

AIRPORT INDUSTRIA CITY IMPROVEMENT DISTRICT NPC

A NON-PROFIT COMPANY WITH VOTING MEMBERS

REG. NO : 2004/007225/08

ANNUAL FINANCIAL STATEMENTS

30 JUNE 2025

LOW AND SCHREIBER
CHARTERED ACCOUNTANTS (SA)

Airport Industria City Improvement District NPC

(Registration number: 2004/007225/08)

Financial Statements for the year ended 30 June 2025

General Information

Country of incorporation and domicile	South Africa
Nature of business and principal activities	City Improvement District
Directors	G L De La Porte A J Healey G J Magee D N McMurray C W Von During
Registered office	44 Manhattan Street Airport Industria 2 7525
Business address	Gateway Park 14 Munich Street Airport Industria 2 7525
Postal address	PO Box 47 Cape Town International Airport 7525
Auditors	Low and Schreiber Chartered Accountants (SA) Chartered Accountants (SA) Registered Auditors
Level of assurance	These financial statements have been audited in compliance with the applicable requirements of the Companies Act of South Africa.
Preparer	The financial statements were independently compiled by: L J Schreiber Chartered Accountant (SA)

Airport Industria City Improvement District NPC

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Financial Statements for the year ended 30 June 2025

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The reports and statements set out below comprise the financial statements presented to the shareholders:

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Financial Statements for the year ended 30 June 2025

Directors' Responsibilities and Approval

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

The financial statements are prepared in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgements and estimates.

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

The directors are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the financial statements. However, any system of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement or loss.

The directors have reviewed the company's cash flow forecast for the year to 30 June 2026 and, in the light of this review and the current financial position, they are satisfied that the company has or has access to adequate resources to continue in operational existence for the foreseeable future.

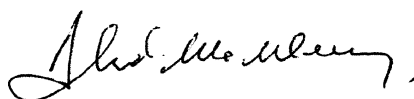
The external auditors are responsible for independently auditing and reporting on the company's financial statements. The financial statements have been examined by the company's external auditors and their report is presented on page 5 - 6.

The financial statements set out on pages 7 to 15, which have been prepared on the going concern basis, were approved by the board of directors on 04 August 2025 and were signed on its behalf by:

Signed on behalf of the Board of Directors By:



A J Healey



D N McMurray

Airport Industria City Improvement District NPC

(Registration number: 2004/007225/08)

Financial Statements for the year ended 30 June 2025

Directors' Report

The directors have pleasure in submitting their report on the financial statements of Airport Industria City Improvement District NPC for the year ended 30 June 2025.

1. Nature of business

The company represents and protects the interests of landowners and tenants operating in Airport Industria, concentrating particularly on security, maintenance and related issues.

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

2. Review of financial results and activities

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

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

3. Capital structure

The company is registered in terms of the Companies Act and has no share capital. No part of its income or assets may be distributed to Members. All reserves are therefore non-distributable.

4. Directors

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

Directors

G L De La Porte
A J Healey
G J Magee
D N McMurray
C W Von Doring
J S Jackson

Changes

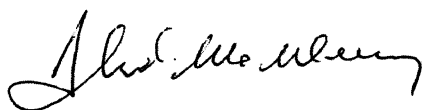
Resigned 15 January 2025

The financial statements set out on pages 7 to 15, which have been prepared on the going concern basis, were approved by the board of directors on 04 August 2025, and were signed on its behalf by:

Signed on behalf of the Board of Directors By:



A J Healey



D N McMurray

LOW AND SCHREIBER
CHARTERED ACCOUNTANTS (SA)

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Anthony Michael Schreiber, B.Com

Barrie William Low, B.Com M.Phil (Tax Law)

Independent Auditor's Report

To the Members of Airport Industria City Improvement District NPC

Opinion

We have audited the annual financial statements of Airport Industria City Improvement District NPC (the company) set out on pages 7 to 15, which comprise the statement of financial position as at 30 June 2025, the statement of comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the annual financial statements, including a summary of significant accounting policies.

In our opinion, the annual financial statements present fairly, in all material respects, the financial position of the company as at 30 June 2025, and its financial performance and cash flows for the year then ended in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Annual Financial Statements section of our report. We are independent of the company in accordance with the sections 290 and 291 of the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (Revised January 2018), parts 1 and 3 of the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (Revised November 2018) (together the IRBA Codes) and other independence requirements applicable to performing audits of annual financial statements in South Africa. We have fulfilled our other ethical responsibilities, as applicable, in accordance with the IRBA Codes and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Codes are consistent with the corresponding sections of the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants and the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) respectively. 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 "Airport Industria City Improvement District NPC financial statements for the year ended 30 June 2025", which includes the Directors' Report as required by the Companies Act of South Africa and the supplementary information as set out on pages 16 to 17. The other information does not include the financial statements and our auditor's report thereon.

Our opinion on the annual financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the annual financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the annual financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, 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.

Independent Auditor's Report

Responsibilities of the Directors for the Annual Financial Statements

The directors are responsible for the preparation and fair presentation of the annual financial statements in accordance with International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa, and for such internal control as the owners determine is necessary to enable the preparation of annual financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the annual financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Annual Financial Statements

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

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

- Identify and assess the risks of material misstatement of the annual financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the annual financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the annual financial statements, including the disclosures, and whether the annual 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.



Low and Schreiber Chartered Accountants (SA)

Per: Anthony Michael Schreiber

Partner

Chartered Accountant (SA)

Registered Auditor

04 August 2025

Airport Industria City Improvement District NPC

(Registration number: 2004/007225/08)

Financial Statements for the year ended 30 June 2025

Statement of Financial Position as at 30 June 2025

Figures in Rand	Note	2025	2024
Assets			
Non-Current Assets			
Property, plant and equipment	2	2,707,625	2,612,074
Current Assets			
Trade and other receivables	3	789	5,431
Cash and cash equivalents	4	7,651,606	6,367,852
		7,652,395	6,373,283
Total Assets		10,360,020	8,985,357
Equity and Liabilities			
Equity			
Non-distributable reserve	5	10,303,423	8,760,402
Liabilities			
Current Liabilities			
Trade and other payables	6	56,597	224,955
Total Equity and Liabilities		10,360,020	8,985,357

Airport Industria City Improvement District NPC

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Financial Statements for the year ended 30 June 2025

Statement of Comprehensive Income

Figures in Rand	Note	2025	2024
Revenue	7	6,911,033	6,385,388
Operating expenses		(5,898,969)	(5,200,673)
Operating profit		1,012,064	1,184,715
Investment revenue	10	530,957	476,688
Profit for the year		1,543,021	1,661,403
Other comprehensive income		-	-
Total comprehensive income for the year		1,543,021	1,661,403

Airport Industria City Improvement District NPC

(Registration number: 2004/007225/08)

Financial Statements for the year ended 30 June 2025

Statement of Changes in Equity

Figures in Rand	Non-distributable reserve	Total equity
Balance at 01 July 2023	7,098,999	7,098,999
Profit for the year	1,661,403	1,661,403
Other comprehensive income	-	-
Total comprehensive income for the year	1,661,403	1,661,403
Balance at 01 July 2024	8,760,402	8,760,402
Profit for the year	1,543,021	1,543,021
Other comprehensive income	-	-
Total comprehensive income for the year	1,543,021	1,543,021
Balance at 30 June 2025	10,303,423	10,303,423
Note	5	

Airport Industria City Improvement District NPC

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Financial Statements for the year ended 30 June 2025

Statement of Cash Flows

Figures in Rand	Note	2025	2024
Cash flows from operating activities			
Cash receipts from customers		6,915,675	6,380,746
Cash paid to suppliers and employees		(5,575,508)	(4,742,932)
Cash generated from operations	12	1,340,167	1,637,814
Interest income		530,957	476,688
Net cash from operating activities		1,871,124	2,114,502
Cash flows from investing activities			
Purchase of property, plant and equipment	2	(587,370)	(495,564)
Total cash movement for the year		1,283,754	1,618,938
Cash and cash equivalents at the beginning of the year		6,367,852	4,748,914
Total cash at end of the year	4	7,651,606	6,367,852

Airport Industria City Improvement District NPC

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Financial Statements for the year ended 30 June 2025

Accounting Policies

1. Basis of preparation and summary of significant accounting policies

The financial statements have been prepared on a going concern basis in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board, and the Companies Act of South Africa. The financial statements have been prepared on the historical cost basis, and incorporate the principal accounting policies set out below. They are presented in South African Rands.

These accounting policies are consistent with the previous period.

1.1 Property, plant and equipment

Property, plant and equipment are tangible assets which the company holds for its own use or for rental to others and which are expected to be used for more than one period.

Property, plant and equipment is initially measured at cost.

Cost includes costs incurred initially to acquire or construct an item of property, plant and equipment and costs incurred subsequently to add to, replace part of, or service it. If a replacement cost is recognised in the carrying amount of an item of property, plant and equipment, the carrying amount of the replaced part is derecognised.

Expenditure incurred subsequently for major services, additions to or replacements of parts of property, plant and equipment are capitalised if it is probable that future economic benefits associated with the expenditure will flow to the company and the cost can be measured reliably. Day to day servicing costs are included in profit or loss in the period in which they are incurred.

Property, plant and equipment is subsequently stated at cost less accumulated depreciation and any accumulated impairment losses, except for land which is stated at cost less any accumulated impairment losses.

Depreciation of an asset commences when the asset is available for use as intended by management. Depreciation is charged to write off the asset's carrying amount over its estimated useful life to its estimated residual value, using a method that best reflects the pattern in which the asset's economic benefits are consumed by the company.

The useful lives of items of property, plant and equipment have been assessed as follows:

Item	Depreciation method	Average useful life
Air conditioner	Straight line	4 years
Security wall	Straight line	15 years
Trailer	Straight line	10 years
Thermal units	Straight line	3 years
Computer equipment	Straight line	3 years
CCTV cameras	Straight line	5 years

When indicators are present that the useful lives and residual values of items of property, plant and equipment have changed since the most recent annual reporting date, they are reassessed. Any changes are accounted for prospectively as a change in accounting estimate.

Impairment tests are performed on property, plant and equipment when there is an indicator that they may be impaired. When the carrying amount of an item of property, plant and equipment is assessed to be higher than the estimated recoverable amount, an impairment loss is recognised immediately in profit or loss to bring the carrying amount in line with the recoverable amount.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its continued use or disposal. Any gain or loss arising from the derecognition of an item of property, plant and equipment, determined as the difference between the net disposal proceeds, if any, and the carrying amount of the item, is included in profit or loss when the item is derecognised.

1.2 Financial instruments

Initial measurement

Airport Industria City Improvement District NPC

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Financial Statements for the year ended 30 June 2025

Accounting Policies

1.2 Financial instruments (continued)

Financial instruments are initially measured at the transaction price (including transaction costs except in the initial measurement of financial assets and liabilities that are measured at fair value through profit or loss) unless the arrangement constitutes, in effect, a financing transaction in which case it is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

1.3 Tax

Current tax assets and liabilities

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

The tax liability reflects the effect of the possible outcomes of a review by the tax authorities.

Tax expenses

Tax expense is recognised in the same component of total comprehensive income or equity as the transaction or other event that resulted in the tax expense.

1.4 Leases

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership to the lessee. All other leases are operating leases.

Operating leases – lessee

Operating lease payments are recognised as an expense on a straight-line basis over the lease term unless:

- another systematic basis is representative of the time pattern of the benefit from the leased asset, even if the payments are not on that basis, or
- the payments are structured to increase in line with expected general inflation (based on published indexes or statistics) to compensate for the lessor's expected inflationary cost increases.

Any contingent rents are expensed in the period they are incurred.

1.5 Impairment of assets

The company assesses at each reporting date whether there is any indication that property, plant and equipment may be impaired.

If there is any such indication, the recoverable amount of any affected asset (or group of related assets) is estimated and compared with its carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in profit or loss.

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

1.6 Revenue

Revenue comprises revenue income from ratepayers which is collected on behalf of the company by the City of Cape Town, net of retention revenue retained.

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

Airport Industria City Improvement District NPC

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Financial Statements for the year ended 30 June 2025

Notes to the Financial Statements

Figures in Rand	2025	2024
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2. Property, plant and equipment

	2025			2024		
	Cost or revaluation	Accumulated depreciation and impairment	Carrying value	Cost or revaluation	Accumulated depreciation and impairment	Carrying value
Air conditioner	7,603	(7,603)	-	7,603	(7,603)	-
Security wall	2,552,826	(898,330)	1,654,496	2,552,826	(728,057)	1,824,769
Trailer	47,083	(47,083)	-	47,083	(47,083)	-
Computer equipment	22,338	(16,344)	5,994	13,348	(13,348)	-
Thermal units	26,775	(26,775)	-	26,775	(26,775)	-
CCTV cameras	1,592,749	(545,614)	1,047,135	1,014,369	(227,064)	787,305
Total	4,249,374	(1,541,749)	2,707,625	3,662,004	(1,049,930)	2,612,074

Reconciliation of property, plant and equipment - 2025

	Opening balance	Additions	Depreciation	Closing balance
Security wall	1,824,769	-	(170,273)	1,654,496
Computer equipment	-	8,990	(2,996)	5,994
CCTV cameras	787,305	578,380	(318,550)	1,047,135
	2,612,074	587,370	(491,819)	2,707,625

Reconciliation of property, plant and equipment - 2024

	Opening balance	Additions	Depreciation	Closing balance
Security wall	1,995,042	-	(170,273)	1,824,769
Computer equipment	4,448	-	(4,448)	-
CCTV cameras	415,044	495,564	(123,303)	787,305
	2,414,534	495,564	(298,024)	2,612,074

3. Trade and other receivables

Trade receivables	789	789
VAT	-	4,642
	789	5,431

4. Cash and cash equivalents

Cash and cash equivalents consist of:

Bank balances	7,651,606	6,367,852
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5. Non-distributable reserve

The Non-distributable reserve consists of accumulated income. In terms of the Companies Act no income or assets may be distributed to Members.

Airport Industria City Improvement District NPC

(Registration number: 2004/007225/08)

Financial Statements for the year ended 30 June 2025

Notes to the Financial Statements

Figures in Rand	2025	2024
6. Trade and other payables		
Trade payables	2,174	203,655
VAT	30,993	-
Accrued expenses	23,430	21,300
	56,597	224,955
7. Revenue		
Additional rates received	6,779,511	6,046,734
Additional rates retentions received	131,522	338,654
	6,911,033	6,385,388
8. Auditor's remuneration		
Fees	23,430	21,300
9. Depreciation, amortisation and impairments		
The following items are included within depreciation, amortisation and impairments:		
Depreciation		
Property, plant and equipment	491,819	298,024
10. Investment revenue		
Interest revenue		
Bank	530,957	476,688
11. Taxation		
Non provision of tax		
No provision has been made for taxation as the Company is exempt from income tax in terms of Section 10(1)(d)(iii) of the Income Tax Act.		
12. Cash generated from operations		
Net profit before taxation	1,543,021	1,661,403
Adjustments for:		
Depreciation, amortisation, impairments and reversals of impairments	491,819	298,024
Investment income	(530,957)	(476,688)
Changes in working capital:		
(Increase) decrease in trade and other receivables	4,642	(4,642)
Increase (decrease) in trade and other payables	(168,358)	159,717
	1,340,167	1,637,814
13. Related parties		
Related party balances and transactions with other related parties		
Related party transactions		
Amounts received from the City of Cape Town		
Revenue services rendered	6,779,511	6,046,734
Revenue retention refunded	131,522	338,654

Airport Industria City Improvement District NPC

(Registration number: 2004/007225/08)

Financial Statements for the year ended 30 June 2025

Notes to the Financial Statements

Figures in Rand	2025	2024
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14. Fruitless and wasteful expenditure

Fruitless and wasteful expenditure refers to expenditure which was made in vain and would have been avoided had reasonable care been exercised. No fruitless and wasteful expenditure was incurred by the company during the year under review (2024: Nil).

15. Unauthorised expenditure

Unauthorised expenditure refers to any spending by the company that does not comply with the approved budget or relevant regulations. This includes overspending and using funds for purposes other than those originally approved. No unauthorised expenditure was incurred by the company during the financial year under review (2024: Nil).

Airport Industria City Improvement District NPC

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Financial Statements for the year ended 30 June 2025

Detailed Income Statement

Figures in Rand	Note	2025	2024
Revenue			
Additional Rates Received		6,779,511	6,046,734
Additional Rates Retentions Received		131,522	338,654
	7	6,911,033	6,385,388
Expenses (Refer to page 17)		(5,898,969)	(5,200,673)
Operating profit		1,012,064	1,184,715
Investment income	10	530,957	476,688
Profit for the year		1,543,021	1,661,403

Airport Industria City Improvement District NPC

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Financial Statements for the year ended 30 June 2025

Detailed Income Statement

Figures in Rand	Note	2025	2024
Operating expenses			
Auditors remuneration	8	(23,430)	(21,300)
Bank charges		(2,209)	(2,205)
Cleansing services		(992,436)	(970,312)
Computer expenses		(9,806)	(12,143)
Depreciation, amortisation and impairments		(491,819)	(298,024)
Insurance		(38,716)	(21,720)
Meeting expenses		(20,861)	(17,414)
Office rental		(6,500)	(6,000)
Printing, stationery and photographic		(7,063)	(6,528)
Project - Road marking and fixing		(448,945)	(319,309)
Project - Gardens		(77,000)	-
Public safety		(2,911,733)	(2,798,514)
Public safety - CCTV monitoring		(88,286)	-
Refreshments and teas		(5,425)	(5,697)
Salaries and wages		(762,007)	(712,537)
Telecommunications		(12,733)	(8,970)
		(5,898,969)	(5,200,673)