

5 Miranda Street
Witfield
1459

18. Litigation statement

The company from time to time, becomes involved in various claims and lawsuits incidental to the ordinary course of business. The company is not currently involved in any such claims or lawsuits, which individually or in the aggregate, are expected to have a material adverse effect on the business or its assets.

19. Statement of disclosure to the company's auditors

With respect to each person who is an executive director on the day that this report is approved:

- there is, so far as the person is aware, no relevant audit information of which the company's auditors are unaware; and
- the person has taken all the steps that he or she ought to have taken as an executive director to be aware of any relevant audit information and to establish that the company's auditors are aware of that information.

20. Compilation, statutory and taxation services

We consent to EN Jackson & Company compiling the annual financial statements based on the information in the accounting records as at 30 June 2026.

We consent to HLB Barnett Chown Proprietary Limited performing statutory and taxation services at our instruction.

INDEPENDENT AUDITORS' REPORT

To the Directors of Trans-50 Vereniging NPC

Report on the Audit of the Annual Financial Statements

Opinion

We have audited the annual financial statements of Trans-50 Vereniging NPC (the company) set out on pages 8 to 27, which comprise the statement of financial position as at 30 June 2026, statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and the notes to the annual financial statements, including a summary of significant accounting policies.

In our opinion, the annual financial statements present fairly, in all material respects, the financial position of Trans-50 Vereniging NPC as at 30 June 2026, and its financial performance and cash flows for the year then ended in accordance with the International Financial Reporting Standards for Small and Medium-sized Entities 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 Auditors' responsibilities for the audit of the Annual 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 annual 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 Directors' Report as required by the Companies Act of South Africa and the Supplementary Information as set out on pages 3 to 5 and pages 28 to 29 respectively which we obtained prior to the date of this report, and the Annual Report, which is expected to be made available to us after that date. The other information does not include the annual financial statements and our auditors' report thereon.

Our opinion on the annual financial statements does not cover the other information and we do not and will not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the annual financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the annual financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on the other information obtained prior to the date of this auditors' report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Annual Financial Statements

The directors are responsible for the preparation and fair presentation of the annual financial statements in accordance with the International Financial Reporting Standards for Small and Medium-sized Entities 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 annual financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the annual 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.

Auditors' responsibilities for the audit of the Annual Financial Statements

Our objectives are to obtain reasonable assurance about whether the annual financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 annual financial statements.

As part of an audit in accordance with International Standards on Auditing, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual 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 auditors' report to the related disclosures in the annual 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 auditors' 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 annual financial statements, including the disclosures, and whether the annual 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.

Report on Other Legal and Regulatory Requirements

In terms of the IRBA Rule published in Government Gazette Number 39475 dated 4 December 2015, we report that HLB Barnett Chown Incorporated has been the auditor of Trans-50 Vereniging NPC for 19 years.



Per: MC Sheppard
Capacity: Engagement Partner
Chartered Accountants (SA)
Registered Auditors

31 October 2026
Bedfordview

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STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2026

	Note(s)	2026 R	2025 R
Assets			
Non-Current Assets			
Property, plant and equipment	2	4 248 589	4 022 592
Investment property	3	665 756 968	665 756 968
Investments	4	6 255 706	5 093 801
		676 261 263	**674 873 361**
Current Assets			
Trade and other receivables	5	1 128 520	1 145 268
Cash and cash equivalents	6	13 327 622	9 835 400
		14 456 142	**10 980 668**
Total Assets		**690 717 405**	**685 854 029**
Equity and Liabilities			
Equity			
Capital reserve		26 985 607	26 985 607
Training reserve		502 388	679 621
Levy reserve	7	2 719 454	2 293 608
Retained income		535 621 974	533 175 495
		565 829 423	**563 134 331**
Liabilities			
Non-Current Liabilities			
Life rights revenue in advance	8	77 156 687	78 298 041
Long term liabilities	9	284 683	-
Long term accrual	10	2 215 693	2 602 021
		79 657 063	**80 900 062**
Current Liabilities			
Trade and other payables	11	11 740 461	11 367 226
Life rights in advance	8	22 605 746	20 220 814
Provisions	12	1 983 877	1 850 333
Accommodation deposits		8 900 835	8 381 263
		45 230 919	**41 819 636**
Total Liabilities		**124 887 982**	**122 719 698**
Total Equity and Liabilities		**690 717 405**	**685 854 029**

STATEMENT OF SURPLUS OR DEFICIT AND OTHER COMPREHENSIVE INCOME

	Note(s)	2026 R	2025 R
Revenue	13	139 683 298	137 264 656
Other income		12 658 238	11 346 704
Operating expenses		(136 490 232)	(132 032 800)
Operating surplus/(deficit)		**15 851 304**	**16 578 560**
Investment revenue	14	981 927	838 038
Finance costs	15	(15 335)	-
Surplus/(deficit) before building renovations		**16 817 896**	**17 416 598**
Building renovation costs	15	(14 018 182)	(11 080 215)
(Deficit)/surplus for the year		**2 799 714**	**6 336 383**

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STATEMENT OF CHANGES IN EQUITY

	Capital reserve	Levy reserve	Training reserve	Total reserves	Retained income	Total equity
	R	R	R	R	R	R
Balance at 01 July 2024	**26 985 607**	**3 256 106**	**910 045**	**4 166 151**	**525 717 881**	**556 869 639**
Profit for the year	**-**	**-**	**-**	**-**	**6 336 383**	**6 336 383**
Expenses against the training reserve	-	-	(230 424)	(230 424)	-	(230 424)
Transfer to levy reserve	-	(962 498)	-	(962 498)	1 121 231	158 733
Total changes	**-**	**(962 498)**	**(230 424)**	**(1 192 922)**	**1 121 231**	**(71 691)**
Balance at 01 July 2025	**26 985 607**	**2 293 608**	**679 621**	**2 973 229**	**533 175 495**	**563 134 331**
Profit for the year	**-**	**-**	**-**	**-**	**2 799 714**	**2 799 714**
Expenses against the training reserve	-	-	(177 233)	(177 233)	-	(177 233)
Transfer to levy reserve	-	425 846	-	425 846	(353 235)	72 611
Total changes	**-**	**425 846**	**(177 233)**	**248 613**	**(353 235)**	**(104 622)**
Balance at 30 June 2026	**26 985 607**	**2 719 454**	**502 388**	**3 221 842**	**535 621 974**	**565 829 423**

STATEMENT OF CASH FLOWS

	Note(s)	2026 R	2025 R
Cash flows from operating activities			
Cash generated from operations	21	4 616 192	897 336
Investment revenue		981 927	838 038
Finance costs		(15 335)	-
Net cash from operating activities		**5 582 784**	**1 735 374**
Cash flows from investing activities			
Purchase of property, plant and equipment	2	(1 424 929)	(872 828)
Proceeds on disposal of property, plant and equipment		78 345	2 594
Net cash movement on investments		(1 161 905)	(936 517)
Net cash from investing activities		**(2 508 489)**	**(1 806 751)**
Cash flows from financing activities			
Long term liabilities advanced		284 683	-
Movement in long term accrual		(386 328)	2 602 021
Movement in accommodation deposits		519 572	402 140
Net cash from financing activities		**417 927**	**3 004 161**
Total cash movement for the year		**3 492 222**	**2 932 784**
Cash at the beginning of the year		9 835 400	6 902 616
Total cash at end of the year	6	**13 327 622**	**9 835 400**

ACCOUNTING POLICIES

1. Basis of preparation and summary of significant accounting policies

The annual financial statements have been prepared on a going concern basis in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities, and the Companies Act of South Africa. The annual financial statements have been prepared on the historical cost basis and incorporate the principal accounting policies set out below. They are presented in South African Rands.

These accounting policies are consistent with the previous period.

1.1 Significant judgements and sources of estimation uncertainty

Critical judgements in applying accounting policies

Management did not make critical judgements in the application of accounting policies, apart from those involving estimations, which would significantly affect the annual financial statements.

Key sources of estimation uncertainty

Useful lives of property, plant and equipment

Management has made certain estimations with regard to the determination of estimated useful lives and residual values of items of property, plant and equipment.

Provisions

Provisions are inherently based on assumptions and estimates using the best information available.

Provisions are recognised when the company has a present legal or constructive obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate of the obligation can be made.

1.2 Investment property

Investment property is initially measured at cost and subsequently at fair value with changes in fair value recognised in profit or loss. If the fair value of investment property cannot be measured reliably without undue cost or effort, then it is measured at cost less accumulated depreciation and accumulated impairment.

The cost of investment property comprises its purchase price and any directly attributable costs incurred to bring the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Costs include costs incurred initially to acquire or construct an investment property and costs incurred subsequently to add to, replace part of, or service it. If a replacement cost is recognised in the carrying amount of an item of investment property, the carrying amount of the replaced item is derecognised.

The fair value is determined annually by an external valuator derived from current market prices of comparable real estate.

1.3 Property, plant and equipment

Property, plant and equipment are tangible assets which the company holds for its own use or for rental to others and which are expected to be used for more than one period.

1.3 Property, plant and equipment (continued)

An item of property, plant and equipment is recognised as an asset when it is probable that future economic benefits associated with the item will flow to the company, and the cost of the item can be measured reliably.

Property, plant and equipment is initially measured at cost.

Cost includes costs incurred initially to acquire or construct an item of property, plant and equipment and costs incurred subsequently to add to, replace part of, or service it. If a replacement cost is recognised in the carrying amount of an item of property, plant and equipment, the carrying amount of the replaced part is derecognised.

Property, plant and equipment is subsequently stated at cost less accumulated depreciation and any accumulated impairment losses, except for land which is stated at cost less any accumulated impairment losses.

Depreciation of an asset commences when the asset is available for use as intended by management.

Depreciation is charged to write off the asset's carrying amount over its estimated useful life to its estimated residual value, using a method that best reflects the pattern in which the asset's economic benefits are consumed by the company.

Property, plant and equipment is subsequently stated at cost less accumulated depreciation and any accumulated impairment losses, except for land which is stated at cost less any accumulated impairment losses.

Depreciation of an asset commences when the asset is available for use as intended by management. Depreciation is charged to write off the asset's carrying amount over its estimated useful life to its estimated residual value, using a method that best reflects the pattern in which the asset's economic benefits are consumed by the company.

The useful lives of items of property, plant and equipment have been assessed as follows:

Item	Depreciation method	Average useful life
CCTV and fire detection systems	Straight line	5 years
IT equipment	Straight line	3 years
Furniture and fixtures	Straight line	5 years
Leasehold improvements	Straight line	50 years
Lifts	Straight line	12 years
Marketing materials	Straight line	5 years
Motor vehicles	Straight line	5 years
Office equipment	Straight line	5 years
Low value assets	Straight line	Written off immediately

The depreciation charge for each period is recognised in profit or loss unless it is included in the carrying amount of another asset.

Depreciation is not charged to an asset if its estimated residual value exceeds or is equal to its carrying amount.

When indicators are present that the useful lives and residual values of items of property, plant and equipment have changed since the most recent annual reporting date, they are reassessed. Any changes are accounted for prospectively as a change in accounting estimate.

1.3 Property, plant and equipment (continued)

Impairment tests are performed on property, plant and equipment when there is an indicator that they may be impaired. When the carrying amount of an item of property, plant and equipment is assessed to be higher than the estimated recoverable amount, an impairment loss is recognised immediately in profit or loss to bring the carrying amount in line with the recoverable amount.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its continued use or disposal. Any gain or loss arising from the derecognition of an item of property, plant and equipment, determined as the difference between the net disposal proceeds, if any, and the carrying amount of the item, is included in profit or loss when the item is derecognised.

1.4 Financial instruments

Initial recognition and measurement

Financial instruments are initially measured at the transaction price (including transaction costs except in the initial measurement of financial assets and liabilities that are measured at fair value through profit or loss) unless the arrangement constitutes, in effect, a financing transaction in which case it is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial instruments at amortised cost

These include trade receivables and trade payables. They are subsequently measured at amortised cost using the effective interest method. Debt instruments which are classified as current assets or current liabilities are measured at the undiscounted amount of the cash expected to be received or paid, unless the arrangement effectively constitutes a financing transaction.

At each reporting date, the carrying amounts of assets held in this category are reviewed to determine whether there is any objective evidence of impairment. If there is objective evidence, the recoverable amount is estimated and compared with the carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in profit or loss.

Financial instruments at cost

Equity instruments that are not publicly traded and whose fair value cannot otherwise be measured reliably without undue cost or effort are measured at cost less impairment.

Financial instruments at fair value

All other financial instruments, including equity instruments that are publicly traded or whose fair value can otherwise be measured reliably, without undue cost or effort, are measured at fair value through profit and loss.

If a reliable measure of fair value is no longer available without undue cost or effort, then the fair value at the last date that such a reliable measure was available is treated as the cost of the instrument. The instrument is then measured at cost less impairment until management are able to measure fair value without undue cost or effort.

1.5 Leases

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership to the lessee. All other leases are operating leases.

1.5 Leases (continued)

Operating leases - lessor

Operating lease income is recognised as an income on a straight-line basis over the lease term unless:

- another systematic basis is representative of the time pattern of the benefit from the leased asset, even if the receipt of payments is not on that basis, or
- the payments are structured to increase in line with expected general inflation (based on published indexes or statistics) to compensate for the lessor's expected inflationary cost increases.

Operating leases – lessee

Operating lease payments are recognised as an expense over the lease term.

Any contingent rents are expensed in the period they are incurred.

1.6 Impairment of assets

The company assesses at the end of the financial 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 there is any indication that an asset may be impaired, the recoverable amount is estimated for the individual 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.

An entity assesses at each reporting date whether there is any indication that an impairment loss recognised in prior periods for assets other than goodwill may no longer exist or may have decreased. If any such indication exists, the recoverable amounts of those assets are estimated.

The increased carrying amount of an asset other than goodwill attributable to a reversal of an impairment loss does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior periods.

A reversal of an impairment loss of assets carried at cost less accumulated depreciation or amortisation other than goodwill is recognised immediately in profit or loss. Any reversal of an impairment loss of a revalued asset is treated as a revaluation increase.

1.7 Employee benefits

Short-term employee benefits

The cost of short-term employee benefits, (those payable within 12 months after the service is rendered, such as leave pay and sick leave, bonuses, and non-monetary benefits such as medical care), are recognised in the period in which the service is rendered and are not discounted.

The expected cost of compensated absences is recognised as an expense as the employees render services that increase their entitlement or, in the case of non-accumulating absences, when the absence occurs.

Defined contribution plans

Payments to defined contribution retirement benefit plans are charged as an expense as they fall due.

1.8 Provisions and contingencies

Provisions are recognised when:

- the company has a present obligation as a result of a past event;
- it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and
- a reliable estimate can be made of the obligation.

The amount of a provision is the present value of the expenditure expected to be required to settle the obligation.

Where some or all of the expenditure required to settle a provision is expected to be reimbursed by another party, the reimbursement shall be recognised when, and only when, it is virtually certain that reimbursement will be received if the entity settles the obligation. The reimbursement shall be treated as a separate asset. The amount recognised for the reimbursement shall not exceed the amount of the provision.

Provisions are not recognised for future operating losses.

If an entity has a contract that is onerous, the present obligation under the contract shall be recognised and measured as a provision.

1.9 Revenue

Revenue from rental income, frail care and levy income is recognised when all the following conditions have been satisfied:

- it is probable that the economic benefits associated with the transaction will flow to the company;
- the costs incurred or to be incurred in respect of the transaction can be measured reliably; and
- the amount of revenue can be measured reliably.

1.9 Revenue (continued)

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

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

Revenue comprises of rental, frail care and levy income and income from the sale of lifetime occupational rights.

Revenue from sale of life rights is recognised on a time proportion basis that takes into account the expected average occupation period of units sold. Life right income is recognised as rental over a period of ten years starting in the financial year when units are sold for the first time. Subsequent sales are recognised on the same basis as mentioned above.

1.10 Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred.

1.11 Reserves

Levy reserve: This reserve is administered by Trans-50 Vereniging NPC on behalf of the Homeowners' Vereniging of the villages and constitutes operating surpluses from levy recoveries.

Capital reserve: Trans-50 Vereniging NPC created and maintains a capital reserve for long term capital investment projects or other large and anticipated expenses that will be incurred in the future. The transfer for the year is recognised initially in the Statement of Surplus or Deficit and subsequently transferred out of accumulated surplus or deficit to this reserve.

Training reserve: Trans-50 Vereniging NPC created and maintains a training reserve for short term staff training projects. The transfer for the year is recognised initially in the Statement of Surplus or Deficit and subsequently transferred out of accumulated surplus or deficit to this reserve.

1.12 Life right revenue in advance

The initial contributions on the sale of life rights were transferred to life right revenue in advance. The surplus on the subsequent sale of life rights is recognised in life right revenue in advance on occupation.

The life right/surplus is recognised as rental income over a period of 10 years. Accordingly the surplus on the sale of life rights is amortised over 10 years.

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

	2026 R	2025 R

2. Property, plant and equipment

	2026			2025		
	Cost or revaluation	Accumulated depreciation	Carrying value	Cost or revaluation	Accumulated depreciation	Carrying value
Leasehold improvements	1 124 919	(201 086)	923 833	1 109 394	(181 579)	927 815
Furniture and fixtures	8 418 322	(7 319 241)	1 099 081	8 134 490	(7 111 111)	1 023 379
Motor vehicles	2 223 287	(1 848 611)	374 676	1 886 983	(1 886 971)	12
Office equipment	14 659 348	(12 846 571)	1 812 777	14 283 113	(12 279 966)	2 003 147
IT equipment	2 501 251	(2 489 868)	11 383	2 739 166	(2 699 750)	39 416
Lifts	5 405 014	(5 383 680)	21 334	5 406 322	(5 383 133)	23 189
Marketing materials	29 695	(29 691)	4	29 695	(29 691)	4
Low value assets	5 501	-	5 501	5 630	-	5 630
Total	**34 367 337**	**(30 118 748)**	**4 248 589**	**33 594 793**	**(29 572 201)**	**4 022 592**

Reconciliation of property, plant and equipment - 2026

	Opening balance	Additions	Disposals	Depreciation	Closing balance
Leasehold improvements	927 815	-	(1)	(3 981)	923 833
Furniture and fixtures	1 023 379	420 612	(11)	(344 899)	1 099 081
IT equipment	39 416	160 262	(3 997)	(184 298)	11 383
Motor vehicles	12	416 295	(1)	(41 630)	374 676
Office equipment	2 003 147	423 615	-	(613 985)	1 812 777
Low value assets	5 630	80	(209)	-	5 501
Lifts	23 189	4 065	-	(5 920)	21 334
Marketing materials	4	-	-	-	4
	4 022 592	**1 424 929**	**(4 219)**	**(1 194 713)**	**4 248 589**

Reconciliation of property, plant and equipment - 2025

	Opening balance	Additions	Disposals	Transfers	Depreciation	Closing balance
Leasehold improvements	931 903	-	-	-	(4 088)	927 815
Furniture and fixtures	1 091 453	268 060	(5)	-	(336 129)	1 023 379
IT equipment	389 153	138 380	(7 283)	-	(480 834)	39 416
Motor vehicles	12	-	-	-	-	12
Office equipment	1 909 499	466 318	(1 737)	(21)	(370 912)	2 003 147
Low value assets	5 084	70	(165)	641	-	5 630
Lifts	29 729	-	-	(620)	(5 920)	23 189
Marketing material	4	-	-	-	-	4
	4 356 837	**872 828**	**(9 190)**	**-**	**(1 197 883)**	**4 022 592**

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

	2026 R	2025 R

3. Investment property

Reconciliation of investment property - 2026

	Opening balance	Closing balance
Investment property	665 756 968	665 756 968

Reconciliation of investment property - 2025

	Opening balance	Closing balance
Investment property	665 756 968	665 756 968

Details of property

Farm 85 Driefontein, held under Title Deed no. T2596/1966

- Cost and capitalised expenditure	37 452 246	37 452 246
- Revalued amount	136 132 180	136 132 180
	173 584 426	**173 584 426**

Erf 14543 Kimberley, held under Title Deed no. T212/1977

- Cost and capitalised expenditure	33 561 400	33 561 400
- Revalued amount	55 651 462	55 651 462
	89 212 862	**89 212 862**

Erf 15726 Bloemfontein Ext 101, held under Title Deed no. T7632/1976

- Cost and capitalised expenditure	7 896 084	7 896 084
- Revalued amount	26 825 348	26 825 348
	34 721 432	**34 721 432**

Erf 172 & 1857 Parow, held under Title Deed no. T37321/1979

- Cost and capitalised expenditure	93 807 210	93 807 210
- Revalued amount	235 679 323	235 679 323
	329 486 533	**329 486 533**

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

	2026 R	2025 R

3. Investment property (continued)

Erf 339 & 440 Rietfontein, held under Title Deed no. T23531/1970

- Cost and capitalised expenditure	1 699 003	1 699 003
- Revalued amount	37 052 712	37 052 712
	38 751 715	**38 751 715**

On these properties life occupation rights are sold under certain terms and conditions and disclosed as per note note 8 of the notes to the annual financial statements.

A register containing the information regarding land and buildings is available for inspection at the registered office of the company.

The fair value of investment properties have been determined by the directors as the current selling price to new residents.

4. Investments

At fair value through profit or loss		
Fixed term deposits at cost	6 255 706	5 093 801
Non-current assets		
Fixed term deposits at cost	6 255 706	5 093 801

Details of investments

The investment balance of R 6 255 706 (2025: R 5 093 801) is held for the sole benefit of Witfield Park Retirement Village and may only be used for future maintenance, repairs, and capital improvement projects.

The utilisation of these funds is subject to the discretion and approval of the Homeowners' Association and is restricted from use for general operating expenditure.

The fund is maintained to support the long-term sustainability and enhancement of the village's infrastructure and common property.

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

	2026 R	2025 R
5. Trade and other receivables		
Trade receivables	427 540	380 652
Prepayments	87 932	95 843
Deposits	75 632	75 632
VAT	412 053	500 772
Staff loans	-	3 198
Other receivables	125 363	89 171
	1 128 520	**1 145 268**

The trade and other receivables are unsecured and are receivable within twelve months. The carrying amount of trade and other receivables approximate their fair value.

6. Cash and cash equivalents

Cash and cash equivalents consist of:

Cash on hand	7 000	6 976
Bank balances	13 320 622	9 828 424
	13 327 622	**9 835 400**

7. Levy reserve

Transfer for the year		
Panorama Palms Retirement Village	(125 607)	(190 691)
Fichardt Park Retirement Village	271 880	145 101
Acacia Park Retirement Village	(1 116 338)	(938 546)
Witfield Retirement Village	1 204 415	(37 103)
Jakaranda Retirement Village	191 496	58 741
	425 846	**(962 498)**
Balance at year end		
Panorama Palms Retirement Village	(879 830)	(754 223)
Fichardt Park Retirement Village	(1 940 438)	(2 212 318)
Acacia Park Retirement Village	(2 233 794)	(1 117 456)
Witfield Retirement Village	7 058 315	5 853 900
Jakaranda Retirement Village	715 201	523 705
	2 719 454	**2 293 608**

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

	2026 R	2025 R
8. Life right revenue in advance		
Opening balance	98 518 854	104 419 238
Sale of life rights	23 849 325	18 487 953
Recognition of income	(22 605 746)	(24 388 337)
Total received in advance	**99 762 433**	**98 518 854**
Less: short term portion	**(22 605 746)**	**(20 220 814)**
Long term portion	**77 156 687**	**78 298 040**
9. Long term liabilities		
At amortised cost		
Bank loan The loan is secured by the vehicle acquired with the proceeds of the loan and is repayable over a period of three years. Interest is charged at a variable rate based on the prime lending rate plus 0.7%.	284 683	-
Non-current liabilities		
At amortised cost	284 683	-
10. Long term accrual		
Sol-plaatjie municipality	2 215 693	2 602 021

The long term accrual represents historical municipal charges relating to prior periods that had not previously been recognised.

During the 2025 financial year, the liability and corresponding expense of R2 549 583 were recognised following confirmation of the amount owing and the conclusion of a repayment arrangement with the municipality.

In terms of the repayment agreement, the outstanding balance is repayable in monthly instalments of R30 000. The liability has been classified between current and non-current portions based on the expected settlement dates of the future repayments.

11. Trade and other payables		
Trade payables	8 913 095	8 269 430
Accruals and other payables	2 827 366	3 097 796
	11 740 461	**11 367 226**

The trade and other payables are unsecured and are payable within a period of twelve months. The carrying amount of trade and other payables approximate their fair value.

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

	2026 R	2025 R

12. Provisions

Reconciliation of provisions - 2026

	Opening balance	Additions	Utilised during the year	Closing balance
Bonus	1 850 333	1 983 877	(1 850 333)	1 983 877

Reconciliation of provisions - 2025

	Opening balance	Additions	Utilised during the year	Closing balance
Bonus	1 757 187	3 084 918	(2 991 772)	1 850 333

13. Revenue

Income from rent and related services	117 077 552	112 876 319
Amortisation of life rights	22 605 746	24 388 337
	139 683 298	**137 264 656**

14. Investment revenue

Interest revenue		
Bank	919 216	769 537
Fixed term deposit	62 711	68 501
	981 927	**838 038**

15. Finance costs

Bank	10 054	-
Late payment of tax	5 281	-
	15 335	**-**

16. Building renovation costs

Rental units	1 399 019	679 604
Life rights	12 619 163	10 400 611
	14 018 182	**11 080 215**

17. Auditors' remuneration

Fees	443 422	444 324
Tax and secretarial services	15 558	12 470
	458 980	**456 794**

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

	2026 R	2025 R

18. Directors' remuneration

Executive

2026

Directors' emoluments	Director fees	Expense allowances	Fringe Benefits	Bonuses and Salaries	Total
Services as director or prescribed officer					
T Barnard	99 300	7 099	89 311	1 508 150	1 703 860
R de Wet	99 300	-	22 510	2 029 764	2 151 574
CJ Louw	99 300	3 708	89 311	1 508 116	1 700 435
	297 900	**10 807**	**201 132**	**5 046 030**	**5 555 869**

2025

Directors' emoluments	Director fees	Expense allowances	Fringe benefit	Bonuses and Salaries	Total
Services as director or prescribed officer					
T Barnard	94 572	4 665	84 655	1 430 067	1 613 959
R de Wet	94 572	-	-	1 924 018	2 018 590
CJ Louw	94 572	4 615	84 655	1 419 803	1 603 645
	283 716	**9 280**	**169 310**	**4 773 888**	**5 236 194**

19. Subsidies - resident discount

The board approved an additional subsidy to tenants who were residents at 30 June 2013.

20. Taxation

No provision has been made for South African normal taxation due to the company being a non-profit organisation having been granted exemption from taxation in accordance with section 10(1)(cN) of the Income Tax Act of 1962.

The tax returns have been submitted however not yet assessed by the South African Revenue Service.

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

	2026 R	2025 R
21. Cash generated from operations		
Profit before taxation	2 799 714	6 336 383
Adjustments for:		
Depreciation	1 194 713	1 197 883
Deficit on disposal of property, plant and equipment and investments	(74 126)	6 596
Investment revenue	(981 927)	(838 038)
Finance costs	15 335	-
Movements in provisions	133 544	93 146
Movement in levy reserve	72 610	(962 498)
Movement in training reserve	(177 233)	(230 424)
Movement in reserves	-	1 121 231
Changes in working capital:		
Trade and other receivables	16 748	(400 618)
Trade and other payables	373 236	474 058
Deferred income	1 243 578	(5 900 383)
	4 616 192	**897 336**
22. Commitments		
Operating leases – as lessee (expense)		
Minimum lease payments due		
- within one year	420 977	578 965
- in second to fifth year inclusive	457 378	560 866
	878 355	**1 139 831**

Operating lease payments represent rentals payable by the company for certain of its office properties. Leases are negotiated for an average term of five years and rentals are fixed for an average of one year.

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

	2026 R	2025 R

23. Related parties

Relationships

Directors	T Barnard
	R De Wet
	CJ Louw
	RM Blake
	N Taylor
	DJ Van Den Berg
	A Liebenberg
	LS Bossenger
	GM Yekelo
	HP Janse van Vuuren
	W Van Der Walt
	AE Jordaan

Compensation paid to key management

Short-term employee benefits	5 332 859	5 332 859

24. Retirement benefit asset (liability)

Defined contribution plan

It is the policy of the company to provide retirement benefits to all its employees. A number of defined contribution provident funds, all of which are subject to the Pensions Fund Act exist for this purpose.

The company is under no obligation to cover any unfunded benefits.

The total group contribution to such schemes	6 038 421	5 392 664

25. Going concern

The directors believe that the company has adequate financial resources to continue in operation for the foreseeable future and accordingly the annual financial statements have been prepared on a going concern basis.

The directors have noted the current financial position of the company. 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 company made an operational deficit of R7 186 869 before life right sales (2025: deficit R5 101 760).

The surplus from Life right sales was R9 986 583 (2025: R13 987 726).

The company is sustainable for the short and medium term.

	2026 R	2025 R

26. Events after the reporting period

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

DETAILED INCOME STATEMENT

	Note(s)	2026 R	2025 R
Revenue			
Rental income		117 077 552	112 876 319
Life right income		22 605 746	24 388 337
	13	**139 683 298**	**137 264 656**
Other income			
Advertising income		573 301	545 161
Bad debts recovered		12 060	-
Canteen income		2 935 371	2 699 470
Collection fees		1 100	1 218
Donations received		288 911	238 184
Electricity recovery		4 506 874	4 352 681
Fund raising income		13 811	9 355
Home care income		3 655 786	2 883 629
Sundry income		596 898	617 006
Surplus on disposal of property, plant and equipment		74 126	-
		12 658 238	**11 346 704**
Expenses (Refer to page 29)		**(136 490 232)**	**(132 032 800)**
Operating surplus		**15 851 304**	**16 578 560**
Investment revenue	14	981 927	838 038
Finance costs	15	(15 335)	-
		966 592	**838 038**
Surplus/(deficit) before building renovations		**16 817 896**	**17 416 598**
Building renovation costs	15	(14 018 182)	(11 080 215)
(Deficit)/surplus for the year		**2 799 714**	**6 336 383**

The supplementary information presented does not form part of the annual financial statements and is unaudited

DETAILED INCOME STATEMENT

	Note(s)	2026 R	2025 R
Operating expenses			
Affiliation fees		42 162	31 449
Auditors' remuneration	17	458 980	456 794
Bad debts		47 700	20 533
Bank charges		244 105	237 289
Catering expenses		18 393 793	17 620 897
Cleaning		6 585 994	6 280 553
Clinical expenses		1 942 117	2 087 552
Commission paid		544 158	377 844
Consumables		367 920	350 182
Deficit on disposal of investments		-	6 596
Depreciation		1 194 713	1 197 883
Donations		24 630	7 200
Electricity		10 601 582	10 728 878
Electricity – extraordinary expense		-	2 549 583
Garden expense		1 777 295	1 666 693
Gifts		4 189	2 329
Insurance		2 111 722	1 896 706
Lease rentals on operating lease		763 313	1 041 729
Legal expenses		15 973	15 515
Levies		330 372	490 190
License fees		1 271 527	1 129 956
Lifestyle expenses		1 552 492	1 443 935
Marketing expenses		1 207 586	1 194 030
Motor vehicle expenses		169 541	235 782
Postage		22 132	21 685
Printing and stationery		406 028	426 328
Professional services		94 488	84 130
Property expenses		6 938 969	6 083 735
Repairs and maintenance		7 386 009	6 851 199
Salaries, wages and employment expenses		59 888 797	55 342 858
Scrapping of assets		610 643	639 876
Security		5 925 023	5 821 836
Software and computer expenses		194 950	141 773
Staff welfare		701 589	814 812
Subsidy - financial assistance		381 290	557 502
Subsidy - resident discount		2 039 942	2 287 105
Telephone, fax, intranet and internet		1 063 001	1 167 058
Training		586 734	239 101
Travel - local		598 773	483 704
		136 490 232	**132 032 800**

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