

# Drakensberg Sun Hotel Share Block Proprietary Limited

Registration No. 1967/007156/07

## Annual Report

for the year ended 31 December 2024

**Drakensberg Sun Hotel Share Block Proprietary Limited**  
**Annual Financial Statements**  
for the year ended 31 December 2024

**COMPANY INFORMATION**

Registration number: 1967/007156/07

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

Postal address: Private Bag X200  
Bryanston  
2021

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The 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 Drakensberg Sun Hotel Share Block Proprietary Limited, supervised the preparation of the annual financial statements.

# Drakensberg Sun Hotel Share Block Proprietary Limited

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

On behalf of the Board of Directors of Drakensberg Sun Hotel Share Block ("the Company") and in my position as your Chairman, I am delighted to share feedback on the operations of the Company for the 2024 year.

Drakensberg Sun Resort consistently offers our Shareholders, exchange guests, and visitors exceptional holiday experiences, and this is evidenced through the guest feedback surveys received. Our staff members consistently deliver great service and help Drakensberg Sun Resort ("the resort") to maintain its high standards in what it offers, how a holiday makes a person feel, and extends the invitation to return for a stay in the future. All who visit the resort are able to enjoy a memorable holiday experience, of either taking part in many activities on offer, or to simply relax and take in the splendor of the surrounding mountains. Drakensberg Sun Resort continues to be one of the most sought-after holiday destinations in Southern Africa.

I am grateful for the valuable contributions made by my fellow Directors over the past year, and for the attention to detail and great efforts made by our managing agent, Southern Sun.

The onsite management team has seen positive changes, with local properties working together and trying their best to regularly repair the main road, but unfortunately the high level of traffic and increased rainfall has made this a challenging exercise. Nevertheless, our management team in collaboration with local civic organisations continues to apply pressure on the municipality to expedite the necessary and urgent road repairs. Fortunately for our staff members and guests, the road from the turnoff towards our property is easier to maintain and is in a much better condition. I extend my gratitude to our managing agent, Southern Sun, and its team for the guidance and perseverance in this matter.

## Projects and upgrades completed in 2024

### Refurbishment of apartments

The refurbishment of the apartments is progressing steadily and to date, 21 apartments have been completed. Guest feedback has been overwhelmingly positive, with many guests praising the new design and level of comfort. The larger appliances have been particularly well-received, especially by long-stay guests who find them better-suited to their needs. The Board extends its appreciation to the design and technical teams for the dedication to making this project a success, and to the management team

for facilitating the project's execution. The Board also thanks the guests affected during the works for their understanding and for putting up with the unavoidable noise during the construction phases. I am confident that the improvements made thus far will enhance your overall holiday experience.

### Maintenance and infrastructure improvements

Two bridges that were washed away due to heavy downpours and flooding were rebuilt to ensure ease of access to various parts of the property and to allow water to flow freely.

The old jetty was replaced to ensure smoother and safer access to boats for all water activities.

### Recreational additions

The trout population in the dam was increased and trout fishing is well received by many guests. Fly fishing is popular amongst enthusiasts.

### Other enhancements

A great draw card in addition to the mountainous landscape is our heated swimming pool facility. The swimming pool and surrounding area underwent a refurbishment during the year and looks great. It continues to be a favourite facility for guests to relax and enjoy the mountain views as well as take part in family fun through the entertainment programme.

### Restoration of access to the Blue Grotto Trail

Additional directional signage has been added to ensure that guests stay on the designated trail route and for added safety and precautionary measures, ropes have been strung in areas where the incline or decline of the path is steep. The management team is vigilant, and staff walk the trails often to ensure that guests and visitors are safe. Improvements are made wherever necessary.

The safety of all on the property is of paramount importance and while mentioning the trails, I take this opportunity to remind everyone that it is strongly discouraged that hikers go out onto the trails alone. Whether you are new to hiking or a well-versed hiker, you are requested to notify the entertainment desk as you leave the resort and you are requested to sign back in upon your return. This safety precaution is taken very seriously so that a search party knows where to look for

# Drakensberg Sun Hotel Share Block Proprietary Limited

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

you should an unforeseen event take place while you are out on a walk or hike. Please liaise with the staff at the entertainment desk to help make your walk or hike an enjoyable and trouble-free experience.

## Financial position

I assure you that the Board of Directors closely reviews all income and expenditure, and that much deliberation takes place at each meeting on how to further reduce expenditure and find ways to improve sources of income for the Company. The management team has been tasked to consistently: improve and extend marketing channels to grow the sales and rentals of the apartment units; work in conjunction with the chalets and hotel entity on the property for additional rentals and sales; and to approach current and new markets to attract entertainment, sporting events and other business not only to the resort but to the area.

## Occupancy

Occupancy for 2024 decreased to 85.5% (2023: 86%). Should you find yourself unable to utilise your designated timeshare week, you could deposit your week with the SunSwop team for an exchange into the resort at another time or into another resort property, either locally or internationally.

## Financial results for the year ended 31 December 2024

The statement of comprehensive income as set out on page 13 of the annual financial statements reflects income and expenditure of the Company in a summarised format. The detailed levy fund operating statement that is not audited and is presented as supplementary information only, appears on pages 24 and 25.

The statement of comprehensive income for the year 31 December 2024 reflects total income including net finance income of R17.9m (2023: R17.2m) and total expenditure of R14.3m (2023: R14.4m). The levy surplus after taxation was R3.4m (2023: R2.6m) and this has been transferred to the reserve for property, plant and equipment. Below is a more detailed review of variances in income and expenditure.

## Income

Total income increased by 4% year-on-year.

## Expenditure

Total expenditure of R14.3m (2023: R14.4m) reflected a decrease of 1% year-on-year and a detailed review of the expenditure is recorded below:

- **Rooms** increased by 1% compared to prior year due to the annual increase in the security contract;
- **Administration and general** remained flat primarily due to a decrease in the provision for repossessed debtors, an increase in insurance premiums and a higher loss on sale of repossessed debtors;
- **Electricity, water and refuse** decreased by 30% due to less frequent episodes of load shedding and a lower consumption of generator diesel;
- **Repairs and maintenance** decreased by 7% due to fewer servicing required of the generators, and the prior year having included costs to repair the fire damage to the Cathkin building; and
- Corporate charges increased by 11% due to the annual increase in rates and taxes.

## Statement of financial position

The statement of financial position as detailed on page 14 together with the related notes thereto, reflects the financial position of the Company. The reserve for property, plant and equipment decreased to R8m (2023: R8.2m) and cash and cash equivalents decreased to R1.7m (2023: R2.5m), while fixed deposits held with bank increased to R10.3m (2023: R9.6m) levies received in advance increased to R5m (2023: R4.3m); and levies receivable increased to R971k (2023: R927k).

The Company incurred capital expenditure of R3.6m (2023: R6.1m) in respect of the following major projects:

	R
• Apartments refurbishment	3,194,361
• Apartments equipment	104,869
• IT Infrastructure	76,243

## Levy budget

As already alluded, the Board examines each item of expenditure on a line-by-line basis and has been satisfied that the management team makes every effort to ensure that cost increases are as minimal as possible, without affecting the standards and facilities enjoyed by all timesharers and guests. Levies for the upcoming year will be approved in August 2025 and will be communicated to all Shareholders in due course.

# Drakensberg Sun Hotel Share Block Proprietary Limited

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

## **Vacation ownership association of Southern 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 commits to ongoing growth within the timeshare industry in a positive and organised manner. The Company remains a member of VOASA.

## **Sunswop and RCI affiliation**

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

## **Surrounding developments**

I confirm that neither the Board, nor the management team is aware of any new land claims having been lodged, or any advancement regarding any existing claims.

## **In closing**

You can also be assured that our Company is well run and is financially sound. It is strongly supported by the management team of Southern Sun. I am confident that Directors, Shareholders and guests will continue to receive the attention to detail and great service that the management team has always provided at Drakensberg Sun Resort.

Staff continuously go the extra mile for timesharers and guests, and I thank all staff members for their friendliness, willingness to help and enthusiasm in all that they do.

I extend sincerest thanks and appreciation to my fellow Directors and to the management team for the focus, knowledge, professional guidance and passionate approach to the Company over this past year. I welcome all Shareholders to attend our forthcoming Annual General Meeting to not only approve the required resolutions but to raise and share any issues or concerns. Should you however find yourself unable to attend, please complete and return the form of proxy enclosed on page 5 of this annual report.

I wish you all a prosperous and successful year ahead.

A handwritten signature in black ink, which appears to be 'P. Pienaar', written in a cursive style.

**Peter Pienaar**  
Chairman

**Drakensberg Sun Hotel Share Block  
Proprietary Limited**  
Registration Number: 1967/007156/07  
("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 **Friday, 15 August 2025 at 11h30 at uMhlanga Sands Resort, 44 Lagoon Drive, uMhlanga** for the purpose of considering the following business to be transacted and if deemed fit, passing with or without amendment the ordinary and special resolutions set out hereunder, and considering any other matters raised by Shareholders at the AGM.

**1. Presentation of annual financial statements of the Company including reports of the Directors, independent auditors, Audit Committee and Social and Ethics Committee for the year ended 31 December 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"). In terms of clause 21.1 of the MOI, at each AGM all Directors representing the 'C' Class Shareholders shall retire. The Chairman and Directors representing the 'A', 'B', 'D', 'E' and 'F' Class Shareholders shall remain in office until they resign or become disqualified from holding office. The 'C' Class Shareholders shall be entitled to appoint three Directors. **It would facilitate secretarial procedures if nominations for the appointment of those Directors representing the 'C' Class Shareholders be received by no later than 11h30 on Wednesday, 13 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 Louise McMillan 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 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; and

Ordinary resolution 2.3: 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.

**4. Appointment of Audit Committee**

Ordinary resolution 3.1: 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 3.2: Resolved as an ordinary resolution that Mr Anthony Ridl be and is hereby appointed as a member of the Company's Audit Committee in terms of the Company's MOI.

**5. Insured value of the property**

Ordinary resolution 4: Resolved as an ordinary resolution 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 R4,240 for non-executive Directors' fees was approved at the previous AGM for the year until 15 August 2025. Resolved as a special resolution the increased fees of R4,500 (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 16 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 South African Companies Act 71, of 2008, no business shall be transacted at any AGM unless a quorum of Shareholders is present at the time when the meeting proceeds to business. The quorum at any AGM shall be no less than three Shareholders present holding at least five percent (5%) of the share capital and voting rights personally or by proxy, and who are entitled to be exercised at the meeting.

In the event of a quorum not being present within half an hour of the appointed time for the meeting to begin, the AGM will be automatically adjourned for one business day, to Monday, 18 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 Shareholder's voting rights is Friday, 8 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 11h30 on Wednesday, 13 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**  
**7 May 2025**

**Drakensberg Sun Hotel Share Block  
Proprietary Limited**  
Registration Number: 1967/007156/07  
("the Company")

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Nelson Mandela Square  
4th Floor, South Tower  
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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 **Friday, 15 August 2025 at 11h30, 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:</b> Appointment of auditors			
<b>Ordinary resolution 2:</b> Election of Directors			
2.1 Louise McMillan			
2.2 Ajith Ramsarup			
2.3 Anthony Ridl			
<b>Ordinary resolution 3:</b> Appointment of Audit Committee			
3.1 Ajith Ramsarup			
3.2 Anthony Ridl			
<b>Ordinary resolution 4:</b> Approval of Insured value of property			
<b>Special resolution 1:</b> Non-executive Directors' fees (R4,500)			

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 11h30 on Wednesday, 13 August 2025.**

# Drakensberg Sun Hotel 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 Drakensberg Sun Hotel Share Block Proprietary Limited. The annual financial statements presented on pages 13 to 23 have been prepared in accordance with the IFRS for SMEs Accounting Standard and in the manner required by the South African Companies Act 71, of 2008.

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

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

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

The going concern basis has been adopted in preparing the 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 11 to 12.

## Approval of annual financial statements

The annual financial statements set out on pages 13 to 23 were approved by the Directors on 7 May 2025 and are signed by:



**PM Pienaar**  
Chairman



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

## Declaration by the Company Secretary

I hereby confirm in my capacity as Company Secretary of Drakensberg Sun Hotel 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 Mahloele**  
For Southern Sun Secretarial Services Proprietary Limited

# Drakensberg Sun Hotel 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 two Directors being Mr Ajith Ramsarup (Chairman) and Mr Anthony Ridl as well as a Director of Drakensberg Sun Chalets Share Block Proprietary Limited, Mr Brent Dickson.

## 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 attended and reported to the meetings of the Audit Committee. Relevant senior managers attended the meetings by invitation.

## 4. Duties of the Audit Committee

The work of the Audit Committee during the year focused 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, or a related 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  
7 May 2025

# Drakensberg Sun Hotel Share Block Proprietary Limited

Report of the Social and Ethics Committee for the Year Ended 31 December 2024

The Social and Ethics Committee ("the Committee") of Drakensberg Sun Hotel 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 the responsibilities allocated to it by the Board.

## Composition and functioning

The Committee comprises mainly four Directors from both the Drakensberg Sun Chalets and the Drakensberg Sun Hotel Share Block Boards, namely: myself Ms Louise McMillan; Mr Peter Pienaar; Mr Johannes ("John") van Rooyen; and Ms Marike Van Wyk. Mr van Rooyen served on the Committee until his resignation from the Board of Drakensberg Sun Chalets Share Block effective 24 January 2025. Mr Pranesh Sukhdeo also served on the Committee until he too resigned as Director and transferred to another Southern Sun managed resort in Umhlanga, effective 13 November 2024.

Comprehensive meetings are held at least twice a year and the staff of Drakensberg Sun Resort assist the Committee greatly by taking part in many activities and report back to the Committee at each meeting.

## Role of the committee

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

## Social and economic development

The Committee has a strong regard for corporate citizenship that highlights its social, cultural, environmental responsibility and sustainability of the initiative. Local corporate social investment initiatives are supported generally through donations of time and written-off operating equipment. Some local organisations in turn recycle and/or reuse the donated items for the benefit of its beneficiaries.

The Committee is pleased to note that the general manager and deputy general manager of Drakensberg Sun are members of the Central Drakensberg Experience. This membership ensures that Drakensberg Sun Resort takes a leading role in tourism and tourism-related decisions that can impact the local and surrounding areas.

Goals set for 2025 are to: maintain commitment in training and developing staff members; expand recycling initiatives; and improve outreach programmes by engaging more with the local community and being involved in other collaborations.

## Corporate citizenship

The Committee endeavours to support organisations and initiatives in the resort's local community and through donations of accommodation prize letters, food and beverage prize letters, written-off linen, food parcels and so on, equivalent to R98,190.

## Environmental health and public safety

The Committee ensures that the resort's energy, water, and waste programmes are effective and that they contribute towards its sustainable goals. Energy and water consumption is monitored through live-tracking software that records consumption levels through a series of online meters. The system alerts management when consumption occurs outside of the designated and set target areas and management is then able to proactively address any anomalies before wastage can occur. The system allows for the tracking of trends and places emphasis on using the resort's resources during optimal periods of the day. The implementation of this management resource has contributed greatly over the years to savings both in the resort's usage of utilities and contributing costs.

The resort contracts with WasteCo to responsibly manage the resort's waste and recycling programme. General waste is disposed of in a licensed landfill site while glass, cans, plastic, paper and cardboard is sorted and recycled through other reputable companies.

A 24-hour medical assistance service is available to all staff and guests of Drakensberg Sun Resort. This service offers medical advice and responds to emergencies relating to medical, violence, fire, flooding and other natural disasters.

The organisational resilience management system implemented by Southern Sun throughout all its properties, is a comprehensive recording system of data and statistics relating to fire protection, safety, security, business continuity, environmental impact, risk analysis, and the impact that these areas have on the business. The management system is audited internally by staff members on a quarterly basis and by the risk department of Southern Sun on an annual basis.

The trails at Drakensberg Sun Resort have been awarded the much-coveted Green Flag Trail status. The Committee is extremely proud of this achievement as the international accreditation enhances public awareness and confidence in the trails. The accreditation is a useful tool to market the trails as the accreditation notes that the trails receive regular and ongoing management and care; they show updated and accurate trail data; they reduce impact on the local environment; and any risk associated with each trail option is identified.

## Guest relations and correspondence

The Committee and management team of the resort values guest feedback to improve service delivery and business operations wherever possible. In addition to being able to interact with staff members and the management team on site, feedback may be communicated through an electronic guest satisfaction survey called GuestRevu, as well through online platforms such as Tripadvisor, Google Review and RCI.

## Labour and employment relations

The Company complies with the Labour Relations Act of South Africa. All staff members are treated fairly, and engagement is frequently monitored. The resort's staff members are one of the most valued assets of Drakensberg Sun Resort and for this reason, the management team assists in training and developing staff members to improve their self-confidence and to guide them in achieving their full potential. The internal training programmes available are generally provided by the Southern Sun training department.

As part of the Southern Sun Resorts portfolio, Drakensberg Sun Resort proudly holds a Level One BBBEE certification.

## Strategic issues



Louise McMillan  
Chairperson

# Drakensberg Sun Hotel 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 Drakensberg Sun Resort that comprises a hotel and an apartment timesharing scheme. The apartments are utilised by the "C" Class Shareholders on a timeshare basis with 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.

The "A", "B" and "D" Class Shareholders have the right of use of the hotel property excluding the timesharing apartments and the business portion.

The "E" Class Shareholders have the exclusive right of use of the business portion of the Drakensberg Sun Hotel buildings.

The "F" Class Shareholders have the exclusive right of use of the land and buildings on the property, excluding the Drakensberg Sun Hotel buildings.

## 2 Financial results

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

In accordance with the provisions of the Share Blocks Control Act and in common with other timeshare operations in South Africa, the Company has since its inception as a share block company, raised an annual levy making a provision for the maintenance and upkeep of the property. Asset replacement costs and additions to property, plant and equipment have been charged annually against this amount. Before providing for property, plant and equipment additions and replacements, a surplus of R3,406,484 (2023: R2,551,579) was transferred to the reserve for property, plant and equipment.

No dividend has 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 hotel buildings and their 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:

### Representing "A", "B", "D", "E" and "F" Class Shareholders

PJ Boshoff	(Alternate SJ Croft)
DA Park	
PM Pienaar ^	Chairman
P Sukhdeo ^	(Resigned: 13 November 2024)
M van Wyk ^	(Appointed: 13 November 2024)

# Drakensberg Sun Hotel Share Block Proprietary Limited

Report of the Directors for the Year Ended 31 December 2024

## 5 Directors and secretary (continued)

### Representing "C" Class Shareholders

LE McMillan ^

AB Ramsarup \*

AN Ridl \* (Alternate MN Ridl)

\* Audit Committee members

^ Social and Ethics Committee members

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

#### Business:

Nelson Mandela Square  
4th Floor, South Tower  
Corner 5th and Maude Streets  
Sandton  
2196

#### Postal:

Private Bag X200  
Bryanston  
2021

## 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.

# Drakensberg Sun Hotel Share Block Proprietary Limited

Report of the Independent Auditors

## To the Shareholders of Drakensberg Sun Hotel Share Block Proprietary Limited

### Opinion

We have audited the financial statements of Drakensberg Sun Hotel Share Block Proprietary Limited (the company) set out on pages 13 to 23, 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 Drakensberg Sun Hotel 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 "Drakensberg Sun Hotel 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.

# Drakensberg Sun Hotel 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

10 June 2025

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

# Drakensberg Sun Hotel Share Block Proprietary Limited

Statement of Comprehensive Income for the Year Ended 31 December 2024

	Note	2024 R	2023 R
<b>Income</b>		<b>16 904 965</b>	16 147 500
Levy income		16 654 385	15 578 329
Other income		250 580	569 171
<b>Expenses</b>		<b>(14 293 736)</b>	(14 417 661)
Levy surplus before interest and taxation	3	2 611 229	1 729 839
<b>Finance income</b>	4	<b>972 802</b>	1 037 610
Levy surplus before taxation		3 584 031	2 767 449
<b>Income tax expense</b>	5	<b>(177 547)</b>	(215 870)
<b>Levy surplus for the year</b>		<b>3 406 484</b>	2 551 579

# Drakensberg Sun Hotel 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	2 653 737	2 217 342
Levies receivable	10	970 807	927 218
Fixed deposits held with bank	11	10 326 245	9 589 299
Cash and cash equivalents	12	1 671 848	2 522 900
<b>Total current assets</b>		<b>15 622 637</b>	<b>15 256 759</b>
<b>Total assets</b>		<b>15 622 637</b>	<b>15 256 759</b>
<b>EQUITY</b>			
<b>Capital and reserves</b>			
Share capital	9	6 500	6 500
Reserve for property, plant and equipment	7	7 979 202	8 216 365
<b>Total equity</b>		<b>7 985 702</b>	<b>8 222 865</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Trade and other payables	8	2 474 384	2 586 939
Levies received in advance	13	5 017 438	4 255 162
Current tax liability		145 113	191 793
<b>Total current liabilities</b>		<b>7 636 935</b>	<b>7 033 894</b>
<b>Total liabilities</b>		<b>7 636 935</b>	<b>7 033 894</b>
<b>Total equity and liabilities</b>		<b>15 622 637</b>	<b>15 256 759</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	6 500	6 500
<b>Reserve for property, plant and equipment</b>			
At the beginning of the year		8 216 365	11 728 585
Levy surplus for the year		3 406 484	2 551 579
Property, plant and equipment additions and replacements during the year	7	(3 643 647)	(6 063 799)
At year-end		7 979 202	8 216 365

# Drakensberg Sun Hotel 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	3 584 031	2 767 449
Adjustments for		
Interest received	(972 802)	(1 037 610)
Net surplus before working capital changes	2 611 229	1 729 839
Changes in working capital		
Movement in levies receivable	(43 589)	(30 568)
Movement in trade and other receivables	(436 395)	1 215 389
Movement in levies received in advance	762 276	(672 062)
Movement in trade and other payables	(112 555)	(25 073)
Cash flows from operating activities	2 780 966	2 217 525
Interest received	972 802	1 037 610
Tax paid	(224 227)	(212 631)
Net cash inflow from operating activities	3 529 541	3 042 504
<b>Cash flow from investing activities</b>		
Property, plant and equipment additions and replacements	(3 643 647)	(6 063 799)
Movement in fixed deposits held with bank	(736 946)	4 029 549
Net cash outflow from investing activities	(4 380 593)	(2 034 250)
<b>Net movement in cash and cash equivalents</b>	(851 052)	1 008 254
Cash and cash equivalents at the beginning of the year	2 522 900	1 514 646
<b>Cash and cash equivalents at year-end</b>	<b>1 671 848</b>	<b>2 522 900</b>

# Drakensberg Sun Hotel 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 were 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.

# Drakensberg Sun Hotel 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.

Sundry revenue is recognised when it is earned.

## 1.7 Provisions

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

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

## 1.8 Equity

Ordinary shares are classified as equity.

## 1.9 Current taxes

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

## 1.10 Retirement benefits

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

## 2 Financial risk management

### Capital management

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

# Drakensberg Sun Hotel Share Block Proprietary Limited

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

## 2 Financial risk management (continued)

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

### Credit risk

Credit risk arises primarily 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 weeks 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.

# Drakensberg Sun Hotel 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	3 886 792	3 506 604
Contributions to retirement funds	225 904	227 862
Management fees	1 142 851	1 067 480
Audit fees	87 439	92 971
Other operating expenses	8 950 750	9 522 744
	<b>14 293 736</b>	<b>14 417 661</b>
<b>4 Finance income</b>		
Interest income earned on fixed deposits, call deposits and current account	<b>972 802</b>	<b>1 037 610</b>
<b>5 Income tax expense</b>		
Provision is made for Company taxation on the net non-levy income of the "C" Class 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>177 547</b>	224 227
Prior year (over)/under provision	-	(8 357)
	<b>177 547</b>	<b>215 870</b>
A reconciliation of the tax charge is not considered appropriate as share block companies are only liable for tax on the Company's net non-levy income.		
<b>6 Trade and other receivables</b>		
Trade and other receivables (refer note 15)	<b>94 674</b>	47 602
Prepayments	<b>2 260 360</b>	1 995 474
Interest receivable	<b>298 703</b>	174 266
	<b>2 653 737</b>	<b>2 217 342</b>
<b>7 Reserve for property, plant and equipment</b>		
At the beginning of the year	<b>8 216 365</b>	11 728 585
Levy surplus for the year	<b>3 406 484</b>	2 551 579
	<b>11 622 849</b>	<b>14 280 164</b>
Property, plant and equipment additions and replacements during the year	<b>(3 643 647)</b>	(6 063 799)
At year-end	<b>7 979 202</b>	<b>8 216 365</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 for 2025 of R6,406,442 (2023: R6,881,663). There were capital commitments made for R440,941 at year-end (2023: R99,815).

# Drakensberg Sun Hotel 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)	30 539	1 633
Accruals	363 479	215 006
Provision for auditor's remuneration	45 945	43 181
SARS - Vat	376 392	398 786
Sundry payables (refer note 15)	356 203	229 474
Drakensberg Sun Hotel Proprietary Limited (refer note 15)	1 301 826	1 698 859
	<b>2 474 384</b>	<b>2 586 939</b>
<b>9 Share capital</b>		
<b>Authorised and issued</b>		
33,360 - "A" Class ordinary shares of 1 cent each	334	334
33,360 - "B" Class ordinary shares of 1 cent each	334	334
72,228 - "C" Class ordinary shares of 1 cent each	722	722
7,344 - "D" Class ordinary shares of 1 cent each	73	73
3,000 - "E" Class ordinary shares of 1 cent each	30	30
500,708 - "F" Class ordinary shares of 1 cent each	5 007	5 007
	<b>6 500</b>	<b>6 500</b>

## Voting rights

The shares have equal voting rights.

## Dividends

Only the "F" Class Shareholders have the right to dividends.

## "E" class shares

The holders of the "E" Class shares may require the holders of the "C" Class shares to:

- purchase an undivided share in all the "E" Class shares and the relevant linked loan obligations.
- accept the cession and assignment of an undivided share of the holder of the "E" Class shares rights and obligations in terms of the "E" Class use agreement.

## "C" class shares

In terms of the various use agreements the "A", "B" and "D" Class shares may be re-classified as "C" Class shares on the conversion of the respective accommodation to timeshare.

## Winding-up

In terms of the Memorandum of Incorporation, should the Company be wound up and have funds remaining for distribution to shareholders, after paying all liabilities other than the loan obligation, the liquidator shall obtain a separate valuation for the land on the one hand and the hotel buildings on the other.

The balance available for distribution will be distributed as follows:

An amount equal to the value of the land will be distributed to the holders of the "F" Class shares. The balance will be distributed to the holders of the other classes of shares. Such distribution will be deemed to firstly discharge the Shareholders loan obligations and thereafter, a liquidation dividend.

# Drakensberg Sun Hotel Share Block Proprietary Limited

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

	2024 R	2023 R
<b>10 Levies receivable</b>		
Levy debtors	382 039	470 827
Reposessed debtors	4 546 193	3 499 017
Provision for reposessed debtors	(3 957 425)	(3 042 626)
Opening balance	(3 042 626)	(1 932 085)
Movement	(914 799)	(1 110 541)
	<b>970 807</b>	<b>927 218</b>
<b>11 Fixed deposits held with bank</b>		
Fixed deposits held with bank	<b>10 326 245</b>	<b>9 589 299</b>
<b>12 Cash and cash equivalents</b>		
Bank balances	<b>1 671 848</b>	<b>2 522 900</b>
<b>13 Levies received in advance</b>		
Levies received in advance	<b>5 017 438</b>	<b>4 255 162</b>

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

## 14 Property, plant and equipment

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

Land and buildings comprise the following property:

The remainder of Sub 4 of the farm Driefontein No. 1389, Development Area of Driefontein, KwaZulu Natal, and the farm Stijlberg No. 7283, County of Weenen, KwaZulu Natal.

Land and buildings were originally purchased for R22,052,939 and are not recognised because 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 R68,182,000 for rates purposes. There are no bonds on the property.

The holders of the "F" Class shares have an option to purchase a portion of the land and buildings for R14,400,000.

## 15 Related party transactions

The operations of the Company are managed by Southern Sun Hotel Interests Proprietary Limited ("SSHI"). The Company is charged the following fees in terms of the management agreement:

Short-term rentals	20 502	35 824
Rental pool	59 932	44 791
Management fee	1 142 851	1 067 480
Central accounting and levy collection	283 764	264 626

# Drakensberg Sun Hotel 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>		
Southern Sun Timesharing Proprietary Limited ("SST") is the accredited rental and resale services provider. During the financial year the Company (received)/paid the following fee in terms of the management agreement:		
Commission on resale and rental of weeks - SST	(4 353)	259
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	(6 853)	(1 703)
Secretarial fees on repossessed debtors - SRMS	19 174	21 304
During the financial year the Company paid the following SSHI internal charges:		
Administration - Information technology, procurement, etc	286 711	257 615
During the year, the Company concluded a bulk deal with SunSwop (a division of SSHI), selling usage of mid-week occupation of repossessed weeks in order to reduce accumulated debt on the weeks. Sunswop purchased mid-week occupation usage of 140 repossessed weeks from the Company for R322,000 (2023: purchased mid-week occupation usage of 80 repossessed weeks from the Company for R160,000).		
Most costs of the Drakensberg Sun Resort, including costs in terms of contracts negotiated on behalf of members of the Southern Sun Group, are initially incurred by Drakensberg Sun Hotel Proprietary Limited. The portion of costs applicable to the Company is recovered via a current account. The balance of the current account is as follows:		
Amount owing (to)/from SSHI and its subsidiaries:		
Included in trade payables (refer note 8)	(30 539)	(1 632)
Included in sundry payables (refer note 8)	(735)	(50 719)
Drakensberg Sun Hotel Proprietary Limited (refer note 8)	(1 301 826)	(1 698 859)
Included in trade and other receivables (refer note 6)	732	-
	<b>(1 332 368)</b>	<b>(1 751 210)</b>
Balances due (to)/by the following entities, related through common directorship, is as follows:		
Drakensberg Sun Chalets Share Block Proprietary Limited - included in trade and other receivables (refer note 6)	<b>46 582</b>	<b>26 128</b>

	Number of weeks	Levies paid R	Levies received in advance R
SSHI owns weeks in the Company as follows:			
SunSwop (a division of SSHI) - 2024 shareholding	19	226 060	72 890
SunSwop (a division of SSHI) - 2023 shareholding	19	211 250	68 670

# Drakensberg Sun Hotel Share Block Proprietary Limited

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

	2024 R	2023 R
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## 15 Related party transactions (continued)

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

	Number of weeks	Levies paid R	Levies received in advance R
<b>2024 - shareholding</b>			
AB Ramsarup - The Leisure Holiday Club	469	5 233 920	2 301 760
AN Ridl - Club Leisure Group	79	1 126 850	284 500
<b>2023 - shareholding</b>			
AB Ramsarup - The Leisure Holiday Club	469	4 890 800	2 168 530
AN Ridl - Club Leisure Group	95	1 109 490	535 380

## 16 Directors' emoluments

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

Directors' emoluments paid for the year:

LE McMillan	8 480	8 480
AB Ramsarup	8 480	8 480
AN Ridl	4 240	4 240
PJ Boshoff	-	-
DA Park	-	-
PM Pienaar	-	-
P Sukhdeo	-	-
M van Wyk	-	-
SJ Croft	-	-
MN Ridl	-	-
	<b>21 200</b>	<b>21 200</b>

# Drakensberg Sun Hotel 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	16 654 385	15 578 329
Rental pool	-	8 251
Sale of capital assets	27 684	25 935
Short-term rentals	181 330	314 169
Net non-levy income		
- telephone, rentals, sundry recoveries and penalties	41 566	220 816
	<b>16 904 965</b>	<b>16 147 500</b>
<b>EXPENDITURE</b>		
<b>Rooms expenses</b>		
Cleaning supplies	46 449	57 509
Guest entertainment - DSTV, outside services, videos, cocktails, games and prizes	601 838	577 575
Guest supplies	131 881	128 422
Laundry	623 881	637 531
Personnel costs - outside services	1 463 694	1 468 176
Pest control	9 511	9 135
Printing and stationery, including reception	99 061	99 236
Replacement of cutlery, crockery, linen, towels, uniforms etc	72 923	103 485
Security services	817 720	765 242
	<b>3 866 958</b>	<b>3 846 311</b>
<b>Administration and general</b>		
Auditors remuneration		
- current year	87 439	92 971
Bank charges	2 996	2 456
Central accounting and levy collection fees	283 764	264 626
Credit card commission	27 797	25 100
Directors' emoluments	21 200	10 584
Information technology costs	609 278	518 168
Insurance		
- premium	118 744	79 376
Licences and permits	19 633	18 374
Loss on repossessed debtors	158 981	109 762
Overs and shortages	-	(232)
Provision for repossessed debtors	914 799	1 110 541
Railage, cartage and hire transport	-	529
Subscriptions/marketing	43 657	40 518
Telephone	28 062	40 188
Travel - management and Directors	4 448	5 057
Vehicles - fuel and oil	48 499	47 941
	<b>2 369 297</b>	<b>2 365 959</b>
<b>Electricity and refuse</b>		
Electricity	1 010 066	957 107
Generator fuel	143 865	705 633
Refuse	62 285	66 081
	<b>1 216 216</b>	<b>1 728 821</b>

# Drakensberg Sun Hotel 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>Repairs and maintenance</b>		
Buildings	38 486	28 183
Electrical and mechanical	180 610	260 978
Furniture and fixtures	56 129	33 179
Gardens and grounds	754 914	655 449
General maintenance	130 752	331 567
Painting and redecorating	25 145	45 936
Plumbing and heating	142 276	44 255
Suncare	59 892	96 700
	<b>1 388 204</b>	<b>1 496 247</b>
<b>Corporate charges</b>		
Annual report and statutory costs	27 020	21 169
Furniture and equipment leases	-	7 853
Municipal rates and taxes	170 494	149 355
	<b>197 514</b>	<b>178 377</b>
<b>Personnel costs</b>		
Rooms	1 150 807	1 091 602
Administration and general	2 031 651	1 758 612
Repairs and maintenance	930 238	884 252
	<b>4 112 696</b>	<b>3 734 466</b>
<b>Management fee</b>	<b>1 142 851</b>	<b>1 067 480</b>
<b>Total expenditure</b>	<b>14 293 736</b>	<b>14 417 661</b>
Excess of income over expenditure before finance income and taxation	<b>2 611 229</b>	<b>1 729 839</b>
<b>Finance income</b>		
Interest received	972 802	1 037 610
Excess of income over expenditure before taxation	<b>3 584 031</b>	<b>2 767 449</b>
<b>Taxation</b>		
Current	177 547	224 227
Prior year (over)/under provision	-	(8 357)
	<b>177 547</b>	<b>215 870</b>
Excess of income over expenditure for the year transferred to reserve for property, plant and equipment	<b>3 406 484</b>	<b>2 551 579</b>

# Drakensberg Sun Hotel Share Block Proprietary Limited

## MINUTES OF THE ANNUAL GENERAL MEETING OF SHAREHOLDERS FOR THE YEAR ENDED 31 DECEMBER 2023 HELD ON FRIDAY 20 SEPTEMBER 2024 AT 11H30 IN THE BUSINESS LOUNGE UMHLANGA SANDS RESORT UMHLANGA

### 1 WELCOME AND PREAMBLE

The Chairman of the Company Mr Peter Pienaar welcomed all Shareholders in attendance both in person and online through the Microsoft Office Teams platform.

He introduced his fellow Directors representing the "A", "B", "D", "E" and "F" class Shareholders: Mr Pranesh Sukhdeo and Mr Darren Park. Mr Jacobus ("Jaco") Boshoff was unable to join this meeting but was represented by his Alternate Director, Ms Samantha Croft.

The Chairman then introduced his fellow non-executive Directors representing the "C" Class Shareholders: Ms Louise McMillan; and Mr Ajith Ramsarup. Mr Anthony Ridl was unable to attend this meeting and had tendered his apologies.

He noted that members of Senior Management, the Company Secretariat team, and an audit firm representative was also present.

### 2 QUORUM

A number of Shareholders had tendered apologies for the meeting and had submitted forms of proxy for voting purposes. The Chairman noted that 27,454 ordinary shares were represented in person or by proxy at the start of this meeting and that this constituted a quorum of approximately 38.52% 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 Chairman declared the meeting duly constituted.

### 3 NOTICE OF MEETING

All Shareholders present consented that the notice of meeting dated 8 May 2024 be and is hereby taken as read.

### 4 VOTING

The Chairman informed the meeting that voting on 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 "C" Class Shareholders were entitled to appoint 3 Directors. Directors representing the "C" Class Shareholders who retired at this meeting were however, eligible and available for re-election. No additional nominations had been received to date.

The Chairman proposed that the meeting take ordinary resolution 3.1 to 3.3 as outlined in the notice of this AGM in the annual report, as read and recommended that the meeting vote for all the eligible Directors en bloc. There were no objections to the proposal or to the re-election of any of the Directors and it was unanimously RESOLVED that Ms Louise McMillan, Mr Ajith Ramsarup and Mr Anthony Ridl be and are hereby re-elected as a Director of the Company.

# Drakensberg Sun Hotel Share Block Proprietary Limited

## 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. The Audit Committee of the Company combined its meetings with the Audit Committee of Drakensberg Sun Chalets Share Block and as such, the members were joined by Mr Brent Dickson who was a Director of Drakensberg Sun Chalets Share Block. While an Audit Committee required 3 non-executive Directors to serve on the Committee, with Mr Dickson's appointment, it was only necessary to appoint 2 Committee members at this meeting.

As with the election of the Directors, the Chairman proposed that the meeting take ordinary resolution 4.1 and 4.2 as outlined in the notice of this AGM in the annual report as read and recommended that the meeting vote for the Audit Committee members en bloc.

There was no objection to the proposal for voting en bloc or to the re-appointment of any of the current members and it was unanimously RESOLVED that Mr Ajith Ramsarup and Mr Anthony Ridl be and are hereby re-appointed as members 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 R68,923,937. (Buildings valued at R51,437,482 and furniture, fittings and equipment valued at R17,486,455). It was unanimously RESOLVED that the insured value of the property be and is hereby approved at R68,923,937.

## 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 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 R4,240 (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 21 September 2024 until the next AGM of the Company, be and is hereby approved.

## 11 OTHER BUSINESS

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

Together with a slide show presentation, the General Manager of Drakensberg Sun Resort, Mr Pranesh Sukhdeo presented an overview of the following achievements, projects and results during the 2023 year:

- BBBEE status: Level One Contributor;
- Energy consumption year-on-year: saving of 5%;
- Water consumption year-on-year: loss of 19%. A major underground water leak was resolved;
- Organisational Resilience Management Services ("ORMS") audit: 98%;
- Tripadvisor awarded 4th best property in the Drakensberg Valley;
- Awarded 4-Star Tourism Grade Resort;
- Awarded RCI Gold Crown Resort; and
- Guest satisfaction feedback: RCI 88%; Booking.com 82%, Tripadvisor 71% and Google 88%.

Corporate Social Investment ("CSI") included:

- Loskop School for Disabled Children: A new initiative to improve the sports facilities. The resort allowed the learners to practice on its tennis courts as one student was a Kwa-Zulu Natal tennis champion. The school also received donations of written-off linen throughout the year;
- uMfolozi Creche: Completed minor repairs to the creche and help establish a vegetable garden on Nelson Mandela Day;
- uMfolozi Creche: Visited by the SA Rugby Legends Organisation that also donated food items and stationery;
- SA Rugby Legends Organisation: Through the resort's CSI programme, 1000 bags of maize meal were entrusted upon the Committee to distribute within community in need;
- Childhood Cancer Foundation South Africa ("CHOC") and Cancer South Africa: Fundraising;
- National Environmental Days: Created awareness and encouraged staff and guest participation;
- Entrance road: Monthly clean-up events; and
- Environmental Initiatives: Participation in various celebratory Days and fire breaks were created around the property to prevent damage from a run-away fire.

# Drakensberg Sun Hotel Share Block Proprietary Limited

Property improvements and upgrades included:

- New swimming pool cushions;
- Reinstatement of the Ellis Pond after the flood damage;
- Introduction of kayaks as an additional activity on the dam;
- Re-introduction of Trout in the dam for fly fishing activities;
- Reinstatement of the wooden walkway bridge for the Blue Grotto hike;
- Replacement of the water valves to the main reservoir supplying water to the property;
- Upgrade of walkways to reduce muddy footpaths;
- Ongoing refurbishment of the apartments. Comparative slides of the old and new designs were shown. 21 apartments were completed with 11 outstanding; and
- Upgrade of dam spillway.

Mr Sukhdeo shared that the Drakensberg Boys' Choir had entertained a tour group staying at the resort and the event was greatly appreciated. Two zebras had been on the property for over 6-months. They appeared to be quite tame and no incidents or issues had been reported. Guests enjoyed their presence. The year 2024 closed with Father Christmas visiting the property and entertaining the children on Christmas Day.

## 12 CLOSURE

There being no further business to discuss the Chairman thanked all for their attendance and declared the meeting closed at 11h45.

  
Chairman

