SEPARATE ANNUAL FINANCIAL STATEMENTS

FOR YEAR ENDED
31 MARCH 2024

Castleview Property Fund Limited
(Registration number 2017/290413/06)

castleview

CONTENTS

GENERAL INFORMATION

COUNTRY OF INCORPORATION AND DOMICILE	South Africa
NATURE OF BUSINESS AND PRINCIPAL ACTIVITIES	Property holding and investment company
DIRECTORS	GC Bayly JPA Day DJ Green MA Mohamed A Padayachee JWA Templeton
REGISTERED OFFICE	13 Hudson Street De Waterkant Cape Town 8001
BUSINESS ADDRESS	13 Hudson Street De Waterkant Cape Town 8001
POSTAL ADDRESS	PO Box 1745 Milnerton Cape Town Western Cape 7435
AUDITORS	RSM South Africa Inc. Mauricio de Faria
SECRETARY	Statucor Proprietary Limited
LEVEL OF ASSURANCE	These separate annual financial statements have been audited in compliance with the applicable requirements of the Companies Act of South Africa.
PREPARER	These separate annual financial statements were internally prepared under the guidance of: JPA Day Chartered Accountant (SA)
ISSUED	28 June 2024

DIRECTOR'S RESPONSIBILITY AND APPROVAL

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

The separate annual financial statements are prepared in accordance with IFRS Accounting Standards and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgements and estimates.

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

The directors are of the opinion, based on the information and explanations given by Management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the separate 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 are satisfied that the company has or had access to adequate resources to continue in operational existence for the foreseeable future.

The external auditors are responsible for independently auditing and reporting on the company's separate annual financial statements. The separate annual financial statements have been examined by the company's external auditors and their report is presented on pages 7 to 8.

The separate annual financial statements set out on pages 9 to 24, which have been prepared on the going concern basis, were approved by the directors and were signed on their behalf by:

James Templeton

JWA Templeton
28 June 2024

JPA Day

DIRECTOR'S REPORT

The directors have pleasure in submitting their report on the separate annual financial statements of Castleview Property Fund Limited for the period ended 31 March 2024.

1. NATURE OF BUSINESS

Castleview Property Fund Limited was incorporated in South Africa with interests in the property holding industry industry. The company operates in South Africa and is listed on the AltX of the Johannesburg Stock Exchange.

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

2. REVIEW OF FINANCIAL RESULTS AND ACTIVITIES

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

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

3. SHARE CAPITAL

	2024	2023
Authorised	**Number of shares**	
Ordinary shares	**2 000 000 000**	2 000 000 000

Issued	**2024**	**2023**	**2024**	**2023**
	R '000	**R '000**	**Number of shares**	
Ordinary shares	**5 976 594 877**	**5 936 594 874**	**984 411 189**	**978 238 349**

Refer to note 6 of the separate annual financial statements for detail of the movement in authorised and issued share capital.

4. DIVIDENDS

A final dividend of 42.14700 (2023: 16.09000) cents per share was approved by the board of directors on 21 June 2024 in respect of the year ended 31 March 2024.

	Year ended 31 Mar 2024	**Year ended 31 March 2023**
Dividend per share (cents)	**52.82300**	16.08900
Interim dividend per share	**10.67600**	–
Final dividend per share	**42.14700**	16.08900

In accordance with the group's status as a REIT, the dividend declared meets the requirements of a qualifying distribution for the purposes of section 25BB of the Income Tax Act No 58 of 1962 (as amended).

5. DIRECTORATE

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

Directors	Designation	Nationality
JWA Templeton	Executive	South African
JPA Day	Executive	South African
GC Bayly	Non-executive	South African
DJ Green	Non-executive	South African
MA Mohamed	Non-executive	South African
A Padayachee	Non-executive	South African

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

DIRECTORS' REPORT (continued)

6. EVENTS AFTER THE REPORTING PERIOD

A final dividend of 42.14700 (2023: 16.09000) cents per share was approved by the board of directors on 21 June 2024 in respect of the year ended 31 March 2024.

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

7. GOING CONCERN

The directors believe that the company has adequate financial resources to continue in operation for the next twelve months and accordingly the separate 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.

8. AUDITORS

The audit committee appointed RSM South Africa Inc. As the independent external auditors of the company and confirmed Mr. Mauricio De Faria, as the designated lead audit partner for the 2025 financial year.

9. SECRETARY

The company secretary is Statucor Proprietary Limited.

Postal address:	6th Floor 123 Hertzog Boulevard Foreshore Cape Town 8001
Business address:	6th Floor 123 Hertzog Boulevard Foreshore Cape Town 8001

10. SEPARATE ANNUAL FINANCIAL STATEMENTS

These financial statements are separate annual financial statements. A complete set of consolidated annual financial statements have been issued and published.

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Castleview Property Fund Limited

OPINION

We have audited the separate financial statements of Castleview Property Fund Limited (the company) set out on pages 9 to 24, which comprise the separate statement of financial position as at 31 March 2024, and the separate statement of profit or loss and other comprehensive income, the separate statement of changes in equity and the separate statement of cash flows for the year then ended, and notes to the separate financial statements, including a summary of material accounting policy information.

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

BASIS FOR OPINION

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

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the separate financial statements of the current period. These matters were addressed in the context of our audit of the separate financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. Based on the assessment conducted, we have determined that there are no key audit matters to communicate in our report.

OTHER INFORMATION

The directors are responsible for the other information. The other information comprises the information included in the document titled "Castleview Property Fund Limited separate financial statements for the period ended 31 March 2024", which includes the Directors' Report as required by the Companies Act of South Africa. The other information does not include the separate financial statements and our auditor's report thereon.

Our opinion on the separate 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 separate financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the separate 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 DIRECTOR FOR THE SEPARATE FINANCIAL STATEMENTS

The directors are responsible for the preparation and fair presentation of the separate financial statements in accordance with IFRS Accounting 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 separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the separate 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.

INDEPENDENT AUDITOR'S REPORT (continued)

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE SEPARATE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the separate 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 separate 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 separate 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 separate 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 separate financial statements, including the disclosures, and whether the separate 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.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the separate financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor’s report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

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 RSM South Africa Inc. has been the auditor of Castleview Property Fund Limited for two years.

DocuSigned by:
RSM South Africa Inc.
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RSM South Africa Inc.

Mauricio Gomes Quintal De Faria
Chartered Accountants (SA)
Registered Auditors
Director

15 Greenwich Grove
Station Road
Rondebosch 7700

Date: 28 June 2024

STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2024

Figures in Rand thousand	Note(s)	31 March 2024	31 March 2023
Assets			
Non-Current Assets			
Investments in subsidiaries	3	5 517 176	5 517 176
Loans to group companies	4	917 427	541 309
		6 434 603	**6 058 485**
Current Assets			
Loans to group companies	4	1 594	15 970
Trade and other receivables		–	305
Cash and cash equivalents	5	330	543
		1 924	**16 818**
Total Assets		**6 436 527**	**6 075 303**
Equity and Liabilities			
Equity			
Share capital	6	5 976 273	5 936 595
Retained income		329 003	138 708
		6 305 276	**6 075 303**
Liabilities			
Current Liabilities			
Trade and other payables		463	–
Loans from group companies	7	130 788	–
		131 251	**–**
Total Liabilities		**131 251**	**–**
Total Equity and Liabilities		**6 436 527**	**6 075 303**

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR YEAR ENDED 31 MARCH 2024

Figures in Rand thousand	Note(s)	12 months ended 31 March 2024	13 months ended 31 March 2023
Other operating expenses		(4 912)	(3 187)
Operating profit	8	**(4 912)**	**(3 187)**
Investment income	9	457 690	160 575
Profit for the period		**452 778**	**157 388**
Other comprehensive income		–	–
Total comprehensive income for the period		**452 778**	**157 388**

STATEMENT OF CHANGES IN EQUITY

FOR YEAR ENDED 31 MARCH 2024

Figures in Rand thousand	Share capital	(Accumulated loss)/ Retained income	Total equity
Balance at 31 March 2022	**185 948**	**(1 943)**	**184 005**
Profit for the period	–	157 388	157 388
Issue of shares from group restructuring	5 480 647	–	5 480 647
Issue of shares for cash	270 000	–	270 000
Dividends	–	(16 738)	(16 738)
Balance at 31 March 2023	**5 936 595**	**138 708**	**6 075 303**
Profit for the period	–	452 778	452 778
Issue of shares	39 678	–	39 678
Dividends	–	(262 485)	(262 485)
Balance at 31 March 2024	**5 976 273**	**329 003**	**6 305 276**
Note(s)	6		

STATEMENT OF CASH FLOWS

FOR YEAR ENDED 31 MARCH 2024

Figures in Rand thousand	Note(s)	12 months ended 31 March 2024	13 months ended 31 March 2023
Cash flows from operating activities			
Cash used in operations	11	(4 144)	(3 171)
Interest income		11	19
Dividends paid		(262 485)	–
Tax paid		–	(40)
Net cash from operating activities		**(266 618)**	**(3 192)**
Cash flows from investing activities			
Repayment of loans from group companies		(191 932)	(437 922)
Proceeds from loans from group companies		418 659	6 980
Net cash from investing activities		**226 727**	**(430 942)**
Cash flows from financing activities			
Proceeds on issue of share capital		39 678	431 775
Total cash movement for the period		(213)	(2 359)
Cash and cash equivalents at the beginning of the period		543	2 902
Cash and cash equivalents at the end of the period	5	**330**	**543**

MATERIAL ACCOUNTING POLICIES

FOR YEAR ENDED 31 MARCH 2024

1. MATERIAL ACCOUNTING POLICIES

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

1.1 Basis of preparation

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

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

1.2 Investments in subsidiaries

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

1.3 Significant judgements and sources of estimation uncertainty

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

Critical judgements in applying accounting policies

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

Impairment of investments

The company reviews and tests the carrying value of assets when events or changes in circumstances suggest that the carrying amount may not be recoverable. When such indicators exist, management determine the recoverable amount by performing value in use and fair value calculations. The company uses judgement in making assumptions and selecting the inputs to their impairment calculation, based on the company’s past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

Loans receivable classification as current

The company reviews on an annual basis the loans classified as current. The company uses judgement in determining the amounts they consider to be recoverable within the following financial year, based on their best knowledge of the financial position and financial performance of the group entities, as well as the existing market conditions.

Determining the expected credit loss allowance on financial assets

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

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

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

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

MATERIAL ACCOUNTING POLICIES (continued)

FOR YEAR ENDED 31 MARCH 2024

1.4 Current versus non-current classification

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

An asset is current when it is:

- Expected to be realised or intended to be sold or consumed in the normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when it is:

- It is expected to be settled in the normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or
- It does not have the right at the end of the reporting period to defer settlement of the liabilities of the liability for at least twelve months after the reporting period.

The company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

1.5 Financial instruments

Classification

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

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

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

Financial Assets

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

Loans receivable

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

Cash and cash equivalents

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

MATERIAL ACCOUNTING POLICIES (continued)

FOR YEAR ENDED 31 MARCH 2024

1.5 Financial instruments

Trade and other receivables

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

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

Impairment of financial assets

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

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

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

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

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

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

Trade and other payables

Trade and other payables, excluding VAT and amounts received in advance, are classified as financial liabilities subsequently measured at amortised cost.

Financial liabilities

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

1.6 Share capital and equity

Equity instruments issued by the company are recognised at the proceeds received, net of direct issue costs.

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

MATERIAL ACCOUNTING POLICIES (continued)

FOR YEAR ENDED 31 MARCH 2024

1.7 Tax

Current tax assets and liabilities

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

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

Taxation and deferred taxation

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

Current tax is the expected tax payable on taxable income, after deducting the qualifying distribution for the period of assessment, using tax rates that have been enacted or substantively enacted by the reporting date and includes adjustments for tax payable in respect of previous years. In accordance with the REIT status, dividends declared are treated as a qualifying distribution in terms of section 25BB of the Income Tax Act, No 58 of 1962 (as amended).

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

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

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

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

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability settled. Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax assets and liabilities and they relate to income tax levied by the same authority on the same taxable entity, or on different tax entities, but they intend to settle current tax assets and liabilities on a net basis or their tax assets and liabilities will be realised simultaneously.

1.8 Investment income

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

Dividends are recognised, in profit or loss, when the company’s right to receive payment has been established.

NOTES TO THE FINANCIAL STATEMENTS

FOR YEAR ENDED 31 MARCH 2024

2. NEW STANDARDS AND INTERPRETATIONS

2.1 Standards and interpretations effective and adopted in the current period

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

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

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

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

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

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

2.2 Standards and interpretations not yet effective

The company has chosen not to early adopt the following standards and interpretations, which have been published and are mandatory for the company's accounting periods beginning on or after 01 April 2024 or later periods:

Non-current liabilities with covenants – amendments to IAS 1

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

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

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

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

IFRS 18 Presentation and Disclosure

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

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

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

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

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

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR YEAR ENDED 31 MARCH 2024

3. INTERESTS IN SUBSIDIARIES

Name of company	% holding 2024	% holding 2023	Carrying amount 2024 R'000	Carrying amount 2023 R'000
FEC Prop Proprietary Limited	**100.00**	100.00	**180 700**	180 700
IG EMI Holdings Proprietary Limited	**100.00**	100.00	**2 445 804**	2 445 804
Interurban Willowbridge (RF) Proprietary Limited	**100.00**	100.00	**518 186**	518 186
Castleview Devco Proprietary Limited	**100.00**	100.00	**221 832**	221 832
I Res Fund Proprietary Limited	**85.00**	85.00	**67 883**	67 883
Tensai Property Services Limited	**100.00**	100.00	**2 082 771**	2 082 771
Compass 555 Proprietary Limited	**100.00**	–	**–**	–
			5 517 176	5 517 176

Reporting period

All the entities are incorporated in South Africa and have the same year end as the company.

The carrying amounts of subsidiaries are shown gross of impairment losses.

The percentage voting power is aligned to the percentage holding.

4. LOANS TO GROUP COMPANIES

Subsidiaries

	31 March 2024	31 March 2023
Castleview Devco Proprietary Limited	**600**	–
The loan is unsecured, interest-free and is repayable on demand.		
FEC Prop Proprietary Limited	**1 594**	15 970
The loan is unsecured, interest-free and is repayable on demand.		
IG EMI Proprietary Limited	**495 824**	406 283
The loan is unsecured, interest-free and is repayable on demand.		
I Res Fund Proprietary Limited	**151 151**	135 026
This fluctuating loan bears interest at fluctuating rates.		
Tensai Property Services Proprietary Limited	**269 852**	–
The loan is unsecured, interest-free and is repayable on demand.		
	919 021	557 279

The fair value of loans receivable and payable are estimated to approximate their carrying value due to the short-term nature of these loans.

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

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR YEAR ENDED 31 MARCH 2024

4. LOANS TO GROUP COMPANIES (CONTINUED)

The credit risk of these loans is low considering, inter alia, that the company's property value and rental yield are expected to remain at or above current levels. The net asset value of the companies is sufficient to cover the value of the loans and therefore management considers the loans recoverable. All available forward looking information, including estimates of economic growth, which indicated an immaterial expected credit loss and consequently the loans were not impaired.

The loans above are expected to be net-settled.

Split between non-current and current portions

	31 March 2024	31 March 2023
Non-current assets	**917 427**	541 309
Current assets	**1 594**	15 970
	919 021	557 279

5. CASH AND CASH EQUIVALENTS

Cash and cash equivalents consist of:

	31 March 2024	31 March 2023
Bank balances	**330**	543

The carrying value of cash and cash equivalents approximates its fair value, due to the short-term nature of these balances.

All cash at bank are held by major, reputable financial institutions that management believes are of high credit quality and accordingly minimal credit risk exists.

The carrying amounts of cash and cash equivalents represent the maximum credit exposure.

6. SHARE CAPITAL

Authorised	12 months ended 31 March 2024	13 months ended 31 March 2023
Opening shares of no par value	**2 000 000 000**	1 000 000 000
Increase of authorised shares of no par value	**–**	1 000 000 000
	2 000 000 000	2 000 000 000

Reconciliation of number of shares issued:	12 months ended 31 March 2024	13 months ended 31 March 2023
Opening balance	**978 238 349**	37 411 169
Issue of shares – dividend reinvestment	**–**	3 631 378
Issue of shares – assets for shares	**–**	895 529 136
Issue of shares – for cash	**6 172 840**	41 666 666
	984 411 189	978 238 349

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

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR YEAR ENDED 31 MARCH 2024

6. SHARE CAPITAL (CONTINUED)

Issued	12 months ended 31 March 2024	13 months ended 31 March 2023
Opening balance	**5 936 595**	185 948
Issue of shares – dividend reinvestment	**–**	16 738
Issue of shares – assets for shares	**–**	5 463 909
Issue of shares - Ordinary course of business	**39 678**	270 000
	5 976 273	5 936 595

7. LOANS FROM GROUP COMPANIES

Subsidiaries	31 March 2024	31 March 2023
Compass 555 Proprietary Limited	**276**	–
These loans are unsecured, interest-free and are repayable on demand.		
Interurban Willowbridge Proprietary Limited	**8 400**	
These loans are unsecured, interest-free and are repayable on demand.		
U Reit Holdings Proprietary Limited	**122 112**	–
These loans are unsecured, interest-free and are repayable on demand.		
	130 788	–

The fair value of the loan payable was estimated to approximate its carrying value.

Split between non-current and current portions

	31 March 2024	31 March 2023
Current liabilities	**130 788**	–

8. OPERATING PROFIT

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

	12 months ended 31 March 2024	13 months ended 31 March 2023
Statutory and other fees	**(431)**	(2 061)
Audit fees	**(1 936)**	(345)
	(2 367)	(2 406)

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR YEAR ENDED 31 MARCH 2024

9. INVESTMENT INCOME

Investments in financial assets	12 months ended 31 March 2024	13 months ended 31 March 2023
Dividends received	**441 555**	152 989
Bank	**11**	19
Group loan receivable	**16 124**	7 567
Total interest income	**16 135**	7 586
Total investment income	**457 690**	160 575

10. TAXATION

Reconciliation of the tax expense

Reconciliation between accounting profit and tax expense.

	12 months ended 31 March 2024	13 months ended 31 March 2023
Accounting profit	**452 778**	157 388
Tax at the applicable tax rate of 27%	**122 250**	42 495
Tax effect of adjustments on taxable income		
Permanent difference - s25BB deduction	**(140 400)**	(42 495)
Tax losses not carried forward	**18 150**	–
	–	–

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

11. CASH USED IN OPERATIONS

	12 months ended 31 March 2024	13 months ended 31 March 2023
Profit before taxation	**452 778**	157 389
Adjustments for non-cash items:		
Interest income	**(16 136)**	(7 586)
Dividends received	**(441 555)**	(152 989)
Share transfer tax	**–**	40
Changes in working capital:		
(Increase) decrease in trade and other receivables	**305**	(24)
Increase in trade and other payables	**463**	–
	(4 144)	(3 170)

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR YEAR ENDED 31 MARCH 2024

12. RELATED PARTIES

Subsidiaries	Castleview Devco Proprietary Limited Compass 555 Proprietary Limited FEC Prop Proprietary Limited IG EMI Holdings Proprietary Limited Interurban Willowbridge (RF) Proprietary Limited I Res Fund Proprietary Limited Tensai Property Services Limited
Group companies	Maitlantic Investments Proprietary Limited Sonstraal Investments Proprietary Limited The Emira Property Fund Limited Group U Reit Collins Proprietary Limited U REIT Holdings Proprietary Limited

Related party balances

Loan accounts owing from subsidiaries	Refer to note 4

Other receivables owing by companies under common directorship

	12 months ended 31 March 2024	13 months ended 31 March 2023
Companies under common directorship	–	305
Related party transactions		
Interest received from related parties	**(16 124)**	(7 567)

13. DIRECTORS' EMOLUMENTS

	12 months ended 31 March 2024	13 months ended 31 March 2023
Services as director or prescribed officer:		
JPA Day**	**1 950**	150
G C Bayly*	**365**	278
D J Green*	**490**	301
A Mohamed*	**314**	262
A Padayachee*	**412**	287
** Non-executive director* *** Executive director*		
Services as director or prescribed officer of a subsidiary:		
JWA Templeton	**663**	278
JPA Day	**171**	–

JWA Templeton serves as a non-executive director on the board of the Company's subsidiary, Emira Property Fund.

JPA Day serves as an executive director on the board of the Company's subsidiary, Emira Property Fund.

No remuneration was paid to JWA Templeton by the group or Castleview Asset Managers Proprietary Limited during the year.

JWA Templeton is however a beneficiary through his indirect 33.33% shareholding in Castleview Asset Managers Proprietary Limited.

R17 647 772 (2023: R8 764 910) of the asset management fees paid by the group to Castleview Asset Managers Proprietary Limited during the year accrued to J W A Templeton though his indirect shareholding in Castleview Asset Managers Proprietary Limited.

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR YEAR ENDED 31 MARCH 2024

14. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

Categories of financial assets

March 2024	Note(s)	Amortised cost	Total
Loans to group companies	4	**919 021**	**919 021**
Cash and cash equivalents	5	**330**	**330**
		919 351	**919 351**

March 2023	Note(s)	Amortised cost	Total
Loans to group companies	4	557 279	557 279
Trade and other receivables		305	305
Cash and cash equivalents	5	543	543
		558 127	558 127

Categories of financial liabilities

March 2024	Note(s)	Amortised cost	Total
Trade and other payables		**463**	**463**
Loans from group companies	7	**130 788**	**130 788**
		131 251	**131 251**

Capital risk management

The company's objectives when managing capital is to safeguard the company's ability to continue as a going concern in order to provide returns for the shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. The capital structure of the company consists of cash equivalents disclosed in note 6, and equity as disclosed in the statement of financial position.

Financial risk management

Credit risk

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

Credit risk consists mainly of cash and cash equivalents and group company loans. The company only deposits cash with major banks with high quality credit standing.

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

		March 2024			March 2023		
	Note(s)	Gross carrying amount	Credit loss allowance	Amortised cost	Gross carrying amount	Credit loss allowance	Amortised cost/fair value
Loans to group companies	4	**919 021**	**–**	**919 021**	557 279	–	557 279
Trade and other receivables		**–**	**–**	**–**	305	–	305
Cash and cash equivalents	5	**330**	**–**	**330**	543	–	543
		919 351	**–**	**919 351**	558 127	–	558 127

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR YEAR ENDED 31 MARCH 2024

14. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT (CONTINUED)

Financial risk management (continued)

Liquidity risk

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

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

2024	Less than 1 year	Total
Current liabilities		
Trade and other payables	463	463
Loans from group companies	130 788	130 788
	131 251	131 251

15. FINANCIAL GUARANTEES

The company has provided the following guarantees in respect of group third party borrowings:

- A continuing guarantee limited to R90 million in favour of Chrysalis Security SPV (RF) Proprietary Limited;
- A continuing guarantee limited to R300 million (plus interest and any costs incurred by the creditor in enforcing the guarantee) in favour of Investec Bank Limited
- A continuing guarantee limited to R27.5 million (plus interest and any costs incurred by the creditor in enforcing the guarantee) in favour of Investec Bank Limited;
- A continuing guarantee limited to R90 million (plus interest and any costs incurred by the creditor in enforcing the guarantee) in favour of Investec Bank Limited;
- A continuing guarantee of R100m in favour of Firstrand Bank Limited.
- A continuing guarantee limited to R1 260.0 million (plus interest and any costs incurred by the creditor in enforcing the guarantee) in favour of Investec Bank Limited;
- A continuing, covering guarantee of R333m in favour of Standard Bank of South Africa Limited.

16. GOING CONCERN

The directors believe that the company have adequate financial resources to continue in operation for the next twelve months and accordingly the separate 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.

17. EVENTS AFTER THE REPORTING PERIOD

A final dividend of 42.14700 (2023: 16.09000) cents per share was approved by the board of directors on 21 June 2024 in respect of the year ended 31 March 2024.

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

18. COMPARATIVE FIGURES

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

CORPORATE INFORMATION

Registered office
Castleview Property Fund Limited
(Registration number 2017/290413/06)
13 Hudson Street, De Waterkant, Cape Town 8001
(PO Box 1745, Milnerton, Cape Town, 7435)

Company secretary
Statucor Proprietary Limited
(Registration number 1989/005394/07)
6th Floor, 129 Hertzog Boulevard Foreshore
Cape Town, 8001
(PO Box 3883, Cape Town, 8000)

Corporate advisor
Java Capital Proprietary Limited
(Registration number 2002/031862/07)
6th Floor, 1 Park Lane, Wierda Valley, Sandton, 2196
(PO Box 522606, Saxonwold, 2132)

Designated advisor
Java Capital Trustees and Sponsors Proprietary Limited
(Registration number 2006/005780/07)
6th Floor, 1 Park Lane, Wierda Valley, Sandton, 2196
(PO Box 522606, Saxonwold, 2132)

Legal advisor
White & Case LLP
Katherine Towers, 1st Floor
1 Park Lane, Wierda Valley
2196 Sandton, Johannesburg

Independent Reporting Accountants
RSM South Africa
Executive City, Corner of Cross St & Charmaine Ave
President Ridge, Randburg, 2194

Transfer secretaries
JSE Investor Services Proprietary Limited
(Registration number 2000/007239/07)
13th Floor
19 Ameshoff Street
Braamfontein, Johannesburg, 2001
(PO Box 4844, Johannesburg, 2000)

Bankers
Absa Bank Limited
(Registration number 1986/004794/06)
7th Floor, Absa Towers West, 15 Troye Street,
Johannesburg, 2001
(PO Box 7335, Johannesburg, 2000)

Place and date of Incorporation
Incorporated in South Africa on 6 July 2017

Independent Auditors
RSM South Africa
15 Greenwich Grove
Station Road
Rondebosch, 7700

castleview.co.za