

List of material assets

ASSETS	Notes	Values (ZAR)	Reference Date
Non-Current Assets			
Investment property	1	1 600 000 000	31-Aug-22
Property, plant and equipment	2	4 148 638	31-Aug-22 Refer to tab 1 and 1,1
Loans to group entities		-	
Total non-current assets		1 604 148 638	
Current assets			
Trade and other receivables	3	12 740 912	31-Aug-22 Refer to tab 2
Cash and cash equivalents	4	5 107 639	31-Aug-22 Refer to tab 3
Total current assets		17 848 551	
Total assets		1 621 997 189	

Notes

- 1 The values are based on a preliminary valuation report so they are yet to be finalised and may be subject to change.
- 2 The increase in the property, plant and equipment figure is due to Ice Rink assets being brought in the books of Baywest to reduce the arrear amount for the tenant
- 3 **Trade receivables**
The gross value of trade receivables per the age analysis at 31 August 2022 is R 12.04 m. However, R 5.1 m of this is considered in pending legal action and is considered uncollectible resulting in a net collectible balance of R6.8 m that management considers collectible.
- 4 **Cash and cash equivalents**
The values are cash as per the bank balances

BAYWEST CITY (PTY) LTD t/a BAYWEST MALL

MONTH END RECONCILIATION FOR THE MONTH OF AUGUST 2022
MONTH 12 OF FINANCIAL YEAR ENDED 31 AUG 2022

Property, Plant and Equipment (Ice Rink)

ICE RINK ASSETS
[FIXTURES & FITTINGS]

OPENING BALANCE	R	-
Cost	R	-
Accumulated Depreciation	R	-

MOVEMENTS	R	4 096 390,13
Additions	R	9 648 300,00
Depreciation	R	-999 213,17
Disposals @ Book Value	R	-4 552 696,70

CLOSING BALANCE	R	4 096 390,13
Cost	R	4 607 650,00
Accumulated Depreciation	R	-511 259,87

BAYWEST CITY (PTY) LTD t/a BAYWEST MALL

Property, Plant and Equipment (Baywest City)

	MOTOR VEHICLES	COMPUTER EQUIPMENT	CLEANING EQUIPMENT	COMPUTER SOFTWARE	FURNITURE & FITTINGS	LOW VALUE ASSETS (LVA)
OPENING BALANCE	R -	R 8 351,45	R -	R -	R 373 286,63	R -
Cost	R 710 047,87	R 659 993,11	R 1 582 415,10	R 16 072,06	R 2 360 323,99	R 145 745,52
Accumulated Depreciation	R -710 047,87	R -651 641,66	R -1 582 415,10	R -16 072,06	R -1 987 037,36	R -145 745,52
MOVEMENTS	R -	R 39 147,75	R -	R -	R -368 537,88	R -
Additions	R -	R 52 723,00	R -	R -	R -	R 659,00
Depreciation	R -	R -13 575,25	R -	R -	R -368 537,88	R -659,00
Disposals @ Book Value	R -	R -	R -	R -	R -	R -
CLOSING BALANCE	R -	R 47 499,20	R -	R -	R 4 748,75	R -
Cost	R 710 047,87	R 712 716,11	R 1 582 415,10	R 16 072,06	R 2 360 323,99	R 146 404,52
Accumulated Depreciation	R -710 047,87	R -665 216,91	R -1 582 415,10	R -16 072,06	R -2 355 575,24	R -146 404,52

OFFICE EQUIPMENT	ELECTRONIC EQUIPMENT	TOTAL
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R 489,11	R 60 881,61	R 443 008,80
R 23 852,70	R 426 252,64	R 5 924 702,99
R -23 363,59	R -365 371,03	R -5 481 694,19

R -489,11	R -60 881,61	R -390 760,85
R -	R -	R 53 382,00
R -489,11	R -60 881,61	R -444 142,85
R -	R -	R -

R -	R -	R 52 247,95
R 23 852,70	R 426 252,64	R 5 978 084,99
R -23 852,70	R -426 252,64	R -5 925 837,04

Trade and other receivables

Description	31-Aug-22	Carrying value (ZAR)
Trade Debtors		12 040 419
Provision For Bad Debt	-	9 292 884
		2 747 534
Accrued Recoveries		6 944 649
Other Receivables		12 355
Prepayments		524 708
Vat Liability /Refundable		1 326 666
Municipal Deposits		1 185 000
		12 740 912
Other receivables		
- Sundry debtors		12 355
		12 355

Refer to the table below for further details on the collectability of trade receivables

Total trade receivables per age analysis		12 040 419
- Considered uncollectable	-	5 171 171,97
- Considered collectable - external trade debtors		6 869 246,56
Less: Cash yet to be allocated to customer acc's		-

Cash and cash equivalents

Baywest Bank Account	1 270 090,98
Baywest City - Developmen	3 520,05
Baywest City - Interpark	11 697,86
Billion Prop Dev (Pty) Lt	-
Cash Transfers	-
Development Acc- Absa	-
Nedbank Deposit Account	3 822 330,22
	<u>5 107 639,11</u>