GREEN POINT CITY IMPROVEMENT DISTRICT NPC

(Registration number 2001/014509/08)
Annual Financial Statements
for the year ended 30 June 2026

GREEN POINT CITY IMPROVEMENT DISTRICT NPC

Annual Financial Statements for the year ended 30 June 2026

General Information

Country of incorporation and domicile	South Africa
Nature of business and principal activities	Enhancing and supplementing municipal services provided by the City of Cape Town within the Green Point Area
Directors	Albert Chipps Cormack Sean McCarthy Derick Ambrose Henstra Hugh George Wessel von Zahn Leon Manuel Quenet Norbert Roland Everest Furnon-Roberts Richard David Clark Steven Patrick McCarthy
Registered office	Concertino House 106 Kloof Street Cape Town 8001
Business address	1 Somerset Road Church Square St Andrew Square Green Point 8005
Postal address	P O Box 10291 Mill Street 8010
Bankers	First National Bank
Auditors	LPH Chartered Accountants Inc. Registered Auditors
Company registration number	2001/014509/08
Level of assurance	These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act of South Africa.
Preparer	The annual financial statements were independently compiled by: Simon Wood

GREEN POINT CITY IMPROVEMENT DISTRICT NPC

Annual Financial Statements for the year ended 30 June 2026

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The reports and statements set out below comprise the annual financial statements presented to the Green Point City Improvement District NPC:

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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 period then ended, in conformity with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board. 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 IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board 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 cash flow forecast 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 or has access to adequate resources to continue in operational existence for the foreseeable future.

The external auditors are responsible for independently auditing and reporting on the company's annual financial statements. The annual financial statements have been examined by the company's external auditors and their report is presented on page 6 to 8.

The annual financial statements, and supplementary information, set out on pages 9 to 17, which have been prepared on the going concern basis, were approved by the directors and were signed on its behalf by:

Albert Chipps	Leon Quenet
Director	Director
27th August 2026	27th August 2026
Date:	Date:

Directors' Report

The directors have pleasure in submitting their report on the annual financial statements of Green Point City Improvement District NPC for the year ended 30 June 2026.

1. Nature of business

Green Point City Improvement District NPC was incorporated in South Africa and its primary objective is enhancing and supplementing municipal services provided by the City of Cape Town within the Green Point Area.

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 the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act of South Africa. The accounting policies have been applied consistently compared to the prior year.

The operating results and state of affairs of the company are fully set out in the attached annual financial statements and do not in our opinion require any further comment.

3. Directors

The directors in office during the year, and to the date of this report, are as follows:

Directors
Albert Chipps
Cormack Sean McCarthy
Derick Ambrose Henstra
Hugh George Wessel von Zahn
Leon Manuel Quenet
Norbert Roland Everest Furnon-Roberts
Richard David Clark
Steven Patrick McCarthy

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

4. 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.

5. Events after the reporting period

The directors are not aware of any material event which occurred after the end of the financial year, up to and including the date the annual financial statements were approved, not otherwise dealt with in this report or the annual financial statements, that would significantly affect the operations of the company or the results of those operations.

6. 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 satisfied themselves that the company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements. The directors are not aware of any new material changes that may adversely impact the company. The directors are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

Directors' Report

7. Independent Auditor

LPH Chartered Accountants Inc. will continue in office as auditor for the company in the coming financial year.

Independent Auditor's Report

To the Directors of Green Point City Improvement District NPC

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Green Point City Improvement District NPC (the company) set out on pages 9 to 16, which comprise the statement of financial position as at 30 June 2026, statement of financial performance ,statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and the notes to the 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 Green Point City Improvement District 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 Standard 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 Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the company in accordance with the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of 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, as well as the supplementary information as set out on page 17. The other information does not include the annual financial statements and our auditor's report thereon.

Our opinion on the annual 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 annual financial statements, our responsibility is to read the other information and, in doing so, to 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, 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.

LPH Chartered Accountants Incorporated
Registered Auditors
Registration No: 1998/020830/21
IRBA Practice No: 900537
LPH Services Proprietary Limited
Registration No: 2018/565454/07

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Observatory
Cape Town, 7925

Postal Address:
P O Box 14043
Mowbray 7705
Cape Town

A list of directors is available on www.lph.co.za and at our physical address

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 IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of 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.

Auditor's Responsibilities for the Audit of the 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 auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual financial statements.

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

- Identify and assess the risks of material misstatement of the 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 auditor's 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 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 annual financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Independent Auditor's Report

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.

LPH

LPH Chartered Accountants Inc.
Registered Auditors
Per: AG Pettenuzzo
Associate
Chartered Accountant (SA)
Registered Auditor

28 August 2026
Cape Town

Statement of Financial Position as at 30 June 2026

Figures in Rand	Note(s)	2026	2025
Assets			
Non-Current Assets			
Property, plant and equipment	2	256 109	163 165
Current Assets			
Accounts receivable		1 170	-
Cash and cash equivalents	3	8 287 587	8 282 738
		8 288 757	**8 282 738**
Total Assets		**8 544 866**	**8 445 903**
Reserves and Liabilities			
Reserves			
Operating funds		8 370 253	8 387 693
Liabilities			
Current Liabilities			
Trade and other payables	4	174 613	58 210
Total Reserves and Liabilities		**8 544 866**	**8 445 903**

Statement of Comprehensive Income

Figures in Rand	Note(s)	2026	2025
Revenue	5	15 814 777	14 369 746
Other income	6	1 268 964	1 559 204
Operating expenses		(17 101 181)	(15 240 637)
Operating deficit		**(17 440)**	**688 313**
Deficit before taxation		**(17 440)**	**688 313**
Taxation	7	-	-
Deficit for the year		**(17 440)**	**688 313**
Other comprehensive income		-	-
Total comprehensive deficit		**(17 440)**	**688 313**

Statement of Changes in Equity

Figures in Rand	Operating funds	Total reserves
Balance at 01 July 2024	**7 699 380**	**7 699 380**
Profit for the year	688 313	688 313
Other comprehensive surplus	-	-
Total comprehensive surplus for the year	**688 313**	**688 313**
Balance at 01 July 2025	**8 387 693**	**8 387 693**
Deficit for the year	(17 440)	(17 440)
Other comprehensive surplus	-	-
Total comprehensive deficit for the year	**(17 440)**	**(17 440)**
Balance at 30 June 2026	**8 370 253**	**8 370 253**

Statement of Cash Flows

Figures in Rand	Note(s)	2026	2025
Cash flows from operating activities			
Cash generated from operations	8	154 292	686 747
Cash flows from investing activities			
Acquisition of property, plant and equipment	2	(149 443)	(36 922)
Net cash from investing activities		**(149 443)**	**(36 922)**
Total cash movement for the year		**4 849**	**649 825**
Cash at the beginning of the year		8 282 738	7 632 913
Total cash at end of the year	3	**8 287 587**	**8 282 738**

Accounting Policies

1. Basis of preparation and summary of significant accounting policies

The annual financial statements have been prepared in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board, 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 Property, plant and equipment

Property, plant and equipment are tangible items that:

- are held for use in the production or supply of goods or services, for rental to others or for administrative purposes; and
- are expected to be used during more than one period.

Property, plant and equipment is carried at cost less accumulated depreciation and accumulated impairment losses.

Costs include 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.

Depreciation is provided using the straight-line method to write down the cost, less estimated residual value over the useful life of the property, plant and equipment, which is as follows:

Item		Average useful life
Computer Equipment	Straight line	3 years
Furniture and Fittings	Straight line	6 years
Security Systems	Straight line	5 years
Trailer	Straight line	5 years
Motor Vehicles	Straight line	5 years

The residual value, depreciation method and useful life of each asset are reviewed only where there is an indication that there has been a significant change from the previous estimate.

Gains and losses on disposal are recognised in surplus or deficit.

1.2 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 surplus or deficit) 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

Debt instruments, as defined in the standard, 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 amount of assets held in this category are reviewed to determine whether there is any objective evidence of impairment. If so, an impairment loss is recognised.

Accounting Policies

1.2 Financial instruments (continued)

Financial instruments at cost

Commitments to receive a loan are measured at cost less impairment.

Equity instruments that are not publicly traded and whose fair value cannot otherwise be measured reliably are measured at cost less impairment. This includes equity instruments held in unlisted investments.

Financial instruments at fair value

All other financial instruments are measured at fair value through surplus and deficit.

1.3 Impairment of assets

The company assesses at each reporting date whether there is any indication that an asset may be impaired.

If there is any such indication that an asset may be impaired, the recoverable amount of any affected asset (or group of related assets) is estimated and compared with its 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 surplus or deficit.

If an impairment loss subsequently reverses, the carrying amount of the asset (or group of related assets) is increased to the revised estimate of its recoverable amount, but not in excess of the amount that would have been determined had no impairment loss been recognised for the asset (or group of assets) in prior years. A reversal of impairment is recognised immediately in surplus or deficit.

1.4 Revenue

Revenue is measured at the fair value of the consideration received or receivable and represents the amount receivable for services provided in the normal course of business, net of trade discounts, volume rebates and Value-Added Tax.

Revenue comprises of income received from the City of Cape Town for services rendered.

The City of Cape Town retains 3% of turnover for probable bad debts and therefore turnover is recognised at 97% of the invoiced amount.

Notes to the Annual Financial Statements

Figures in Rand	2026	2025

2. Property, plant and equipment

	2026			2025		
	Cost or revaluation	Accumulated depreciation and impairment	Carrying value	Cost or revaluation	Accumulated depreciation and impairment	Carrying value
Computer equipment	78 895	(73 478)	5 417	78 895	(70 775)	8 120
Furniture and fixtures	7 300	(7 299)	1	7 300	(7 299)	1
Motor vehicles	33 216	(31 868)	1 348	33 216	(25 225)	7 991
Security systems	1 224 155	(974 813)	249 342	1 074 711	(927 659)	147 052
Trailer	60 000	(59 999)	1	60 000	(59 999)	1
Total	**1 403 566**	**(1 147 457)**	**256 109**	**1 254 122**	**(1 090 957)**	**163 165**

Reconciliation of property, plant and equipment - 2026

	Opening balance	Additions	Depreciation	Closing balance
Computer equipment	8 120	-	(2 703)	5 417
Furniture and fixtures	1	-	-	1
Motor vehicles	7 991	-	(6 643)	1 348
Security systems	147 052	149 443	(47 153)	249 342
Trailer	1	-	-	1
	163 165	**149 443**	**(56 499)**	**256 109**

Reconciliation of property, plant and equipment - 2025

	Opening balance	Additions	Depreciation	Closing balance
Computer equipment	8	8 112	-	8 120
Furniture and fixtures	1	-	-	1
Motor vehicles	14 634	-	(6 643)	7 991
Security systems	202 968	28 810	(84 726)	147 052
Trailer	1	-	-	1
	217 612	**36 922**	**(91 369)**	**163 165**

A register containing the information required by Regulation 25(3) of the Companies Regulations 2011 is available for inspection at the registered office of the company.

3. Cash and cash equivalents

Cash and cash equivalents consist of:

Bank balances	8 287 587	8 282 738

4. Trade and other payables

Accruals	88 128	27 184
Trade payables for parking	69 148	16 203
Value-Added Tax	17 337	14 823
	174 613	**58 210**

Notes to the Annual Financial Statements

Figures in Rand	2026	2025

5. Revenue

Additional Rates Received	15 533 488	14 053 367
Additional Rates Retention Refund	281 289	316 379
	15 814 777	**14 369 746**

6. Other income

Parking Income	1 268 964	1 559 204

7. Taxation

Major components of the tax expense

Current taxation

Local normal tax - current period	-	-

No provision has been made for taxation as the company is exempted from income tax in terms of Section 10(1)(d)(iii) of the Income Tax Act.

8. Cash generated from operations

Net deficit before taxation	(17 440)	688 313
Adjustments for:		
Depreciation	56 499	91 369
Changes in working capital:		
(Increase) decrease in trade and other receivables	(1 170)	-
Increase (decrease) in trade and other payables	116 403	(92 935)
	154 292	**686 747**

9. Directors' remuneration

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

Detailed Income Statement

Figures in Rand	Note(s)	2026	2025
Revenue			
Additional Rates Received		15 533 488	14 053 367
Additional Rates Retention Refund		281 289	316 379
	5	**15 814 777**	**14 369 746**
Other income			
Parking Income	6	1 268 964	1 559 204
Operating expenses			
Accounting fees		54 000	54 000
Administration and management fees		1 281 215	1 165 736
Advertising Costs		-	5 663
Auditor's remuneration		48 886	-
Bank charges		7 963	7 211
Bonus		79 721	76 755
Books, periodicals and subscriptions		4 535	-
Catering and food		32 308	2 730
Cleaning services		1 354 557	1 341 443
Computer expenses		-	45 377
Depreciation		56 499	91 369
Environmental upgrades		238 528	241 041
Insurance		39 007	35 448
Law enforcement officers		397 926	335 788
Marketing and promotions		207 472	186 744
Meeting expenses		41 068	51 651
PAYE, UIF and SDL		86 278	81 510
Public Safety - CCTV monitoring		18 000	18 000
Public safety		11 732 064	10 358 242
Rental of public safety equipment		229 222	68 471
Salaries and wages		1 149 815	1 029 879
Social upliftment		40 725	41 549
Telecommunication		1 392	2 030
		17 101 181	**15 240 637**
Deficit before taxation		**(17 440)**	**688 313**
Taxation	7	-	-
Deficit for the year		**(17 440)**	**688 313**

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