

# Cabana Beach Share Block Proprietary Limited

Registration No. 1965/004874/07



## Annual Report

for the year ended 31 December 2024





**Cabana Beach Share Block Proprietary Limited**  
**Annual Financial Statements**  
for the year ended 31 December 2024

**COMPANY INFORMATION**

Registration number:	1965/004874/07
Registered address:	Nelson Mandela Square 4th Floor, South Tower Corner 5th and Maude Streets Sandton 2196
Postal address:	Private Bag X200 Bryanston 2021

<b>CONTENTS</b>	<b>PAGES</b>
-----------------	--------------

<b>Chairman's Annual Review</b>	<b>1 – 3</b>
---------------------------------	--------------

<b>Notice of Meeting</b>	<b>4</b>
--------------------------	----------

<b>Form of Proxy</b>	<b>5</b>
----------------------	----------

• Statement of Directors' Responsibility	6
• Declaration by the Company Secretary	6
• Report of the Audit Committee	7
• Report of the Social and Ethics Committee	8 - 9
• Report of the Directors	10 - 11
• Report of the Independent Auditors	12 - 13
• Statement of Comprehensive Income	14
• Statement of Financial Position	15
• Statement of Changes in Equity	15
• Statement of Cash Flows	16
• Notes to the Annual Financial Statements	17 - 24

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

• Detailed Levy Fund Operating Statement	25 - 26
------------------------------------------	---------

<b>Minutes of the Previous Annual General Meeting</b>	<b>27 - 30</b>
-------------------------------------------------------	----------------

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 Cabana Beach Share Block Proprietary Limited, supervised the preparation of the annual financial statements.

# Cabana Beach Share Block Proprietary Limited

Chairman's Annual Review for the Year Ended 31 December 2024

Dear Shareholders,

2024 has been another incredible year for our iconic Cabana Beach Resort ("resort") and as your Chairman, I am extremely pleased to share this year's updates with you. Our resort continues to be a highly sought-after beachfront property. Refurbishments and other improvements have taken the property to an even higher level and standard that seems like no other along the strip. In addition, Lagoon Drive has certainly improved since the completion of the Oceans Mall that offers a luxurious shopping experience directly opposite our resort. The development offers mixed-use development with the construction of the first Radisson Blu Hotel in KwaZulu-Natal, a 29-floor apartment tower block and the anticipated construction of the third residential tower. Massive investment is being injected into the area that also benefits our timesharers whilst on holiday, giving easy accessibility to a larger variety of restaurants, retail and food stores. The fantastic location of Cabana Beach Resort, the well-managed and maintained product and its high standard of facilities and entertainment offered to Shareholders and timeshare guests is consistently being confirmed with the exceptional level of occupancy achieved.

Cabana Beach Resort allows its guests to simply relax and quietly unwind or be entertained with the many exciting activities and entertainment programmes on offer. The tailor-made entertainment programme is designed to not only keep the young children occupied for hours but also offers a wide variety of activities suitable for teenagers and adults, which engages with the entire family. For our newer timesharers, our entertainment programme is operated by Clive Napier Enterprises, and the team is led by the charismatic, knowledgeable and ever so popular Mr Iain Moolman as its Entertainment Manager. Mr Moolman sets the benchmark for all resorts properties offering an entertainment programme in South Africa and he was awarded Ambassador of the Year by the Vacation Ownership Association of Southern Africa ("VOASA") in 2024. We are extremely pleased and proud to have him at our resort and interacting with our guests.

While the beach along the uMhlanga coastline did experience a number of closures in 2024 and the area suffered from some heavy downpours resulting in episodes of flooding, alternative activities were arranged and added to the entertainment programme on site to ensure that our guests were kept entertained and could

still enjoy their holiday. The members of staff at our resort are committed to creating exceptional experiences wherever possible and I think we can all agree that they certainly succeed.

Even though our resort experienced many unavoidable external challenges and was closed from 27 July 2024 until 19 October 2024 for the second phase of the major rooms' refurbishment project, it is remarkable how it continued to receive exceptional recognition and win prestigious awards. Cabana Beach Resort is still recognised as one of TripAdvisor's Travellers' Choice Resorts; it won the Durban Tourism Business Award in the category of Investment; and it won the Vacation Ownership Association of Southern Africa ("VOASA") Award in the categories of Excellence in Refurbishment and Community Upliftment. Our resort maintains its RCI Gold Crown status and 4-Star Tourism Grading. Feedback through various social media platforms consistently highlight overall guest satisfaction with both the property and its facilities and repeated positive comments acknowledge how wonderful our staff members are.

All guest feedback, whether positive or otherwise, is valued and I encourage all Shareholders and guests to complete the surveys sent to them to enable our staff members and the management team to immediately address any issues. The team at Cabana Beach Resort is always happy to hear constructive suggestions and fresh ideas on how to enhance every holiday experience.

## Occupancy

Occupancy for 2024 increased to 90.6% compared to 90% in the prior year. This result excludes the days of closure for Phase 1 and Phase 2 of the major rooms refurbishment project.

## Financial results for the year ended 31 December 2024

The statement of comprehensive income for the year ended 31 December 2024 on page 14 reflects total income, including net finance income, of R93.7m (2023: R87.6m) and total expenditure of R67.7m (2023: R64.4m). The levy surplus for the year after taxation was R24.7m (2023: R21.8m) and was transferred to the reserve for property, plant and equipment that now stands at negative R14.8m (2023: R28.6m).

# Cabana Beach Share Block Proprietary Limited

Chairman's Annual Review for the Year Ended 31 December 2024

## Income

Total income, including net finance income, increased by 7% year-on-year. Net non-levy income included parking revenue, the unclaimed surplus on the sale of repossessed weeks, and rental revenue. Interest income decreased by 19.8% in having to fund the rooms' refurbishment project.

## Expenditure

Total expenditure increased by 5.1% to R67.7m (2023: R64.4m) with major variances recorded as follows:

- **Rooms** increased marginally by 0.5%;
- **Administration and general** increased by 8.8%, largely due to the year-on-year increase of R432k on the provision for repossessed weeks;
- **Electricity, water, and refuse** increased by 0.3% due to the closure of the resort;
- **Repairs and maintenance** increased marginally by 0.7% mainly due to additional maintenance works carried out during the closure of the resort;
- **Capital charges** increased by 6% due to the increase in municipal rates and taxes;
- **Personnel costs** increased by 10.6% due to the filling of staff vacancies since 2023; and
- **Management fees** increased by 6% in line with CPI and in accordance with the management agreement.

## Statement of the financial position

The statement of financial position that is detailed on page 15 together with the related notes thereto, reflects the financial position of Cabana Beach Share Block Proprietary Limited ("the Company").

The reserve for property, plant and equipment decreased to negative R14.8m (2023: R28.6m) while all fixed deposits were cashed out to fund the rooms' refurbishment project (2023: R47m). Cash and cash equivalents increased to R8.4m (2023: R5.3m). Levies receivable increased to R2.1m (2023: R1.7m) whilst levies received in advance increased to R27.4m (2023: R24.2m).

Thank you to all Shareholders who have paid their levy obligation timeously. These funds are invested at favourable rates to benefit the Company and all Shareholders and ensures a healthy and consistent cash flow.

## Capital expenditure

Capital expenditure decreased to R68m (2023: R72.9m) with the major capital expenditure items incurred being:

	R
Rooms' refurbishment	65,452,499
Air conditioners	204,691
Swimming pool	193,130
Kitchen fittings, fixtures and equipment	173,886
Beds replacement	173,844
IT Server	172,870

## Levy budget

The Board examines each item of expenditure on a line-by-line basis and is satisfied that the management team has made every effort to ensure that cost increases were as minimal as possible, without affecting the standards and facilities enjoyed by all Shareholders and guests of our resort. Levies for the following year will be approved in August 2025 and will be communicated to all Shareholders in due course.

## Resort update

As already mentioned, the resort underwent phase 2 of the major rooms' refurbishment project and I am delighted to announce that all 217 units have been completed and look impressive. The final closure phase between 27 July 2024 to 19 October 2024 included much focus on the 6 Penthouse units that now offer a fresh new-look that is more open and an additional guest bathroom. These units have been spectacularly transformed.

The sporting facilities were improved with the conversion of a tennis court to create the very popular padel and pickleball courts. The courts are enjoyed by both the resident guests of our resort and of uMhlanga Sands Resort in an affiliated agreement. In addition to the new courts, the ablution facilities at the sports court area were refurbished. The adult swimming pool was upgraded to a fiberglass finish.

After much heavy rain and flooding in KwaZulu Natal, concerns regarding the state of the three iconic Pine trees at the front of the main building were realised when a horticulturalist confirmed that the trees were unhealthy and posed a safety risk for staff and guests on the property. Following receipt of the specialised opinion and recommendation to fell the trees, the Board after much deliberation, agreed to have them removed during the last closure period to avoid any safety risk and disturbance to both the staff members and guests on the property.

# Cabana Beach Share Block Proprietary Limited

Chairman's Annual Review for the Year Ended 31 December 2024

Something that the Board and management team is looking very forward to in 2025 is the much-anticipated upgrade of our in-house restaurant facilities. Wimpy continues to operate exceptionally well and guests are very happy with the service and offering from this tenant. The space occupied by Bellézar however will be closed and upgraded for occupation by a new tenant, Surf Riders Café. The owner of Surf Riders Café, Mr Jason Caradas, has a well-established and very successful brand that promises to bring an exciting dining experience to both in-house guests, the local community and patrons walking in from the promenade. Surf Riders Café is also set to provide a pet menu for patrons walking their dogs.

## SunSwop and RCI affiliation

SunSwop's affiliation with RCI continues to provide both local and international holiday exchange options for its members.

## Vacation ownership association of South Africa ("VOASA")

For new Shareholders and as a reminder to all, VOASA is a self-regulatory member-based trade association for the shared vacation ownership industry in South Africa. It exists to protect consumer rights and commit to ongoing growth in the timeshare industry in a positive and organized manner. The Company remains a member of VOASA.

## External business

The development of Oceans uMhlanga includes an upgrade to the road infrastructure along Lagoon Drive that will assist the flow of traffic. Construction of the North Tower of Oceans uMhlanga is anticipated to be completed in September 2025. The South Tower is scheduled to commence in 2025 and anticipated to reach completion in 2027. The towers will provide mixed-use occupation as a hotel and a residential building.

Adjacent to Cabana Beach Resort, construction work to extend the Pearl's Mall commenced in 2024 with scheduled completion in early 2025. The extension is said to include studio apartments, staff accommodation and office space.

## Special thanks

The success of our Company and the holiday experiences provided by Cabana Beach Resort requires the reliability and commitment of our Board, management team, staff members and Shareholders. I am proud to be associated with our fantastic resort and I thank every Shareholder for what they too have contributed this past year. Having said that, it would be amiss of me not to mention the tremendous input Cabana Beach received from

Mr. John van Rooyen a former General Manager of the resort who then went on to become a operations director at Southern Sun in charge of timeshare resorts and served on numerous timeshare boards during that time. After his retirement he continued to serve on these boards imparting a wealth of knowledge that can only come from having managed the resort. John has decided to resign as a director to allow for some much-needed home time, and we all thank him for his dedication and invaluable input over many years and wish him the best going forward.

I take this opportunity to personally thank my fellow Directors for their time, energy, professionalism and guidance over the last year. Together, the Board and management team has accomplished a great deal and I am looking forward to what we as a team are yet to achieve. Our management team has been exceptional with its attention to detail, efficient service, passion for our product and for always going the extra mile. Thank you for your dedication and consistent strives to maintain the high standards synonymous with our resort. Whilst mentioning our management team, I extend special thanks to our General Manager Mr Wayne Smith who has lead a strong, very reliable and professional team. He transferred within the Southern Sun Hotels division in February 2021 and returned to the Southern Sun Resort portfolio, as General Manager of Cabana Beach Resort. Mr Smith was reassigned in October 2024 and transferred to Hazyview to share his expertise with another phenomenal property. Although Mr Smith is greatly missed, I wish him very well in his new post as General Manager of Sabi River Sun Resort. I am sure that he will add exceptional value to the team there as well.

We have welcomed Mr Antony Larsen, who transferred from uMhlanga Sands Resort and stands strong as our new General Manager. He brings a wealth of experience in the hospitality industry, having worked in both the hotels and resorts divisions. The Board and I are confident that Mr Larsen will continue the good work of senior management and maintain the high standards and exceptional experiences that all Shareholders and guests have grown accustomed to. We look forward to many successful years ahead.

## Closing

In closing, I invite you all to attend our AGM on 14 August 2025 however, should you find yourself unable to attend, please complete the form of proxy included on page 5 of this annual report.



**William ("Bill") Liebenberg**  
Chairman

**Cabana Beach Share Block  
Proprietary Limited**  
Registration Number: 1965/004874/07  
("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 **Thursday, 14 August 2025 at 12h00 at uMhlanga Sands Resort, 44 Lagoon Drive, uMhlanga** for the purposes 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 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, 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 also included in the annual financial statements 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 is hereby re-appointed as independent auditors of the Company until the conclusion of the next AGM of the Company.

**3. Election of Directors**

The Board is limited by the Memorandum of Incorporation ("MOI") to not less than three and not more than seven Directors in number. It would facilitate secretarial procedures if **nominations for the appointment of those Directors representing the timesharers be received by no later than 12h00 on Tuesday, 12 August 2025 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 Ms Anthea Faulds 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 Mr William Liebenberg 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 2.3: Resolved as an ordinary resolution that Mr Robert More 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 2.4: Resolved as an ordinary resolution that Mr Ajith Ramsarup 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 2.5: Resolved as an ordinary resolution that Mr Anthony Ridl 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 2.6: Resolved as an ordinary resolution that Mr Jacob Weihmann 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 Ms Anthea Faulds 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 Mr Ajith Ramsarup 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. Approval of 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**

Special resolution 1:

***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.

It is noted that an amount of R8,000 for non-executive Directors' fees was approved at the previous AGM for the year until 14 August 2025. Resolved as a special resolution that the increased fee of 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 of the Company and as members of sub-committees, per meeting or cluster of meetings, in respect of the period from 15 August 2025 until the next AGM of the Company and tabled at the meeting at which this resolution was proposed, be and is hereby approved.

Subject to the provisions of the 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 Friday, 15 August 2025 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 Shareholders' voting rights is Thursday, 7 August 2025.**

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 12h00 on Tuesday, 12 August 2025. A form of proxy is enclosed on page 5 for this purpose.**

By order of the Board  
Southern Sun Secretarial Services Proprietary Limited  
8 May 2025



**Cabana Beach Share Block  
Proprietary Limited**  
Registration Number: 1965/004874/07  
("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 **Thursday, 14 August 2025 at 12h00 at uMhlanga Sands Resort, 44 Lagoon Drive, uMhlanga.**

**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
<b>Ordinary resolution 1: Appointment of auditors</b>			
<b>Ordinary resolution 2: Election of Directors</b>			
2.1 Anthea Faulds			
2.2 William Liebenberg			
2.3 Robert More			
2.4 Ajith Ramsarup			
2.5 Anthony Ridl			
2.6 Jacob Weihmann			
<b>Ordinary resolution 3: Appointment of Audit Committee</b>			
3.1 Anthea Faulds			
3.2 Ajith Ramsarup			
3.3 Anthony Ridl			
<b>Ordinary resolution 4: Insured value of property</b>			
<b>Special resolution 1: Non-executive Directors' fees (R8,500)</b>			

Signed at ..... this ..... day of ..... 2025

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 12h00 on Tuesday, 12 August 2025.**

# Cabana Beach Share Block Proprietary Limited

Statement of Directors' Responsibility for the Year Ended 31 December 2024

The Directors and management are responsible for the preparation, integrity and fair presentation of the annual financial statements of Cabana Beach Share Block Proprietary Limited. The annual financial statements presented on pages 14 to 24 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 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 and 13.

## Approval of annual financial statements

The annual financial statements set out on pages 14 to 24 were approved by the Directors on 8 May 2025 and are signed by:



**WH Liebenberg**  
Chairman



**AB Ramsarup**  
Director (Chairman - Audit Committee)

## Declaration by the Company Secretary

I hereby confirm in my capacity as Company Secretary of Cabana Beach Share Block Proprietary Limited, that for the year ended 31 December 2024, 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.



**MJ Mahloe**  
For Southern Sun Secretarial Services Proprietary Limited



# Cabana Beach Share Block Proprietary Limited

Report of the Audit Committee for the Year Ended 31 December 2024

The Audit Committee has pleasure in submitting this report as required by 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 members of the Audit Committee comprise three non-executive Directors being Ms Anthea Faulds, Mr Ajith Ramsarup (Chairman) and Mr Anthony Ridl.

## 2. Frequency of meetings

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

## 3. Attendance

The external auditors, in their capacity as auditors to the Company, attend and report to the meetings of the Audit Committee. Relevant senior managers attend the meeting by invitation.

## 4. Duties of the Audit Committee

The work of the Audit Committee during the year focussed on:

- 4.1 evaluating the independence and effectiveness of the external auditors, the fees and terms of engagement;
- 4.2 ensuring that the appointment of the audit firm complies with the provision of the Companies Act and any other legislation relating to the appointment of auditors;
- 4.3 approving external and internal audit plans;
- 4.4 determining, subject to the provisions, the nature and extent of any non-audit services that the auditors may provide to the Company;
- 4.5 reviewing prospective accounting standards' changes;
- 4.6 evaluating financial reporting procedures;
- 4.7 reviewing and recommending to the Board for approval, the annual financial statements;
- 4.8 assessing the internal control environment, particularly in relation to the systems on internal financial controls; and
- 4.9 performing such other oversight functions as may be determined by the Board.

## 5. Independence of external auditors

The Audit Committee is satisfied that the external auditors are independent of the Company, as set out in Section 94(8) of the Companies Act and that requisite assurance is provided by the auditors that internal governance processes within the audit firm both support and demonstrate its claim to independence.



AB Ramsarup  
Chairman  
8 May 2025

# Cabana Beach Share Block Proprietary Limited

## Report of the Social and Ethics Committee

The Social and Ethics Committee ("the Committee") of Cabana Beach Share Block Proprietary Limited is a statutory Committee that is governed by the South African Companies Act 71, of 2008, guided by King IV, and includes all other responsibilities allocated to it by the Board.

### Composition and functioning

The Committee comprises two Directors namely Mr Robert More and Mr Jaco Weihmann. I serve as an additional Committee member and act as chair of the Committee.

The Committee meets twice a year and holds comprehensive meetings, adequately discussing its various responsibilities. All Board members are welcome to attend the meetings and staff members greatly assist the Committee wherever possible.

### Role of the committee

The Committee's responsibilities include monitoring the Company's activities with regards to: social and economic development; good corporate citizenship; environmental health and public safety; consumer relations; as well as labour and employment.

### Social and economic development

The Committee endeavors to assist various initiatives and outreach programmes in its local community. The year 2024 recorded some exciting initiatives within the following four pillars:

#### Youth:

- Sahara Shelter, Phumula Children's Home and St Martin's School: The Committee donated food, toys, written-off linen, and carried out some general maintenance at the properties; and
- Reach For A Dream Foundation: Cabana Beach Resort ("the resort") hosted terminally ill children and their families. The "Dreamers" were able to fulfil their dream of either visiting the beach or spending a day at uShaka Marine World.

#### Aged:

- Elders' Voice KZN: In addition to ongoing support and supplies donated to various other organisations, the Committee donated written-off linen to the organisation that provides home-based care, equipment, and clinical services to the elderly with minimal to no financial or physical support.

### Abused/abandoned animals:

- Feral Cat Association: The Committee continued its support by contributing monthly food donations, providing access to a storage and rehabilitation room; as well as homing 8 stray cats at the resort through a rehabilitation programme. The onsite cats are very popular amongst many of our long-standing guests; and

- Three rescued Terrapin Turtles and a Black Swan were adopted by the resort towards the end of 2022 and live happily in the duck pond area, with the Macaws. The Macaws are still a popular attraction at the resort and situated at the entrance to the foyer, this is a wonderful spot where many guests stop to greet the birds and take photos.

### Environment:

- Both staff members and guests took part in beach clean-up events and garden walks, and celebrated annual events such as Arbor Week, World Oceans Day and Earth Hour, to name but a few. Guest activities were adapted around environmental initiatives such as: borehole and municipal water tasting testing on World Water Day; a trip to the Mangrove Forest on World Wetlands Day; switching off all non-essential lighting and hosting a braai during Earth Hour.

### Corporate citizenship - CSI/sustainability

The Committee considers its potential and responsible impact on areas such as social, cultural and the environment, as well as how it can support ongoing sustainability. Local Corporate Social Investment ("CSI") initiatives are not only supported through donations of time and written-off operating equipment, but through training and guidance to support the various initiatives and endeavour to help sustain the initiative.

In addition to what has already been noted, other initiatives celebrated included the CANSA Shavathon; Slipper Day; Mandela Day; and Flip Flop Friday. The CANSA Shavathon was hosted by the resort; Slipper Day raised funds for the Reach For A Dream Foundation; and Flip Flop Friday raised funds for the Childhood Cancer Foundation of South Africa ("CHOC"). To celebrate Mandela Day, staff made food packages in aid of the Rise Against Hunger campaign. The commemorated days received participation from staff members, tenants of the resort as well as guests, with many staff members donating their personal time and resources to help raise funds for the initiatives close to their hearts.

### Environmental health and public safety

The Committee closely monitors the resort's consumption of energy and water and ensures that its waste programmes are effective in contributing towards its goal of sustainability. The resort has recorded a great reduction in water and energy consumption as well as the relative saving in financial costs over the year, mainly through improved management and more influence on routine processes, the use of equipment, and close monitoring of the live consumption tracking system. Management is immediately alerted to any deviation from the targets set and can address any issue as soon as possible before a loss can be incurred. Many water and energy-saving initiatives has contributed immensely to overall savings. The borehole operates well and supplies a superior quality of water to the property. The yield creates an exceptional reduction in consumption and wastage of municipal-supplied water and in addition, backwashed water while flushing the borehole system is stored for use around the property, predominantly for irrigation purposes and for cleaning the refuse area.

# Cabana Beach Share Block Proprietary Limited

## Report of the Social and Ethics Committee

The resort's waste management programme is tracked by Don't Waste Services through an online system. With initial waste separation and recycling being of key importance, guests and staff members are continuously reminded and encouraged to follow better environmental practices and to positively contribute towards the recycling process whilst on the property. The resort reduces, reuses and recycles as much waste as possible and both the Board and management team is very proud to record that 64% of overall waste was recycled this past year. This achievement is extremely high in our industry and it shows the resort's firm goal in progressing towards a zero-waste-to-landfill objective.

The Organisational Resilience Management System ("ORMS"), implemented by the Southern Sun Group through all its properties, is a comprehensive management system that records, plans and implements systems relating to fire protection, safety, security, business continuity, environmental impact, risk analysis and the effects of each on the business. The team continues to excel in these audits.

### Guest relations and correspondence

Guest feedback is crucial and it is therefore greatly welcomed. Feedback received through various social media platforms such as Facebook, Google Reviews, Tripadvisor and Guest Revu is closely monitored, investigated and responded to immediately.

Staff members consistently provide exceptional experiences to all who holiday at Cabana Beach Resort and as testament to that, the resort received the Tripadvisor's Travellers' Choice Award, the RCI Gold Crown Award and was recognised through the Vacation Ownership Association of Southern Africa ("VOASA") Awards, having received 1st place in the category of Excellence in Community Upliftment and 2nd place in Excellence in Refurbishment. The resort was also recognised within the Durban Tourism Business Awards programme, having received the Exceptional Achievement Award in the category of Investment. Our immensely popular and charismatic Entertainment Manager, Mr Iain Moolman, was recognised and awarded the esteemed Ambassador of the Year.

The resort proudly maintains its 4-star rating through the Tourism Grading Council of South Africa.


### Labour, employment relations, training and BBBEE

As the most valued asset of the Company, there is sustained effort to provide upskilled training for the development of each staff member. The training programme offered by the Southern Sun Training Academy not only helps staff to be more proficient in their current roles but it also assists them in growing their responsibilities to further their personal aspirations. The academy incorporates many self-driven development programmes as well as a host of on-line and remote learning opportunities.

The availability of platforms such as Go 1, Microsoft Office Teams and Zoom affords staff members an opportunity to attend an even wider array of courses at a more economical cost. Training generally covers topics such as computer skills and knowledge, self-help tools, policies and procedures, as well as leadership and management skills.

The resort is linked to the BBBEE rating of the Southern Sun Group and it holds a Level One Contributor certificate.

In closing, I thank all who contribute to the success of this Committee and all who facilitate the wonderful and heart-warming contributions made on behalf of the Committee.



**Antony Larsen**  
Chairman



# Cabana Beach Share Block Proprietary Limited

Report of the Directors for the Year ended 31 December 2024

The Directors present their annual report of the Company for the year ended 31 December 2024.

## 1 Business activity

The Company owns the land and buildings known as Cabana Beach 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 are 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 share block Shareholders to make loans to the Company; and
3. Obligations on share block 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 major repairs to property, plant and equipment have been charged annually against this amount. Before providing for property, plant and equipment additions and replacements, a surplus of R24,654,462 (2023: R21,772,340) was transferred to the reserve for property, plant and equipment.

No dividends have been declared during the year and none are recommended (2023: 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:

AL Faulds *	(Alternate: RN Dickson - Appointed 15 February 2024)
WH Liebenberg	Chairman
RA More ^	
AB Ramsarup *	
AN Ridl *	(Alternate: MN Ridl)
JPF van Rooyen ^	(Resigned: 24 January 2025)
JL Weihmann ^	

\* 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:

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

# Cabana Beach Share Block Proprietary Limited

Report of the Directors for the Year Ended 31 December 2024

## 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.

# Cabana Beach Share Block Proprietary Limited

Report of the Independent Auditors

## To the Shareholders of Cabana Beach Share Block Proprietary Limited

### Opinion

We have audited the financial statements of Cabana Beach Share Block Proprietary Limited ("the Company") set out on pages 14 to 24, which comprise the statement of financial position as at 31 December 2024, 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 Cabana Beach Share Block Proprietary Limited as at 31 December 2024, 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 "Cabana Beach Share Block Proprietary Limited Annual Report for the year ended 31 December 2024", 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.



# Cabana Beach Share Block Proprietary Limited

## Report of the Independent Auditors

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

30 June 2025

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

# Cabana Beach Share Block Proprietary Limited

Statement of Comprehensive Income for the Year Ended 31 December 2024

	Note	2024 R	2023 R
<b>Income</b>		<b>89 983 334</b>	<b>82 940 925</b>
Levy income		<b>84 653 295</b>	<b>78 681 148</b>
Other income		<b>5 330 039</b>	<b>4 259 777</b>
<b>Expenses</b>		<b>(67 690 375)</b>	<b>(64 385 074)</b>
Levy surplus before interest and taxation	3	<b>22 292 959</b>	<b>18 555 851</b>
<b>Finance income</b>	4	<b>3 739 311</b>	<b>4 661 873</b>
Levy surplus before taxation		<b>26 032 270</b>	<b>23 217 724</b>
<b>Income tax expense</b>	5	<b>(1 377 808)</b>	<b>(1 445 384)</b>
<b>Levy surplus for the year</b>		<b>24 654 462</b>	<b>21 772 340</b>

# Cabana Beach Share Block Proprietary Limited

Statement of Financial Position as at 31 December 2024

	Note	2024 R	2023 R
<b>ASSETS</b>			
<b>Current assets</b>			
Trade and other receivables	6	20 631 823	17 682 967
Levies receivable	10	2 095 820	1 710 383
Fixed deposits held with bank	11	-	47 000 000
Cash and cash equivalents	12	8 394 333	5 256 882
<b>Total current assets</b>		<b>31 121 976</b>	<b>71 650 232</b>
<b>Total assets</b>		<b>31 121 976</b>	<b>71 650 232</b>
<b>EQUITY</b>			
<b>Capital and reserves</b>			
Share capital	9	400 000	400 000
Reserve for property, plant and equipment	7	(14 787 994)	28 568 588
<b>Total equity</b>		<b>(14 387 994)</b>	<b>28 968 588</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Trade and other payables	8	15 253 973	17 057 000
Levies received in advance	13	27 432 805	24 179 260
Current tax liabilities		2 823 192	1 445 384
<b>Total current liabilities</b>		<b>45 509 970</b>	<b>42 681 644</b>
<b>Total liabilities</b>		<b>45 509 970</b>	<b>42 681 644</b>
<b>Total equity and liabilities</b>		<b>31 121 976</b>	<b>71 650 232</b>

## Statement of Changes in Equity for the Year Ended 31 December 2024

	Note	2024 R	2023 R
<b>Share capital</b>			
Ordinary shares at the beginning of the year and at year-end	9	400 000	400 000
<b>Reserve for property, plant and equipment</b>			
At the beginning of the year		28 568 588	79 687 369
Levy surplus for the year		24 654 462	21 772 340
Property, plant and equipment additions and replacements during the year	7	(68 011 044)	(72 891 121)
At year-end		(14 787 994)	28 568 588



# Cabana Beach Share Block Proprietary Limited

Statement of Cash Flows for the Year Ended 31 December 2024

	2024 R	2023 R
<b>Cash flow from operating activities</b>		
Levy surplus before taxation	26 032 270	23 217 724
Adjustments for		
Interest received	(3 739 311)	(4 661 873)
Net surplus before working capital changes	22 292 959	18 555 851
Changes in working capital		
Movement in levies receivable	(385 437)	524 737
Movement in trade and other receivables	(2 948 856)	13 007 096
Movement in levies received in advance	3 253 545	(340 439)
Movement in trade and other payables	(1 803 027)	6 992 427
Cash flows from operating activities	20 409 184	38 739 672
Interest received	3 739 311	4 661 873
Tax paid	-	(1 724 420)
Net cash inflow from operating activities	24 148 495	41 677 125
<b>Cash flow from investing activities</b>		
Property, plant and equipment additions and replacements	(68 011 044)	(72 891 121)
Movement in fixed deposits held with bank	47 000 000	35 000 000
Net cash outflow from investing activities	(21 011 044)	(37 891 121)
<b>Net movement in cash and cash equivalents</b>	(3 137 451)	3 786 004
Cash and cash equivalents at the beginning of the year	5 256 882	1 470 878
<b>Cash and cash equivalents at year-end</b>	<b>8 394 333</b>	<b>5 256 882</b>

# Cabana Beach Share Block Proprietary Limited

Notes to the Annual Financial Statements for the Year Ended 31 December 2024

## 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 term deposits 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.

# Cabana Beach Share Block Proprietary Limited

Notes to the Annual Financial Statements for the Year Ended 31 December 2024

## 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 is 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 replacement of movable property, plant and equipment, are financed out of levies from the 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 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.

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.

# Cabana Beach Share Block Proprietary Limited

Notes to the Annual Financial Statements for the Year Ended 31 December 2024

## 2 Financial risk management (continued)

### Credit risk

Credit risk arises from bank balances and amounts due by 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.

# Cabana Beach Share Block Proprietary Limited

Notes to the Annual Financial Statements for the Year Ended 31 December 2024

	2024 R	2023 R
<b>3 Levy surplus before interest and taxation</b>		
The levy surplus before interest and taxation is stated after taking into account the following:		
Employee costs		
Salaries, wages and benefits	14 824 366	13 417 121
Contributions to retirement funds	851 901	750 734
Management fees	4 248 339	4 006 980
Audit fees	249 177	236 186
Internal audit, legal and professional fees	48 385	63 322
Other operating expenses	47 468 207	45 910 731
	<b>67 690 375</b>	<b>64 385 074</b>
<b>4 Finance income</b>		
Interest income earned on fixed deposits, call deposits and current account	<b>3 739 311</b>	<b>4 661 873</b>
<b>5 Income tax expense</b>		
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	<b>1 377 808</b>	<b>1 445 384</b>
A reconciliation of the taxation charge is not considered appropriate as share block companies are only liable for taxation on the Company's net non-levy income.		
<b>6 Trade and other receivables</b>		
Trade receivables (refer note 15)	691 056	697 644
Other receivables (refer note 15)	1 348 746	1 187 152
Interest receivable	29 570	645 917
Prepayments	18 562 451	15 152 254
	<b>20 631 823</b>	<b>17 682 967</b>
<b>7 Reserve for property, plant and equipment</b>		
At the beginning of the year	28 568 588	79 687 369
Levy surplus for the year	24 654 462	21 772 340
	<b>53 223 050</b>	<b>101 459 709</b>
Property, plant and equipment additions and replacements during the year	<b>(68 011 044)</b>	<b>(72 891 121)</b>
At year-end	<b>(14 787 994)</b>	<b>28 568 588</b>

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 approved capital expenditure of R3,200,720 for 2025 (2023: R65,555,252). There were capital commitments made for R1,006,068 at year-end (2023: R95,228).

The 2024 year-end reserve balance closed on a negative R14,787,994 due to the Directors approving the refurbishment over a shorter 2-year period to maximise cost-saving benefits. At year-end, levies raised and received in advance amounted to R27,432,805 that adequately covers the negative reserve.



# Cabana Beach Share Block Proprietary Limited

Notes to the Annual Financial Statements for the Year Ended 31 December 2024

	2024 R	2023 R
<b>8 Trade and other payables</b>		
Trade payables (refer note 15)	6 231 369	9 187 553
Other payables		
Accruals	2 961 411	2 994 952
Provision for auditor's remuneration	248 683	233 724
SARS - Vat	2 856 661	2 667 034
Sundry payables (refer note 15)	2 955 849	1 973 737
	<b>15 253 973</b>	<b>17 057 000</b>
<b>9 Share capital</b>		
<b>Authorised and issued</b>		
40,000,000 Class "A" ordinary shares of 1 cent each	<b>400 000</b>	<b>400 000</b>
<b>10 Levies receivable</b>		
Levy debtors	1 545 026	1 680 683
Reposessed debtors	766 360	33 691
Provision for reposessed debtors	(215 566)	(3 991)
Opening balance	(3 991)	(224 289)
Movement	(211 575)	220 298
	<b>2 095 820</b>	<b>1 710 383</b>
<b>11 Fixed deposits held with bank</b>		
Fixed deposits held with bank	-	47 000 000
<b>12 Cash and cash equivalents</b>		
Bank balances	8 385 733	5 248 282
Cash on hand	8 600	8 600
	<b>8 394 333</b>	<b>5 256 882</b>
<b>13 Levies received in advance</b>		
Levies received in advance	<b>27 432 805</b>	<b>24 179 260</b>

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

## 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.

# Cabana Beach Share Block Proprietary Limited

Notes to the Annual Financial Statements for the Year Ended 31 December 2024

	2024 R	2023 R
<b>14 Property, plant and equipment (continued)</b>		
Land and buildings comprise the following property:		
Lots 623, 637 and 643, Umhlanga Rocks Township, Kwa-Zulu Natal with buildings thereon, known as Cabana Beach Resort. The Company has granted to the eThekweni Municipality, a beach amenity servitude over the property.		
Land and buildings were originally purchased for R7,623,913 and are not recognised. Although the Company has legal title to the property, it effectively only owns the bare dominium over the property that is considered to be of no value. The property is currently valued by the municipality at R372,500,000 for rates purposes. There are no bonds on the property.		
<b>15 Related party transactions</b>		
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	104 571	48 029
Rental pool	434 860	402 946
Management fee	4 248 339	4 006 980
Central accounting and levy collection fees	3 610 064	3 408 669
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 fee	2 712 932	2 476 645
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	(75 274)	(84 540)
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	(69 393)	(63 238)
Secretarial fees on repossessed debtors - SRMS	115 043	89 478
During the year, the Company concluded 2 bulk deals with SunSwop, selling repossessed weeks in order to reduce the number of repossessed weeks and to secure future levy collection. Sunswop purchased 76 repossessed weeks from the Company for R407,632 and 50 repossessed weeks from the Company for R601,596 (2023: purchased 102 repossessed weeks from the Company for R875,060 and 63 repossessed weeks from the Company for R594,781).		
During the financial year the Company paid the following SSHI internal charges:		
Administration - Information technology, tenancing, industrial relations, training, etc	1 052 953	946 065
Training related	9 889	13 276
Frequent guest loyalty program	19 075	12 525

# Cabana Beach Share Block Proprietary Limited

Notes to the Annual Financial Statements for the Year Ended 31 December 2024

	2024 R	2023 R	
<b>15 Related party transactions (continued)</b>			
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.			
Due (to)/by SSHI and its subsidiaries:			
Included in trade receivables (refer note 6)	8 095	-	
Included in other receivables (refer note 6)	-	104 920	
Included in trade payables (refer note 8)	(1 261 938)	(2 713 599)	
Included in sundry payables (refer note 8)	(84 120)	-	
	<b>(1 337 963)</b>	<b>(2 608 679)</b>	
Balances due (to)/by the following entities, related through common directorship, are as follows:			
Umhlanga Sands Share Block Proprietary Limited - included in trade receivables (refer note 6)	7 169	-	
Umhlanga Sands Share Block Proprietary Limited - included in sundry payables (refer note 8)	(815)	(28 091)	
	<b>6 354</b>	<b>(28 091)</b>	
The Company received rental income from SST for the letting of office space:			
Rental income - SST	<b>(170 778)</b>	<b>(158 598)</b>	
SSHI owns weeks in the Company as follows:			
	<b>Number of weeks</b>	<b>Levies paid</b>	<b>Levies received in advance</b>
		<b>R</b>	<b>R</b>
SunSwop (a division of SSHI) - 2024 shareholding	537	3 497 520	692 110
SunSwop (a division of SSHI) - 2023 shareholding	411	2 127 080	353 520
The following entities, related through common directorship, own weeks in the Company as follows:			
	<b>Number of weeks</b>	<b>Levies paid</b>	<b>Levies received in advance</b>
		<b>R</b>	<b>R</b>
<b>2024 - shareholding</b>			
AL Faulds - Dream Vacation Club	597	4 977 650	947 100
AB Ramsarup - The Leisure Holiday Club	163	1 307 900	493 460
AN Ridl - Club Leisure Group	675	5 496 180	1 263 360
<b>2023 - shareholding</b>			
AL Faulds - Dream Vacation Club	596	4 602 050	922 840
AB Ramsarup - The Leisure Holiday Club	163	1 215 120	461 020
AN Ridl - Club Leisure Group	676	5 166 510	2 017 320

# Cabana Beach Share Block Proprietary Limited

Notes to the Annual Financial Statements for the Year Ended 31 December 2024

	2024 R	2023 R
<b>16 Directors' emoluments</b>		
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.		
Directors' emoluments paid for the year:		
AL Faulds	16 000	32 000
RN Dickson	16 000	-
WH Liebenberg	32 000	32 000
RA More	32 000	32 000
AB Ramsarup	32 000	32 000
AN Ridl	32 000	32 000
JPF van Rooyen	24 000	32 000
JL Weihmann	32 000	32 000
MN Ridl	-	-
	<b>216 000</b>	<b>224 000</b>

# Cabana Beach Share Block Proprietary Limited

Unaudited Supplementary Schedules to the Annual Financial Statements  
Detailed Levy Fund Operating Statement for the Year Ended 31 December 2024

	2024 R	2023 R
<b>INCOME</b>		
Levies	84 653 295	78 681 148
Rental pool	762 246	688 150
Short-term rentals	856 854	382 772
Proceeds on sale of capital assets	624 024	299 833
Net non-levy income		
- parking, telephone, rentals and penalties, etc	3 086 915	2 889 022
	<b>89 983 334</b>	<b>82 940 925</b>
<b>EXPENDITURE</b>		
<b>Rooms expenses</b>		
Guest entertainment and DSTV	2 677 657	2 627 274
Guest supplies	881 103	1 006 791
Laundry	2 780 111	2 785 123
Personnel costs - outside services	6 590 457	6 645 978
Pest control	32 888	42 644
Plants and decorations	1 422	2 490
Printing and stationery, including reception	363 287	374 451
Rental expense - equipment and other - storage boxes	62 746	22 031
Replacement of cutlery, crockery, linen, towels, uniforms, etc	1 084 004	932 806
Security and banking services	2 828 901	2 779 725
	<b>17 302 576</b>	<b>17 219 313</b>
<b>Administration and general</b>		
Audit fees		
- current year	248 683	233 724
- expenses prior year	494	2 462
Bank charges	21 613	22 379
Central accounting and levy collection fees	3 610 064	3 408 669
Corporate social initiatives	30 567	38 978
Credit card commission	310 370	274 022
Directors' emoluments	216 000	224 000
Information technology costs	1 778 692	1 587 555
Insurance		
- premium	1 431 463	1 311 843
- excess	3 963	-
Internal audit	-	61 833
Legal fees	8 983	(27 300)
Licences and permits	268 301	240 405
Loss on repossessed debtors	(7 438)	169 418
Marketing	41 059	174 266
Postage	2 974	2 904
Professional fees	39 402	28 789
Provision for repossessed debtors	211 575	(220 298)
Railage, cartage and hire transport	(17)	8 678
Security - banking services		
Subscriptions	153 527	142 895
Telephone	39 416	45 189
Travel - management and Directors	83 375	49 276
Vehicles - fuel and oil	29 557	50 865
	<b>8 522 623</b>	<b>7 830 552</b>



# Cabana Beach Share Block Proprietary Limited

Unaudited Supplementary Schedules to the Annual Financial Statements  
Detailed Levy Fund Operating Statement for the Year Ended 31 December 2024

	2024 R	2023 R
<b>Electricity, water and refuse</b>		
Electric bulbs	39 200	9 394
Electricity	5 517 088	4 259 605
Generator fuel	191 629	1 056 061
Refuse	334 899	322 472
Water	256 699	675 743
	<b>6 339 515</b>	<b>6 323 275</b>
<b>Repairs and maintenance</b>		
Air-conditioning	69 799	54 726
Buildings and elevators	513 820	471 310
Electrical and mechanical	227 222	314 862
Tools	4 022	5 702
Furniture, fixtures and vingcard	131 988	166 792
Gardens and grounds	647 701	629 767
Generator	32 055	-
Major repairs and maintenance	352 038	406 079
Office machines - maintenance contracts	21 323	11 375
Painting and redecorating	2 944	66 992
Plumbing and heating	143 842	154 740
Room care	202 498	75 985
Swimming pool cleaning and repairs	82 305	56 908
Vehicles	2 392	2 157
	<b>2 433 949</b>	<b>2 417 395</b>
<b>Capital charges</b>		
Municipal rates and sewerage	13 167 106	12 419 704
	<b>13 167 106</b>	<b>12 419 704</b>
<b>Personnel costs</b>		
Rooms	8 505 494	7 720 045
Administration and general	4 163 194	3 819 890
Repairs and maintenance	3 007 579	2 627 920
	<b>15 676 267</b>	<b>14 167 855</b>
<b>Management fee</b>	<b>4 248 339</b>	<b>4 006 980</b>
<b>Total expenditure</b>	<b>67 690 375</b>	<b>64 385 074</b>
Excess of income over expenditure before finance cost and taxation	<b>22 292 959</b>	<b>18 555 851</b>
<b>Finance income</b>		
Interest income	<b>3 739 311</b>	<b>4 661 873</b>
Excess of income over expenditure before taxation	<b>26 032 270</b>	<b>23 217 724</b>
<b>Taxation</b>		
Current year	<b>1 377 808</b>	<b>1 445 384</b>
	<b>1 377 808</b>	<b>1 445 384</b>
Excess of income over expenditure after taxation for the year transferred to reserve for property, plant and equipment	<b>24 654 462</b>	<b>21 772 340</b>

# Cabana Beach Share Block Proprietary Limited

## MINUTES OF THE ANNUAL GENERAL MEETING OF SHAREHOLDERS FOR THE YEAR ENDED 31 DECEMBER 2023 HELD ON THURSDAY 19 SEPTEMBER 2024 AT 13H00 AT UMHLANGA SANDS RESORT UMHLANGA

### 1 WELCOME AND PREAMBLE

The Chairman of the Company Mr William ("Bill") Liebenberg was unable to attend this meeting in person and had requested that Mr Anthony Ridl, chair this Annual General Meeting ("AGM") of the Company on his behalf. Mr Ridl was duly elected Acting Chairman of this meeting.

The Acting Chairman welcomed all Shareholders present in person and online through the Microsoft Office Teams platform. He noted that the share block's Directors in attendance were: Mr Robert More; Mr Ajith Ramsarup; himself Mr Anthony Ridl; and Mr Jacob ("Jaco") Weihmann. In addition to the Chairman, Ms Anthea Faulds and Mr Johannes ("John") van Rooyen were unable to attend and had also tendered apologies. He then advised that members of Senior Management, the Company Secretariat team, and an audit firm representative were present.

### 2 QUORUM

A number of Shareholders had tendered apologies for the meeting and had submitted forms of proxy for voting purposes. The Acting Chairman noted that 5,987,218 ordinary shares were represented in person and by proxy at the start of this meeting and that this constituted a quorum of 14.97% of the Company's issued share capital. With the required quorum being present, being at least 3 Shareholders present and holding at least 5% of the share capital, the Acting Chairman declared the meeting duly constituted.

### 3 NOTICE OF MEETING

All Shareholders present consented that the notice of meeting dated 9 May 2024 be and is hereby taken as read.

### 4 VOTING

The Acting Chairman informed the meeting that voting for each resolution would be conducted by means of a show of hands. For the resolutions to be carried 50% of total votes exercised must be in favour of an ordinary resolution and 60% of total votes exercised must be in favour of a special resolution.

### 5 ADOPTION OF ANNUAL FINANCIAL STATEMENTS AND REPORTS

#### ORDINARY RESOLUTION 1

Ordinary resolution 1 as set out in the notice convening the meeting, related to the receipt and adoption of the Annual Financial Statements and accompanying reports contained in the annual report of the Company for the financial year ended 31 December 2023. No questions or comments were recorded, and it was unanimously RESOLVED that the Annual Financial Statements for the year ended 31 December 2023 be and are hereby adopted.

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

#### ORDINARY RESOLUTION 2

Ordinary resolution 2 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 was unanimously RESOLVED that BDO be and is hereby appointed as the independent auditors of the Company for the ensuing year's audit.

### 7 DIRECTORS

In terms of the Company's Memorandum of Incorporation ("MOI") the Board was limited to no more than 7 Directors. The Directors who retired at this meeting were however eligible and available for re-election. No additional nominations had been received to date and no nominations were presented from the floor.

The Acting Chairman proposed that the meeting take ordinary resolution 3.1 to 3.7 as outlined in the notice of this AGM in the annual report as read and proposed that the meeting vote for all the eligible Directors en bloc.

# Cabana Beach Share Block Proprietary Limited

There was no objection recorded against the proposed en bloc voting or to the re-election of any of the current Directors and it was unanimously RESOLVED that Ms Anthea Faulds, Mr Bill Liebenberg, Mr Robert More, Mr Ajith Ramsarup, Mr Anthony Ridl, Mr John van Rooyen and Mr Jaco Weihmann be and are hereby re-elected as a Director of the Company.

## 8 APPOINTMENT OF AUDIT COMMITTEE

In terms of the Company's MOI, the Company was required at each AGM to appoint an Audit Committee comprising at least 3 members. As with the election of the Directors, the Acting Chairman proposed that the meeting take ordinary resolution 4.1 to 4.3 as outlined in the notice of this AGM in the annual report as read and proposed that the meeting vote for the Audit Committee members en bloc.

There was no objection recorded against the proposal for en bloc voting or to the re-appointment of any of the current members and it was unanimously RESOLVED that Ms Anthea Faulds, Mr Ajith Ramsarup and Mr Anthony Ridl be and are hereby re-appointed as a member of the Company's Audit Committee.

## 9 INSURED VALUE OF PROPERTY

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 R952,395,098. This resulted in an approximate year-on-year increase of 10.3%. (Buildings were valued at R833,815,070 and furniture, fittings and equipment at R118,580,028). It was unanimously RESOLVED that the insured value of the property be and is hereby approved at R952,395,098.

## 10 NON-EXECUTIVE DIRECTORS' FEES

### SPECIAL RESOLUTION 1

Special resolution 1 related to the approval of the fees payable to non-executive Directors for their services as a Director. The Acting Chairman advised that Directors' fees had not increased for the past 5 years and was not recommended for increase for the year ahead. It was unanimously RESOLVED that in terms of the provisions of Section 66(9) of the Companies Act 71 of 2008 that R8,000 (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 20 September 2024 until the next AGM of the Company, be and is hereby approved.

## 11 OTHER BUSINESS

### 11.1 SHAREHOLDERS' CORRESPONDENCE

The General Manager of Cabana Beach Resort, Mr Wayne Smith, read out correspondence that was received from a Shareholder online, noting that:

- peak and off-peak periods required different levies; and
- she was unhappy with the new cupboards installed to the 2-sleeper Cabanas, and that Shareholders should have been consulted before approving the design.

In response, the Acting Chairman explained that the share block Company had been structured with peak and off-peak timeshare periods since commencement of operations and that this breakdown could be referred to in the Company's MOI for clarity. Peak timeshare periods held higher levies as the resort housed more occupants per room, had more guests using the facilities on the property and there was larger consumptions of water, electricity and various amenities. Peak periods accommodated more families while off-peak periods mainly accommodated couples. Additional activities were also added to the entertainment programme during peak periods and both security services as well as the complement of staff increased to accommodate the higher demand of services and facilities. The Acting Chairman noted that some establishments that did not include a peak and non-peak levy structure, had since changed to assign a higher levy for costs during peak periods. It was the fairest allocation of costs.

In respect to the refurbishment project, the Acting Chairman advised that it would be impossible for all Shareholders to have input on designs and each project. The management team and Board would address any problems and rectify what needed to be done, however Shareholders voted for a Board of Directors to assist and make decisions on their behalf.

Mr Smith advised that Shareholders' correspondence received prior to the meeting included a concern for the safety of residents and the resort's access control measures, as well as a request for additional television channel information.

# Cabana Beach Share Block Proprietary Limited

The Acting Chairman noted that the correspondence had been shared with the Board prior to the AGM and stated that some food and beverage delivery services were already restricted and that the Board was discussing additional security measures for the safety of all residents. Mr Smith noted that residents were requested to wear armbands to highlight who was permitted on site and that other guest delivery services would be further restricted.

With regards to the televisions not showing channel information, the Acting Chairman noted that the televisions were linked through a hospitality DSTV package with a certain bouquet of channels made available for viewing. While the package did not allow for channel information to be viewed on screen, management would provide a QR code for guests to download the DSTV channel guide to their smart devices.

A Shareholder online enquired about the temperature of the swimming pools. Mr Smith shared that there had been challenges with the heat pump and occasions when the temperature of the water was unsatisfactory, however an additional heat pump was recently installed to improve the facility and resolve the matter.

## 11.2 GENERAL MANAGER'S PRESENTATION AND REPORT OF THE SOCIAL AND ETHICS COMMITTEE

Mr Smith shared that 2023 included two major events for the team of Cabana Beach Resort, first being the completion of phase 1 of the major refurbishment project and the second being the property's 50th anniversary and celebrating events over a 50-day period between 11 August and September 2023. A video was placed on the resort's Facebook page, sharing interviews with various key persons involved in the property and showing changes made to the building over the years. It was heartwarming for longstanding guests and staff who experienced all the changes to share the moments with their families.

Together with a slideshow presentation, Mr Smith followed with an overview of the following achievements, projects and results during the 2023 year:

- Total occupancy: 90% excluding the closure periods;
- Phase 1 of rooms refurbishment: 103 units completed in 2023;
- Phase 2 of rooms refurbishment: In progress from 27 July 2024 to 18 October 2024;
- Annual levy increment: 7.6% (2023: 6.5%);
- Tourism Grading: Awarded 4-Stars;
- RCI: Awarded Gold Crown status;
- BBBEE status: Level One Contributor;
- Compliance with comprehensive Southern Sun procurement policies;
- Training and development of staff members;
- Long service: Staff recognized for 20 years;
- Organisational Resilience Management Services ("ORMS") audit: 97.5%;
- Savings in consumption of energy and water;
- Total recyclable waste: 50%;
- Landscape audit: 85%; and
- Guest satisfaction feedback: GuestRevu at 93%; RCI 93%; Tripadvisor 95% and Google Reviews at 93%.

Corporate Social Investment ("CSI") included:

- Phumula Children's Home: entertained and sponsored a lunch of hot dogs on Nelson Mandela Day;
- Rise Against Hunger: packed food parcels on Mandela Day;
- VN Naik School for the Deaf: entertained the pupils on Mandela Day;
- Reach for a Dream: hosted Dreamers where possible;
- St Jude Retirement Home: donated written-off linen;
- Beach clean-ups: Weekly event;
- Created awareness and educated about the environment in which the property stands;
- Introduced a weekly garden walk to the entertainment programme, for guests to learn about the plants and trees on the property, visit the herb garden, learn about the animals and bird life, and be shown the bee hive, bug hotel, recycling system as well as the critical borehole system;
- Environmental Initiatives: recognized and celebrated World Bee Day, World Environmental Week and Arbor Week;
- Feral Cat Foundation: homed cats and birds;
- Rehabilitated the black swans;
- Adopted the Macaws;
- Childhood Cancer Foundation South Africa ("CHOC"): participated in fundraising events;
- Reach for a Dream Foundation: participated in fundraising events; and
- Recycling: recycled bottle caps into art.

# Cabana Beach Share Block Proprietary Limited

Mr Smith presented images and feedback on the following property improvements and upgrades:

- Creation of volleyball court in the Boma forest area;
- Upgrade of faux lawn and tiling around the family swimming pool;
- Inclusion of showers at the beach entrance to the resort;
- Inclusion of a pool table and table tennis by the timeshare braai area;
- Inclusion of additional seating at the adult swimming pool;
- Creation of bricked stage platform at the adult swimming pool for entertainment events;
- Conversion of tennis court to padel and pickleball court. This facility was extremely popular;
- Completion of phase 1 of the rooms refurbishment programme. The upgrade was a dramatic improvement to the resort and reinvestment into the value of the timeshare product at Cabana Beach Resort; and
- Re-tiling of passages to match the new lift lobby areas.

Changes to the staff component included the promotion of Ms Samashni Maduray from Guest Services Manager to Deputy General Manager from April 2023; appointment of Ms Thabile Zikalala as Guest Services Manager from June 2023; and promotion of Mr Sakhiseni Buthelezi from Guest Services Attendant to Reservationist from November 2022. The previous Deputy General Manager Ms Louise Otto was promoted to General Manager of Beacon Island Resort in Plettenberg Bay.

External updates over the past year included:

- The Oceans development – road works were now completed with a double lane on either side of Lagoon Drive, easing and improving traffic flow;
- Whalebone Pier: temporary closure of the very popular and iconic landmark in uMhlanga for additional mosaic artwork and painted artwork to the sides of the pier;
- Hawker shelters: installation of new shelters along Lagoon Drive to protect the licensed traders from the elements; and
- Water crisis: unstable water supply within the uMhlanga area. Many properties had been reliant on water tankers or back up facilities and residents were strongly urged to use water sparingly. While the area suffered great disruption, there was minimal disruption to guests of the resort due to the additional water supply from the borehole.

Mr Smith proudly presented an old photograph from the 1980's of the resort and its surrounding area with minimal buildings in view.

## 12 THANKS

The Acting Chairman advised that Mr Smith would soon transfer to Sabi River Sun Resort as its General Manager and that he would be replaced by Mr Antony Larsen, whom Shareholders may know as General Manager of uMhlanga Sands Resort. Mr Smith would hand over a very well-managed and maintained resort that was functioning optimally and embrace new challenges and exciting experiences at his new resort. The Board wished Mr Smith well and both welcomed and wished Mr Larsen well for the new venture.

## 13 CLOSURE

The Acting Chairman recorded appreciation for the Southern Sun management team as the entire team looked after the property as well as the timeshare experience for Shareholders. Cabana Beach Resort and its sister resort uMhlanga Sands Resort were very well-run properties and ranked very high in demand.

The Acting Chairman thanked all for attending this meeting and there being no further business, declared the meeting closed at 13h45.



Chairman





