

6. FINANCIAL STATEMENTS SEPARATE FINANCIAL STATEMENTS

KHULA SIZWE PROPERTY HOLDINGS (RF) LIMITED

(Registration Number: 2018/546305/06)

AUDITED FINANCIAL STATEMENTS

for the year ended 30 September 2020

KHULA SIZWE PROPERTY HOLDINGS (RF) LIMITED

(Registration Number: 2018/546305/06)
FINANCIAL STATEMENTS
for the year ended 30 September 2020

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KHULA SIZWE PROPERTY HOLDINGS (RF) LIMITED

(Registration Number: 2018/546305/06)

FINANCIAL STATEMENTS

for the year ended 30 September 2020

GENERAL INFORMATION**Country of incorporation and domicile****Directors****Republic of South Africa**

T Fubu	(Appointed 25 October 2018) (Resigned 11 November 2020)
GS Sepamla	(Appointed 25 October 2018) (Resigned 11 November 2020)
RL Pole	(Appointed 25 October 2018) (Resigned 30 October 2020)
B Kodisang	(Appointed 11 November 2020)
B Azizollahoff	(Appointed 11 November 2020)
J February	(Appointed 11 November 2020)
K Legoabe-Kgomari	(Appointed 11 November 2020)
A Mabizela	(Appointed 11 November 2020)
P Ralebitso	(Appointed 11 November 2020)
Z Mabuza	(Appointed 11 November 2020)

Registered Office

Upper Grayston Block E
150 Linden Road
Sandton
2196

Postal Address

PO BOX 782248
Sandton
2146

Auditors

SNG Grant Thornton Inc

2018/546305/06

2018/546305/06

Company secretary

Luvivi (Pty) Limited

Financial statements prepared under supervision of

Terrence Plews CA (SA)

KHULA SIZWE PROPERTY HOLDINGS (RF) LIMITED

(Registration Number: 2018/546305/06)

DIRECTORS' REPORT

for the year ended 30 September 2020

DIRECTORS' RESPONSIBILITIES AND APPROVAL SIZWE

The directors are required by the South African Companies Act 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 year and the results of its operations and cash flows for the year then ended, in conformity with International Financial Reporting Standards. The external auditors are engaged to express an independent opinion on the financial statements.

The financial statements are prepared in accordance with International Financial Reporting Standards and 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 board 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 endeavors to minimize it by ensuring that appropriate infrastructure, controls, systems and ethical behavior 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 have reviewed the company's cash flow forecast for the year to 30 September 2020 and, in light of this review and the current financial position, they are satisfied that the company has or has access to adequate resources to continue in operational existence for the foreseeable future.

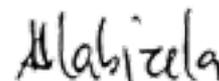
The external auditors are responsible for independently reviewing and reporting on the company's annual financial statements. The annual financial statements have been examined by the company's external auditors and their report is presented on page 3 to 5.

DIRECTORS' APPROVAL OF THE ANNUAL FINANCIAL STATEMENTS

The annual financial statements set out on pages 10 to 21, which have been prepared on the going concern basis, were approved by the board on 04 February 2021 and were signed on its behalf by:



Managing Director



Chairman

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Khula Sizwe Property Holdings (RF) Limited.

Opinion

We have audited the financial statements of Khula Sizwe Property Holdings (RF) Limited, which comprise the Statement of Financial Position as at 30 September 2020, and the 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 notes to the Financial Statements, including a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Khula Sizwe Property Holdings (RF) Limited as at 30 September 2020, and its financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards and the requirements of the Companies Act of South Africa.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (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 entity in accordance with the section 290 and 291 of the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (Revised January 2018), part 1 and 3 of the Independent Regulatory Board of Auditors' Code of Professional Conduct for Registered Auditors (Revised November 2018) (together the IRBA Codes) and other independence requirements applicable to performing audits of financial statements in South Africa. We have fulfilled our other ethical responsibilities, as applicable, in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Codes are consistent with the corresponding sections of the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants and International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) respectively. 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 Khula Sizwe Property Holdings (RF) Limited Annual Financial Statements for the year ended 30 September 2020, which includes the Directors' Report as required by the Companies Act of South Africa. The other information does not include the financial statements and our auditor's report thereon.

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

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

Responsibilities of the Directors for the Financial Statements

The directors are responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards and the requirements of the Companies Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with 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.

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 SizweNtsalubaGobodo Grant Thornton Inc. has been the auditor of Khula Sizwe Property Holdings (RF) for two years.



SizweNtsalubaGobodo Grant Thornton Inc.

Jacobeth Ramapela

Director

Registered Auditor

8 February 2021

20 Morris Street East

Johannesburg

KHULA SIZWE PROPERTY HOLDINGS (RF) LIMITED

(Registration Number: 2018/546305/06)
DIRECTORS' REPORT
for the year ended 30 September 2020

The directors have pleasure in presenting their report for the period ended 30 September 2020.

Nature of business

Khula Sizwe Property Holdings (RF) Limited ("Khula Sizwe" or "the Company") is a registered property company that was formed as part of the Barloworld BBBEE transaction. Khula Sizwe's primary business is long term investment in rental income generating properties. The company owns a diversified property portfolio of retail, office, industrial and land.

Financial results

The financial position of the Company and the results of its operations and cash flows are clearly reflected in the attached financial statements. The profit after taxation for the period is R302 875 787.08 (2019: R1 674 621.48)

Stated capital

Details of the authorized and issued stated capital, together with details of shares issued during the period, appear in note 10 on page 15 of the financial statements.

Directors

The names of directors are set out on page 1.

Going concern

Khula Sizwe adopted the going concern basis in preparation of the financial statements. The directors have considered the inherent uncertainty in its going concern assessment which has been heightened by Covid-19 pandemic. Therefore, significant judgement was exercised in reaching the conclusion and the company has adequate resources to continue operating for the foreseeable future.

Funding Plan

Khula Sizwe has renegotiated the funding facility for additional flexibility in response to Covid -19. The existing bank facility availability period which was to end by September 2020 was extended until end of May 2021 to fund the balance of the properties. The funding extension was sought in order to complete the 64 properties Khula Sizwe planned to purchase from Barloworld Limited.

Although the company is in a net current liability position of R61.6m as at 30 September, the directors are of the opinion that the company has adequate resources to continue operating for the foreseeable future and that it is appropriate to adopt the going concern basis in preparing the annual financial statements. Khula Sizwe have guarantee from Barloworld of rental income for the next 9 years which will be sufficient cash to meet their foreseeable cash requirements. The forecast revenue reflected on note 2.

The net current liabilities position in the company is largely due to the short term portion of interest-bearing liabilities amounting to R218m in the company.

Events after the reporting period

In our view the development and spread of the virus has minimal impact on the numbers presented for 30 September 2020. Properties to be transferred by Barloworld to Khula Sizwe were halted due to the country lockdown.

Subsequent to year-end there have been no significant changes in the COVID-19 restrictions impacting our businesses and thus no subsequent events related to the COVID-19 crisis have occurred.

Khula Sizwe has renegotiated the funding facility for additional flexibility in response to Covid -19. The existing bank facility availability period which was to end by September 2020 was extended until end of May 2021 to fund the balance of the properties. Agreement was reached on the 8 December 2020. The funding is for 7 outstanding properties to complete the 64 properties Khula Sizwe planned to purchase from Barloworld Limited. Subsequently two properties of the value of R112.9m have been transferred.

KHULA SIZWE PROPERTY HOLDINGS (RF) LIMITED

(Registration Number: 2018/546305/06)
STATEMENT OF COMPREHENSIVE INCOME
for the year ended 30 September 2020

for the year ended 30 September 2020

	Notes	2020 R '000	2019 R '000
Revenue	2	234,970	
Revenue		234,970	
Property related expense	3	(11 511)	
Net property income		223,459	
Expected Credit losses		(154)	
Other operating expenses	4	(5 120)	
Operating profit		218,185	
Finance income		6,515	2 326
Finance costs	6	(111 487)	
Other income		288	
Profit before changes in fair value of investment property		113,501	
Change in fair value of investment properties	5	284,984	
Profit before taxation		398,485	2 326
Taxation	7	(95 611)	(651)
Net profit for the period		<u>302 874</u>	<u>1 675</u>
Total profit for the period attributable to:			
Shareholders of the company		<u>302 874</u>	<u>1 675</u>
Basic Earnings per share (cents)	8	<u>556.05</u>	<u>10.25</u>

KHULA SIZWE PROPERTY HOLDINGS (RF) LIMITED

(Registration Number: 2018/546305/06)

STATEMENT OF FINANCIAL POSITION

for the year ended 30 September 2020

	Notes	2020 R'000	2019 R'000
Non- current assets			
Plant and equipment	9	1,755	
Investment property	14	2,712,298	
Lease asset		<u>25,881</u>	
		<u>2 739 935</u>	
Current assets			
Current tax receivable		2 759	
Current portion of lease asset		45 740	
Share payments receivable		2 275	
Prepaid expenses		1 706	
Trade and other receivables	12	4 964	
Cash and cash equivalents	12	<u>104 939</u>	<u>165 726</u>
Total current assets		<u>162 384</u>	<u>165 726</u>
TOTAL ASSETS		<u>2 902 319</u>	<u>165 726</u>
EQUITY AND LIABILITIES			
Capital and reserves			
Stated capital and premium	10	544 690	163 400
Retained income		<u>304 548</u>	<u>1 675</u>
Interest of shareholder of Khula Sizwe		<u>849 239</u>	<u>165 075</u>
Non- current liabilities			
Interest-bearing borrowings	13	1 745 455	
Deferred tax liability	11	<u>83 664</u>	
		<u>1 829 119</u>	
Current liabilities			
Current portion of the interest-bearing borrowings	13	219 074	
Vat Payable		2 591	
Trade and other payables	13	2 295	
Tax liability			<u>651</u>
Total current liabilities		<u>223 960</u>	<u>651</u>
TOTAL EQUITY AND LIABILITIES		<u>2 902 319</u>	<u>165 726</u>

KHULA SIZWE PROPERTY HOLDINGS (RF) LIMITED

(Registration Number: 2018/546305/06)
STATEMENT OF CHANGES IN EQUITY
for the year ended 30 September 2020

Notes	Stated capital and premium	Retained Earnings	Total
	R'000	R'000	R'000
Balance at 01 October 2018	-	-	-
Net profit for the period	-	1,675	1,675
Retained income	-	1,675	1,675
Shares issued 10	163,400	-	163,400
Balance at 30 September 2019	163,400	1,675	165,075
Shares issued 10	381,290	-	381,290
Net profit for the year	-	302,874	302,874
Balance at 30 September 2020	544,690	304,548	849,239

KHULA SIZWE PROPERTY HOLDINGS (RF) LIMITED

(Registration Number: 2018/546305/06)
STATEMENT OF CASHFLOWS
for the year ended 30 September 2020

CASH FLOWS FROM OPERATING ACTIVITIES	Notes	2020 R'000	2019 R'000
Cash receipts from customers		144,588	—
Cash generated from operations	A	<u>144,588</u>	<u>—</u>
Interest Income		6,515	2,326
Finance costs		(111 487)	
Taxation Paid	B	<u>(14 706)</u>	<u>—</u>
Net cash inflow from operating activities		<u>24,910</u>	<u>2,326</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisition of investment property		(2 427 314)	
Acquisition of property plant and equipment		(954)	
Net cash outflow from investing activities		<u>(2 428 268)</u>	<u>—</u>
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of lease liabilities		(108)	
Proceeds from shares issued		379 015	163,400
Proceeds from long-term borrowings		1 963 663	
Net cash inflow from financing activities	C	<u>2,342,570</u>	<u>163,400</u>
NET MOVEMENT IN CASH AND CASH EQUIVALENTS		(60 787)	165,726
Cash and cash equivalents at beginning of year		165,726	—
CASH AND CASH EQUIVALENTS AT END OF YEAR		<u>104,939</u>	<u>165,726</u>

A. RECONCILIATION OF PROFITS FOR THE YEAR TO CASH GENERATED FROM OPERATIONS

	2020 R'000	2019 R'000
Profit before taxation	398 485	2,326
Adjustments for:		
Depreciation	174	
Expected credit losses	154	
Interest received	(6 515)	(2 326)
Finance costs	111 487	
Fair value adjustment	(284 984)	
Operating cash flows before movements in working capital	218 801	
Increase in trade and other receivables	(78 446)	
Increase in payables	4 234	
Cash generated/(utilized) from operations	<u>144,588</u>	<u>(2 326)</u>

B. TAXATION PAID

Amounts receivable / (payable) at the beginning of the year		—
Normal taxation charge per the income statement	(11 947)	(651)
Tax Paid	14 706	651
Taxation refund	<u>2,759</u>	<u>—</u>

C. Reconciliation of amounts from financing activities

The changes from financing activities can be classified as follows:

2020	1 October	Gross items incl non-cash items	Cash flows	30 September
Share Capital	163,400	381,290	379,015	542,415
Lease liabilities			(108)	(108)
Long term borrowings			1,963,663	1,963,663
			<u>2,342,570</u>	<u>2,505,970</u>
2019				
Share Capital			163 400	163 400
Total			<u>163,400</u>	<u>163,400</u>

KHULA SIZWE PROPERTY HOLDINGS (RF) LIMITED

(Registration Number: 2018/546305/06)
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 30 September 2020

1. Accounting policy

The principal accounting policies adopted in the preparation of these financial statements are set out below:

1.1 Presentation of financial statements

These financial statements are presented in South African Rands which is the currency that the company's transactions are denominated.

1.2 Basis of preparation

The separate financial statements are prepared on the historical cost basis except for investment properties which are measured at fair value. The values have been rounded off to the nearest thousands. The accounting policies of the company for the financial year comply with International Financial Reporting Standard (IFRS) as issued by the International Accounting Standards Board, the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee, the Financial Pronouncements as issued by the Financial Reporting Standard Council and the Companies Act of South Africa. Accounting policies which are not applicable from time to time, have been removed, but will be included if the type of transaction occurs in future. The basis of preparation is consistent with the prior year. There were no lease agreements accounted for in terms of IAS 17.

1.3 Underlying Concepts

The financial statements are prepared on the going concern basis. Assets and liabilities and income and income and expenses are not offset unless specifically permitted by an accounting standard. Financial assets and financial are offset and the net amount reported only when legally enforceable right to set off the amounts exists and the intension is either to settle on a net basis or to release the asset and settle the liability simultaneously.

1.4 Estimates and judgements

Critical accounting estimates, assumptions and judgements

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the accompanying disclosures. The forecast used in assessing the going concern assumption involved significant judgements and estimates regarding the impact of the Covid 19 on the company regarding our working capital requirement, cost control measures and commitments to our suppliers. Our forecast assume that we will continue to trade with no restrictions. In the process of applying the company's accounting policies, the directors have made the following estimates and judgements that have the most significant effects on the amounts recognized and disclosed in the financial statements.

KHULA SIZWE PROPERTY HOLDINGS (RF) LIMITED

(Registration Number: 2018/546305/06)
NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 30 September 2020

Fair value accounting of investment property assets

The Covid-19 pandemic has caused increased uncertainty in the property markets in which the company operates as well as the economy more broadly. This has increased the criticality of estimates, assumptions and judgements in the assessment of investment property valuations.

Our approach in determining the market value of the property we applied the discounted cash flow methodology in terms of which estimated gross income is projected for a ten (10) year period, based on contractual arrangements and an estimated market rent upon the expiry of leases after the date of valuation. Forecast expenses are then deducted from the estimated gross annual income projections to arrive at the net annual income stream throughout the cash flow period. This net annual income stream is then discounted and aggregated to determine an estimated net present value of the cash flow.

The following key metrics were applied in the valuation of our property assets:

Market rental growth Taking into account the current economic environment, we foresee minimal market rental growth for the coming year, before reverting to the long term mean growth by year Sep 2028. The forecast rental growth applied ranges from 2% in 2021 to 5% in 2028.

Expense Inflation

The company has taken the view that the property expenditure will increase at 6% annually for the period of the cashflow, which is generally in line with reported statistics showing that property expenses are currently increasing annually at between 6% - 8% across all sectors.

Unit vacancy period applied

When we build up the cashflow we assign a vacancy period in months to each of the units; that is how long do we think that unit would stand vacant for once the current lease has expired and this is generally set at between 4-8 months. To that we apply a percentage amount that corresponds to the likelihood that the current tenant will retain occupation of that unit, an amount which we generally set at 50% to then say there is a 50/50% chance that the tenant will remain in occupation.

Structural vacancy applied

Underlying to the vacancy rate of properties in a specific market is the relationship of supply and demand of rental space in that market which is to a large extent driven by the property cycle and ultimately the economic cycle. The structural vacancy of 1% is applied in the reversionary year market calculation of the cashflow only.

Capitalization rate

Cognizance is taken of the quality, location and demand in the market for this type of property class. There have been very few transactions since March 2020 to base any capitalization rates on.

KHULA SIZWE PROPERTY HOLDINGS (RF) LIMITED

(Registration Number: 2018/546305/06)
NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 30 September 2020

Sales that have taken place are either distressed or have been sold before Covid-19 and transfer only registering at the deed's office recently. There is no doubt that capital values have been affected. The value of a property is ultimately determined by the level of sustainable income it can produce and its ability to grow that income stream - both of which will be impacted as a result of covid-19, placing pressure on the property sector as a whole.

Reversionary cap rate

The reversionary yield should reflect the additional risk attaching to future income projections and also to the fact that the asset will have aged by 10 years and may require maintenance to restore the condition at that time as well as possibility of increased competition. It is our practice to generally assume that a softening of the initial base yield by around 0.5 or 1% at the end of the 10-year cashflow period.

Discount rate

It is widely expected that a yield premium would be required to induce investors to hold property over the appropriate risk-free rate because of the characteristics of property as an investment class. The total target discount rate of 13.75% is arrived at using various methods. We have determined our discount rate by adding a risk premium to an estimated risk-free rate of return.

1.5 Revenue

Revenue is from the letting of investment property and comprises of gross rental income and recoveries of fixed operating costs, net value of value added tax. Rental income is recognized in profit or loss on a straight line basis over the term of the lease. Recoveries from lessees, it when the entity merely acts as a principal by making payment of the municipal accounts on behalf of lessees, and recover the costs from the tenants.

1.6 Investment property

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the companies in the consolidated company, is classified as investment property.

Investment property also includes property that is being constructed or developed for future use as investment property. Land held under operating leases is classified and accounted for by the company as investment property when the rest of the definition of investment property is met. Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs.

KHULA SIZWE PROPERTY HOLDINGS (RF) LIMITED

(Registration Number: 2018/546305/06)
NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 30 September 2020

After initial recognition, investment property is carried at fair value. Investment property that is being redeveloped for continuing use as investment property or for which the market has become less active continues to be measured at fair value. Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the company and the cost of the item can be measured reliably.

All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised. Changes in fair values are recognised in the income statement. Investment properties are derecognised when they have been disposed. Where the company disposes of a property at fair value in an arm's length transaction, the carrying value immediately prior to the sale is adjusted to the transaction price, and the adjustment is recorded in the income statement within net gain from fair value adjustment on investment property.

1.7 Property, plant and equipment and depreciation

The cost of an item of property, plant and equipment is recognized 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 carried at cost less accumulated depreciation and any impairment losses.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item shall be depreciated separately. The depreciation charge for each period is recognized in profit or loss, unless it is included in the carrying amount of another asset.

1.8 Deferred and current taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

Current taxation

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the statement of profit or loss and other comprehensive income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the statement of financial position date.

KHULA SIZWE PROPERTY HOLDINGS (RF) LIMITED

(Registration Number: 2018/546305/06)
NOTES TO THE FINANCIAL STATEMENTS (continued)
for the year ended 30 September 2020

Deferred taxation

Deferred taxation is accounted for using the statement of financial position liability method in respect of temporary differences arising from differences between the carrying amount of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. In principle, deferred tax liabilities are recognized for all taxable temporary differences and deferred tax assets are recognized to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilized.

1.9 Financial instruments

Financial assets and financial liabilities are recognized on the company's statement of financial position when the company has become a party to contractual provisions of the instrument. A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Borrowings are recognized initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised costs. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised as finance cost over the period of the borrowings using the effective interest method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs.

To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

The financial assets are held within a business model for which the objective is to hold financial assets to collect contractual cash flows, and the contractual terms of the financial assets give rise on a specified date to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The company recognizes a loss allowance for expected credit losses on financial assets measured at amortized cost. The recoverability of a financial asset is determined from the date it is recognized with a loss allowance recognized for expected losses determined at initial recognition. The company measures the loss allowance at an amount equal to the life-time expected losses if credit risk on the financial asset has increased significantly since initial recognition. Subsequent to initial recognition financial assets at amortized cost are measured at cost using the effective interest rate method, less any impairments. Interest income based on the effective interest rate is recognized in profit or loss.

KHULA SIZWE PROPERTY HOLDINGS (RF) LIMITED

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The company considers any expected credit losses on all loans received at the end of each reporting period. The loss allowance is measured using what is referred to as the general approach, at amount equal to lifetime expected credit losses when there has been a significant increase in credit risk since initial recognition. If the credit risk has not increased significant since initial recognition, then the loss allowance is measured at 12 month expected credit losses.

Lifetime ECL represent the expected credit losses that will result from all possible default events over the expected life of an instrument, while 12 month ELC represents the portion of lifetime ECL that is expected to result from default events that are possible within 12 months after the reporting date. In determining expected default, the forward looking factors under expected credit loss model for receivable are applied. Expected credit losses are measured individually for each tenant. Financial instruments include cash and cash equivalents, trade and other receivables, loans to and from related parties, trade and other payables and interest bearing borrowings.

Cash and cash equivalents

Cash and cash equivalents are carried subsequently at amortized costs. ECL was considered and due to the amounts held at reputable banking institutions with high credit risk quality the expected credit losses will be minimal. Cash and cash equivalents include cash balances and call deposits which are subject to an insignificant risk of changes in value.

Trade receivables

Trade receivables are stated at their nominal value as reduced by appropriate allowances for estimated irrecoverable amounts.

Borrowings

Interest-bearing bank loans are recorded at the proceeds received. Finance charges, including premiums payable on settlement or redemption are accounted for on an accrual basis and are added to the carrying amount of the instrument to the extent that they are not settled in the year in which they arise. Carried at amortized cost using the effective interest rate method.

Trade payables

Carried at amortized cost using the effective interest rate method.

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1.10 Interest Expense and Income

Interest expense and income are recognised within finance income and finance costs in profit and loss using the effective interest rate method.

1.11 Share Capital

The authorised share capital as at 30 September 2020: 54 469 000 ordinary par value shares of R10.00 each. Share are classified as equity when there is no obligation to transfer cash or other assets.

1.12 New accounting standards

Amendments to IFRS 9, IAS 39 AND IFRS 7 - Annual reporting periods beginning on or after 1 January 2020	Reform clarify that entities would continue to apply certain hedge accounting requirements assuming that the interest rate benchmark on which the hedged cash flows and cash flows from the hedging instrument are based will not be altered as a result of interest rate benchmark reform.	No material impact
FRS 16: Lease Standard Covid-19 Related Rent Concessions - Annual reporting periods beginning on or after 1 June 2020	The amendment provides lessees with an exemption from assessing whether a COVID 19 related rent concession is a lease modification.	No material impact
IAS 16: Property, Plant and Equipment - Effective 1 January 2022	Proceeds before intended use. Prohibits the deduction of proceeds from selling items produced while bringing an asset into use from the cost of that asset. The entity must recognise the proceeds from sale, and the cost of producing those items, in profit or loss.	No material impact
IAS 37: Provisions, Contingent Liabilities and Contingent Assets: Effective 1 January 2022	Cost of fulfilling a contract.	No material impact
IFRS 17 Insurance Contracts - Effective 1 January 2023	The new Standard establishes the principles for the recognition, measurement, presentation and disclosure of insurance contracts and supersedes IFRS 4 Insurance contracts.	No material impact

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2 Revenue**Revenue from contracts with tenants**

Contracted operating costs recoveries	8,728	
Property management income	4 545	
	<u>13 273</u>	

The revenue received from recoveries relates municipal accounts which the company pay and recover the costs from the tenant.
 The property management is a percentage charge on the rental amount, chargeable at 3%

Rental revenue including straight line lease income adjustment	<u>221 697</u>	
	<u>221 697</u>	

Contractual rental income

Rental income - R'000	<u>1-2 years</u>	<u>3-5 years</u>	<u>5 years plus</u>
	630,337	1,168,284	2,042,771

3 Property related expense

Municipal expenses paid on behalf of tenants	<u>11 511</u>	
	<u>11 511</u>	

4 Operating Costs

Depreciation (notes 9)	174	
Salaries and employee related expenses	2 119	
Administration costs	2 483	
Audit fees	345	
	<u>5 120</u>	

5 Fair value adjustment on investment properties

Income included in operating profit as valuations	<u>284 984</u>	
	<u>284 984</u>	

6 Finance Costs

Interest on liabilities at amortised costs		
Long term borrowings	88 115	
Interest rate swap	23 353	
Lease liability interest	19	
	<u>111 487</u>	

7 Taxation

Major components of tax expense (income)		
Current		
Local income tax - current period	11,947	651
Deferred taxation		
Originating and reversing temporary differences	<u>83 664</u>	
	<u>95 611</u>	<u>651</u>

Reconciliation of the tax credit /(expense)

Reconciliation between accounting profit and tax expense		
Accounting profit	<u>398,485</u>	<u>2,326</u>
Tax at the applicable rate of 28% (2019: 28%)	<u>28%</u>	<u>28%</u>

Tax effect of adjustments on taxable income

Other non-deductible expenses - Funds transfers	0.00%	
Fair value adjustment - Investment prop	<u>-4.01%</u>	
Effective tax rate	<u>23.99%</u>	<u>28%</u>

8 Earnings per share (cents)

Earnings per share is calculated on the weighted average number of shares of 54 469 000 and net earnings after tax of R302 million.

Total profit for the year - R'000	302,874	
Total number of shares issued	<u>54 469 000</u>	<u>16 340 000</u>
	<u>556.05</u>	<u>10.25</u>

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9 Property, plant and equipment

Details of the company's property, plant and equipment and their carrying amount are as follows: The entire carrying amount of the land and building relates to the right of use asset.

	Land and Buildings	IT Equipment	Furniture	Other Equipment	Total
Gross carrying amount - R'000					
Additions	974	111	268	575	1929
Depreciation and Impairment					
Depreciation	(122)	(17)	(18)	(17)	(174)
Carrying Amount 30 September 2020	853	94	250	558	1755

All depreciation and impairment charges are included within depreciation of non-financial assets

Impairment

The carrying amounts of the company non-financial assets other than investment property are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated.

An impairment loss is recognised whenever the carrying amount of an asset exceeds its recoverable amount and is recognised in profit or loss. In the current financial year there were no impairments.

The principal useful lives used for this purpose are:

Computer equipment	3 years	Straight-line
Furniture and equipment	6 years	Straight-line

The residual value and useful life of an asset are reviewed at each financial year

	R'000	R'000
10 Stated Capital - Authorized	2020	2019
1 000 000 000 ordinary no par shares	<u>1,000,000</u>	<u>1,000,000</u>
	<u>1,000,000</u>	<u>1,000,000</u>
Issued		
Issued at the beginning of the year (16 340 000 ordinary shares of R10 each)	163 400	163,400
38 129 000 ordinary shares of R10 each	<u>381 290</u>	
Issued at the end of the period	<u><u>544,690</u></u>	<u><u>163,400</u></u>

11 Deferred Tax

The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using the tax rates enacted or subsequently enacted at the reporting date.

Deferred tax liability	(84 174)
Fair value adjustment on investment property	(63 836)
Lease smoothing	(20 054)
Property Plant and Equipment	(45)
IFRS 16-Right of use asset	(239)
Deferred tax asset	510
Credit loss	43
Provision	194
IFRS 16-lease liability	273
Deferred tax liability	(84 174)
Deferred tax asset	<u>510</u>
Total net deferred tax liability	<u><u>(83 664)</u></u>
Reconciliation of deferred tax asset / (liability)	
Balance at the beginning of the year	-
Fair value adjustment on investment property	(63 836)
Lease smoothing	(20 054)
IFRS 16-Right of use asset	(239)
IFRS 16-lease liability	273
Credit loss	43
Provision	194
Property Plant and Equipment	<u>(45)</u>
Closing balance	<u><u>(83 664)</u></u>

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12 Financial Instruments

The company's financial instruments consist of cash carried at amortized cost.

	R'000	R'000
	2020	2019
Carrying value and fair value of financial instruments by category:		
Financial assets:		
Cash	104,939	165,726
Total carrying value and fair value of financial assets	104,939	165,726

The maturity profile of the financial instruments are summarized as follows:

	1 Year
Trade and other receivables	
Rental debtors	*5118
Expected credit losses	(154)
<i>*Related party transactions</i>	<u>4,964</u>

Trade and other receivable are short term, therefore we the IFRS7.29 exemption has been applied

Credit risk analysis

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge its obligation. The company has no significant concentration of credit risk as exposure is spread over different property portfolios.

Company trade receivables are subject to the expected credit loss model. The expected loss rates are based on the payment profiles of tenant and the historical credit losses experienced within the period. In determining expected default, the forward looking factors such as inflation, interest rate, tenants reputation and estimated financial position. A default was considered to be at the point where tenant passes 90 days.

The lease receivable amount relates to lease payments due from Barloworld. In determining the ECL, the maximum exposure to credit risk of the lease receivable was considered to be significantly low due to the good credit rating and a strong financial capacity of the counterparty. As such, the assessment of ECL resulted in an immaterial outcome. The ability to recover the rental payments from Barloworld is further explained in the going concern note.

No ECL raised for the receivable relating to rental as the full amount is due from Barloworld Limited and these are guaranteed refer to going concern note.

On that basis, the impairment provision at 30 September 2020 was determined as follows:

	Gross carrying amount/ Maximum risk exposure R'000	Weighted average loss rate %	Expected Credit Losses Allowance	Credit Impaired
Current	5,118	3%	(154)	No
30 days past due	-	5%	-	
	<u>5,118</u>		<u>(154)</u>	

Expected credit losses

The closing balance of the trade receiving loss allowances as at 30 September 2020 reconciles with the trade receivables loss allowance opening balance as follows:

Opening loss allowance as at 1 October 2019	-
Loss allowance recognised during the year	154
Loss allowance as at 30 September 2020	154

The economic and financial uncertainty of COVID 19 has been incorporated in the expected credit losses of tenant receivable.

13 Capital Management

The company considers its shareholder equity as the permanent capital for the company

The managements' intention is to maintain a strong capital base so as maintain investor, creditors and market confidence and to sustain future development of the business. Management assesses the company's capital requirements in order to maintain an efficient overall financing structure while avoiding excessive leverage.

The amounts managed as capital by the company for the reporting periods under review are summarised as follows:

	R'000	R'000
	2020	2019
Total equity	544,690	163,400
Cash and cash equivalents	(104,939)	(165,726)
Capital	439,751	-2,326
Total Equity	544,690	163,400
Leasing liabilities	381	
Borrowings	1,964,529	
Overall financing	2,509,600	163,400
Capital to overall financing ratio	0.18	-0.01

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Covenants

In terms of the agreement, the parties agreed specifically that, while Barloworld Limited is not a party to this agreement, the Financial Covenants contained in the agreement will be based on and linked to Barloworld Limited. The agreed covenants have been met by Barloworld at their financial year end.

Khula Sizwe covenants requirement with its debt provider is to maintain a loan to value ratio of not more than 80%
 Khula Sizwe covenant levels were within the approved limits at reporting date as follows:

Value of the property portfolio	2,712,298
Borrowings	<u>1,964,529</u>
LTV	<u>72%</u>

Other guarantees on Khula Sizwe 's long term liability

The loan agreement confirmed that there is collateral attached to the facility granted to Khula Sizwe
 Registration by the Khula Sizwe of the mortgage bonds in an aggregate amount of R2 858 557 400.00 (two billion eight hundred and fifty-eight five hundred and fifty-seven thousand four hundred rand) over the Properties plus an additional sum of R571 711 480 (five hundred and seventy-one million seven hundred and eleven thousand four hundred and eighty rand) for securing certain costs and disbursements which the Lender may pay, incur or make, in favour of the Lender over the Properties.

A cession in security by Khula Sizwe in favour of the Lender of all rentals to be derived by the Khula Sizwe from leasing the Properties.

A cession in security by Khula Sizwe in favour of the Lender of the rental guarantee furnished by Barloworld Limited in respect of the Properties; and

A cession by Khula Sizwe of all rights in and to the proceeds of any short-term insurance policy takeout over the Properties.

Liquidity risk:

Liquidity risk is the risk that the company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under normal and stressed conditions, without incurring unacceptable losses or risking damage to the company's reputation.

The major sources of funding for the company is its long-term borrowings. The company monitors the level of expected cash inflows (including but not limited to cash inflows from rental debtors and finance income together with expected cash outflows on financial liabilities). The table below set out the maturity analysis of the company's financial liabilities based on the undiscounted contractual cash flows. The company is able to meet short term financial payments.

Currency risk

The company does not have exposure to fluctuations in exchange rates.

Interest rate risk:

The company manages the exposure to interest rate risk by maintaining a balance between fixed and floating rate borrowings. The company is exposed to market risk through its use of financial instruments, specifically to interest rate risk. To minimize the interest rate cash flow risk exposures on long term interest-bearing debt the company has a interest rate swaps.

The company's debt carries floating interest rates with corresponding swaps to hedge the risk.

The interest rate swaps are not designated as cashflow hedges for accounting purpose and thus any changes to the interest rate at the reporting date of reporting would affect profit and loss.

Maturity profile of financial liabilities

The maturity profile of the financial instruments is summarized as follows (based on contractual undiscounted cash flows:

	R'000		
	2021	1-2 years	3-5 years and years plus
Interest-bearing liabilities	218,589	492,364	1,252,710
	Interest Rate	Latest Repayment date	Significant Terms and Conditions
Secured variable rate borrowings	JIBAR + 1.95%	Dec-29	The full loan is utilised to purchase properties
	R'000	R'000	
	<u>2021</u>	<u>2019</u>	

Interest rate sensitivity analysis

Impact of a 1% increase in South African interest rates - Charge to profit or loss

2,090

Impact of a 1% decrease in South African interest rates - Charge to profit or loss

2,051

Trade and other payable

Accrued expense
 Share issue Oversubscription

R'000	R'000
<u>2021</u>	<u>2019</u>
694	
1,601	
<u>2,295</u>	

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	R'000	R'000
	2020	2019
14 Investment property		
Balance at the beginning of the year	-	
Acquisitions	2 414 508	
Acquisition costs	12 806	
Fair value adjustment recognised in profit or loss	284 984	
	2 712 298	

Investment properties stated at fair value constitute land and buildings which are owned by the company to earn rentals and for capital appreciation.

Valuation Methodology

The fair value for the above freehold land and buildings amounted to R2.7 bn as per the latest valuation performed in The valuation of the investment properties was performed by Broll Valuation & Advisory Services (Proprietary) Limited ("BVA") at 30 September 2020. Details of the valuation methodologies used in valuing investment property, as well as the significant unobservable inputs used, are set out in the table below:

Valuation Assumptions

The key assumptions used by the valuers in determining the fair values of the investment properties are as follows:

At the reporting date the key assumptions and unobservable inputs used by the Company in determining fair value were in the following ranges for the company's portfolio of properties:

Fair value hierarchy

The level of fair value hierarchy within which the investment property is as per below:

R'000	Level 1	Level 2	Level 3	Total
Properties			2,712,298	2,712,298

Investment Properties**Significant unobservable inputs and range of estimates used**

Description	Valuation technique	Exit			
		Discount rate (%)	Capitalisation rate (%)	Capitalisation rate (%)	Rental growth rate (%)
Industrial Sector		14.25 - 14.50	9.75 - 11.25	9.25 - 10.75	2.0 - 5.0
Retail Sector		14.0 - 14.75	9.5 - 11.25	9.0 - 10.75	2.0 - 5.0
Office Sector		14.25	10	9.5	2.0 - 5.0
Land		14.25	9.75 - 10.0	9.25 - 9.50	2.0 - 5.0

Change in exit capitalisation rate

R'000	Change in exit capitalisation rate		
	Total	0.25% increase	0.25% decrease
Properties below 10% capitalisation rate	1,355,998	1,297,656	1,392,367
Properties between 10% - 11% capitalisation rate	1,320,400	1,277,004	1,367,157
Properties between 11% - 11.75% capitalisation rate	35,900	34,769	37,184
Total	2,712,298	2,609,429	2,796,707

The table below indicates the sensitivity of the aggregate market values for a 0.25% change in the discount rate 2020

R'000	Changes in discount rate		
	Total	0.25% increase	0.25% decrease
Total Properties	2,712,298	2,664,041	2,735,928

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	<u>R'000</u>	<u>R'000</u>
	<u>2020</u>	<u>2019</u>
5 Related party transactions		
The following is a summary of transactions with related parties during the year and balances due at year end:		
With related parties of the company		
Rental revenue	221,697	
Barloworld South Africa (Pty) Ltd	148 745	
Barloworld Logistics	1 330	
Straight line lease income adjustment	71 622	
Management Fees	4,545	
Barloworld South Africa (Pty) Ltd	4,505	
Barloworld Logistics	40	
Recoveries	8,728	
Barloworld South Africa (Pty) Ltd	8,574	
Barloworld Logistics	154	
Share purchase	381,290	
Barloworld Employee Trusts	174,304	
Barloworld Management Trusts	206,986	
Donations received	182	
Barloworld South Africa (Pty) Ltd	182	
Trade Receivables	5,118	
Barloworld South Africa (Pty) Ltd	5,073	
Barloworld Logistics	45	
Excepted Credit Losses	154	
Barloworld South Africa (Pty) Ltd	153	
Barloworld Logistics	1	

15.1 Key management personnel

The company's key management personnel and persons connected with them are also considered to be related parties for disclosure purposes.

Key management are defined as those persons having authority and responsibility for planning, directing and controlling the activities of Khula Sizwe. Key management includes the Board of Directors. Khula Sizwe board of directors were appointed after the 2020 financial year, prior to that Khula Sizwe was under the directorship of interim board.

Key management personnel

Key management personnel remuneration*

Short term employee benefits - Salaries

* Represent the 9 months

*1500

Director's remuneration

Basic salary

Executive Director

Z Mabuza

1,500

Various transactions are entered into by the company during the year with related parties. Unless specifically disclosed these transactions occurred under terms that are no less favorable than those entered into with third parties.

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16 Events after the reporting period

In our view the development and spread of the virus has minimal impact on the numbers presented for 30 September 2020. Properties to be transferred by Barloworld to Khula Sizwe were halted due to the country lockdown. Subsequent to year-end there have been no significant changes in the COVID-19 restrictions impacting our businesses and thus no subsequent events related to the COVID-19 crisis have occurred. Khula Sizwe has renegotiated the funding facility for additional flexibility in response to Covid -19. The existing bank facility availability period which was to end by September 2020 was extended until end of May 2021 to fund the balance of the properties. Agreement was reached on the 8 December 2020. The funding is for 7 outstanding properties to complete the 64 properties Khula Sizwe planned to purchase from Barloworld Limited. Subsequently two properties of the value of R112.9m have been transferred.

17 Going concern

Khula Sizwe adopted the going concern basis in preparation of the financial statements. The directors have considered the inherent uncertainty in its going concern assessment which has been heightened by Covid-19 pandemic. Therefore, significant judgement was exercised in reaching the conclusion and the company has adequate resources to continue operating for the foreseeable future. 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.

Funding Plan

Khula Sizwe has renegotiated the funding facility for additional flexibility in response to Covid -19. The existing bank facility availability period which was to end by September 2020 was extended until end of May 2021 to fund the balance of the properties.

Although the company is in a net current liability position of R61.6m as at 30 September, the directors are of the opinion that the company has adequate resources to continue resources to continue operating for the foreseeable future and that it is appropriate to adopt the going concern basis in preparing the annual financial statements. Khula Sizwe have guarantee from Barloworld Limited of rental income for the next 9 years which will be sufficient cash to meet their foreseeable cash requirements. The forecast revenue reflected on note 2. The net current liabilities position in the company is largely due to the short term portion of interest-bearing liabilities amounting to R218m in the company.

The net current liabilities position in the company is largely due to the short term portion of interest-bearing liabilities amounting to R218m in the company.

Transfer secretary:

Velocity Trade Financial Services Proprietary
Limited 1st Floor, 200 on Main, 200 Main Road,
Claremont Cape Town 7708
Telephone: 0800 233 733 (toll free)
Email: contact@barloworldkhulasizwe.co.za

To be lodged with:

Velocity Trade Financial Services Proprietary
Limited
1st Floor, 200 on Main, 200 Main Road, Claremont
Cape Town 7708
Telephone: 0800 233 733 (toll free)

Shareholder information helpline

Velocity Trade Financial Services Proprietary
Limited
1st Floor, 200 on Main, 200 Main Road, Claremont
Cape Town 7708
Telephone: 0800 233 733 (toll free)
Email: contact@barloworldkhulasizwe.co.za

CONTACT INFORMATION

Registered office:
Upper Grayston Block E, 150 Linden Road,
Sandton, Johannesburg, 2196, South Africa
PO Box 61771
Marshall Town
2107

Share registrars:

Shareholder information helpline
Velocity Trade Financial Services
Proprietary Limited
1st Floor, 200 on Main, 200 Main Road, Claremont
Cape Town 7708
Telephone: 0800 233 733 (toll free)
Email: contact@barloworldkhulasizwe.co.za

Non-Executive Directors:

Andile Mabizela (Chairperson)
Brian Hilton Azizollahoff
Judith Gail February
Benjamin Monaheng Kodisang
Kgaugelo Samantha Legoabe-Kgomari
Priscilla Neo Ralebitso

Executive Director:

Zenzi Nomndeni Mabuza (Managing Director)

Company secretary:

Luvivi Proprietary Limited

Company registration number:

2018/546305/06, incorporated in the Republic
of South Africa

Income tax reference number:

4470287790



