Beacon Island Share Block Proprietary Limited

Registration No. 1983/005957/07

Annual Report

for the year ended 31 December 2025



Southern Sun
RESORTS

Beacon Island Share Block Proprietary Limited

Annual Financial Statements
for the year ended 31 December 2025

COMPANY INFORMATION

Registration number:	1983/005957/07
Registered address:	Nelson Mandela Square 4th Floor, South Tower Corner 5th and Maude Streets Sandton 2196
Postal address:	Private Bag X200 Bryanston 2021

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

• Detailed Levy Fund Operating Statement	24 - 25
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The financial statements have been audited as required by Section 30(2)(b)(1) of the South African Companies Act 71, of 2008. Mr Darren Park CA(SA), in his capacity as Financial Manager of Beacon Island Share Block Proprietary Limited, supervised the preparation of the annual financial statements.

Beacon Island Share Block Proprietary Limited

Chairman's Annual Review for the Year Ended 31 December 2025

Since opening its doors in December 1972, the Beacon Island Resort ("the resort") has gone from strength to strength, firmly establishing itself as a world-class flagship property in one of South Africa's most sought-after holiday destinations. The resort continues to provide shareholders and guests with exceptional experiences in a truly remarkable setting.

Improvements

The resort undertook a number of upgrades and improvement projects during 2025, including:

- **Telephone and switchboard upgrade** – All room telephones were upgraded during the final quarter of the year, enabling faster and clearer communication throughout the resort;
- **Gazebo kitchen upgrade** – The gazebo kitchen underwent a necessary upgrade to ensure compliance with health and safety regulations, further enhancing this popular alternative dining and event venue;
- **Fire pump upgrade** – In line with regulatory requirements and enhanced risk management measures, a dedicated fire line and fire pump system was installed;
- **Minibus and golf cart replacement** – Both the guest shuttle bus and the golf cart fleet were upgraded;
- **Shower door replacement** – As certain components of the existing shower doors have become obsolete, new slimline shower doors are being installed. This phased project will continue into 2026;
- **Electrical bedside power stations** – Bedside and dressing table power stations are being replaced as part of the resort's ongoing maintenance programme;
- **Parking perimeter fencing** – The perimeter fencing surrounding the parking areas was replaced;
- **Hot water circulation pumps** – Heat accumulator pumps were installed to improve hot water supply and operational efficiencies;
- **Kitchen flooring** – The main kitchen floors were replaced with an epoxy coating to reduce risk and ensure compliance with health and safety requirements; and
- **Room mattresses** – Phase 1 of the mattress replacement programme was completed, with Henwood mattresses being replaced with Simmons mattresses. The remaining rooms will be completed in 2026 and 2027.

Human resources

The staff of the resort continue to play a vital role in delivering exceptional guest experiences. Ongoing training and development therefore remain essential to ensuring that our team consistently upholds the world-class service and high standards that our shareholders and guests have come to expect.

Occupancy

I am pleased to report that the average occupancy achieved during 2025 was an outstanding 90.9%, reflecting a slight improvement on the already excellent 90.2% achieved in the prior year.

Financial Performance

The statement of comprehensive income for the year ended 31 December 2025 reflects total income, including net finance income, of R69.1m (2024: R65.3m) and total expenditure of R51.9m (2024: R49.6m).

The resulting levy surplus after taxation of R16m (2024: R14.5m) has been transferred to the reserve for property, plant and equipment.

A more detailed review of the year-on-year variances in income and expenditure is recorded below.

Income

Income, including interest received, increased by 5.8% year-on-year, primarily due to a R413k increase in short-term rentals.

Expenditure

Total expenditure increased by 4.7% for the following reasons:

- **Rooms expenditure** increased by 7.7% mainly due to increased occupancy and related services;
- **Administration and general** expenditure increased by 7.8% mainly due to costs relating to travel, the Annual General Meeting ("AGM") and loss on repossessed debtors being slightly higher than anticipated;
- **Electricity, water and refuse** expenditure decreased by 0.5% mainly due to a decrease in loadshedding;
- **Repairs and maintenance** expenditure decreased by 4.5% mainly due to fewer lift repairs and lower costs associated with major repairs and maintenance;

- **Corporate charges** decreased by 4.7% mainly due to lower rates and sewerage charges;
- **Personnel costs** increased by 4.8% due to the resort returning to a full staff complement; and
- **Management fees** increased by 4.4% in line with CPI, in accordance with the management agreement.

Statement of Financial Position

The statement of financial position on page 15, together with the related notes, reflects the financial position of the Beacon Island Share Block ("the Company") as at 31 December 2025.

The reserve for the replacement of property, plant and equipment reflects a balance of R38.7m (2024: R33.5m), following the transfer of the 2025 operating surplus of R16m (2024: R14.5m) and capital expenditure of R10.8m (2024: R9.1m).

Levies receivable decreased to R118k (2024: R756k) while levies received in advance increased to R24.3m (2024: R22.8m).

Surplus funds continued to be invested for the benefit of all shareholders. Cash and cash equivalents increased to R6.5m (2024: R5.2m) while fixed deposits remained stable at R52m (2024: R52m).

On behalf of the Board, I would like to sincerely thank all of our shareholders for meeting their levy obligations and for the timely payment of annual levies.

Capital Expenditure

Capital expenditure of R10.8m (2024: R9.1m) was incurred. This included inter alaia the following major items:

	R
Circulation pumps	1,641,241
Fire pumps	1,268,604
Gazebo kitchen	755,322
Kitchen flooring	742,661
Minibus replacement	609,366
Electrical bedside table	528,474
PABX and telephone	527,644
Perimeter fencing	418,977
Shower doors	375,035
Mattresses	336,640
Robberg Room air conditioners	306,986

Levy 2027

Levies for the 2027 financial year will be agreed by the Board in August 2026 and communicated to all shareholders in due course.

The Board remains acutely mindful of the ongoing economic challenges facing many households. Accordingly, due diligence continues to be exercised to ensure that the Company meets its financial obligations while maintaining stable growth in the reserve fund to support future maintenance projects and improvements.

Vacation Ownership Association of Southern Africa ("VOASA")

The resort continues to maintain its membership with VOASA, the self-regulatory, member-based trade association for the shared vacation ownership industry in South Africa. VOASA plays an important role in protecting consumer rights and remains committed to the sustainable growth and positive development of the timeshare industry in a structured and responsible manner.

Conclusion

I am extremely proud of the resort's outstanding performance during 2025. I extend my sincere thanks to my fellow directors for their dedication, guidance, support and hard work throughout the year. It is a privilege to serve alongside such a capable Board, all of whom remain committed to the best interests of our shareholders and the continued success of our wonderful resort.

The AGM will be held at the resort this year due to the limited availability of suitable venues in Cape Town during the New Zealand Rugby Tour.

In closing, I encourage all shareholders to attend the AGM on Monday, 24 August 2026, or if you are unable to attend in person, to complete and return the form of proxy.

I wish you all a prosperous, safe and healthy year ahead.





LM Hodes
CHAIRMAN

Beacon Island Share Block Proprietary Limited
Registration Number: 1983/005957/07
("the Company")

Registered Office:
Nelson Mandela Square
4th Floor, South Tower
Cnr 5th and Maude Streets
Sandton 2196

Private Bag X200
Bryanston, 2021
Telephone: (031) 366 7061
Facsimile: (086) 765 2272
Resorts.companysecretarialservices@southernsun.com

Notice is hereby given to the Shareholders of the Company that the Annual General Meeting ("AGM") of the Company will be held on Monday, 24 August 2026 at 10h00 at Beacon Island Resort, Plettenberg Bay for the purpose of considering the following business to be transacted and if deemed fit, passing with or without amendment, the ordinary and special resolutions set out hereunder and considering any other matters raised by Shareholders at the AGM.

1. Presentation of annual financial statements of the Company including reports of the Directors, independent auditors, Audit Committee and Social and Ethics Committee for the year ended 31 December 2025

The audited financial statements of the Company together with the reports of the Directors, Audit Committee and independent auditors for the financial year ended 31 December 2024 as required in terms of Section 30(3)(d) of the Companies Act, are hereby presented to Shareholders as required in terms of Section 61(8)(a) of the Companies Act. The Social and Ethics Committee report is included and is presented to Shareholders for information purposes.

2. Appointment of auditors

Ordinary resolution 1: Resolved as an ordinary resolution upon the recommendation of the Board of Directors that BDO South Africa Incorporated ("BDO") be and are hereby re-appointed as independent auditors of the Company until the conclusion of the next AGM of the Company.

3. Election of Directors

In accordance with Company's Memorandum of Incorporation ("MOI"), the number of Directors shall be no less than three and no more than seven and the longest serving Directors shall retire at an AGM. The longest serving Directors shall be those who have held office for three successive AGMs excluding the meeting at which they are elected or re-elected and including the third meeting at which they shall automatically retire. By rotation Mr Gary Kaplan, Ms Janine Pieterse and Mr Johannes van Rooyen shall retire at this AGM. **It would facilitate secretarial procedures if nominations for the appointment of Directors be received by no later than 10h00 on Friday, 21 August 2026 at the registered office of the Company or email address. Nominations must be in writing with the name of the proposer and seconder and be accompanied by the acceptance of such nomination by the nominee and their curriculum vitae ("CV").**

Ordinary resolution 2.1: Resolved as an ordinary resolution that Mr Gary Kaplan who retires in terms of the Company's MOI and who is eligible and available for re-election, be and is hereby elected as a Director of the Company;

Ordinary resolution 2.2: Resolved as an ordinary resolution that Ms Janine Pieterse who retires in terms of the Company's MOI and who is eligible and available for re-election, be and is hereby elected as a Director of the Company; and

Ordinary resolution 2.3: Resolved as an ordinary resolution that Mr Johannes van Rooyen who retires in terms of the Company's MOI and who is eligible and available for re-election, be and is hereby elected as a Director of the Company.

4. Appointment of Audit Committee

Ordinary resolution 3.1: Resolved as an ordinary resolution that Mr Gary Kaplan be and is hereby appointed as a member of the Company's Audit Committee in terms of the Company's MOI;

Ordinary resolution 3.2: Resolved as an ordinary resolution that Ms Laurelle McDonald be and is hereby appointed as a member of the Company's Audit Committee in terms of the Company's MOI; and

Ordinary resolution 3.3: Resolved as an ordinary resolution that Mr Anthony Ridl be and is hereby appointed as a member of the Company's Audit Committee in terms of the Company's MOI.

5. Insured value of property

Ordinary resolution 4: Resolved as an ordinary resolution that the recommended insured value of the property as tabled at the meeting at which this resolution was proposed, be and is hereby approved.

6. Non-executive Directors' fees

The reason for and effect of this special resolution:

In terms of Section 66(8) of the South African Companies Act 71, of 2008, the Company may pay remuneration to its Directors for their service as Directors. Section 66(9) requires the remuneration to be paid in accordance with a special resolution approved by the Shareholders within the previous two years. Section 66(12) requires that any particular Director appointed to more than one Committee of the Company, be calculated only once. Directors will be entitled to be paid attendance fees/emoluments in respect of the above period.

Special resolution 1: Resolved as a special resolution, in accordance with Section 66(9) of the Companies Act 70 of 2008, that the remuneration payable to non-executive Directors of the Company for their services as Directors and members of Board Committees, in the amount of R8,500 (Vat payable, where applicable) per meeting or cluster of meetings, for the period commencing 25 August 2026 until the date of the next AGM, be and is hereby authorised and approved.

7. Approval of amendment to Use Agreement

The reason for and effect of special resolutions 2 and 3:

In terms of Section 7(2) of the Share Blocks Control Act, Shareholders are entitled to the use of a specified part of the property in accordance with the Use Agreement. The Board proposes amending the commencement and termination of occupation weeks from Friday-to-Friday in order to improve operational efficiency and enhance the guest experience. As this constitutes an amendment to the Use Agreement, Clause 13.1 requires the consent of not less than 75% of Shareholders in number. The special resolutions below seek Shareholder approval in principle for the proposed amendment, following which the Company will obtain the separate Shareholder consent required under the Use Agreement, before implementing the change.

Special resolution 2: Resolved as a special resolution that the Shareholders approve in principle the proposed amendment to the Company's Use Agreement to amend the commencement and termination of occupancy weeks from Saturday-to-Saturday to Friday-to-Friday and authorise the Company to seek the consent of not less than 75% of the Shareholders in number, as required in terms Clause 13.1 of the Use Agreement.

Special resolution 3: Resolved as a special resolution, subject to approval of special resolution 2 and the Company obtaining the prior consent of not less than 75% of Shareholders in number in accordance with Clause 1.13 of the Use Agreement, that Clause 1.13 of the Use Agreement shall, upon fulfilment of those requirements, be and is hereby amended by deleting the existing provision to the commencement and termination of occupancy weeks and replacing it with the following: "Each week shall commence at 14h00 on a Friday and terminate at 10h00 on the following Friday."

Note: If special resolutions 2 and 3 are approved, the Company intends to obtain the separate consent of not less than 75% of Shareholders in number, as required by Clause 13.1 of the Use Agreement. For practical and administrative reasons, it is intended that such consent be obtained by way of a written resolution process in accordance with Section 60 of the Companies Act 71, of 2008 over the 12-month period commencing on 25 August 2026. The proposed amendment to the Use Agreement will only be implemented once the required approval threshold has been achieved.

Subject to the provisions of the South African Companies Act 71, of 2008, no business shall be transacted at any AGM unless a quorum of Shareholders is present at the time when the meeting proceeds to business. The quorum at any AGM shall be no less than three Shareholders present, holding at least five percent (5%) of the share capital and voting rights, personally or by proxy, and who are entitled to be exercised at the meeting.

In the event of a quorum not being present within half-an-hour of the appointed time for the meeting to begin, the AGM will be automatically adjourned for one business day, to Tuesday, 25 August 2026 and if at such adjourned meeting a quorum is not present within half-an-hour of the start time, the Shareholders there present in person or by proxy shall be deemed to constitute the necessary quorum.

For an ordinary resolution to be adopted by Shareholders at the AGM, it must be supported by more than fifty-percent (50%) of the voting rights in favour of such a resolution. For a special resolution to be adopted by Shareholders at the meeting, it must be supported by more than sixty-percent (60%) of the voting rights in favour of such a resolution.

The record date for determining Shareholder's voting rights is Tuesday, 18 August 2026.

Any Shareholder entitled to attend and vote is entitled to appoint a proxy to attend, vote and speak in his/her stead, and such proxy need not be a Shareholder of the Company. **Forms of proxy should be forwarded to reach the registered office of the Company for the attention of the Company Secretary by no later than 10h00 on Friday, 21 August 2026. A form of proxy is enclosed on page 6 for this purpose.**

By order of the Board
Southern Sun Secretarial Services Proprietary Limited
25 May 2026

Beacon Island Share Block Proprietary Limited
Registration Number: 1983/005957/07
("the Company")

Registered Office:
Nelson Mandela Square
4th Floor, South Tower
Cnr 5th and Maude Streets
Sandton 2196

Private Bag X200
Bryanston, 2021
Telephone: (031) 366 7061
Facsimile: (086) 765 2272
Resorts.companysecretarialservices@southernsun.com

Form of proxy for use by Shareholders at the Annual General Meeting ("AGM") of the Company to be held on Monday, 24 August 2026 at 10h00 at Beacon Island Resort, Plettenberg Bay.

Form of proxy

I/We ……., being the Shareholder/s of ..... ordinary

shares in the Company, with right of use of unit ....., week ……....., hereby appoint:

1. ……....……., or failing him/her,

2. ……....……., or failing him/her,

3. The Chairman of the AGM,

as my/our proxy to vote for me/us on my/our behalf at the AGM of the Company, to be held on the above-mentioned date and at any adjournment thereof as follows:

	In Favour Of	Against	Abstain
Ordinary Resolution 1: Appointment of auditors			
Ordinary Resolution 2: Election of Directors			
2.1 Gary Kaplan			
2.2 Janine Pieterse			
2.3 Johannes van Rooyen			
Ordinary Resolution 3: Appointment of Audit Committee			
3.1 Gary Kaplan			
3.2 Laurelle McDonald			
3.3 Anthony Ridl			
Ordinary Resolution 4: Insured value of property			
Special Resolution 1: Non-executive Directors' fees (R8,500)			
Special Resolution 2: Amendment to Use Agreement			
Special Resolution 3: Amendment to occupancy weeks			

Signed at ……..... this ….....…… day of ……....……..…… 2026.

Signature ……....……..…… assisted by ……..……....... (where applicable)

Unless otherwise instructed specifically as above, the form of proxy will vote as the appointee deems fit.

Any alteration or correction made to this form of proxy (excluding the deletion of alternatives and excluding the deletion of singular/plural alternatives) must be initialled by the signatory/ies. **Documentary evidence establishing the authority of a person signing this form of proxy in an appointee/representative capacity (e.g. on behalf of a Company, Close Corporation, Body Corporate or Trust) must be attached to this form, failing which the proxy will be invalid.**

The completion and lodging of this form of proxy will not preclude the relevant Shareholder from attending the meeting and speaking and voting in person thereat, to the exclusion of any proxy appointed in terms thereof, should such Shareholder wish to do so. Any Shareholder entitled to attend and vote is entitled to appoint a proxy to attend, vote and speak in his/her stead and such proxy need not be a Shareholder of the Company.

Forms of proxy should be forwarded to reach the registered office of the Company for the attention of the Company Secretary by no later than 10h00 on Friday, 21 August 2026.

Beacon Island Share Block Proprietary Limited

Statement of Directors' Responsibility for the Year Ended 31 December 2025

The Directors and management are responsible for the preparation, integrity and fair presentation of the annual financial statements of Beacon Island Share Block Proprietary Limited. The annual financial statements presented on pages 14 to 23 have been prepared in accordance with the IFRS for SMEs Accounting Standard and in the manner required by the South African Companies Act 71, of 2008.

The Directors and management are also responsible for maintaining the Company's systems of internal financial control. These are designed to provide reasonable, but not absolute assurance as to the reliability of the annual financial statements and to adequately safeguard, verify and maintain accountability of assets, and to prevent and detect misstatement and loss.

Nothing has come to the attention of the Directors to indicate that any material breakdown in the functioning of these controls, procedures and systems has occurred during the year under review.

The Directors and management have the responsibility for ensuring that accounting records are kept. The accounting records should disclose with reasonable accuracy the financial position, financial performance and cash flows of the Company to enable the Directors to ensure that the annual financial statements comply with the relevant legislation. The Directors are satisfied that the information contained in the annual financial statements fairly presents the results of operations for the year and the financial position of the Company at year-end.

The going concern basis has been adopted in preparing the annual financial statements. The Directors have no reason to believe that the Company will not be a going concern in the foreseeable future.

The Company's external auditors, BDO South Africa Incorporated, audited the financial statements and their report is presented on pages 12 to 13.

Approval of annual financial statements

The financial statements set out on pages 14 to 23 were approved by the Directors on 25 May 2026 and are signed by:



LM Hodes
Chairman



G Kaplan
Director (Chairman - Audit Committee)

Declaration by the Company Secretary

I hereby certify in my capacity as Company Secretary of Beacon Island Share Block Proprietary Limited, that for the year ended 31 December 2025, the Company has filed all required returns and notices in terms of the South African Companies Act 71, of 2008, and that all such returns and notices are to the best of my knowledge and belief, true, correct and up to date.



LR van Onselen
For Southern Sun Secretarial Services Proprietary Limited

Beacon Island Share Block Proprietary Limited

Report of the Audit Committee for the Year Ended 31 December 2025

The Audit Committee has pleasure in submitting this report in compliance with the requirements of Section 94 of the South African Companies Act 71, of 2008 ("Companies Act"). The Audit Committee is an independent statutory committee appointed by the Shareholders at each Annual General Meeting ("AGM").

1. Members of the Audit Committee

The Audit Committee comprises three non-executive Directors, namely Ms Laurelle McDonald, Mr Anthony Ridl and myself as Chairman.

2. Frequency of meetings

The Audit Committee met twice during the financial year under review. Provision is made for additional meetings to be held as and when required.

3. Attendance

The external auditors, in their capacity as auditors to the Company, attended and reported to the meetings of the Audit Committee. Relevant members of senior management attended meetings by invitation, as required.

4. Duties of the Audit Committee

The work of the Audit Committee during the financial year under review focused on the following key areas:

4.1 Evaluating the independence and effectiveness of the external auditors, including the audit fees and terms of engagement;
4.2 Ensuring that the appointment of the audit firm complies with the provisions of the Companies Act and all other relevant legislation relating to the appointment of auditors;
4.3 Reviewing and approving external and internal audit plans;
4.4 Determining, subject to the provisions of applicable legislation, the nature and extent of any non-audit services that the auditors may provide to the Company;
4.5 Reviewing changes to prospective accounting standards and assessing their potential impact on the Company;
4.6 Evaluating the Company's financial reporting procedures;
4.7 Reviewing the annual financial statements and recommending them to the Board for approval;
4.8 Assessing the internal control environment, with particular emphasis on internal financial controls; and
4.9 Performing such other oversight functions as may be determined by the Board, from time to time.

5. Independence of external auditors

The Audit Committee is satisfied that the external auditors are independent of the Company, as contemplated in Section 94(8) of the Companies Act. The Committee has further received the necessary assurances from the auditors confirming that internal governance processes within the audit firm support and demonstrate their independence.



G Kaplan
Chairman
25 May 2026

Beacon Island Share Block Proprietary Limited

Report of the Social and Ethics Committee for the Year Ended 31 December 2025

The Social and Ethics Committee ("the Committee") of Beacon Island Share Block Proprietary Limited ("the Company") is a statutory committee governed by the South African Companies Act 71 of 2008, guided by King IV principles, and mandated to fulfil all additional responsibilities assigned to it by the Board of Directors.

Role of the Committee

The Committee ensures that the Company complies with all applicable laws and regulations, exercises sound corporate social responsibility, and operates in alignment with the Company's values and objectives.

Furthermore, the Committee promotes the responsible management of resources in a safe, legally compliant, sustainable, and strategic manner, while continuing to build constructive relationships with key stakeholders, including guests, employees, the local community, and broader society.

Composition and functioning

The Committee meets twice annually and comprises three non-executive Directors. I serve as Chairman and am supported by Ms Janine Pieterse and Mr Johannes ("John") van Rooyen.

Other Directors are invited to attend meetings, and the Committee enjoys the full support and cooperation of Beacon Island Resort's ("resort") management and staff.

Activities of the Committee

The Committee provides direction, oversight, and momentum to a range of initiatives that positively impact the resort's environmental and socio-economic environment. The commitment demonstrated by both the Committee and staff in implementing these initiatives continues to yield excellent results.

Environmental health and public safety

Environmental health and public safety remain key priorities. While significant focus is placed on energy, water, and waste management, ongoing compliance with the Organisational Resilience Management System ("ORMS") implemented by Southern Sun, is also a key focus.

ORMS is a comprehensive planning, monitoring, and auditing framework designed to ensure that the resort's facilities and operations remain safe, compliant, resilient, and efficient. The system monitors various operational aspects including:

- lift safety;
- fire safety systems;
- water quality;
- property cleanliness;
- kitchen hygiene standards;
- security measures; and
- other operational risks.

ORMS plays a critical role in risk prevention and mitigation, ensuring appropriate backup systems are in place. I am pleased to report that the resort exceeded its ORMS target of 90%, achieving an overall score of 96% for the year under review.

The resort recycled 43% of its total waste, equating to 34,147kg of recyclable material.

Energy saving initiatives remain a priority, including the continued implementation of the "switch-off-something" programme. The installation of heat accumulator heat pumps further improved efficiency, reducing overall electricity consumption while increasing hot water output. Since 14 April 2025, a 7% energy saving has been achieved.

Additional sustainability initiatives included:

- ongoing staff training and awareness campaigns to reduce energy consumption;
- weekly performance feedback shared with staff and guests;
- increased planting of water-wise succulents and reduction of irrigation systems; and
- reduced linen changes to once weekly, with laundry loads optimised for efficiency.

Guest relations and correspondence

Guest satisfaction remains of paramount importance, with feedback actively encouraged, closely monitored, and addressed.

The resort achieved the following outstanding results:

- A GuestRevu satisfaction score of 91%;
- RCI Awards for:
  - Top Gold Crown Resort (Large Hotels);
  - Top Resort Maintenance;
  - Top Unit Maintenance;
  - Top Check-In and Check-Out; and
  - Top Housekeeping.

Labour, employment relations and BBBEE

The resort remains a major employer in the Plettenberg Bay area, with most staff employed from surrounding communities.

Training and development remain central to improving service delivery and maintaining positive labour relations. Employees are encouraged to utilise the Southern Sun online learning platform to enhance their skills.

The resort continues to support local economic development by prioritising procurement from local and sustainable suppliers.

Under the Southern Sun Resorts portfolio, the resort proudly maintains a Level One BBBEE certification.

Corporate citizenship and social investment

The Committee remains committed to responsible corporate citizenship. During the year, the resort supported various health, welfare, and educational initiatives through donations, volunteerism, and partnerships.

The Committee exceeded its corporate social investment target and contributed to the following initiatives:

- Volunteering SA – Literacy packs and stationery for 435 learners at Phakamisani and Kwanokuthula Primary Schools;
- Wittedrift Primary School – Stationery and office equipment;
- Bitou Rugby Club – Rugby equipment;
- Protea Service Centre – Building and roof repairs;
- Shark Spotters – Equipment and fundraising support;
- CANSA – R38,500 raised through a Shavathon event;
- Adopt-a-Swimmer Programme – Swimming lessons for staff;
- School Shirt Project – 150 school shirts manufactured from repurposed linen and donated to the Wittedrift and Kranshoek Primary Schools;
- Rise Against Hunger – 500 soup packs donated; and
- Reach For A Dream – Fundraising campaign support, in partnership with Wimpy Plettenberg Bay.

Additional contributions included sports kits for Bitou Rugby Club and the resort's own soccer team, sponsored by Kappa. I extend my sincere appreciation to all partnerships and sponsors for supporting our initiatives.

The resort also observed and celebrated important awareness days, including:

- Earth Hour;
- World Oceans Day;
- Mandela Day; and
- Arbor Day.

Conclusion

I further extend my sincere appreciation to my fellow Committee members and the staff for their ongoing dedication and support, which contributed to another exceptional year.

The Committee remains committed to making a meaningful and positive impact on our staff, guests, and the wider community. It is a privilege to serve alongside such a dedicated team.



Robert Segal
Chairman

Beacon Island Share Block Proprietary Limited

Report of the Directors for the Year ended 31 December 2025

The Directors present their annual report of the Company for the year ended 31 December 2025.

1 Business activity

The Company leases the land and buildings known as Beacon Island Resort that is utilised by the Shareholders on a timeshare basis with respective Shareholders' time interest being apportioned through the issue of shares according to share block regulations. These regulations provide for the following:

1. Shares issued in predefined blocks, that are linked by a use agreement relating to specific units during specific weeks of the year;

2. Linked to the respective share blocks, are obligations on the Shareholders to make loans to the Company; and

3. Obligations on the Shareholders to contribute levies, to enable the Company to defray its expenditure.

2 Financial results

The financial results of the Company are set out in the attached annual financial statements.

In accordance with the provisions of the Share Blocks Control Act and in common with other timeshare operations in South Africa, the Company has since its inception as a Share Block Company, raised an annual levy making a provision for the maintenance and upkeep of the property. Asset replacement costs and additions to property, plant and equipment have been charged against this amount annually. Before providing for property, plant and equipment additions and replacements, a surplus of R15,980,335 (2024: R14,535,297) was transferred to the reserve for property, plant and equipment.

No dividends have been declared during the year and none are recommended (2024: R Nil).

3 Share capital

The authorised and issued share capital has remained unchanged.

4 Insurance

The resort buildings and its contents are insured at current replacement values under an all-risk policy. In addition, Sasria (Riot) cover has been arranged for the sum insured. The Company does not insure personal belongings of the individual timesharers. The Company does not guarantee the provision of alternative accommodation in the event of a disaster and does not take out insurance for this.

5 Directors and secretary

The Directors in office during the year under review and at the date of this report are:

LM Hodes	Chairman
G Kaplan *	
L McDonald *	
J Pieterse ^	
AN Ridl *	(Alternate MN Ridl)
RJ Segal ^	
JPF van Rooyen ^	

* Audit Committee members
^ Social and Ethics Committee members

The secretary of the Company is Southern Sun Secretarial Services Proprietary Limited, whose business and postal addresses are:

Business:	**Postal:**
Nelson Mandela Square	Private Bag X200
4th Floor, South Tower	Bryanston
Corner 5th and Maude Streets	2021
Sandton	
2196	

6 Management

The operations of the Company are managed by Southern Sun Hotel Interests Proprietary Limited.

7 Material events after year-end

The Directors are not aware of any matter or circumstance arising since the end of the financial year, not otherwise dealt with in this report or in the annual financial statements, that would significantly affect the financial position of the Company or the results of its operations.

Beacon Island Share Block Proprietary Limited

Report of the Independent Auditors

To the Shareholders of Beacon Island Share Block Proprietary Limited

Opinion

We have audited the financial statements of Beacon Island Share Block Proprietary Limited (the company) set out on pages 14 to 23, which comprise the statement of financial position as at 31 December 2025, and the statement of 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 Beacon Island Share Block Proprietary Limited as at 31 December 2025 , and its financial performance and cash flows for the year then ended 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.

Basis of Opinion

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

Other Information

The Directors are responsible for the other information. The other information comprises the information included in the document titled "Beacon Island Share Block Proprietary Limited Annual Report for the year ended 31 December 2025", which includes the Declaration by the Company Secretary, Report of the Audit Committee, Report of the Social and Ethics Committee and 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 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 the 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.

BDO South Africa Inc

BDO South Africa Incorporated
Registered Auditors

Leanne Laxson
Director
Registered Auditor

6 July 2026

5A Rydall Vale Office Park
38 Douglas Saunders Drive
La Lucia, 4051

Beacon Island Share Block Proprietary Limited

Statement of Comprehensive Income for the Year Ended 31 December 2025

	Note	2025 R	2024 R
Income		**64 427 611**	60 543 342
Levy income		**59 729 041**	56 398 028
Other income		**4 698 570**	4 145 314
Expenses		**(51 907 323)**	(49 594 382)
Levy surplus before interest and taxation	3	**12 520 288**	10 948 960
Finance income	4	**4 627 938**	4 709 372
Levy surplus before taxation		**17 148 226**	15 658 332
Income tax expense	5	**(1 167 891)**	(1 123 035)
Levy surplus for the year		**15 980 335**	14 535 297

Beacon Island Share Block Proprietary Limited

Statement of Financial Position as at 31 December 2025

	Note	2025 R	2024 R
ASSETS			
Current assets			
Trade and other receivables	6	**21 291 498**	12 520 029
Levies receivable	7	**117 955**	756 419
Fixed deposits held with bank	11	**52 000 000**	52 000 000
Cash and cash equivalents	12	**6 480 807**	5 245 766
Total current assets		**79 890 260**	70 522 214
Total assets		**79 890 260**	70 522 214
EQUITY			
Capital and reserves			
Share capital	10	**320 000**	320 000
Reserve for property, plant and equipment	8	**38 712 693**	33 503 626
Total equity		**39 032 693**	33 823 626
LIABILITIES			
Current liabilities			
Trade and other payables	9	**15 367 098**	12 783 900
Levies received in advance	13	**24 326 992**	22 791 652
Current tax liabilities		**1 163 477**	1 123 036
Total current liabilities		**40 857 567**	36 698 588
Total liabilities		**40 857 567**	36 698 588
Total equity and liabilities		**79 890 260**	70 522 214

Statement of Changes in Equity for the Year Ended 31 December 2025

	Note	2025 R	2024 R
Share capital			
Ordinary shares at the beginning of the year and at year-end	10	**320 000**	320 000
Reserve for property, plant and equipment			
At the beginning of the year		**33 503 626**	28 061 042
Levy surplus for the year		**15 980 335**	14 535 297
Property, plant and equipment additions and replacements during the year	8	**(10 771 268)**	(9 092 713)
At year-end		**38 712 693**	33 503 626

Beacon Island Share Block Proprietary Limited

Statement of Cash Flows for the Year Ended 31 December 2025

	2025 R	2024 R
Cash flow from operating activities		
Levy surplus before taxation	**17 148 226**	15 658 332
Adjustments for		
Interest received	**(4 627 938)**	(4 709 372)
Net surplus before working capital changes	**12 520 288**	10 948 960
Changes in working capital		
Movement in levies receivable	**638 464**	105 808
Movement in trade and other receivables	**(8 771 469)**	(1 627 885)
Movement in levies received in advance	**1 535 340**	2 794 622
Movement in trade and other payables	**2 583 198**	1 454 872
Cash flows from operating activities	**8 505 821**	13 676 377
Interest received	**4 627 938**	4 709 372
Tax paid	**(1 127 450)**	(889 569)
Net cash inflow from operating activities	**12 006 309**	17 496 180
Cash flow from investing activities		
Property, plant and equipment additions and replacements	**(10 771 268)**	(9 092 713)
Movement in fixed deposits held with bank	**-**	(5 500 000)
Net cash outflow from investing activities	**(10 771 268)**	(14 592 713)
Net movement in cash and cash equivalents	**1 235 041**	2 903 467
Cash and cash equivalents at the beginning of the year	**5 245 766**	2 342 299
Cash and cash equivalents at year-end	**6 480 807**	5 245 766

1 Accounting policies

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

1.1 Basis of preparation

The annual financial statements have been prepared in accordance with the IFRS for SMEs Accounting Standard and the South African Companies Act 71, of 2008. The annual financial statements have been prepared on the historical cost basis unless otherwise indicated in the policies set out below.

The accounting policies are consistent with previous periods.

The preparation of annual financial statements in conformity with IFRS for SMEs Accounting Standard requires the use of estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the annual financial statements and the reported amounts of revenues and expenses during the reporting period based, on management's best knowledge of current events and actions. Actual results may ultimately differ from these estimates. During the current year, there were no areas involving a high degree of judgement or complexity, or areas where assumptions and estimates are significant to the annual financial statements.

1.2 Reserve for property, plant and equipment

Normal maintenance expenditure is written-off against the statement of comprehensive income.

A reserve for capital expenditure in respect of additions and replacements of property, plant and equipment is provided. This reserve is intended to provide for the expenditure incurred. Transfers are made to and from this reserve, having regard to surpluses if any, in the statement of comprehensive income and to amounts expended in respect of property, plant and equipment. The right of use of all property, plant and equipment is vested in the Shareholders.

All proceeds on the disposals of property, plant and equipment are credited to the statement of comprehensive income.

1.3 Leases

Leases of assets under which substantially all the risks and benefits of ownership are effectively retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the statement of comprehensive income on a straight-line basis over the period of the lease.

1.4 Financial instruments

Fixed deposits held with bank are recognised when the Company becomes a party to the contractual provisions of the respective instrument and are held to collect contractual cash flows where those cash flows represent solely payments of principal and interest. Fixed deposits held with bank are recognised initially at fair value and subsequently measured at amortised cost. Fixed deposits held with bank are derecognised when the right to receive cash flows from the asset has expired or has been transferred and the Company has transferred substantially all the risks and rewards of ownership. Interest income from these fixed deposits held with bank is included in finance income using the effective interest rate method.

Trade and other receivables are recognised initially at fair value and subsequently measured at amortised cost, less any provision for impairment. Such provision is established when there is evidence that the Company will not be able to collect the full amount owing. The provision is the difference between the carrying amount and the recoverable amount, being the present value of expected cash flows, discounted at the market rate of interest for similar borrowers. Bad debts are written-off in the year during which they are identified.

Trade and other payables are recognised initially at fair value and subsequently measured at amortised cost.

Gains and losses on subsequent measurement of financial instruments are reflected in the statement of comprehensive income.

1.5 Cash and cash equivalents

Cash and cash equivalents include deposits held on call with the bank. These are reflected in the statement of financial position and statement of cash flows at cost.

1.6 Revenue recognition

Revenue is stated exclusive of value-added tax.

Levy revenue is recognised when the right to occupation arises.

Special levy revenue is recognised when raised.

Interest income is recognised as it accrues, taking into account the effective yield on the asset.

Rental income from tenants are disclosed net of the related management fee.

Other sundry revenue is recognised when it is earned.

1.7 Provisions

Provisions are recognised when the Company has a present or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and a reliable estimate of the amount can be established.

The Company recognises a provision for onerous contracts when the expected benefits to be derived from a contract are less than the unavoidable costs of meeting the obligations under the contract.

1.8 Equity

Ordinary shares are classified as equity.

1.9 Current taxes

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the financial year-end date. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authority.

1.10 Retirement benefits

The Company participates in a defined contribution plan, the assets of which are held in a separate trustee-administered fund. The Company pays fixed contributions into a separate entity. Contributions are charged to the statement of comprehensive income in the year to which they relate. The Company has no further payment obligations once the contributions have been paid. The Pension Fund Act of South Africa governs the defined contribution plan. All permanent employees are required to belong to the defined contribution plan.

2 Financial risk management

Capital management

All costs associated with the maintenance of the resort, including the refurbishment of the property and replacements of movable property, plant and equipment, are financed out of levies from Shareholders.

Financial risk factors

The financial risks to which the Company is exposed are liquidity, credit and interest rate risk.

Liquidity risk

In terms of the use agreements associated with the shares of the Company, Shareholders are obliged to contribute levies sufficient to cover the costs of the maintenance, upkeep, control and management of the resort.

In order to manage the liquidity requirements of the Company, a rolling 10-year capital replacement and refurbishment plan is maintained and reviewed regularly by the Directors. This plan provides for the orderly refurbishment of the property and maintenance of sufficient contingency reserves, based on increases in annual levies.

Liquidity risk (continued)

The financial instruments to which the Company is exposed represent bank balances and accounts receivable and payable in respect of the operation of the levy fund. Accounts payable are generally settled within 30 days. The carrying values of the financial instruments approximate fair value.

Credit risk

Credit risk arises from bank balances and amounts due from Shareholders. There is no significant concentration of credit risk on amounts due by Shareholders.

The Company invests surplus cash on deposit and on call only with the four largest South African banking institutions.

Credit risk arising from levy amounts due is managed by close monitoring of outstanding balances and prompt repossession of defaulting units through the exercise of a lien on shares as provided in the Memorandum of Incorporation of the Company.

In terms of the Company's accounting policies, levies receivable are recognised in the statement of financial position only when the right to occupation arises.

Interest rate risk

The Company is exposed to interest rate risk to the extent that interest rates on bank balances with financial institutions may vary. As a matter of practice, adverse interest rate risk is minimised by conservative budgeting.

	2025 R	2024 R
3 Levy surplus before interest and taxation		
The levy surplus before interest and taxation is stated after taking into account the following:		
Employee costs		
Salaries, wages and benefits	**13 088 911**	12 478 435
Contributions to retirement funds	**869 148**	845 926
Management fees	**2 866 043**	2 744 376
Audit fees	**225 409**	212 736
Professional, legal and internal audit fees	**87 588**	34 500
Other operating expenses	**34 770 224**	33 278 409
	51 907 323	49 594 382
4 Finance income		
Interest income earned on fixed deposits, call deposits and current account	**4 627 938**	4 709 372
5 Income tax expense		
Provision is made for Company taxation on the net non-levy income of the levy fund.		
No tax is payable on levy income from the Shareholders in terms of Section 10(1)(e) of the Income Tax Act.		
Current year	**1 163 476**	1 123 035
Prior year under provision	**4 415**	-
	1 167 891	1 123 035
A reconciliation of the taxation charge is not considered appropriate as share block companies are only liable for taxation on net non-levy income.		
6 Trade and other receivables		
Trade receivables (refer note 15)	**1 039 901**	1 190 324
Other receivables	**305 288**	33 445
Interest receivable	**1 096 195**	628 415
Prepayments	**18 850 114**	10 667 845
	21 291 498	12 520 029
7 Levies receivable		
Levy debtors	**76 962**	452 481
Repossessed debtors	**40 993**	303 938
	117 955	756 419
8 Reserve for property, plant and equipment		
At the beginning of the year	**33 503 626**	28 061 042
Levy surplus for the year	**15 980 335**	14 535 297
	49 483 961	42 596 339
Property, plant and equipment additions and replacements during the year	**(10 771 268)**	(9 092 713)
At year-end	**38 712 693**	33 503 626

	2025 R	2024 R
8 Reserve for property, plant and equipment (continued)		
The Directors have reviewed a forward estimate, prepared by management, of the costs of property, plant and equipment additions and replacements over the next 10 years.		
The Directors have recommended replacement reserve expenditure for 2026 of R35,439,270 (2024: R24,856,715). There were capital commitments made for R14,448,473 at year-end (2024: R5,574,106).		
9 Trade and other payables		
Trade payables (refer note 15)	**5 787 842**	4 292 559
Other payables		
Accruals (refer note 15)	**2 252 053**	1 962 285
Provision for auditor's remuneration	**223 905**	212 736
SARS - VAT	**2 711 488**	2 119 395
Sundry payables (refer note 15)	**4 391 810**	4 196 925
	15 367 098	12 783 900
10 Share capital		
Authorised and issued		
32,000,000 ordinary shares of 1 cent each	**320 000**	320 000
11 Fixed deposits held with bank		
Fixed deposits held with bank	**52 000 000**	52 000 000
12 Cash and cash equivalents		
Bank balances	**6 461 407**	5 226 366
Cash on hand	**19 400**	19 400
	6 480 807	5 245 766
13 Levies received in advance		
Levies received in advance	**24 326 992**	22 791 652

Shareholders are billed 12 months in advance. This represents levies received in advance (for the future year) that have been received at the end of the financial year.

14 Property, plant and equipment

The Company complies with the SAICA Guide on Financial Reporting for Share Block Companies with respect to the treatment of property, plant and equipment. In terms of the SAICA Guide the right of use of property vested with the Shareholders, has been offset against the loan from Shareholders with the balance transferred to the reserve for property plant and equipment.

The Company acquired the rights to a property lease that includes Beacon Island Resort, situated on:

Erf No 253 Plettenberg Bay, Division of Knysna, measuring 1.3365 hectares.

Period of lease - 99 years commencing 1 July 1983.

Rental - R240,000 per annum payable in 12 equal monthly instalments (refer note 15).

	2025 R	2024 R
15 Related party transactions		
The operations of the Company are managed by Southern Sun Hotel Interests Proprietary Limited ("SSHI"). The Company is charged the following fees in terms of the management agreement:		
Short-term rentals	**291 555**	251 547
Rental pool	**464 537**	492 580
Management fee	**2 866 043**	2 744 376
Central accounting and levy collection fees	**3 406 624**	3 262 008
SSHI provides management services in respect of leases of the commercial areas to third party tenants. The fee for this service is a fixed percentage of gross rentals received by the Company.		
Tenants management	**760 177**	774 302
Southern Sun Timesharing Proprietary Limited ("SST") is the accredited rental and resale services provider. During the financial year the Company received the following fee in terms of the management agreement:		
Commission on resale and rental of weeks - SST	**(254 742)**	(265 141)
Share Registry Management Services Proprietary Limited ("SRMS") provides an exclusive transfer of shares service to Shareholders. During the financial year the Company (received)/paid the following fees in terms of the management agreement:		
Commission on transfer of ownership - SRMS	**(73 914)**	(76 800)
Secretarial fees on repossessed debtors and use agreement fees - SRMS	**23 587**	31 957
The Company also leases the property on which the Beacon Island Resort is situated, from SSHI in terms of a 99 year lease (refer note 14).		
Lease payments	**240 000**	240 000
During the financial year the Company paid the following SSHI internal charges:		
Administration - Information technology, tenanting, industrial relations, training, etc	**775 105**	912 133
Training	**-**	7 785
Frequent guest loyalty program	**12 921**	11 367
Certain costs are incurred by SSHI in terms of contracts negotiated on behalf of members of the Southern Sun Group, including the Company. These costs that include insurance, certain maintenance and operating lease contracts, are recovered from the Company via a loan account.		
Balance owing (to)/by SSHI and its subsidiaries:		
Included in trade receivables (refer note 6)	**260 454**	229 353
Included in trade payables (refer note 9)	**(3 130 636)**	(2 113 393)
Included in sundry payables (refer note 9)	**(1 756 246)**	(2 327 536)
Included in accruals (refer note 9)	**-**	(14 392)
	(4 626 428)	(4 225 968)

	2025 R	2024 R

15 Related party transactions (continued)

The Company receives rental income from SST for the letting of office space:

Rental income	**(98 678)**	(92 222)

In addition, SST provides a rental service and recovers levies from the sale and rental of timeshare weeks on behalf of the Company.

Balance owing from SST:		
Included in trade receivables (refer note 6)	**16 789**	20 113

SSHI own weeks in the Company as follows:

	Number of weeks	Levies paid R	Levies received in advance R
SunSwop (a division of SSHI) - 2025 shareholding	112	665 930	20 520
SunSwop (a division of SSHI) - 2024 shareholding	112	628 980	19 530

The following entity, related through common directorship, own weeks in the Company as follows:

AN Ridl - Club Leisure Group - 2025 shareholding	573	3 667 200	1 302 200
AN Ridl - Club Leisure Group - 2024 shareholding	573	3 462 674	715 490

16 Directors' emoluments

For their services to the Company, the Directors have been remunerated an agreed upon fee per meeting attended and are reimbursed for costs incurred whilst performing the Company's business. Further, the Directors are insured for medical costs and personal accident. The Directors are also covered by insurance taken out by the Company as indemnification against all liability of any Director towards the Company in respect of negligence, default, breach of duty or breach of trust. All costs relating to L McDonald are borne by Southern Sun.

Directors' emoluments paid for the year:

LM Hodes	**32 500**	32 000
G Kaplan	**32 500**	32 000
J Pieterse	**32 500**	32 000
AN Ridl	**32 500**	32 000
RJ Segal	**32 500**	32 000
JPF van Rooyen	**32 500**	24 000
L McDonald	**-**	-
MN Ridl	**-**	-
	195 000	184 000

Beacon Island Share Block Proprietary Limited

Unaudited Supplementary Schedules to the Annual Financial Statements
Detailed Levy Fund Operating Statement for the Year Ended 31 December 2025

	2025 R	2024 R
INCOME		
Levies	**59 729 041**	56 398 028
Net rent received	**446 433**	435 581
Rental pool	**660 598**	738 870
Short-term rentals	**2 364 459**	1 951 593
Sale of capital assets	**375 652**	344 746
Net non-levy income		
- telephone, rentals, penalties, etc.	**851 428**	674 524
	64 427 611	60 543 342
EXPENDITURE		
Rooms' expenses		
Cleaning supplies	**264 017**	218 076
Covid-19 expenses	**21 059**	17 213
Guest entertainment, Band/Live music and DSTV	**5 028 752**	4 791 599
Guest supplies	**787 001**	784 020
Laundry	**1 423 053**	1 268 196
Personnel costs - outside services	**5 340 715**	5 017 091
Pest control	**26 965**	28 638
Plants and decorations	**72 462**	58 822
Printing and stationery	**324 336**	340 043
Replacement of linen, towels, uniforms, etc	**715 493**	564 571
Security and banking services	**2 510 043**	2 239 274
	16 513 896	15 327 543
Administration and general		
Audit fees		
- current year	**223 905**	212 736
- expenses current year	**1 504**	-
Bank charges	**39 011**	16 290
Central accounting and levy collection fees	**3 406 624**	3 262 008
Corporate social initiatives	**188 271**	146 776
Credit card commission	**119 976**	144 530
Directors' emoluments	**195 000**	184 000
Fax and house calls	**43 239**	42 193
Information technology costs	**2 053 659**	1 719 409
Insurance		
- premium	**973 379**	1 028 188
Internal audit	**66 691**	-
Licences and permits	**147 660**	168 276
Loss and damage	**39 604**	19 806
Loss on repossessed debtors	**67 333**	26 389
Marketing	**16 848**	33 171
Postage	**958**	2 611
Professional and legal fees	**20 897**	34 500
Railage, cartage and hire transport	**16 765**	18 626
Subscriptions	**152 900**	161 205
Travel - management and Directors	**645 196**	592 920
	8 419 420	7 813 634

Beacon Island Share Block Proprietary Limited

Unaudited Supplementary Schedules to the Annual Financial Statements
Detailed Levy Fund Operating Statement for the Year Ended 31 December 2025

	2025 R	2024 R
Electricity and water		
Electric bulbs	**38 702**	53 816
Electricity	**3 945 862**	3 532 342
Generator fuel	**407 740**	776 418
Water	**1 450 118**	1 508 377
	5 842 422	5 870 953
Repairs and maintenance		
Buildings and elevators	**529 419**	374 297
Electrical and mechanical	**304 894**	460 425
Gardens and grounds	**475 374**	586 008
Major repairs and maintenance	**671 629**	643 559
Painting and redecorating	**30 220**	22 101
Plumbing and heating	**127 148**	129 264
Room maintenance care	**243 966**	256 966
Swimming pool cleaning and repairs	**169 086**	176 705
Vehicles	**166 225**	195 793
	2 717 961	2 845 118
Company costs		
Municipal rates and taxes/cost recovery	**1 173 174**	1 289 855
Rent paid	**416 348**	378 542
	1 589 522	1 668 397
Personnel costs		
Rooms	**9 604 451**	7 584 236
Administration and general	**2 085 961**	2 816 106
Repairs and maintenance	**2 267 647**	2 924 019
	13 958 059	13 324 361
Management fee	**2 866 043**	2 744 376
Total expenditure	**51 907 323**	49 594 382
Excess of income over expenditure before finance income and taxation	**12 520 288**	10 948 960
Finance income		
Interest received	**4 627 938**	4 709 372
Excess of income over expenditure before taxation	**17 148 226**	15 658 332
Taxation		
Current year	**1 163 476**	1 123 035
Prior year under provision	**4 415**	-
	1 167 891	1 123 035
Excess of income over expenditure after taxation for the year transferred to reserve for property, plant and equipment	**15 980 335**	14 535 297

Beacon Island Share Block Proprietary Limited

MINUTES OF THE ANNUAL GENERAL MEETING OF SHAREHOLDERS FOR THE YEAR ENDED 31 DECEMBER 2024 HELD ON MONDAY 25 AUGUST 2025 AT 10H04 AT SOUTHERN SUN THE CULLINAN 1 CULLINAN STREET CAPE TOWN AND/OR THROUGH THE ONLINE MICROSOFT OFFICE TEAMS PLATFORM

1 WELCOME AND PREAMBLE

The Chairman of the Company, Mr Laurance Hodes, welcomed all shareholders present both in person and online through the Microsoft Office Teams platform. He introduced his fellow Directors: Mr Gary Kaplan; Mr Robert Segal; Mr Anthony Ridl; Mr Johannes ("John") van Rooyen; Ms Janine Pieterse; and Ms Laurelle McDonald, all of whom were physically present. Members of Senior Management, the Company Secretariat team, and a representative from the audit firm were also in attendance.

2 QUORUM

Several shareholders had tendered their apologies for the meeting and had submitted forms of proxy for voting purposes. The Chairman noted that 4,213,750 ordinary shares were represented both in person and by proxy at the start of this meeting and that this represented 13.17% of the Company's issued share capital. As the required quorum, being at least three shareholders present and holding at least 5% of the issued share capital, was met, the Chairman declared the meeting duly constituted.

3 NOTICE OF MEETING

All shareholders present consented that the notice of meeting dated 26 May 2025 be and is hereby taken as read.

4 VOTING

For an ordinary resolution to be carried, at least 50% of total votes exercised must be in favour of the resolution and for a special resolution to be carried, at least 60% of total votes exercised must be in favour of the resolution.

5 PRESENTATION OF ANNUAL FINANCIAL STATEMENTS OF THE COMPANY INCLUDING REPORTS OF THE DIRECTORS, INDEPENDENT AUDITORS, AUDIT COMMITTEE AND SOCIAL AND ETHICS COMMITTEE FOR THE YEAR ENDED 31 DECEMBER 2024

The audited financial statements of the Company together with the reports of the Directors, Audit Committee and independent Auditors for the financial year ended 31 December 2024 as required in terms of Section 30(3)(d) of the Companies Act, were presented to Shareholders as required in terms of Section 61(8)(a) of the Companies Act. The Social and Ethics Committee report was included and presented for information purposes.

No questions were raised with regards to the financial statements, as presented.

6 APPOINTMENT OF AUDITORS - BDO SOUTH AFRICA INCORPORATED ("BDO")

ORDINARY RESOLUTION 1

Ordinary resolution 1 related to the appointment of BDO South Africa Incorporated ("BDO") as the independent Auditors of the Company until conclusion of the next AGM of the Company. It is unanimously RESOLVED that BDO be and is hereby appointed the independent Auditors of the Company for the ensuing year's audit.

7 ELECTION OF DIRECTORS

ORDINARY RESOLUTION 2

In accordance with the provisions of the Company's Memorandum of Incorporation ("MOI"), the Board shall comprise no less than 3 and no more than 7 Directors and that the longest-serving Directors shall retire by rotation at each AGM. By rotation, Mr Laurance Hodes, Mr Anthony Ridl and Ms Laurelle McDonald retired at this AGM and had indicated their eligibility and willingness to stand for re-election. No additional nominations were received prior to the AGM and no nominations were received from the floor.

The Chairman proposed that the meeting take ordinary resolutions 2.1 to 2.3, as outlined in the notice as read and that the shareholders vote en bloc for the re-election of the 3 Directors. No objections were raised to either the proposed en bloc voting method or the re-election of the named Directors and it is unanimously RESOLVED that Mr Laurence Hodes, Mr Anthony Ridl and Ms Laurelle McDonald be and they are hereby re-elected as Directors of the Company.

8 APPOINTMENT OF AUDIT COMMITTEE

ORDINARY RESOLUTION 3

In terms of the provisions of the Company's MOI, an Audit Committee comprising at least 3 members must be appointed at each AGM. As with the election of the Directors, the Chairman proposed that shareholders vote en bloc for the re-appointment of the current Audit Committee members.

No objections were raised to either the proposed en bloc voting method or the re-appointment of the named members and it is unanimously RESOLVED that Mr Gary Kaplan, Mr Anthony Ridl and Ms Laurelle McDonald be and they are hereby re-appointed as members of the Company's Audit Committee for the ensuing year.

9 INSURED VALUE OF PROPERTY

ORDINARY RESOLUTION 4

As recommended by independent Quantity Surveyors Brian Heineberg and Associates and duly approved by the Board of Directors, the insured value of the property amounted to R815,691,896. This resulted in an approximate year-on-year increase of 33.7% after having the property reassessed and reinsured. Buildings were valued at R723,013,680 and furniture, fittings and equipment were valued at R92,678,216. It is unanimously RESOLVED that the insured value of the property be and is hereby approved at R815,691,896.

10 NON-EXECUTIVE DIRECTORS' FEES

SPECIAL RESOLUTION 1

Special resolution 1 related to the approval of fees payable to non-executive Directors for their services as a Director. The Chairman advised that the fees remained unchanged for the past 5 years and that a small increase from R8,000 to R8,500 was proposed for the year ahead. It is unanimously RESOLVED in terms of the provisions of Section 66(9) of the Companies Act 71 of 2008 that R8,500 (Vat payable to the extent applicable to this remuneration) payable to the non-executive Directors of the Company for their services as Directors and/or members of the sub-Committees, per meeting or cluster of meetings in respect of the period from 26 August 2025 until the next AGM of the Company, be and is hereby approved.

11 OTHER BUSINESS

11.1 REPORT OF THE SOCIAL AND ETHICS COMMITTEE AND PRESENTATION OF THE GENERAL MANAGER

Ms Louise Otto warmly welcomed all shareholders and expressed her pride and honour in managing such a beautiful resort. She reassured shareholders of the resort's excellent performance, highlighting that guests consistently enjoy the high standard of facilities and services offered.

Ms Otto highlighted the Social and Ethics Committee's ("the Committee") involvement in the community, its environmental efforts, staff development and operational achievements during the 2024 financial year.

In 2023, the Committee launched its School Shirt project whereby written-off linen and swimming pool towels were repurposed into school shirts and swimming hoodies. The project continues and supports local employment of a seamstress and supports young children in need with the donation of 210 school shirts and 109 swimming pool hoodies to date. To expand the project, Wendy the Whale was created as a keepsake initiative to support the community seamstress. The seamstress benefited from the initiative and was now the breadwinner in her family and involved family members to create as many items as possible.

Partnership with charity organisations was ongoing, with support given to: Sabrina Love Foundation, an organisation helping families and children with disabilities; Shark Spotters, now also based on the roof of the resort; Volunteering SA, donating stationery for its reading programme; Kranshoek Primary School, donating stationery; Plett Animal Welfare Service ("PAWS"), donating food for abandoned animals; and Bitou Rugby team, providing sports kits and equipment for unemployed youth. The direct support equated to R142k in donations for the year and contributions in-kind equated to R388k.

Relating to staff empowerment, the Committee proudly associated itself with the Adopt a Swimmer programme. Staff members unable to swim or were afraid of water were taught awareness and swimming skills over a 12-month period, with 4 out of 8 members completing the programme. The programme was so successful and so empowering that it would be offered again the

following year. The training and development investment of staff members equated to R41k with staff recording: 170.5 hours of online training through Southern Sun's Go1 training platform; 117 hours of formal leadership training; and 210 hours of on-the-job training.

Relating to environmental and operational metrics, occupancy increased year-on-year from 82% to 84%; energy consumption increased by 22% due to fewer episodes of load shedding in 2024; water consumption increased by 5%; diesel consumption decreased by 81%; and recycling increased by 9%.

Community engagement events included Heritage Day whereby staff and guests celebrated with traditional dress and meals, raising R16k for charity, as well as Mandela Day, with staff and guest invited to clean the beach. Staff also visited Protea House in Kranshoek, a community outreach initiative where soup was donated and dished to retired members of staff and other community members who frequented the house. Staff planted trees at various schools on Arbor Day, a beach clean-up was conducted on World Beach Clean-Up Day and Earth hour was again celebrated with great success.

In terms of guest experience and recognition, Beacon Island Resort maintained its RCI Gold Crown status and through RCI's Large Resorts Category awards programme, achieved 1st place for Top Gold Crown Resort, Resort Maintenance, and Unit Maintenance; 2nd place Superior Service; and 3rd place for Housekeeping.

The projects completed in 2024 included:
- Porte cochere upgrade;
- Garden lighting replacement;
- Sea Lounge flooring upgrade;
- Parking shade cloth upgrade;
- Multi-purpose sports court extension;
- Laundry equipment purchase; and
- Rooms' softs refurbishment, to include curtains, fans and sleeper couches.

Planned projects for 2025 included:
- Telephone and IPTV upgrade;
- Hot water plant upgrade;
- Fire tank/pump upgrade;
- Indoor swimming pool resurfacing;
- Curtain and multi-plug replacements;
- Mattress replacements; and
- Shower door replacements.

The food and beverage strategy was to focus on competitive pricing and quality of food at the onsite restaurants. Seasonal specials and buffets introduced were successful and encouraged more guests to enjoy in-house dining.

Ms Otto concluded by thanking the Board, management team and shareholders for their ongoing support and guidance.

11.2 SHAREHOLDERS' CORRESPONDENCE AND COMMENTS

A shareholder expressed appreciation for the resort's excellent operations and overall appearance. He mentioned that the property looked fantastic and he extended his thanks to all involved in its management and upkeep.

12 IN CLOSING

The Chairman expressed his gratitude to all shareholders, his fellow Directors and the management team for their attendance and participation in the AGM. He acknowledged their continued support and engagement.

There being no further business, the Chairman declared the meeting closed at 10h27.



CHAIRMAN