SAFARI INVESTMENTS (RSA) LIMITED AND ITS SUBSIDIARY
(Registration number 2000/015002/06)
ANNUAL FINANCIAL STATEMENTS
FOR THE 13 MONTHS ENDED 31 MARCH 2013

These annual financial statements were prepared on 13 September 2013 by:
W Venter CA (SA)
Cosmos Management CC

These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act of South Africa.

General Information

Country of incorporation and domicile	South Africa	
Nature of business and principal activities	Property investment and letting	
Directors	M H Tsolo	Non-executive director and Chairman
	S J Kruger	Executive director
	F J J Marais	Executive director and Chief Executive Officer
	M Minnaar	Executive director
	K Pashiou	Executive director
	J P Snyman	Non-executive director
	D E van Straten	Non-executive director
	J C Verwayen	Executive director
	A E Wentzel	Independent Non-executive director
Audit Committee	A E Wentzel (Chairman) J P Snyman D E van Straten J C Verwayen	
Remuneration Committee	A E Wentzel (Chairman) J P Snyman D E van Straten J C Verwayen	
Social and Ethics Committee	A E Wentzel (Chairman) F J J Marais K Pashiou W L Venter	
Registered office	Block A Brooklyn Office Park 105 Nicolson Street Brooklyn 0181	
Business address	420 Friesland Avenue Lynnwood Pretoria 0081	
Bankers	ABSA Bank	
Auditors	Mazars Registered Auditors	
Secretary	Safari Retail (Pty) Ltd 420 Friesland Avenue Lynnwood Pretoria 0081	

Level of assurance	These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act of South Africa.
Preparer	The annual financial statements were compiled by: W Venter CA (SA) Cosmos Management CC
Published	23 October 2013

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

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MAZARS

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF SAFARI INVESTMENTS (RSA) LIMITED AND ITS SUBSIDIARY

Report on the Financial Statements

We have audited the consolidated and separate financial statements of Safari Investments (RSA) Limited and its subsidiary set out on pages 14 - 92, which comprise the statement of financial position as at 31 March 2013, and the statements of comprehensive income, changes in equity and cash flows for the 13 months then ended, and the notes, comprising a summary of significant accounting policies and other explanatory information.

Directors' Responsibility for the Financial Statements

The company's directors are responsible for the preparation and fair presentation of these consolidated and separate financial statements in accordance with International Financial Reporting Standards, 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 consolidated and separate financial statements that are free from material misstatements, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated and separate financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the consolidated and separate financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Continued\-

REGISTERED AUDITOR – A FIRM OF CHARTERED ACCOUNTANTS (SA)

BLOCK A BROOKLYN OFFICE PARK 105 NICOLSON STREET BROOKLYN 0181 • PRIVATE BAG X17 BROOKLYN SQUARE 0075
TEL: +27 12 346 4111 • FAX: +27 12 346 4146 • pta@mazars.co.za • www.mazars.co.za

MAZARS - AN APPROVED FINANCIAL SERVICES PROVIDER

PARTNERS: H SAVEN (NATIONAL CHAIRMAN), AL KRETZSCHMAR (MANAGING PARTNER), LT PRINSEN, AF NABERMAN, JJ ELOFF

A FULL LIST OF NATIONAL PARTNERS IS AVAILABLE ON REQUEST OR AT www.mazars.co.za

Opinion

In our opinion, the consolidated and separate financial statements present fairly, in all material respects, the consolidated and separate financial position of Safari Investments (RSA) Limited and its subsidiary as at 31 March 2013, and its consolidated and separate financial performance and cash flows for the 13 months then ended in accordance with International Financial Reporting Standards, and the requirements of the Companies Act of South Africa.

Other reports required by the Companies Act

As part of our audit of the consolidated and separate financial statements for the period ended 31 March 2013, we have read the Directors' Report, the Audit Committee's Report and the Company Secretary's Certificate for the purpose of identifying whether there are material inconsistencies between these reports and the audited consolidated and separate financial statements. The reports are the responsibility of the respective preparers. Based on our reading of the reports we have not identified material inconsistencies between these reports and the audited financial statements. However, we have not audited these reports and accordingly do not express an opinion on them.

Mazars

MAZARS
Partner: A L Kretzschmar
Registered Auditors
23 October 2013
Pretoria

Audit Committee Report

This report is provided by the audit committee appointed in respect of the 2013 financial period of 13 months of Safari Investments (RSA) Limited and its subsidiary.

1. Members of the Audit Committee

The members of the audit committee are:

Name	Qualification	Experience
A E Wentzel (Chairman)	CA (SA)	Allan has acted in various positions in commerce since 1975 and also as a consulting Chartered Accountant.
J P Snyman	B.CH.D (PRET) Dental Surgeon	Philip has served on the boards of companies which are involved in both the medical and property market since 1978.
D E van Straten	CA (SA)	Daan is a Registered Auditor and has been in the audit and accounting profession since 1973. He has also been involved in various property developments in Rustenburg.
J C Verwayen	Registered Professional Quantity Surveyor	Jannie has been extensively involved in all fields of Quantity Surveying since 1980. Involved in costing and project management which include developments in office and retail.

At the Annual General Meeting (AGM) on 22 August 2012 the original audit committee members J P Snyman, D E van Straten and A E Wentzel were re-elected and J C Verwayen was elected as an additional member.
The committee is satisfied that the members thereof have the required knowledge and experience as set out in Section 94(5) of the Companies Act of South Africa and Regulation 42 of the Companies Regulation, 2011.

The mandate of the audit committee is in terms of the Companies Act of South Africa.

2. Meetings held by the Audit Committee

The audit committee performs the duties laid upon it by Section 94(7) of the Companies Act of South Africa by holding meetings with the key role players on a regular basis and by the unrestricted access granted to the external auditors.

3. External auditor

The committee satisfied itself through enquiry that the external auditors are independent as defined by the Companies Act of South Africa and as per the standards stipulated by the auditing profession.

The audit committee in consultation with executive management, agreed to the terms of the engagement. The audit fee for the external audit has been considered and approved taking into consideration such factors as the timing of the audit, the extent of the work required and the scope.

4. Annual financial statements

Following the review of the financial statements the audit committee recommended board approval thereof.

Continued\-

5. Accounting practices and internal control

No significant accounting practices or internal control measurement changes occurred during the year that required the attention of the audit committee.

The Audit Committee is satisfied with the quality of the technical financial services provided to the Company by Cosmos Management CC and has not seen the requirement for a full-time CFO and/or FD. However with the continuing expansion of the Company and the Listing such an appointment is being reviewed.

On behalf of the audit committee:

A E Wentzel
Chairman Audit Committee
Pretoria
13 September 2013

Company Secretary Certification

In our capacity as Company Secretary, we hereby confirm, in terms of the Companies Act of South Africa, that for the period ended 31 March 2013, the Company has lodged with the Companies and Intellectual Property Commission all such returns and notices as are required of a public company in terms of this Act and that all such returns and notices are true, correct and up to date.

Safari Retail (Pty) Ltd
Company Secretary
13 September 2013

Directors' Responsibilities and Approval

The directors are required in terms of the Companies Act of South Africa to maintain adequate accounting records and are responsible for the content and integrity of the consolidated and separate annual financial statements and related financial information included in this report. It is their responsibility to ensure that the consolidated and separate annual financial statements fairly present the state of affairs of the group and company as at the end of the financial 13 months and the results of its operations and cash flows for the period then ended, in conformity with International Financial Reporting Standards. The external auditors are engaged to express an independent opinion on the consolidated and separate annual financial statements.

The consolidated and separate annual financial statements are prepared in accordance with International Financial Reporting Standards and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgments and estimates.

The directors acknowledge that they are ultimately responsible for the system of internal financial control established and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the board sets 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 and the directors maintain the highest ethical standards in ensuring the group and company's business is conducted in a manner that in all reasonable circumstances is above reproach. The focus of risk management in the group and company is on identifying, assessing, managing and monitoring all known forms of risk. While operating risk cannot be fully eliminated, the group and 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 annual 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 group's cash flow forecast for the 12 months to 31 March 2014 and, in the light of this review and the current financial position, they are satisfied that the group and company has or has access to adequate resources to continue in operational existence for the foreseeable future.

The external auditors are responsible for independently reviewing and reporting on the consolidated and separate annual financial statements. The annual financial statements have been examined by the group's external auditors and their report is presented on pages 4 to 5.

The consolidated annual financial statements set out on pages 10 - 55, and the company's annual financial statements set out on pages 56 - 92 which have been prepared on the going concern basis, were approved by the board on 18 September 2013 and were signed on its behalf by:

Director	Director

Pretoria

18 September 2013

The directors submit their report for the 13 months ended 31 March 2013.

1. Review of activities

Main business and operations

Safari Investments (RSA) Ltd is engaged in property investment and letting and operates principally in South Africa.

The subsidiary of Safari Investments (RSA) Ltd is Safari Investments Namibia (Pty) Ltd.
- The nature of business of Safari Investments Namibia (Pty) Ltd is to do business of general investments including property, property development and all related activities, and operates principally in Namibia.

There was no material change in the nature of the business during the 13 months.

The operating results and state of affairs of the group and company are fully set out in the attached annual financial statements. The reporting period is longer than a year since the company and subsidiary's year end changed from 28 February to 31 March, based on the decision to list as a REIT in terms of section 25BB of the Income Tax Act. Refer to note 5. A fourth statement of financial position is presented as required by the International Financial Reporting Standards (IFRS) due to the group's conversion to IFRS, as well as the reclassifications and corrections of prior period errors as disclosed in notes 3 to 5.

Net profit of the group for the 13 months ended was R 47,165,902 (2012: R 89,175,732 profit ; 2011: R 53,819,060 profit), after taxation of R (19,283,052) (2012: R (15,354,863) ; 2011: R (13,641,793)).

The decrease in profit from 2012 to 2013 is as a result of the following: Repairs and maintenance and Bond facility and valuation fee. These expenses relate to the revamping and extension of the existing buildings and were all necessary to improve the assets and stay competitive in the market.

Other line items that lead to the decrease in profit includes; a decrease in the annual fair value adjustment of Investment property from 2012 to 2013 and the unwinding of discounting of Shareholder loans in 2013.

Detailed schedule of explanation:	**2013**	**2012**
Profit before tax	66,448,954	104,530,595
	-	-
Decrease in annual fair value adjustment of Investment Property	21,385,906	-
Ad hoc expenses		
Repairs and maintenance	20,821,009	-
Bond facility and valuation fee	1,306,991	-
Unwinding of discounting of shareholder loans	7,915,200	-
Profit after adjustments	117,878,060	104,530,595

2. Going concern

The board of directors reviewed the budgeted cash flow for the next 12 months, which takes into account planned developments and available bond facilities, and is comfortable that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities and commitments will occur in the ordinary course of business. The financial statements have thus been prepared on the basis of accounting policies applicable to a going concern.

3. Events after the reporting period

The directors are aware of the following material reportable matters arising since the end of the financial year:

- In terms of the Resolution passed at the Special General Meeting of Shareholders on 22 May 2013 the Board investigated the merits of applying for the Company to be Listed on The Johannesburg Stock Exchange as a Real Estate Investment Trust (REIT). On 26 June 2013 the Board, in terms of the mandate it had received from the Shareholders, resolved to proceed with the application for the Listing during the course of the current Financial Year.

- The company issued 26,910,684 shares to the shareholders, through the conversion of their loan accounts.

- ABSA Facility: Management has successfully negotiated a new facility of R672 million, which is R172 million more than the current 2 facilities. The new facility will replace the current 2 facilities. The facility will be available to the company should additional funding be required for future and current developments. The new facility has the following salient features:
• Interest rate – prime less 1%;
• 5 year term;
• Cancellation fee of 0.75% of the loan if the drawdown conditions are not timeously met;
• Early repayment fee if the facility (or any part thereof) is transferred to another financial institution, after the first drawdown date, as follows: The final fees will be derived on the current balance at that time.
 * During Year 1: 1.00% (excl VAT) of the current balance at that time
 * During Year 2: 0.75% (excl VAT) of the current balance at that time
 * During Year 3: 0.50% (excl VAT) of the current balance at that time
• An additional administration fee of 0.75% of the outstandings if the agreement is restructured as a result of a default, or at the request of the Borrower.

4. Directors' interest in contracts

The directors of the group have the following interests in contracts:

- FJJ Marais is a member of Cosmos Management CC -> providing Centre Management and Bookkeeping services.

- SJ Kruger, FJJ Marais, K Pashiou, JG Prinsloo and JC Verwayen are also directors and shareholders of Safari Developments (Pretoria) (Pty) Ltd -> performing development and repairs and maintenance during the revamp procedures in respect of the shopping centres.

- FJJ Marais is a director and shareholder of Safarihold (Pty) Ltd -> the company provided secretarial services up to 1 March 2013.

- FJJ Marais is a director and shareholder of Safari Retail (Pty) Ltd -> the company provides secretarial services from 1 March 2013.

- FJJ Marais is a member of MDM Architects CC -> the close corporation arranged the last AGM.

- JG Prinsloo is a director and shareholder of The Roofing Guarantee Company (Pty) Ltd -> the company provides repairs and maintenance services in respect of the roofs of the shopping centres.

5. Accounting policies

The group adopted the requirements of International Financial Reporting Standards (IFRS) for the period ended 31 March 2013, the transitional date of this adoption was 1 March 2010. See note 3 for the impact of this adoption.

6. Authorised and issued share capital

There were no changes in the authorised share capital of the company during the year under review.

The issued share capital increased to 72,490,371 (2012 - 69,187,243 ; 2011 - 63,611,717) shares of R0.01. This brings the total of the issued share capital to R724,904 (2012 - R691,872 ; 2011 - R636,117).

As a result of the above share issue, share premium of R21,213,395 was raised, which brings the total share premium to R291,993,069 (2012 - R270,779,674 ; 2011 - R241,803,500).

The purpose of the share issue was to obtain capital for investment in capital projects of the company and its subsidiary.

7. Non-current assets

During the year property was purchased and improvements to Investment Property of the group was effected to the amount of R161,542,574 (2012 - R70,627,186 ; 2011 - R89,150,527).

8. Dividends

No dividends were declared or paid to shareholders during the 13 month period (2012: Rnil ; 2011: Rnil).

9. Management agreement and administration

The group's investment properties continue to be managed, in terms of an agreement, by Cosmos Management CC of which Mr FJJ Marais, a director of the group, is a member.

Details of the charges associated with the agreement can be found in note 26 of the financial statements.

10. Directors

The directors of the company during the 13 months and to the date of this report are as follows:

Name		Changes
M H Tsolo	Non-executive director and Chairman	
S J Kruger	Executive director	
F J J Marais	Executive director and Chief Executive Officer	
M Minnaar	Executive director	
K Pashiou	Executive director	
J G Prinsloo	Non-executive director	Resigned 01 August 2013
J P Snyman	Non-executive director	
D E van Straten	Non-executive director	
J C Verwayen	Executive director	
A E Wentzel	Independent Non-executive director	

11. Interest in subsidiaries

Name of subsidiary	Country of incorporation	Net income after tax
Safari Investments Namibia (Pty) Ltd	Namibia	N$1,067,953

Safari Investments Namibia (Pty) Ltd was acquired during the 2011 financial year for a purchase consideration of R16,000,000. Refer to note 29.

12. Special resolutions

The following special resolutions were passed by the company during the 13 months :

1. The remuneration to be paid by the company to the directors for the financial year will be based on 1% of the gross turnover of the company.

2. The board may authorise the company to generally provide any direct or indirect financial assistance in the manner contemplated in and subject to the provisions of section 44 & 45 of the Act to the company's subsidiary.

3. Resolved to change clause 1.1.18 of the Memorandum of Incorporation of the Company to read as follows: Material means, in relation to any transaction or series of transactions, that the value of that transaction or the series of transactions in question will exceed an amount of 5% of the portfolio value or R80 million whichever is the greatest, or if such transactions do not exceed such threshold, then it may be considered material, if in the opinion of a well informed and reasonable person, it is likely to be of strategic commercial value or of significance to the company.

13. Remuneration of Directors

In terms of the Special Resolution of the Shareholders, the Remuneration of Directors was set at 1% of the Annual Gross Turnover. This amounts to R923,661. The amount paid was R837,000.

However, for the sake of transparency the financials disclose additional amounts paid to the Directors, namely Consultancy Fees of R378,000 making a total of R1,215,000 (2012: R634,002 ; 2011: R333,000).

14. Capital commitments

The directors refer you to note 24 where details of capital commitments can be found.

15. Secretary

Safarihold (Pty) Ltd resigned as secretary of the company on 01 March 2013 and Safari Retail (Pty) Ltd was appointed in their stead on 01 March 2013.
A new company was created after additional people were employed due to the growth of the company. To accommodate this a new company, Safari Retail (Pty) Ltd, was created to serve as employer of the new employees.
As part of the rationalisation of the management the Board decided to change the Company Secretary. The Board is aware of the requirements of a Company Secretary in terms of the Companies Act and King III and is currently investigating a structure that will be compliant.

The secretary of the company is Safari Retail (Pty) Ltd of:

Business address

420 Friesland Avenue
Lynnwood
Pretoria
0081

16. Auditors

Mazars will continue in office in accordance with section 90 of the Companies Act of South Africa.

Statement of Financial Position

Figures in Rand	Notes	31 March 2013	29 February 2012	28 February 2011	1 March 2010
Assets					
Non-Current Assets					
Investment property	6	1,054,912,556	856,811,029	718,564,984	593,638,984
Straight-line rental revenue asset	7	15,660,225	8,653,563	10,147,360	8,061,016
		1,070,572,781	**865,464,592**	**728,712,344**	**601,700,000**
Current Assets					
Inventory	8	15,665,620	-	-	-
Current tax receivable		4,532,114	-	628,261	-
Straight-line rental revenue asset	7	3,183,233	3,935,408	1,377,018	-
Other financial asset		-	-	-	2,005,281
Trade and other receivables	9	4,257,762	1,199,593	1,749,196	253,038
Cash and cash equivalents	10	1,360,206	9,869,663	286,343	7,968,683
		28,998,935	**15,004,664**	**4,040,818**	**10,227,002**
Total Assets		**1,099,571,716**	**880,469,256**	**732,753,162**	**611,927,002**
Equity and Liabilities					
Equity					
Share capital	11	292,717,973	271,471,546	242,439,617	226,179,475
Equity portion of shareholder loans	12	75,791,144	72,644,387	-	-
Retained income		240,581,813	193,415,911	104,240,179	50,421,117
		609,090,930	**537,531,844**	**346,679,796**	**276,600,592**
Liabilities					
Non-Current Liabilities					
Loans from shareholders	12	111,900,200	98,940,000	157,757,072	148,424,295
Interest bearing borrowings	13	306,668,234	200,555,812	194,452,542	165,088,666
Deferred tax	14	33,987,788	19,165,259	12,871,298	7,226,217
		452,556,222	**318,661,071**	**365,080,912**	**320,739,178**
Current Liabilities					
Interest bearing borrowings	13	30,903,796	19,296,000	14,844,000	8,967,520
Current tax payable		-	250,065	-	2,132,104
Trade and other payables	15	7,020,768	4,730,276	6,093,632	3,487,608
Bank overdraft	10	-	-	54,822	-
		37,924,564	**24,276,341**	**20,992,454**	**14,587,232**
Total Liabilities		**490,480,786**	**342,937,412**	**386,073,366**	**335,326,410**
Total Equity and Liabilities		**1,099,571,716**	**880,469,256**	**732,753,162**	**611,927,002**

SAFARI INVESTMENTS (RSA) LIMITED AND ITS SUBSIDIARY
Annual Financial Statements for the 13 months ended 31 March 2013
Statement of Comprehensive Income

Figures in Rand	Notes	13 months ended 31 March 2013	12 months ended 28 February 2012	12 months ended 28 February 2011
Revenue, excluding straight-line lease income adjustment	16	95,646,478	72,862,803	64,679,907
Straight-line lease income adjustment	7	6,254,487	1,064,593	3,463,363
Rental received		**101,900,965**	**73,927,396**	**68,143,270**
Other income		1,900,580	552,356	260,469
Expenses (excluding finance costs)		(53,062,578)	(21,471,711)	(22,346,521)
Profit before investment revenue, fair value adjustments and finance costs	17	**50,738,967**	**53,008,041**	**46,057,218**
Investment revenue	18	158,772	87,824	14,805
Fair value adjustments	19	45,932,953	67,618,859	35,775,473
Finance costs	20	(30,381,738)	(16,184,129)	(14,386,643)
Profit before taxation		**66,448,954**	**104,530,595**	**67,460,853**
Taxation	21	(19,283,052)	(15,354,863)	(13,641,793)
Profit for the period		**47,165,902**	**89,175,732**	**53,819,060**
Other comprehensive income		-	-	-
Total comprehensive income		**47,165,902**	**89,175,732**	**53,819,060**
Total comprehensive income attributable to:				
Ordinary shareholders of the company		47,165,902	89,175,732	53,819,060
Profit attributable to :				
Ordinary shareholders of the company		47,165,902	89,175,732	53,819,060
Earnings per share				
Basic and diluted earnings per share (c)	30	67.02	135.08	86.53

Statement of Changes in Equity

Figures in Rand	Share capital	Share premium	Total share capital	Equity portion of shareholder loans	Retained income	Total equity
Balance at 01 March 2010	598,485	225,580,990	226,179,475	-	50,421,119	276,600,594
Changes in equity						
Total comprehensive income for the 12 months - profit	-	-	-	-	53,819,060	53,819,060
Issue of shares	37,632	16,222,510	16,260,142	-	-	16,260,142
Balance at 01 March 2011	**636,117**	**241,803,500**	**242,439,617**	**-**	**104,240,179**	**346,679,796**
Changes in equity						
Total comprehensive income for the 12 months - profit	-	-	-	-	89,175,732	89,175,732
Issue of shares	55,755	28,976,174	29,031,929	-	-	29,031,929
Equity portion of shareholder loans	-	-	-	72,644,387	-	72,644,387
Balance at 01 March 2012	**691,872**	**270,779,674**	**271,471,546**	**72,644,387**	**193,415,911**	**537,531,844**
Changes in equity						
Total comprehensive income for the 13 months - profit	-	-	-	-	47,165,902	47,165,902
Issue of shares	33,032	21,213,395	21,246,427	-	-	21,246,427
Equity portion of shareholder loans	-	-	-	3,146,757	-	3,146,757
Balance at 31 March 2013	**724,904**	**291,993,069**	**292,717,973**	**75,791,144**	**240,581,813**	**609,090,930**
Notes	11	11	11	12		

SAFARI INVESTMENTS (RSA) LIMITED AND ITS SUBSIDIARY
Annual Financial Statements for the 13 months ended 31 March 2013
Statement of Cash Flows

Figures in Rand	Notes	13 months ended 31 March 2013	12 months ended 28 February 2012	12 months ended 28 February 2011
Cash flows from operating activities				
Cash receipts from customers		97,040,616	73,018,351	60,554,513
Cash paid to suppliers		(59,505,953)	(21,830,190)	(14,849,879)
Cash generated from operations	22	37,534,663	51,188,161	45,704,634
Interest income		49,292	29,359	14,805
Finance costs		(22,793,151)	(16,133,545)	(14,304,476)
Tax paid	23	(9,242,702)	(8,182,576)	(10,757,078)
Net cash from operating activities		**5,548,102**	**26,901,399**	**20,657,885**
Cash flows from investing activities				
Additions to investment property	6	(161,542,574)	(70,627,186)	(89,150,527)
Cash flows from financing activities				
Proceeds on share issue	11	21,246,427	29,031,929	16,260,142
Proceeds from interest bearing borrowings		118,046,831	10,504,685	35,162,561
Proceeds from shareholder loans		8,191,757	13,827,315	9,332,777
Net cash from financing activities		**147,485,015**	**53,363,929**	**60,755,480**
Total cash movement for the 13 months (2012 and 2011: 12 months)		**(8,509,457)**	**9,638,142**	**(7,737,162)**
Cash at the beginning of the 13 months (2012 and 2011: 12 months)		9,869,663	231,521	7,968,683
Total cash at end of the 13 months (2012 and 2011: 12 months)	10	**1,360,206**	**9,869,663**	**231,521**

1. Presentation of Annual Financial Statements

The group adopted the requirements of International Financial Reporting Standards (IFRS) for the period ended 31 March 2013. The annual financial statements have been prepared in accordance with International Financial Reporting Standards, AC 500 standards as issued by the Accounting Practices Board (APB) and the Companies Act of South Africa. The annual financial statements have been prepared on the historical cost basis, except as discussed in the accounting policies below. They are presented in South African Rands.

The accounting policies have been applied consistently throughout all periods presented complying with each IFRS effective at the end of 31 March 2013, with the exception of the transitional arrangements set out below. The changes resulting from the first time adoption of IFRS are set out in note 3.

1.1 Transitional arrangements

At transition date, IFRS 1 First time adoption of International Financial Reporting Standards allows a number of exemptions to the retrospective application principle on adoption of IFRS. The group has taken advantage of the following optional exemption from full retrospective application:

- The group made an election not to restate business combinations prior to the date of transition to IFRS.

1.2 Consolidation

Basis of consolidation

The consolidated annual financial statements incorporate the annual financial statements of the company and the subsidiary, which is controlled by the company.

Control exists when the company has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

The results of the subsidiary are included in the consolidated annual financial statements from the effective date of acquisition to the effective date of disposal.

Adjustments are made when necessary to the annual financial statements of the subsidiary to bring accounting policies in line with those of the company.

All intra-company transactions, balances, income and expenses are eliminated in full on consolidation.

1.2 Consolidation (continued)

Business combinations

The group accounts for business combinations using the acquisition method of accounting. The cost of the business combination is measured as the aggregate of the fair values of assets given, liabilities incurred or assumed and equity instruments issued. Costs directly attributable to the business combination are expensed as incurred, except the costs to issue debt which are amortised as part of the effective interest and costs to issue equity which are included in equity.

Contingent consideration is included in the cost of the combination at fair value as at the date of acquisition. Subsequent changes to the assets, liability or equity which arise as a result of the contingent consideration are not affected against goodwill, unless they are valid measurement period adjustments.

The acquiree's identifiable assets, liabilities and contingent liabilities which meet the recognition conditions of IFRS 3 Business combinations are recognised at their fair values at acquisition date, except for non-current assets (or disposal company) that are classified as held-for-sale in accordance with IFRS 5 Non-current assets held-for-sale and discontinued operations, which are recognised at fair value less costs to sell.

Contingent liabilities are only included in the identifiable assets and liabilities of the acquiree where there is a present obligation at acquisition date.

On acquisition, the group assesses the classification of the acquiree's assets and liabilities and reclassifies them where the classification is inappropriate for group purposes. This excludes lease agreements and insurance contracts, whose classification remains as per their inception date.

1.3 Significant judgements and sources of estimation uncertainty

In preparing the annual financial statements, management is required to make estimates and assumptions that affect the amounts represented in the annual financial statements and related disclosures. Use of available information and the application of judgement is inherent in the formation of estimates. Actual results in the future could differ from these estimates which may be material to the annual financial statements. Significant judgements include:

Impairment testing

The recoverable amounts of cash-generating units and individual assets have been determined based on the higher of value-in-use calculations and fair values less costs to sell. These calculations require the use of estimates and assumptions.

The company reviews and tests the carrying value of assets when events or changes in circumstances suggest that the carrying amount may not be recoverable. Assets are grouped at the lowest level for which identifiable cash flows are largely independent of cash flows of other assets and liabilities. If there are indications that impairment may have occurred, estimates are prepared of expected future cash flows for each group of assets.

Expected manner of realisation for deferred tax

Deferred tax is provided for on the fair value adjustments of investment properties based on the expected manner of recovery, i.e. sale. This manner of recovery affects the rate used to determine the deferred tax liability. The rebuttable presumption that the investment properties are expected to be recovered through sale has not been rebutted. Refer note 14 – Deferred tax.

1.3 Significant judgements and sources of estimation uncertainty (continued)

Taxation

Judgement is required in determining the provision for income taxes due to the complexity of legislation. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

The group recognises the net future tax benefit related to deferred income tax assets to the extent that it is probable that the deductible temporary differences will reverse in the foreseeable future. Assessing the recoverability of deferred income tax assets requires the group to make significant estimates related to expectations of future taxable income. Estimates of future taxable income are based on forecast cash flows from operations and the application of existing tax laws in each jurisdiction. To the extent that future cash flows and taxable income differ significantly from estimates, the ability of the group to realise the net deferred tax assets recorded at the end of the reporting period could be impacted.

Fair value determination in business combinations

IFRS 3 requires all assets, liabilities and contingent liabilities to be measured at fair value when accounting for business combinations. The Group makes use of various valuation methodologies in determining these fair values, including the use of reputable independent valuers. Valuations are inherently subjective, and require use of judgement.

Inventory

30% of Erf 71 is recognised as inventory. The reason for the classification as inventory is that the development on this part of the property will be sold either as a hotel or residential units.

1.4 Investment property

Investment property is recognised as an asset when, and only when, it is probable that the future economic benefits that are associated with the investment property will flow to the enterprise, and the cost of the investment property can be measured reliably.

Investment property is initially recognised at cost. Transaction costs are included in the initial measurement.

Costs include costs incurred initially and costs incurred subsequently to add to, or to replace a part of, or service a property. If a replacement part is recognised in the carrying amount of the investment property, the carrying amount of the replaced part is derecognised.

Fair value

Subsequent to initial measurement investment property is measured at fair value, adjusted for straight-line lease income adjustment.

Investment property is valued annually by the directors with an external valuation performed in the current year. External independent professional valuers, with appropriate and recognised professional qualifications and recent experience in the location and category of property begin valued, are used for external valuations.

A gain or loss arising from a change in fair value is included in profit or loss for the period in which it arises.

Derecognition

The investment properties are derecognised on disposal or when it is permanently withdrawn from use and no future economic benefits are expected from its disposal.

1.5 Financial instruments

Classification

The group classifies financial assets and financial liabilities into the following categories:

- Loans and receivables
- Financial liabilities measured at amortised cost

Classification depends on the purpose for which the financial instruments were obtained or incurred and takes place at initial recognition. Classification is re-assessed on an annual basis.

Initial recognition and measurement

Financial instruments are recognised initially when the group becomes a party to the contractual provisions of the instruments.

The group classifies financial instruments, or their component parts, on initial recognition as a financial asset, a financial liability or an equity instrument in accordance with the substance of the contractual arrangement.

Financial instruments are measured initially at fair value, less transaction costs to sell.

Subsequent measurement

Loans and receivables are subsequently measured at amortised cost, using the effective interest method, less any accumulated impairment losses.

Financial liabilities at amortised cost are subsequently measured at amortised cost, using the effective interest method.

Derecognition

Financial assets are derecognised when the rights to receive cash flows from the investments have expired or have been transferred and the group has transferred substantially all risks and rewards of ownership.

Financial liabilities are derecognised when the obligation under the liability is discharged or cancelled or expires.

Impairment of financial assets

At each reporting date the group assesses all financial assets to determine whether there is objective evidence that a financial asset or group of financial assets has been impaired.

For amounts due to the group, significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy and default of payments are all considered objective indicators of impairment.

Impairment losses are recognised in profit or loss.

Impairment losses are reversed when an increase in the financial asset's recoverable amount can be related objectively to an event occurring after the impairment was recognised, subject to the restriction that the carrying amount of the financial asset at the date that the impairment is reversed shall not exceed what the carrying amount would have been had the impairment not been recognised.

Reversals of impairment losses are recognised in profit or loss.

Where financial assets are impaired through use of an allowance account, the amount of the loss is recognised in profit or loss within operating expenses. When such assets are written off, the write off is made against the relevant allowance account. Subsequent recoveries of amounts previously written off are credited against operating expenses.

1.5 Financial instruments (continued)

Trade and other receivables

Trade and other receivables are classified as loans and receivables. Irrecoverable amounts are recognised in profit or loss when there is objective evidence that the asset is impaired. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments are considered indicators that the trade receivable is impaired. Subsequent recoveries of amounts previously written off are recognised in profit or loss.

Trade and other payables

Trade and other payables are classified as financial liabilities at amortised cost.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and demand deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value. These are classified as loans and receivables.

Bank overdraft and borrowings

Bank overdrafts and borrowings are classified as financial liabilities at amortised cost.
Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in accordance with the group's accounting policy for borrowing costs.

Linked units

Linked units issued are initially recognised at fair value. The fair value is then allocated to share capital and shareholder loans. Shareholder loans are classified as financial liabilities at amortised cost and are discounted as per note 12.

1.6 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.

Current tax liabilities (assets) for the current and prior periods are measured at the amount expected to be paid to (recovered from) the tax authorities, using the tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets and liabilities

A deferred tax liability is recognised for all taxable temporary differences, except to the extent that the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which is not a business combination and at the time of the transaction, affects neither accounting profit nor taxable profit (tax loss).

A deferred tax asset is recognised for all deductible temporary differences to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised. A deferred tax asset is not recognised when it arises from the initial recognition of an asset or liability in a transaction that is not a business combination and at the time of the transaction, affects neither accounting profit nor taxable profit (tax loss).

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

1.6 Tax (continued)

Tax expenses

Current and deferred taxes are recognised as income or an expense and included in profit or loss for the period, except to the extent that the tax arises from:

- a transaction or event which is recognised, in the same or a different period, to other comprehensive income, or
- a business combination.

Current tax and deferred taxes are charged or credited to other comprehensive income if the tax relates to items that are credited or charged, in the same or a different period, to other comprehensive income.

Current tax and deferred taxes are charged or credited directly to equity if the tax relates to items that are credited or charged, in the same or a different period, directly in equity.

1.7 Leases

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership. A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership.

Operating leases - lessor

Operating lease income is recognised as an income on a straight-line basis over the lease term.

Initial direct costs incurred in negotiating and arranging operating leases are added to the carrying amount of the leased asset and recognised as an expense over the lease term on the same basis as the lease income.

Income for leases is disclosed under revenue in profit or loss.

1.8 Inventory

Inventory are measured at the lower of cost and net realisable value. Cost includes all expenses directly attributable to the construction process as well as suitable portions of borrowing costs on normal operating capacity.

Net realisable value is the estimated selling price in the ordinary course of business less any applicable selling expenses.

1.9 Share capital and equity

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities.

1.10 Revenue

The group earns revenue from the rental of the investment property.

Revenue from rental agreements is recognised in accordance with the accounting policy for operating leases.

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

1.11 Borrowing costs

All borrowing costs are recognised as an expense in the period in which they are incurred as there are no assets that qualify for capitalisation.

1.12 Segment reporting

An operating segment is a component of an entity that engages in business activities from which it may earn revenues or incur expenses for which discrete financial information is available and whose operating results are regularly reviewed by the entity's chief operating decision maker. The segment's assets and liabilities comprise those operating assets and liabilities that are directly attributable to the segment or can be allocated to the segment on a reasonable basis.
The group's operating segments are reported based on the location of every property within the group.

The measurement policies the group uses for segment reporting under IFRS 8 are the same as those used in the financial statements.

1.13 Earnings per share

The group presents basic and diluted earnings per share (EPS) for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to the ordinary shareholders by the weighted average number of ordinary shares in issue during the period. Diluted EPS is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares in issue for the dilutive effects of all share options granted.
The calculation of headline earnings per share is based on the net profit attributable to equity holders of the parent, after excluding all items of a non-trading nature, divided by the weighted average number of ordinary shares in issue during the year. The presentation of headline earnings is not an IFRS requirement, but is required by the JSE limited and Circular 3 of 2012.

Figures in Rand	2013	2012	2011

2. New Standards and Interpretations

2.1 Standards and interpretations not yet effective

The company has chosen not to early adopt the following standards and interpretations, which have been published and are mandatory for the company's accounting periods beginning on or after 01 April 2013 or later periods:

IFRS 9 Financial Instruments

This new standard is the first phase of a three phase project to replace IAS 39 Financial Instruments: Recognition and Measurement. To date, the standard includes chapters for classification, measurement and derecognition of financial assets and liabilities. The following are main changes from IAS 39:

- Financial assets will be categorised as those subsequently measured at fair value or at amortised cost.
- Financial assets at amortised cost are those financial assets where the business model for managing the assets is to hold the assets to collect contractual cash flows (where the contractual cash flows represent payments of principal and interest only). All other financial assets are to be subsequently measured at fair value.
- Under certain circumstances, financial assets may be designated as at fair value.
- For hybrid contracts, where the host contract is an asset within the scope of IFRS 9, then the whole instrument is classified in accordance with IFRS 9, without separation of the embedded derivative. In other circumstances, the provisions of IAS 39 still apply.
- Voluntary reclassification of financial assets is prohibited. Financial assets shall be reclassified if the entity changes its business model for the management of financial assets. In such circumstances, reclassification takes place prospectively from the beginning of the first reporting period after the date of change of the business model.
- Financial liabilities shall not be reclassified.
- Investments in equity instruments may be measured at fair value through other comprehensive income. When such an election is made, it may not subsequently be revoked, and gains or losses accumulated in equity are not recycled to profit or loss on derecognition of the investment. The election may be made per individual investment.
- IFRS 9 does not allow for investments in equity instruments to be measured at cost.
- The classification categories for financial liabilities remains unchanged. However, where a financial liability is designated as at fair value through profit or loss, the change in fair value attributable to changes in the liabilities credit risk shall be presented in other comprehensive income. This excludes situations where such presentation will create or enlarge an accounting mismatch, in which case, the full fair value adjustment shall be recognised in profit or loss.

The effective date of the standard is for years beginning on or after 01 January 2015.

The company expects to adopt the standard for the first time in the 2014 annual financial statements.

It is unlikely that the standard will have a material impact on the company's annual financial statements.

IFRS 10 Consolidated Financial Statements

Standard replaces the consolidation sections of IAS 27 Consolidated and Separate Financial Statements and SIC 12 Consolidation – Special Purpose Entities. The standard sets out a new definition of control, which exists only when an entity is exposed to, or has rights to, variable returns from its involvement with the entity, and has the ability to effect those returns through power over the investee.

The effective date of the standard is for years beginning on or after 01 January 2013.

The company expects to adopt the standard for the first time in the 2014 annual financial statements.

Figures in Rand	2013	2012	2011

2. New Standards and Interpretations (continued)

IAS 27 Separate Financial Statements

Consequential amendment as a result of IFRS 10. The amended Standard now only deals with separate financial statements.

The effective date of the amendment is for years beginning on or after 01 January 2013.

The company expects to adopt the amendment for the first time in the 2014 annual financial statements.

IFRS 12 Disclosure of Interests in Other Entities

The standard sets out disclosure requirements for investments in Subsidiaries, associates, joint ventures and unconsolidated structured entities. The disclosures are aimed to provide information about the significance and exposure to risks of such interests. The most significant impact is the disclosure requirement for unconsolidated structured entities or off balance sheet vehicles.

The effective date of the standard is for years beginning on or after 01 January 2013.

The company expects to adopt the standard for the first time in the 2014 annual financial statements.

The adoption of this standard is not expected to impact on the results of the company, but may result in more disclosure than is currently provided in the annual financial statements.

IFRS 13 Fair Value Measurement

New standard setting out guidance on the measurement and disclosure of items measured at fair value or required to be disclosed at fair value in terms of other IFRS's.

The effective date of the standard is for years beginning on or after 01 January 2013.

The company expects to adopt the standard for the first time in the 2014 annual financial statements.

The adoption of this standard is not expected to impact on the results of the company, but may result in more disclosure than is currently provided in the annual financial statements.

IAS 1 Presentation of Financial Statements

The amendment now requires items of other comprehensive income to be presented as:

- Those which will be reclassified to profit or loss
- Those which will not be reclassified to profit or loss.

The related tax disclosures are also required to follow the presentation allocation.

In addition, the amendment changed the name of the statement of comprehensive income to the statement of profit or loss and other comprehensive income.

The effective date of the amendment is for years beginning on or after 01 July 2012.

The company expects to adopt the amendment for the first time in the 2014 annual financial statements.

The adoption of this amendment is not expected to impact on the results of the company, but may result in more disclosure than is currently provided in the annual financial statements.

IFRS 7 Financial Instruments: Disclosures

Amendment: Mandatory effective date for offsetting Financial Assets and Financial Liabilities amendment deferred to the year that IFRS 9 is first applied.

Figures in Rand	2013	2012	2011

2. New Standards and Interpretations (continued)

The effective date of the amendment is for years beginning on or after 01 January 2015.

The company expects to adopt the amendment for the first time in the 2016 annual financial statements.

It is unlikely that the amendment will have a material impact on the company's annual financial statements.

IAS 32 Financial Instruments: Presentation

Amendments require entities to disclose gross amounts subject to set-off rights and the related net credit exposure, and explanation of "currently has a legally enforceable right to set-off".

The effective date of the amendment is for years beginning on or after 01 January 2013.

The company expects to adopt the amendment for the first time in the 2014 annual financial statements.

The adoption of this amendment is not expected to impact on the results of the company, but may result in more disclosure than is currently provided in the annual financial statements.

3. First-time Adoption of International Financial Reporting Standards

The group has applied IFRS 1, First-time adoption of International Financial Reporting Standards, to provide a starting point for the reporting under International Financial Reporting Standards. On principle these standards have been applied retrospectively and the 2012 and 2011 comparatives contained in these annual financial statements differ from those published in the annual financial statements published for the 12 months ended 29 February 2012 and 28 February 2011.

The date of transition was 1 March 2010 and the effect of the transition was as follows:

Impact from the adoption of IFRS

The following reconciliations provide a quantification of the effect, after taxation, of the transition to IFRS (refer to notes 4 and 5 for prior period restatements):

Reconciliation of statement of financial position at 1 March 2010

	As reported under IFRS for SME's	Effect of Transition to IFRS	Prior period restatements	IFRS
Investment property	601,700,000	-	(8,061,016)	593,638,984
Straight-line rental revenue asset	8,061,016	-	-	8,061,016
	609,761,016	**-**	**(8,061,016)**	**601,700,000**
Other financial asset	2,005,281	-	-	2,005,281
Trade and other receivables	253,038	-	-	253,038
Cash and cash equivalents	7,968,683	-	-	7,968,683
Total current assets	**10,227,002**	**-**	**-**	**10,227,002**
Loans from shareholders (reclassified from Current to Non-Current)	148,424,295	-	-	148,424,295
Interest bearing borrowings	174,056,186	-	-	174,056,186
Deferred tax	8,354,759	-	(1,128,542)	7,226,217
Current tax payable	2,132,104	-	-	2,132,104
Trade and other payables	3,945,628	-	(458,020)	3,487,608
Total liabilities	**336,912,972**	**-**	**(1,586,562)**	**335,326,410**
Total assets less total liabilities	**283,075,046**	**-**	**(6,474,454)**	**276,600,592**
Issued capital	226,179,475	-	-	226,179,475
Retained earnings	56,895,571	-	(6,474,454)	50,421,117
Total equity	**283,075,046**	**-**	**(6,474,454)**	**276,600,592**

Figures in Rand	2013	2012	2011

3. First-time Adoption of International Financial Reporting Standards (continued)

Reconciliation of statement of financial position at 28 February 2011

	As reported under IFRS for SME's	Effect of Transition to IFRS	Prior period restatements	IFRS
Investment property	686,741,761	-	31,823,223	718,564,984
Straight-line rental revenue asset	11,524,378	-	(1,377,018)	10,147,360
Property, plant and equipment	31,823,223	-	(31,823,223)	-
Total non-current assets	**730,089,362**	**-**	**(1,377,018)**	**728,712,344**
Straight-line rental revenue asset	-	-	1,377,018	1,377,018
Current tax receivable	628,261	-	-	628,261
Trade and other receivables	1,749,196	-	-	1,749,196
Cash and cash equivalents	286,343	-	-	286,343
Total current assets	**2,663,800**	**-**	**1,377,018**	**4,040,818**
Loans from shareholders (reclassified from Current to Non-Current)	157,757,072	-	-	157,757,072
Interest bearing borrowings	209,296,542	-	-	209,296,542
Deferred tax	12,871,298	-	-	12,871,298
Trade and other payables	6,547,281	-	(453,649)	6,093,632
Bank overdraft	54,822	-	-	54,822
Total liabilities	**386,527,015**	**-**	**(453,649)**	**386,073,366**
Total assets less total liabilities	**346,226,147**	**-**	**453,649**	**346,679,796**
Issued capital	242,439,617	-	-	242,439,617
Retained earnings	103,786,530	-	453,649	104,240,179
Total equity	**346,226,147**	**-**	**453,649**	**346,679,796**

Figures in Rand	2013	2012	2011

3. First-time Adoption of International Financial Reporting Standards (continued)

Reconciliation of statement of financial position at 29 February 2012

	As reported under IFRS for SME's	Effects of transition to IFRS	Prior period restatements	IFRS
Investment property	835,811,029	-	21,000,000	856,811,029
Straight-line rental revenue asset	12,588,971	-	(3,935,408)	8,653,563
Property, plant and equipment	21,000,000	-	(21,000,000)	-
Total non-current assets	**869,400,000**	**-**	**(3,935,408)**	**865,464,592**
Straight-line rental revenue asset	-	-	3,935,408	3,935,408
Trade and other receivables	1,199,593	-	-	1,199,593
Cash and cash equivalents	9,869,663	-	-	9,869,663
Total current assets	**11,069,256**	**-**	**3,935,408**	**15,004,664**
Loans from shareholders	98,940,000	-	-	98,940,000
Interest bearing borrowings	219,851,812	-	-	219,851,812
Deferred tax	39,505,686	-	(20,340,427)	19,165,259
Current tax payable	250,065	-	-	250,065
Trade and other payables	5,242,392	-	(512,116)	4,730,276
Total liabilities	**363,789,955**	**-**	**(20,852,543)**	**342,937,412**
Total assets less total liabilities	**516,679,301**	**-**	**20,852,543**	**537,531,844**
Issued capital	271,471,546	-	-	271,471,546
Equity portion of shareholder loans	-	-	72,644,387	72,644,387
Retained earnings	245,207,755	-	(51,791,844)	193,415,911
Total equity	**516,679,301**	**-**	**20,852,543**	**537,531,844**

Figures in Rand	2013	2012	2011

3. **First-time Adoption of International Financial Reporting Standards (continued)**

Reconciliation of equity	**29/02/2012**	**28/02/2011**	**01/03/2010**
As reported under IFRS for SME's	516,679,301	346,226,147	283,075,046
Adjustments for prior period restatements:			
Discounting of tenant deposits not previously reported	512,116	453,649	458,020
Fair value correction on investment property	-	-	(8,061,016)
Deferred tax erroneously provided on shareholder loans	20,340,427	-	-
Deferred tax correction on fair value adjustment of investment property	-	-	1,128,542
As reported under IFRS	**537,531,844**	**346,679,796**	**276,600,592**

Reconciliation of total comprehensive income	**12 months 29/02/2012**	**12 months 28/02/2011**	**12 months 01/03/2010**
As reported under IFRS for SME's	141,421,226	46,890,959	36,134,912
Adjustments for prior period restatements:			
Discounting of tenant deposits not previously reported	58,466	(4,373)	458,020
Fair value erroneously taken to statement of comprehensive income instead of equity	(72,644,387)	-	-
Fair value correction on investment property	-	8,061,016	(8,061,016)
Deferred tax erroneously provided on shareholder loans	20,340,427	-	-
Deferred tax correction on fair value adjustment of investment property	-	(1,128,542)	1,128,542
As reported under IFRS	**89,175,732**	**53,819,060**	**29,660,458**

General Notes

The group determined that there were no effects to equity or total comprehensive income due to the adoption of IFRS, the only changes resulted from prior period restatements (refer to notes 4 and 5).

4. **Comparative figures**

The reporting period is longer than a year since the group's year end changed from 28 February to 31 March. Comparative figures are therefore not fully comparable to the current period balances.

Certain comparative figures have been reclassified as noted below.

Figures in Rand	2013	2012	2011

4. Comparative figures (continued)

- 2012 Property, plant and equipment of R21,000,000 was reclassified to Investment property, as it represents land for which the group has not yet decided what it would do at the time in terms of IAS 40. This had no effect on equity or profit.
- 2012 Revenue of R333,014 was reclassified to Other income, as it relates to income that is not in terms of the rental agreements. This had no effect on equity or profit.

- 2011 Property, plant and equipment of R31,823,223 was reclassified to Investment property, as it represents land for which the group has not yet decided what it would do at the time in terms of IAS 40. This had no effect on equity or profit.
- 2011 Revenue of R160,327 was reclassified to Other income, as it relates to income that is not in terms of the rental agreements. No effect on equity or profit.

- 2010 There was no impact on the 2010 financial position as the land was only purchased in the 2011 financial year.
- 2010 Revenue of R317,654 was reclassified to Other income, as it relates to income that is not in terms of the rental agreements. No effect on equity or profit.

The current portion of the straight-line rental revenue asset was retrospectively reclassified from Non-Current to Current in line with IAS 17, Leases and IAS 1.

Loans from shareholders have been retrospectively reclassified from Current to Non-Current in terms of the definition of IAS 1.

Proceeds from shareholder loans have been retrospectively reclassified from investing to financing activities in the statement of cash flows to better reflect the nature of the cash flow, resulting in the following movement between the two categories:
- 2012: R13,827,315; 2011: R9,332,777

The effects of the reclassifications are as follows:

Statement of Financial Position	**2012**	**2011**	**2010**
Investment property	21,000,000	31,823,223	-
Property, plant and equipment	(21,000,000)	(31,823,223)	-
Loans from shareholders (Non Current)	-	157,757,072	148,424,295
Loans from shareholders (Current)	-	(157,757,072)	(148,424,295)
Straight-line rental revenue asset (Non Current)	(3,935,408)	(1,377,018)	-
Straight-line rental revenue asset (Current)	3,935,408	1,377,018	-
Profit or Loss			
Revenue	(333,014)	(160,327)	(317,654)
Other income	333,014	160,327	317,654

Figures in Rand	2013	2012	2011

5. Prior period errors

Discounting of Tenant Deposits is required in terms of IAS 39. Discounting was not adjusted for in 2012, 2011 and 2010 and has been adjusted for retrospectively in the current year. The resulting difference is 2012: R512,115 ; 2011: R453,649 ; 2010: R458,022 in the statement of financial position.
The effect on profit is 2012: R58,466 ; 2011: R4,373 ; 2010: R458,022 as a result of the unwinding of the discount.

The equity portion of shareholder loans of R72,644,387 was erroneously taken to statement of comprehensive income instead of equity in 2012.

Deferred taxation was incorrectly provided for on the discounting of shareholder loans in the prior year. This has been removed and the resulting difference in 2012 is R20,340,427 to deferred taxation in the statements of financial position and comprehensive income with no impact on 2011 or 2010.

In 2010 the fair value of investment property was not adjusted for by the straight-lining of leases. This has been adjusted for and the resulting difference in 2010 is R8,061,016 to investment property and fair value (profit) and R1,128,542 to deferred taxation in the statements of financial position and comprehensive income.
The adjustments in 2010 also resulted in an adjustment to 2011 fair value and deferred taxation in the statement of comprehensive income.

The current portion of the straight-line rental revenue asset was retrospectively reclassified from Non-Current to Current in line with IAS 17, Leases and IAS 1.

Loans from shareholders have been retrospectively reclassified from Current to Non-Current in terms of the definition of IAS 1.

The correction of the errors results in adjustments as follows:

Statement of Financial Position	**2012**	**2011**	**2010**
Investment Property	-	-	(8,061,016)
Loans from shareholders (Non-Current)	-	157,757,072	148,424,295
Loans from shareholders (Current)	-	(157,757,072)	(148,424,295)
Straight-line rental revenue asset (Non-Current)	(3,935,408)	(1,377,018)	-
Straight-line rental revenue asset (Current)	3,935,408	1,377,018	-
Retained earnings	(51,791,845)	453,649	(6,474,454)
Equity portion of shareholder loans	72,644,387	-	-
Deferred tax	20,340,427	-	(1,128,542)
Trade and other payables (discounting of tenant deposits)	(512,115)	(453,649)	(458,022)
Profit or Loss			
Investment revenue (discounting of tenant deposits)	58,466	-	458,022
Finance costs (discounting of tenant deposits)	-	4,373	-
Reclassification of equity portion of shareholders loans	(72,644,387)	-	-
Fair valuation of Investment Property	-	8,061,016	(8,061,016)
Deferred tax	(20,340,427)	1,128,542	(1,128,542)

Figures in Rand	2013	2012	2011

6. Investment property

	2013			2012		
	Valuation	Accumulated depreciation	Carrying value	Valuation	Accumulated depreciation	Carrying value
Investment property	1,054,912,556	-	1,054,912,556	856,811,029	-	856,811,029

	2011		
	Valuation	Accumulated depreciation	Carrying value
Investment property	718,564,984	-	718,564,984

Reconciliation of investment property - 2013

	Opening balance	Additions	Transfers	Fair value adjustments	Total
Investment property	856,811,029	161,542,574	(9,374,000)	45,932,953	1,054,912,556

Reconciliation of investment property - 2012

	Opening balance	Additions	Fair value adjustments	Total
Investment property	718,564,984	70,627,186	67,618,859	856,811,029

Reconciliation of investment property - 2011

	Opening balance	Additions	Fair value adjustments	Total
Investment property	593,638,984	89,150,527	35,775,473	718,564,984

Investment property comprises:			
Gross investment property	1,073,756,014	869,400,000	730,089,362
Straight-lining of rental revenue accrual	(18,843,458)	(12,588,971)	(11,524,378)
Net investment property	**1,054,912,556**	**856,811,029**	**718,564,984**

During 2013 30% of Erf 71 was transferred to inventory as commencement of developments with the intention to develop and sell that portion commenced during the period.

Figures in Rand	2013	2012	2011

6. Investment property (continued)

Details of property

Erf 103, Erf 105, Erf 106 and Erf 74995, Sebokeng Unit 10 Ext 1 measuring 9,643m², 10,000m², 9,643m² and 51,061m² respectively.

	2013	2012	2011
- Purchase price: Land	5,622,745	5,622,745	5,622,745
- Purchase price: Buildings	1,637,432	1,637,432	1,637,432
- Additions since purchase or valuation	140,975,667	111,508,097	110,835,261
- Fair value adjustments	89,664,156	57,231,726	46,004,562
	237,900,000	**176,000,000**	**164,100,000**

Erf 19265 Mamelodi measuring 4,849m². Erf 40827 Mamelodi Ext 13 measuring 75,539m². Erf 40827 is a consolidated property made up out of previous Erfs 35380, 40327 and 40326 (portion 1) Mamelodi Ext 13.

	2013	2012	2011
- Purchase price: Land	18,525,223	18,525,223	18,525,223
- Purchase price: Buildings	173,985,181	173,985,181	173,985,181
- Additions since purchase or valuation	201,876,666	138,157,619	72,245,154
- Fair value adjustments	37,112,930	44,831,977	25,067,665
	431,500,000	**375,500,000**	**289,823,223**

Erf 16248 Atteridgeville Ext 25 measuring 64,926m². Erf 16248 is a consolidated property made up out of previous Erfs 15232, 15233 and 15234 Atteridgeville Ext 25.

	2013	2012	2011
- Purchase price: Land	11,378,895	11,378,895	11,378,895
- Purchase price: Buildings	194,735,170	194,735,170	194,735,170
- Additions since purchase or valuation	79,746,529	43,711,165	42,202,123
- Fair value adjustments	21,539,406	25,074,770	11,683,812
	307,400,000	**274,900,000**	**260,000,000**

Stands 9043, 9044, 9045 Atteridgeville Ext 5 measuring 69,068m², 8,401m², 3,472m² respectively.

	2013	2012	2011
- Purchase price: Land	12,561,700	-	-
- Fair value adjustments	19,838,300	-	-
	32,400,000	**-**	**-**

Figures in Rand	2013	2012	2011

6. Investment property (continued)

Remainder of Portion 294, Farm Pretoria Town and Townlands 351, Maunde Street Atteridgeville Ext 45, measuring 26,141m².

- Purchase price: Land	4,000,000	-	-
- Additions since purchase or valuation	1,078,446	-	-
- Fair value adjustments	8,021,554	-	-
	13,100,000	**-**	**-**

Subsidiary property

Erf 14, Erf 15, Erf 16, Erf 67, Erf 68, Erf 69 and 70% of Erf 71, Swakopmund, Erongo Region, Registration division G, measuring 1,636m², 1,529m², 1,866m², 1,910m², 3,469m², 522m² and 20,329m² respectively

- Purchase price	16,000,000	16,000,000	16,000,000
- Additions since purchase or valuation	17,379,429	2,698,982	166,139
- Transferred to inventory	(9,374,000)	-	-
- Fair value adjustments	27,450,585	24,301,018	-
	51,456,014	**43,000,000**	**16,166,139**

Certain investment property is held as security for mortgage bonds. The value of encumbered property is set out in note 13.

2011: For detail regarding reclassification, refer to note 4.

Details of valuation

2013: The effective date of the revaluations was 31 March 2013. Revaluations were performed by an independent valuer, Mr W J Hewitt, Professional Valuer NDPV., C.I.E.A., FIVSA, MRICS, Appraiser, of Messrs Mills Fitchet. Mills Fitchet is not connected to the company and have recent experience in location and category of the investment property being valued.
2012 & 2011 : The effective date of the revaluations was 29 February 2012 and 28 February 2011. Revaluations were performed by the directors of the company. The directors have sufficient experience in location and category of the investment property valued.

Figures in Rand	2013	2012	2011

6. Investment property (continued)

Holding company

The valuation of all investment property (except the property valuations based on the Direct Comparable Method as detailed below), totaling R976,800,000 (2012: R826,400,000 ; 2011: R713,923,223) was based on the Discounted Cash Flow method. The following assumptions were used in respect of
Discount rate: 14.5%
Capitalisation rate: 8.5%

The valuation of investment property (Stands 9043, 9044, 9055 Atteridgeville Ext. 5 and remainder of portion 294, Farm Pretoria Town and Townlands 351, Maunde Street Atteridgeville Ext 45) totaling R45,500,000 (2012: R0 ; 2011: R0) was based on the Direct Comparable Method. This method was used as erven identified above are new stands purchased during 2013 which are not yet income earning (not yet generating cash flow).

Subsidiary

The valuation of investment property, totaling R51,456,014 (2012: R43,000,000) was based on the Direct Comparable Method as this property is not yet income earning or generating cash flows.

These assumptions are based on current market conditions.

2011: R16,166,139 is considered to be the value of the investment property as the subsidiary was acquired close to year end.

7. Straight-line rental revenue asset

	2013	2012	2011
Non-current assets	15,660,225	8,653,563	10,147,360
Current assets	3,183,233	3,935,408	1,377,018
	18,843,458	**12,588,971**	**11,524,378**

The movement can be reconciled as follows :	2013	2012	2011
Balance at the beginning of the year	12,588,971	11,524,378	8,061,016
Movement during the year	6,254,487	1,064,593	3,463,362
	18,843,458	**12,588,971**	**11,524,378**

The future minimum lease payments receivable under non-cancelable leases are as follows:

Future minimum lease payments receivable	2013	2012	2011
- not later than one year	96,903,971	66,857,334	57,302,282
- later than one year but not later than five years	270,727,726	154,048,753	94,246,559
- later than five years	34,389,631	5,458,186	8,930,181
	402,021,328	**226,364,273**	**160,479,022**

The average lease terms are for 3 to 10 years and the average effective escalation rate is from 7% to 10% per annum.

Some national tenants are also billed for turnover rental which is based on their audited annual turnover.

Figures in Rand	2013	2012	2011

7. Straight-line rental revenue asset (continued)

Total contingent rentals recognised as income in the period are R2,966,095 (2012: R1,836,253 ; 2011: R2,461,032).

8. Inventory

	2013	2012	2011
Transfer from investment property	9,374,000	-	-
Capitalisation of costs	6,291,620	-	-
	15,665,620	**-**	**-**

30% of Erf 71, Swakopmund, Erongo Region, Registration division G, measuring 8,712m².

Being residential units and a hotel to be erected and constructed on the land.

9. Trade and other receivables

	2013	2012	2011
Trade receivables	589,111	808,786	1,134,269
Municipal deposits	67,287	67,287	67,287
Value Added Taxation	3,564,630	323,520	547,640
Other receivables	36,734	-	-
	4,257,762	**1,199,593**	**1,749,196**

Trade and other receivables pledged as security

No trade and other receivables balances were pledged as security for any of the group's liabilities.

Credit quality of trade and other receivables

Refer to the credit risk policy in note 28 for details regarding the group's policy.

Fair value of trade and other receivables

	2013	2012	2011
Trade and other receivables	689,230	876,073	1,201,556

The directors consider the carrying amount of trade and other receivables to approximate their fair values, due to the relatively short term nature thereof.

Trade and other receivables past due but not impaired

Trade and other receivables which are less than 1 month past due are not considered to be impaired. At 31 March 2013, R24,793 (2012: R 177,934 ; 2011: R 147,632) were past due but not impaired.

The ageing of amounts past due but not impaired is as follows:

	2013	2012	2011
30 days	12,369	24,542	51,533
60 days	479	-	35,842
90 days and over	11,945	153,392	60,257

Figures in Rand	2013	2012	2011

9. Trade and other receivables (continued)

Trade and other receivables impaired

As of 31 March 2013, trade and other receivables of R7,263 (2012: R 330,057 ; 2011: R 3,621,459) were impaired directly to statement of comprehensive income.

The individually impaired receivables mainly relate to doubtful debts.

10. Cash and cash equivalents

Cash and cash equivalents consist of:

	2013	2012	2011
Cash on hand	100	100	100
Bank balances	1,259,092	9,667,941	-
Short-term deposits	101,014	201,622	286,243
Bank overdraft	-	-	(54,822)
	1,360,206	**9,869,663**	**231,521**
Current assets	1,360,206	9,869,663	286,343
Current liabilities	-	-	(54,822)
	1,360,206	**9,869,663**	**231,521**

11. Share capital

	2013	2012	2011
Authorised			
100,000,000 Ordinary shares of R0.01 each	1,000,000	1,000,000	1,000,000
Reconciliation of number of shares issued:			
Reported as at 01 March	69,187,243	63,611,717	59,848,502
Issue of shares – ordinary shares	4,101,628	5,720,526	3,948,215
Share buy backs	(798,500)	(145,000)	(185,000)
	72,490,371	**69,187,243**	**63,611,717**

Detail of Share buy backs:
2013
- 369,500 shares at R5.02 per share
- 429,000 shares at R4.52 per share

2012
- 145,000 shares at R4.72 per share

2011
- 185,000 shares at R4.00 per share

These shares were all cancelled.

	2013	2012	2011
Issued			
72,490,371 (2012: 69,187,243 ; 2011: 63,611,717) Ordinary shares of R0.01 each	724,904	691,872	636,117
Share premium	291,993,069	270,779,674	241,803,500
	292,717,973	**271,471,546**	**242,439,617**

Figures in Rand	2013	2012	2011

12. Loans from shareholders

Total shareholder loans 2013 & 2012: The loans are interest free and the directors have resolved to repay the loans from August 2014 with an estimated first installment of R25,000,000, thereafter in annual installments of R22,472,018 (2012: R21,448,048) over an estimated 8 year period. 2011: The loans bear no interest and are repayable at the discretion of the directors.	111,900,200	98,940,000	157,757,072

The loans are linked to the issue of shares. For each share purchased of R0.01, a loan of R2.48 is given.
No security has been provided for the loans.

After year end 97% of shareholders elected to convert their shareholder loans to equity. The rest of the shareholder loans will be repaid within 30 days after listing on the JSE, subject to board approval and the company satisfying the liquidity and solvency test as defined in the Act.

The movement can be reconciled as follows:

	2013	2012	2011
Opening balance	98,940,000	157,757,072	148,424,295
Loan amounts received	8,191,757	13,827,315	9,332,777
Discounting adjustment to equity	(3,146,757)	(72,644,387)	-
Unwinding of discounting	7,915,200	-	-
Closing balance	**111,900,200**	**98,940,000**	**157,757,072**

Fair value of loans from shareholders

	2013	2012	2011
Loans from shareholders	111,900,200	98,940,000	157,757,072

2013 & 2012: The amortised cost of the shareholder loans was determined using the Discounted Cash Flow method. The following assumption was used:
Discount rate: 8% (2012: 8%)
2011: The directors consider the carrying value of the loans to approximate their fair value, as no repayment terms have been set.

Figures in Rand	2013	2012	2011

13. Interest bearing borrowings

Held at amortised cost			
Facility 1 - ABSA Secured loan bearing interest at prime minus 0.75% (2013: 7.75% ; 2012: 8% ; 2011: 8%) at year end. Repayable in monthly capital installments which will increase every 12 months. The monthly capital installment for the next 12 months is R2,283,000. The bond is for an approximate period of ten years, with a final installment of R5,417,000. Secured by certain investment property as per note 6 with a carrying amount of R669,400,000 (2012: R826,400,000 ; 2011: R713,923,223). Total facility available: R330,000,000.	172,159,225	219,851,812	209,296,542
Facility 2 - ABSA Secured loan bearing interest at prime minus 1% (2013: 7.50%) at year end. The bond is for a period of 5 years, repayable in monthly capital installments of R1,500,000. Secured by certain investment property as per note 6 with a carrying amount of R307,400,000 (2012: R0 ; 2011: R0). Total facility available: R170,000,000.	165,412,805	-	-
	337,572,030	**219,851,812**	**209,296,542**

The borrowings arose from the purchase of assets and investment in retail property.

Non-current liabilities			
At amortised cost	306,668,234	200,555,812	194,452,542
Current liabilities			
At amortised cost	30,903,796	19,296,000	14,844,000
	337,572,030	**219,851,812**	**209,296,542**

Fair value of the financial liabilities carried at amortised cost			
Bank loans	337,572,030	219,851,812	209,296,542

The directors consider the carrying amount of bank loans to approximate their fair values as the interest rates associated with these bank loans are considered to be market related.

Figures in Rand	2013	2012	2011

14. Deferred tax

Deferred tax asset (liability)

Income received in advance	686,914	396,584	327,961
Rate change (capital gains tax)	(5,326,552)	-	-
Revaluation of investment property	(24,071,982)	(16,036,931)	(9,972,433)
Straight-line lease income adjustment	(5,276,168)	(3,524,912)	(3,226,826)
	(33,987,788)	**(19,165,259)**	**(12,871,298)**

Reconciliation of deferred tax asset (liability)

At beginning of the year	(19,165,259)	(12,871,298)	(7,226,218)
Originating temporary differences	(9,495,977)	(6,293,961)	(5,645,080)
Rate change (capital gains tax)	(5,326,552)	-	-
	(33,987,788)	**(19,165,259)**	**(12,871,298)**

15. Trade and other payables

Trade payables	1,726,555	1,055,632	3,012,548
Amounts received in advance	2,453,264	1,416,371	1,171,290
Tenant deposits received	2,794,864	2,257,188	1,897,629
Other payables	46,085	1,085	12,165
	7,020,768	**4,730,276**	**6,093,632**

Fair value of trade and other payables

Trade payables will be paid within 12 months, no interest is levied on late payments and discounting has been taken into consideration. The carrying value of trade and other payables is considered to approximate fair value due to the short-term nature thereof.

16. Rental received

Rental Income	92,366,114	71,015,993	62,588,181
Straight-line lease income adjustment	6,254,487	1,064,593	3,463,363
Costs recovered	3,280,364	1,846,810	2,091,726
	101,900,965	**73,927,396**	**68,143,270**

Figures in Rand	2013	2012	2011

17. Profit before investment revenue, fair value adjustments and finance costs

Profit before investment revenue, fair value adjustments and finance costs for the year is stated after accounting for the following:

Auditors' remuneration	367,000	350,000	320,000
Management fees	2,973,084	2,239,783	1,959,387
Short-term directors' emoluments (refer to note 27)	1,215,000	634,002	333,000
Property expenses relating to income producing properties	40,198,423	13,716,536	14,884,768
Property expenses relating to properties not producing income	333,212	-	-

18. Investment revenue

Interest revenue			
Financial instruments			
Bank	388	350	797
Discounting - tenant deposits	109,480	58,465	-
Interest charged on trade and other receivables	16,330	21,460	14,008
Interest on previous investment at attorneys with land purchased	18,842	-	-
Other			
SARS	13,732	7,549	-
	158,772	**87,824**	**14,805**

19. Fair value adjustments

Investment property - Holding company	42,783,386	43,317,841	35,775,473
Investment property - Subsidiary	3,149,567	24,301,018	-
	45,932,953	**67,618,859**	**35,775,473**

20. Finance costs

Borrowings	22,466,538	16,184,129	14,382,270
Discounting - shareholder loans	7,915,200	-	-
Discounting - tenant deposits	-	-	4,373
	30,381,738	**16,184,129**	**14,386,643**

Figures in Rand	2013	2012	2011

21. Taxation

Major components of the tax expense

Current			
Local income tax - current period	4,460,523	9,060,902	7,996,713
Deferred			
Changes in tax rates	5,326,552	-	-
Deferred tax	9,495,977	6,293,961	5,645,080
	14,822,529	**6,293,961**	**5,645,080**
	19,283,052	**15,354,863**	**13,641,793**

Reconciliation of the tax expense

Reconciliation between applicable tax rate and average effective tax rate.

Applicable tax rate	28.00 %	28.00 %	28.00 %
Permanent differences	(8.00)%	(13.31)%	(7.78)%
Change in Capital Gains Tax rate	8.00 %	- %	- %
Other	1.02 %	- %	- %
	29.02 %	**14.69 %**	**20.22 %**

22. Cash generated from operations

Profit before taxation	66,448,954	104,530,595	67,460,853
Adjustments for:			
Interest received	(158,772)	(87,824)	(14,805)
Finance costs	30,381,738	16,184,129	14,386,643
Fair value adjustments	(45,932,953)	(67,618,859)	(35,775,473)
Movements in operating lease assets and accruals	(6,254,487)	(1,064,593)	(3,463,362)
Changes in working capital:			
Inventory	(6,291,620)	-	-
Trade and other receivables	(3,058,169)	549,603	509,124
Trade and other payables	2,399,972	(1,304,890)	2,601,654
	37,534,663	**51,188,161**	**45,704,634**

23. Tax paid

Balance at beginning of the period	(250,065)	628,261	(2,132,104)
Current tax for the 13 months recognised in profit or loss (2012; 2011: 12 months)	(4,460,523)	(9,060,902)	(7,996,713)
Balance at end of the period	(4,532,114)	250,065	(628,261)
	(9,242,702)	**(8,182,576)**	**(10,757,078)**

Figures in Rand	2013	2012	2011

24. Commitments

Authorised capital expenditure
- Not yet contracted for

Atteridgeville shopping mall - Extensions	21,165,813	48,000,000	-
Mamelodi shopping mall - Extensions	11,133,043	45,000,000	15,000,000
Sebokeng shopping mall - Extensions	19,606,479	39,000,000	-
Sebokeng 3 shopping mall - Extensions	94,500,000	-	-
Maunde Street Atteridgeville	120,556,229	-	-
Stands 9043, 9044, 9045 Atteridgeville	3,500,000	-	-
Finance of subsidiary asset	244,937,051	-	-
	515,398,615	**132,000,000**	**15,000,000**

The commitments listed in the note above were all approved in terms of the Business plan presented at the last AGM.
Projects listed were approved subject to the following conditions:

- The board aims to raise at least R200 million additional capital over the next two financial years through private placement of new shares. No project will be taken on board unless adequate equity has been raised in order not to jeopardize the group's favourable gearing ratio; and
- The 80% let before construction condition remains relevant to all new projects; and
- The group's gearing be managed at all times to prevent over exposure to bond debt and interest.

2011 : A Planning Phase Development Agreement was signed on 24 May 2011 between the company and Safari Developments Pretoria (Pty) Ltd. The Agreement covers the planning phase of the development of the property of the subsidiary, Swakopmund Waterfront Property Company (Pty) Ltd and it was agreed that this cost will not exceed R20,000,000 inclusive of the cost of the land. R16,000,000 of this amount was incurred during the period under review. The difference will be financed through own sources and the bond.

25. Contingent liability

After careful consideration and lengthy arbitration proceedings, a settlement agreement was signed on 4 October 2012 by mutual agreement of both parties in order to prevent further arbitration proceedings and legal costs with respect to the contingent liability as reflected in the 2012 financial statements. The settlement resulted in a receipt of R1,187,994 recognised in other income during the current year.

Figures in Rand	2013	2012	2011

26. Related parties

Relationships	
Subsidiaries	Safari Investments Namibia (Pty) Ltd
Common Directorship/Trusteeship	DE van Straten Familie Trust Fanus Kruger Trust Fifo Investments (Pty) Ltd Jannie & Adri Verwayen Trust Juliette Snyman Trust Kyriacos Andrea Pashiou Trust Laritza Investments No 171 (Pty) Ltd Majodiko Beleggings (Edms) Bpk Matla Quantity Surveyors (Pty) Ltd Mitja Investments no 23 (Pty) Ltd Pace Construction (Pty) Ltd Plentytrade (Pty) Ltd Pretoria Ooginstituut Beleggings (Pty) Ltd Pretoria Ooginstituut Eiendomme (Pty) Ltd Safari Developments (Pretoria) (Pty) Ltd Safarihold (Pty) Ltd Safari Retail (Pty) Ltd Thabo Investments Corporation (Pty) Ltd The Roofing Guarantee Company (Pty) Ltd
Close Corporations controlled by Director : FJJ Marais	Cosmos Management CC MDM Architects CC

Related party balances

	2013	2012	2011
Loan accounts - Owing to related parties			
Shareholders	(55,694,003)	(54,675,433)	(54,207,461)

Terms and conditions of outstanding balances :

<u>Shareholder loans :</u>
Refer to Note 12.

	2013	2012	2011
Amounts included in Trade Payables regarding related parties			
Safari Developments (Pretoria) (Pty) Ltd	(1,085)	(1,085)	(12,165)

Related party transactions

	2013	2012	2011
Compensation to directors			
Short-term directors' emoluments (refer to note 27)	1,215,000	634,002	333,000
Services/purchases from related parties			
Common directorship	159,562,660	76,593,606	72,321,476
Close Corporations controlled by Director	343,538	690,814	103,383
Management and bookkeeping fees paid to related parties			
Cosmos Management CC	2,973,085	2,239,783	1,959,387

All related party transactions occur at rates as agreed by shareholders at the AGM.

Figures in Rand	2013	2012	2011

27. Short-term directors' emoluments

Directors' emoluments

2013

	Consulting fees	Services as directors	Total
S J Kruger	-	84,000	84,000
F J J Marais	100,000	96,000	196,000
M Minnaar	-	78,000	78,000
K Pashiou	192,000	96,000	288,000
J G Prinsloo	-	78,000	78,000
J P Snyman	-	81,000	81,000
M H Tsolo	-	72,000	72,000
D E van Straten	-	81,000	81,000
J C Verwayen	52,000	87,000	139,000
A E Wentzel	34,000	84,000	118,000
	378,000	**837,000**	**1,215,000**

2012

	Services as directors	Total
S J Kruger	74,792	74,792
F J J Marais	74,792	74,792
M Minnaar	74,792	74,792
K Pashiou	74,792	74,792
J G Prinsloo	74,792	74,792
J P Snyman	59,625	59,625
M H Tsolo	53,625	53,625
D E van Straten	33,000	33,000
J C Verwayen	74,792	74,792
A E Wentzel	39,000	39,000
	634,002	**634,002**

2011

	Services as directors	Total
S J Kruger	38,000	38,000
F J J Marais	49,000	49,000
M Minnaar	34,000	34,000
K Pashiou	49,000	49,000
J G Prinsloo	49,000	49,000
J P Snyman	35,000	35,000
M H Tsolo	30,000	30,000
J C Verwayen	49,000	49,000
	333,000	**333,000**

* There are no benefits, such as travel allowance, medical or pension benefits.

Figures in Rand	2013	2012	2011

28. Risk management

Capital risk management

The group's objectives when managing capital are to safeguard the group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital by maintaining a good balance between debt and equity finance.

The capital structure of the group consists of debt, which includes the borrowings disclosed in notes 12 & 13 cash and cash equivalents disclosed in note 10, and equity as disclosed in the statement of financial position, amounting to R1,057,202,954 (2012: R846,453,993 ; 2011: R713,501,889).

In order to maintain or adjust the capital structure, the group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt. There are no externally imposed capital requirements, other than the transactional and corporate covenants as set out in the signed loan agreement. There have been no changes to what the entity manages as capital, the strategy for capital maintenance or externally imposed capital requirements from the previous year.

Consistent with others in the industry, the group monitors capital on the basis of the gearing ratio.
The expectation is to settle all outstanding debt when the Listing takes place resulting in a gearing of 0%. REIT legislation does not allow a gearing ratio of more than 60% going forward. The gearing of the group will however be determined with careful consideration going forward.

This ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings (including 'current and non-current borrowings' as shown in the statement of financial position) less cash and cash equivalents. Total capital is calculated as 'equity' as shown in the statement of financial position plus net debt.

The gearing ratios at 31 March 2013, 29 February 2012 and 28 February 2011 were as follows:

Gearing ratio	2013	2012	2011
Total borrowings	449,472,230	318,791,812	367,053,614
Less: Cash and cash equivalents	(1,360,206)	(9,869,663)	(231,521)
Net debt	448,112,024	308,922,149	366,822,093
Total equity	609,090,930	537,531,844	346,679,796
Total capital	1,057,202,954	846,453,993	713,501,889
Gearing ratio	42%	37%	51%

Figures in Rand	2013	2012	2011

28. Risk management (continued)

Financial risk management

The group's activities expose it to a variety of financial risks: market risk (including fair value interest rate risk and cash flow interest rate risk), credit risk and liquidity risk.

The group is not exposed to foreign exchange risk. The only cross border transactions which occur are with the company's subsidiary located in Namibia
1 Rand = 1 Namibian Dollar

The group's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the group's financial performance.

Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and the availability of funding through an adequate amount of committed credit facilities.

The group's risk to liquidity is a result of the funds available to cover future commitments. The group manages liquidity risk through an ongoing review of future commitments and credit facilities.

Cash flow forecasts are prepared and adequate utilised borrowing facilities are monitored.

The table below analyses the group's financial liabilities into relevant maturity groupings based on the remaining period at the statement of financial position to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

At 31 March 2013	Less than 1 year	Between 1 and 2 years	Between 2 and 5 years	Over 5 years
Trade and other payables	1,772,640	-	-	-
Loans from financial institutions	55,558,346	59,500,586	185,595,802	135,735,896
Loans from shareholders	-	25,000,000	67,416,054	87,360,090

At 29 February 2012	Less than 1 year	Between 1 and 2 years	Between 2 and 5 years	Over 5 years
Trade and other payables	1,056,717	-	-	-
Loans from financial institutions	36,222,705	39,702,165	143,923,275	63,575,629
Loans from shareholders	-	-	67,896,097	103,688,290

At 28 February 2011	Less than 1 year	Between 1 and 2 years	Between 2 and 5 years	Over 5 years
Trade and other payables	3,024,713	-	-	-
Loans from financial institutions	31,086,403	34,190,763	125,084,130	87,195,829
Loans from shareholders	157,757,072	-	-	-

28. Risk management (continued)

Interest rate risk

The group's interest rate risk arises from long-term borrowings also bank, inter-group loans and shareholder loans (effective interest, therefore fair value risk). Borrowings issued at variable rates expose the company to cash flow interest rate risk.

At 31 March 2013, if interest rates on borrowings had been 0.5% higher/lower with all other variables held constant, post-tax profit for the 13 months would have been R1,038,041 (2012: R 728,592 ; 2011: R 630,355) lower/higher, mainly as a result of higher/lower interest expense on floating rate borrowings.

Credit risk

Credit risk consists mainly of cash deposits, cash equivalents and trade debtors. The group only deposits cash with major banks with high quality credit standing and limits exposure to any one counter-party.

The credit quality of tenants is assessed by taking into account their financial position, past experience and performing a credit verification before a property is let. The group only lets property to tenants who are considered to be creditworthy. In addition, the trade receivables age analysis is reviewed on a daily basis with the intention of minimising the group's exposure to bad debts. Deposits or bank guarantees are also held in most instances to further minimise the group's exposure to bad debts. Trade receivables that are neither past due nor impaired are considered to be of high credit quality accompanied by an insignificant default rate.

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

Financial instrument	2013	2012	2011
Trade and other receivables	621,943	808,786	1,134,269
Cash and cash equivalents	1,360,206	9,869,663	231,521

Figures in Rand	2013	2012	2011

29. Business combinations

Acquisition of Safari Investments Namibia (Pty) Ltd (previously Swakopmund Waterfront Property Company (Pty) Ltd)

On 31 October 2010 Safari Investments (RSA) Ltd (the company) acquired 100% of the issued share capital of Safari Investments Namibia (Pty) Ltd for a cash payment of R16,000,000.

Safari Investments Namibia (Pty) Ltd owns various erven which will be developed.

By acquiring Safari Investments Namibia (Pty) Ltd, the company is increasing its retail division.

Fair value of assets acquired and liabilities assumed

	2013	2012	2011
Investment property	-	-	16,000,000

Acquisition date fair value of consideration paid

	2013	2012	2011
Cash	-	-	(16,000,000)

Figures in Rand	2013	2012	2011

30. Earnings per share

Earnings used in the calculation of basic earnings per share from continuing operations	47,165,902	89,175,732	53,819,060
Ordinary shares in issue	72,490,371	69,187,243	63,611,717
Weighted average number of ordinary shares	70,827,290	66,014,902	62,196,439
Headline earnings from continuing operations	14,593,690	27,621,371	23,052,153
Headline earnings per share (cents)			
From continuing operations	20.60	41.84	37.06
Diluted headline earnings per share (cents)			
From continuing operations	20.60	41.84	37.06
Earnings per share (cents)			
From continuing operations	67.02	135.08	86.53

Headline Earnings reconciliation

Basic Earnings	47,165,902	89,175,732	53,819,060
Gains and losses from the adjustment to the fair value of non-current assets	(45,932,953)	(67,618,859)	(35,775,473)
Tax Effect	8,034,190	6,064,498	5,008,566
Change in deferred tax due to change in tax rate	5,326,551	-	-
Headline earnings from continuing operations	14,593,690	27,621,371	23,052,153

31. Segment reporting

The group classifies the following main segments, which is consistent with the way in which the Group reports internally:

> Atlyn
> Mamelodi
> Thabong
> Namibia

Segment results, net assets, include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

	Atlyn	Mamelodi	Thabong	Namibia	Group
31 March 2013					
Turnover (external)	33,135,485	48,722,352	20,043,128	-	101,900,965
Reportable segment profit before investment revenue, fair value adjustments and finance costs	11,967,505	35,214,164	7,721,407	-423,678	54,479,397
Unallocated reportable segment profit before investment revenue, fair value adjustments and finance costs					-3,740,431
Profit before investment revenue, fair value adjustments and finance costs					50,738,966
Segment assets and liabilities					
Segment assets	353,546,760	431,995,372	238,289,200	70,020,284	1,093,851,616
Unallocated assets					6,020,100
Total assets	353,546,760	431,995,372	238,289,200	70,020,284	1,099,871,716
Segment liabilities	1,929,920	2,396,440	1,564,982	-	5,891,343
Unallocated liabilities					484,589,443
Total liabilities	1,929,920	2,396,440	1,564,982	-	490,480,786
Other segment items					
Interest revenue (external)	6,455	4,685	5,249	-	16,389
Unallocated interest revenue					142,383
Investment revenue					158,772
Fair value adjustments	22,789,398	-12,959,618	33,253,605	3,149,567	46,232,953
Interest expense	-	-	6,586	-	6,586
Unallocated Interest expense					30,375,152
Finance costs					30,381,738
29 February 2012					
Turnover (external)	26,244,285	31,830,772	15,852,339	-	73,927,396
Reportable segment profit before investment revenue, fair value adjustments and finance costs	21,814,298	21,372,385	11,667,801	-	54,854,484
Unallocated reportable segment profit before investment revenue, fair value adjustments and finance costs					-1,846,443
Profit before investment revenue, fair value adjustments and finance costs					53,008,041
Segment assets and liabilities					
Segment assets	275,300,731	375,781,140	176,044,291	43,000,000	870,126,161
Unallocated assets					10,343,095
Total assets	275,300,731	375,781,140	176,044,291	43,000,000	880,469,256
Segment liabilities	2,354,631	842,912	1,009,751	-	4,207,294
Unallocated liabilities					338,730,118
Total liabilities					342,937,412
Other segment items					
Interest revenue	11,635	3,521	6,344	-	21,500
Unallocated interest revenue					66,324
Investment revenue					87,824
Fair value adjustments	13,718,205	17,812,562	11,787,074	24,301,018	67,618,859
Finance costs (all unallocated)					16,184,129

31. Segment reporting (continued)

28 February 2011	Atlyn	Mamelodi	Thabong	Namibia	Group
Turnover (external)	25,551,217	25,133,420	17,458,633	-	68,143,270
Reportable segment profit before investment revenue, fair value adjustment and finance costs.	20,417,128	17,005,819	9,680,813		47,103,761
Unallocated reportable segment profit before investment revenue, fair value adjustments and finance costs					-1,046,543
Profit before investment revenue, fair value adjustments and finance costs					46,057,218
Segment assets and liabilities					
Segment assets	260,544,732	290,235,508	164,249,230	16,166,139	731,195,608
Unallocated assets					1,557,554
Total assets	260,544,732	290,235,508	164,249,230	16,166,139	732,753,162
Segment liabilities	785,825	676,934	908,345	-	2,371,103
Unallocated liabilities					383,702,263
Total liabilities	785,825	676,934	908,345	-	386,073,366
Other segment items					
Interest revenue	5,885	2,643	5,520	-	14,047
Unallocated interest revenue					758
Investment revenue					14,805
Fair value adjustments	11,920,340	15,745,733	8,109,400	-	35,775,473
Finance costs (all unallocated)					14,386,643

Name	Valuation	Acquisition Price	% of total acquisition price
1 Atlyn Centre	307,400,000.00	208,000,000.00	35.54
2 Erf. 9043-9045	32,400,000.00	12,561,700.00	2.15
3 Maunde Street	13,100,000.00	5,078,446.00	0.87
4 Mamelodi Crossing	431,500,000.00	178,000,000.00	30.41
5 Sebokeng	237,900,000.00	148,235,844.00	25.33
6 Swakopmund Waterfront	51,456,014.00	33,379,429.00	5.70
	1,073,756,014.00	585,255,419.00	100.00

Name	Title Deed	Location	Property Type	Region
1 Atlyn Centre	Stand 16248, Atteridgeville, Ext. 25	Cnr. of Khoza & Mankopane streets, Atteridgeville, Ext. 25	Regional shopping centre and secure on site vehicle parking	Gauteng
2 Erf. 9043-9045	Stands 9043, 9044 & 9045, Atteridgeville, Ext. 5	Situated on the cnrs. of Lengau, Tlou, Lepogo & Church streets, Atteridgeville, Ext. 5	Vacant land	Gauteng
3 Maunde Street	Portion 495 (a Portion of Remainder of Portion 294) of the Farm Pretoria Town and Townlands 351 JR	Maunde street, Atteridgeville, Ext. 45	Vacant land	Gauteng
4 Mamelodi Crossing	Stand 19265 Mamelodi & Stand 40827 Mamelodi, Ext. 13	Cnr. of Stormvoël & Maphalla drive, Mamelodi	Regional shopping centre and secure on site vehicle parking	Gauteng
5 Sebokeng	Stands 103, 105, 106 & 74995, Sebokeng, Unit 10, Ext.1	Moshoeshoe street, Sebokeng Unit 10, Ext. 1	Community shopping centre and secure on-site vehicle parking	Gauteng
6 Swakopmund Waterfront	Consolidated Stand 71, Swakopmund, Waterfront	Albatros street, Swakopmund, Namibia	Vacant land	Namibia

Name	Acquisition Price (ZAR)	Acquisition Price - Land (ZAR)	Acquisition Price - Building (Development Costs) (ZAR)	Acquisition Date - Land (ZAR)
1 Atlyn Centre	208,000,000.00	11,378,895.00	196,621,105.00	06/09/2005
2 Erf. 9043-9045	12,561,700.00	12,561,700.00	-	23/01/2013
3 Maunde Street	5,078,446.00	4,000,000.00	1,078,446.00	16/11/2012
4 Mamelodi Crossing	178,000,000.00	18,525,223.00	159,474,777.00	30/04/2004
5 Sebokeng	148,235,844.00	5,622,745.00	142,613,099.00	10/11/2006
6 Swakopmund Waterfront	33,379,429.00	16,000,000.00	17,379,429.00	12/11/2010

Name	Market Value (ZAR)	Date of valuation	Valuer	Zoning
1 Atlyn Centre	307,400,000.00	29/05/2013	MillsFitchet	n/a
2 Erf. 9043-9045	32,400,000.00	29/05/2013	MillsFitchet	n/a
3 Maunde Street	13,100,000.00	29/05/2013	MillsFitchet	n/a
4 Mamelodi Crossing	431,500,000.00	30/05/2013	MillsFitchet	n/a
5 Sebokeng	237,900,000.00	31/05/2013	MillsFitchet	n/a
6 Swakopmund Waterfront	51,456,014.00	2013-06-10 & 2013-06-11	MillsFitchet	n/a

Name	GLA (m²)	Vacancy (m²)	Weighted average gross rental/m²	Freehold/Leasehold	Age of Building
1 Atlyn Centre	39,680	0	99.46	Freehold	7
2 Erf. 9043-9045	n/a as vacant land	n/a as vacant land	n/a as vacant land	Freehold	n/a as vacant land
3 Maunde Street	n/a as vacant land	n/a as vacant land	n/a as vacant land	Freehold	n/a as vacant land
4 Mamelodi Crossing	42,200	0	110.05	Freehold	10
5 Sebokeng	27,273	0	86.46	Freehold	6
6 Swakopmund Waterfront	n/a as vacant land	n/a as vacant land	n/a as vacant land	Freehold	n/a as vacant land

SAFARI INVESTMENTS (RSA) LIMITED
Annual Financial Statements for the 13 months ended 31 March 2013
Statement of Financial Position

Figures in Rand	Notes	31 March 2013	29 February 2012	28 February 2011	1 March 2010
Assets					
Non-Current Assets					
Investment property	6	1,003,456,542	813,811,029	702,398,845	593,638,984
Straight-line rental revenue asset	7	15,660,225	8,653,563	10,147,360	8,061,016
Investment in subsidiary	8	9,958,612	9,958,612	7,826,535	-
Loan to subsidiary	9	35,333,845	8,806,821	8,393,054	-
		1,064,409,224	**841,230,025**	**728,765,794**	**601,700,000**
Current Assets					
Current tax receivable		4,532,114	-	628,261	-
Other financial asset		-	-	-	2,005,281
Straight-line rental revenue asset	7	3,183,233	3,935,408	1,377,018	-
Trade and other receivables	10	1,385,471	1,199,593	1,749,196	253,038
Cash and cash equivalents	11	1,333,847	9,864,896	286,243	7,968,683
		10,434,665	**14,999,897**	**4,040,718**	**10,227,002**
Total Assets		**1,074,843,889**	**856,229,922**	**732,806,512**	**611,927,002**
Equity and Liabilities					
Equity					
Share capital	12	292,717,973	271,471,546	242,439,617	226,179,475
Equity portion of shareholder loans	13	75,791,144	72,644,387	-	-
Retained income		215,853,985	169,176,576	104,306,530	50,421,117
		584,363,102	**513,292,509**	**346,746,147**	**276,600,592**
Liabilities					
Non-Current Liabilities					
Loans from shareholders	13	111,900,200	98,940,000	157,757,072	148,424,295
Interest bearing borrowings	14	306,668,234	200,555,812	194,452,542	165,088,666
Deferred tax	15	33,987,788	19,165,259	12,871,298	7,226,217
		452,556,222	**318,661,071**	**365,080,912**	**320,739,178**
Current Liabilities					
Interest bearing borrowings	14	30,903,796	19,296,000	14,844,000	8,967,520
Current tax payable		-	250,065	-	2,132,104
Trade and other payables	16	7,020,769	4,730,277	6,080,631	3,487,608
Bank overdraft	11	-	-	54,822	-
		37,924,565	**24,276,342**	**20,979,453**	**14,587,232**
Total Liabilities		**490,480,787**	**342,937,413**	**386,060,365**	**335,326,410**
Total Equity and Liabilities		**1,074,843,889**	**856,229,922**	**732,806,512**	**611,927,002**

SAFARI INVESTMENTS (RSA) LIMITED
Annual Financial Statements for the 13 months ended 31 March 2013
Statement of Comprehensive Income

Figures in Rand	Notes	13 months ended 31 March 2013	12 months ended 28 February 2012	12 months ended 28 February 2011
Revenue, excluding straight-line lease income adjustment	17	95,646,478	72,862,803	64,679,907
Straight-line lease income adjustment	17	6,254,487	1,064,593	3,463,363
Rental received		**101,900,965**	**73,927,396**	**68,143,270**
Other income		1,900,580	552,356	260,469
Expenses (excluding finance costs)		(52,638,900)	(21,476,379)	(22,280,170)
Profit before investment revenue, fair value adjustments and finance costs	18	**51,162,645**	**53,003,373**	**46,123,569**
Investment revenue	19	2,396,168	87,824	14,805
Fair value adjustments	20	42,783,386	43,317,841	35,775,473
Finance costs	21	(30,381,738)	(16,184,129)	(14,386,643)
Profit before taxation		**65,960,461**	**80,224,909**	**67,527,204**
Taxation	22	(19,283,052)	(15,354,863)	(13,641,793)
Profit for the period		**46,677,409**	**64,870,046**	**53,885,411**
Other comprehensive income		-	-	-
Total comprehensive income		**46,677,409**	**64,870,046**	**53,885,411**
Total comprehensive income attributable to:				
Ordinary shareholders of the company		46,677,409	64,870,046	53,885,411
Profit attributable to :				
Ordinary shareholders of the company		46,677,409	64,870,046	53,885,411

SAFARI INVESTMENTS (RSA) LIMITED
Annual Financial Statements for the 13 months ended 31 March 2013
Statement of Changes in Equity

Figures in Rand	Share capital	Share premium	Total share capital	Equity portion of shareholder loans	Retained income	Total equity
Balance at 01 March 2010	598,485	225,580,990	226,179,475	-	50,421,119	276,600,594
Changes in equity						
Total comprehensive income for the 12 months - profit	-	-	-	-	53,885,411	53,885,411
Issue of shares	37,632	16,222,510	16,260,142	-	-	16,260,142
Balance at 01 March 2011	**636,117**	**241,803,500**	**242,439,617**	**-**	**104,306,530**	**346,746,147**
Changes in equity						
Total comprehensive income for the 12 months - profit	-	-	-	-	64,870,046	64,870,046
Issue of shares	55,755	28,976,174	29,031,929	-	-	29,031,929
Equity portion of shareholder loans	-	-	-	72,644,387	-	72,644,387
Balance at 01 March 2012	**691,872**	**270,779,674**	**271,471,546**	**72,644,387**	**169,176,576**	**513,292,509**
Changes in equity						
Total comprehensive income for the 13 months - profit	-	-	-	-	46,677,409	46,677,409
Issue of shares	33,032	21,213,395	21,246,427	-	-	21,246,427
Equity portion of shareholder loans	-	-	-	3,146,757	-	3,146,757
Balance at 31 March 2013	**724,904**	**291,993,069**	**292,717,973**	**75,791,144**	**215,853,985**	**584,363,102**
Notes	12	12	12	13		

SAFARI INVESTMENTS (RSA) LIMITED
Annual Financial Statements for the 13 months ended 31 March 2013
Statement of Cash Flows

Figures in Rand	Notes	13 months ended 31 March 2013	12 months ended 28 February 2012	12 months ended 28 February 2011
Cash flows from operating activities				
Cash receipts from customers		97,040,616	73,018,351	60,554,513
Cash paid to suppliers		(49,918,365)	(23,953,933)	(22,623,064)
Cash generated from operations	23	47,122,251	49,064,418	37,931,449
Interest income		49,166	29,359	14,805
Finance costs		(22,793,151)	(16,133,545)	(14,304,476)
Tax paid	24	(9,242,702)	(8,182,576)	(10,757,078)
Net cash from operating activities		**15,135,564**	**24,777,656**	**12,884,700**
Cash flows from investing activities				
Additions to investment property	6	(146,862,127)	(68,094,343)	(72,984,388)
Loan advanced to subsidiary		(24,289,502)	(413,767)	(8,393,054)
Net cash from investing activities		**(171,151,629)**	**(68,508,110)**	**(81,377,442)**
Cash flows from financing activities				
Proceeds on share issue	12	21,246,427	29,031,929	16,260,142
Proceeds from interest bearing borrowings		118,046,832	10,504,685	35,162,561
Proceeds from shareholder loans		8,191,757	13,827,315	9,332,777
Net cash from financing activities		**147,485,016**	**53,363,929**	**60,755,480**
Total cash movement for the 13 months (2012 and 2011: 12 months)		**(8,531,049)**	**9,633,475**	**(7,737,262)**
Cash at the beginning of the 13 months (2012 and 2011: 12 months)		9,864,896	231,421	7,968,683
Total cash at end of the 13 months (2012 and 2011: 12 months)	11	**1,333,847**	**9,864,896**	**231,421**

1. Presentation of Annual Financial Statements

The company adopted the requirements of International Financial Reporting Standards (IFRS) for the period ended 31 March 2013. The annual financial statements have been prepared in accordance with International Financial Reporting Standards, AC 500 standards as issued by the Accounting Practices Board (APB) and the Companies Act of South Africa. The annual financial statements have been prepared on the historical cost basis, except as discussed in the accounting policies below. They are presented in South African Rands.

The accounting policies have been applied consistently throughout all periods presented complying with each IFRS effective at the end of 31 March 2013, with the exception of the transitional arrangements set out below. The changes resulting from the first time adoption of IFRS are set out in note 3.

1.1 Transitional arrangements

At transition date, IFRS 1 First time adoption of International Financial Reporting Standards allows a number of exemptions to the retrospective application principle on adoption of IFRS. The company has taken advantage of the following optional exemptions from full retrospective application:

• A first time adopter may elect to use the fair value of selected investments in subsidiaries at transition date as deemed cost. The company is not making use of this transitional exemption and elects to measure its investment in subsidiary at cost as previously determined in accordance with IFRS for SMEs.

1.2 Significant judgements and sources of estimation uncertainty

In preparing the annual financial statements, management is required to make estimates and assumptions that affect the amounts represented in the annual financial statements and related disclosures. Use of available information and the application of judgement is inherent in the formation of estimates. Actual results in the future could differ from these estimates which may be material to the annual financial statements. Significant judgements include:

Impairment testing

The recoverable amounts of cash-generating units and individual assets have been determined based on the higher of value-in-use calculations and fair values less costs to sell. These calculations require the use of estimates and assumptions.

The company reviews and tests the carrying value of assets when events or changes in circumstances suggest that the carrying amount may not be recoverable. Assets are grouped at the lowest level for which identifiable cash flows are largely independent of cash flows of other assets and liabilities. If there are indications that impairment may have occurred, estimates are prepared of expected future cash flows for each group of assets.

Expected manner of realisation for deferred tax

Deferred tax is provided for on the fair value adjustments of investment properties based on the expected manner of recovery, i.e. sale. This manner of recovery affects the rate used to determine the deferred tax liability. The rebuttable presumption that the investment properties are expected to be recovered through sale has not been rebutted. Refer note 15 – Deferred tax.

1.2 Significant judgements and sources of estimation uncertainty (continued)

Taxation

Judgement is required in determining the provision for income taxes due to the complexity of legislation. There are many transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

The company recognises the net future tax benefit related to deferred income tax assets to the extent that it is probable that the deductible temporary differences will reverse in the foreseeable future. Assessing the recoverability of deferred income tax assets requires the company to make significant estimates related to expectations of future taxable income. Estimates of future taxable income are based on forecast cash flows from operations and the application of existing tax laws in each jurisdiction. To the extent that future cash flows and taxable income differ significantly from estimates, the ability of the company to realise the net deferred tax assets recorded at the end of the reporting period could be impacted.

1.3 Investment property

Investment property is recognised as an asset when, and only when, it is probable that the future economic benefits that are associated with the investment property will flow to the enterprise, and the cost of the investment property can be measured reliably.

Investment property is initially recognised at cost. Transaction costs are included in the initial measurement.

Costs include costs incurred initially and costs incurred subsequently to add to, or to replace a part of, or service a property. If a replacement part is recognised in the carrying amount of the investment property, the carrying amount of the replaced part is derecognised.

Fair value

Subsequent to initial measurement investment property is measured at fair value, adjusted for straight-line lease income adjustment.

Investment property is valued annually by the directors with an external valuation performed in the current year. External independent professional valuers, with appropriate and recognised professional qualifications and recent experience in the location and category of property begin valued, are used for external valuations.

A gain or loss arising from a change in fair value is included in profit or loss for the period in which it arises.

Derecognition

The investment properties are derecognised on disposal or when it is permanently withdrawn from use and no future economic benefits are expected from its disposal.

1.4 Investment in subsidiary

Investment in subsidiary is carried at cost less any accumulated impairment.

The cost of an investment in a subsidiary is the aggregate of:

- the fair value, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the company; plus
- any costs directly attributable to the purchase of the subsidiary.

An adjustment to the cost of a business combination contingent on future events is included in the cost of the combination if the adjustment is probable and can be measured reliably.

1.5 Financial instruments

Classification

The company classifies financial assets and financial liabilities into the following categories:

- Loans and receivables
- Financial liabilities measured at amortised cost

Classification depends on the purpose for which the financial instruments were obtained or incurred and takes place at initial recognition. Classification is re-assessed on an annual basis.

Initial recognition and measurement

Financial instruments are recognised initially when the company becomes a party to the contractual provisions of the instruments.

The company classifies financial instruments, or their component parts, on initial recognition as a financial asset, a financial liability or an equity instrument in accordance with the substance of the contractual arrangement.

Financial instruments are measured initially at fair value, less transaction costs to sell.

Subsequent measurement

Loans and receivables are subsequently measured at amortised cost, using the effective interest method, less any accumulated impairment losses.

Financial liabilities at amortised cost are subsequently measured at amortised cost, using the effective interest method.

Derecognition

Financial assets are derecognised when the rights to receive cash flows from the investments have expired or have been transferred and the company has transferred substantially all risks and rewards of ownership.

Financial liabilities are derecognised when the obligation under the liability is discharged or cancelled or expires.

Impairment of financial assets

At each reporting date the company assesses all financial assets to determine whether there is objective evidence that a financial asset or group of financial assets has been impaired.

For amounts due to the company, significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy and default of payments are all considered objective indicators of impairment.

Impairment losses are recognised in profit or loss.

Impairment losses are reversed when an increase in the financial asset's recoverable amount can be related objectively to an event occurring after the impairment was recognised, subject to the restriction that the carrying amount of the financial asset at the date that the impairment is reversed shall not exceed what the carrying amount would have been had the impairment not been recognised.

Reversals of impairment losses are recognised in profit or loss.

Where financial assets are impaired through use of an allowance account, the amount of the loss is recognised in profit or loss within operating expenses. When such assets are written off, the write off is made against the relevant allowance account. Subsequent recoveries of amounts previously written off are credited against operating expenses.

1.5 Financial instruments (continued)

Loans to (from) group companies

This includes the loan to subsidiary and is recognised initially at fair value plus direct transaction costs.

Loans to group companies are classified as loans and receivables.

Trade and other receivables

Trade and other receivables are classified as loans and receivables. Irrecoverable amounts are recognised in profit or loss when there is objective evidence that the asset is impaired. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or financial reorganisation, and default or delinquency in payments are considered indicators that the trade receivable is impaired. Subsequent recoveries of amounts previously written off are recognised in profit or loss.

Trade and other payables

Trade and other payables are classified as financial liabilities at amortised cost.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and demand deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value. These are classified as loans and receivables.

Bank overdraft and borrowings

Bank overdrafts and borrowings are classified as financial liabilities at amortised cost.
Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in accordance with the company's accounting policy for borrowing costs.

Linked units

Linked units issued are initially recognised at fair value. The fair value is then allocated to share capital and shareholder loans. Shareholder loans are classified as financial liabilities at amortised cost and are discounted as per note 13.

1.6 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.

Current tax liabilities (assets) for the current and prior periods are measured at the amount expected to be paid to (recovered from) the tax authorities, using the tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

1.6 Tax (continued)

Deferred tax assets and liabilities

A deferred tax liability is recognised for all taxable temporary differences, except to the extent that the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which is not a business combination and at the time of the transaction, affects neither accounting profit nor taxable profit (tax loss).

A deferred tax asset is recognised for all deductible temporary differences to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised. A deferred tax asset is not recognised when it arises from the initial recognition of an asset or liability in a transaction that is not a business combination and at the time of the transaction, affects neither accounting profit nor taxable profit (tax loss).

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

Tax expenses

Current and deferred taxes are recognised as income or an expense and included in profit or loss for the period, except to the extent that the tax arises from:

- a transaction or event which is recognised, in the same or a different period, to other comprehensive income, or
- a business combination.

Current tax and deferred taxes are charged or credited to other comprehensive income if the tax relates to items that are credited or charged, in the same or a different period, to other comprehensive income.

Current tax and deferred taxes are charged or credited directly to equity if the tax relates to items that are credited or charged, in the same or a different period, directly in equity.

1.7 Leases

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership. A lease is classified as an operating lease if it does not transfer substantially all the risks and rewards incidental to ownership.

Operating leases - lessor

Operating lease income is recognised as an income on a straight-line basis over the lease term.

Initial direct costs incurred in negotiating and arranging operating leases are added to the carrying amount of the leased asset and recognised as an expense over the lease term on the same basis as the lease income.

Income for leases is disclosed under revenue in profit or loss.

1.8 Share capital and equity

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities.

1.9 Revenue

The company earns revenue from the rental of the investment property.

Revenue from rental agreements is recognised in accordance with the accounting policy for operating leases.

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

1.10 Borrowing costs

All borrowing costs are recognised as an expense in the period in which they are incurred as there are no assets that qualify for capitalisation.

Figures in Rand	2013	2012	2011

2. New Standards and Interpretations

2.1 Standards and interpretations not yet effective

The company has chosen not to early adopt the following standards and interpretations, which have been published and are mandatory for the company's accounting periods beginning on or after 01 April 2013 or later periods:

IFRS 9 Financial Instruments

This new standard is the first phase of a three phase project to replace IAS 39 Financial Instruments: Recognition and Measurement. To date, the standard includes chapters for classification, measurement and derecognition of financial assets and liabilities. The following are main changes from IAS 39:

- Financial assets will be categorised as those subsequently measured at fair value or at amortised cost.
- Financial assets at amortised cost are those financial assets where the business model for managing the assets is to hold the assets to collect contractual cash flows (where the contractual cash flows represent payments of principal and interest only). All other financial assets are to be subsequently measured at fair value.
- Under certain circumstances, financial assets may be designated as at fair value.
- For hybrid contracts, where the host contract is an asset within the scope of IFRS 9, then the whole instrument is classified in accordance with IFRS 9, without separation of the embedded derivative. In other circumstances, the provisions of IAS 39 still apply.
- Voluntary reclassification of financial assets is prohibited. Financial assets shall be reclassified if the entity changes its business model for the management of financial assets. In such circumstances, reclassification takes place prospectively from the beginning of the first reporting period after the date of change of the business model.
- Financial liabilities shall not be reclassified.
- Investments in equity instruments may be measured at fair value through other comprehensive income. When such an election is made, it may not subsequently be revoked, and gains or losses accumulated in equity are not recycled to profit or loss on derecognition of the investment. The election may be made per individual investment.
- IFRS 9 does not allow for investments in equity instruments to be measured at cost.
- The classification categories for financial liabilities remains unchanged. However, where a financial liability is designated as at fair value through profit or loss, the change in fair value attributable to changes in the liabilities credit risk shall be presented in other comprehensive income. This excludes situations where such presentation will create or enlarge an accounting mismatch, in which case, the full fair value adjustment shall be recognised in profit or loss.

The effective date of the standard is for years beginning on or after 01 January 2015.

The company expects to adopt the standard for the first time in the 2014 annual financial statements.

It is unlikely that the standard will have a material impact on the company's annual financial statements.

IFRS 10 Consolidated Financial Statements

Standard replaces the consolidation sections of IAS 27 Consolidated and Separate Financial Statements and SIC 12 Consolidation – Special Purpose Entities. The standard sets out a new definition of control, which exists only when an entity is exposed to, or has rights to, variable returns from its involvement with the entity, and has the ability to effect those returns through power over the investee.

The effective date of the standard is for years beginning on or after 01 January 2013.

The company expects to adopt the standard for the first time in the 2014 annual financial statements.

Figures in Rand	2013	2012	2011

2. New Standards and Interpretations (continued)

IAS 27 Separate Financial Statements

Consequential amendment as a result of IFRS 10. The amended Standard now only deals with separate financial statements.

The effective date of the amendment is for years beginning on or after 01 January 2013.

The company expects to adopt the amendment for the first time in the 2014 annual financial statements.

IFRS 12 Disclosure of Interests in Other Entities

The standard sets out disclosure requirements for investments in Subsidiaries, associates, joint ventures and unconsolidated structured entities. The disclosures are aimed to provide information about the significance and exposure to risks of such interests. The most significant impact is the disclosure requirement for unconsolidated structured entities or off balance sheet vehicles.

The effective date of the standard is for years beginning on or after 01 January 2013.

The company expects to adopt the standard for the first time in the 2014 annual financial statements.

The adoption of this standard is not expected to impact on the results of the company, but may result in more disclosure than is currently provided in the annual financial statements.

IFRS 13 Fair Value Measurement

New standard setting out guidance on the measurement and disclosure of items measured at fair value or required to be disclosed at fair value in terms of other IFRS's.

The effective date of the standard is for years beginning on or after 01 January 2013.

The company expects to adopt the standard for the first time in the 2014 annual financial statements.

The adoption of this standard is not expected to impact on the results of the company, but may result in more disclosure than is currently provided in the annual financial statements.

IAS 1 Presentation of Financial Statements

The amendment now requires items of other comprehensive income to be presented as:

- Those which will be reclassified to profit or loss
- Those which will not be reclassified to profit or loss.

The related tax disclosures are also required to follow the presentation allocation.

In addition, the amendment changed the name of the statement of comprehensive income to the statement of profit or loss and other comprehensive income.

The effective date of the amendment is for years beginning on or after 01 July 2012.

The company expects to adopt the amendment for the first time in the 2014 annual financial statements.

The adoption of this amendment is not expected to impact on the results of the company, but may result in more disclosure than is currently provided in the annual financial statements.

IFRS 7 Financial Instruments: Disclosures

Amendment: Mandatory effective date for offsetting Financial Assets and Financial Liabilities amendment deferred to the year that IFRS 9 is first applied.

2. New Standards and Interpretations (continued)

The effective date of the amendment is for years beginning on or after 01 January 2015.

The company expects to adopt the amendment for the first time in the 2016 annual financial statements.

It is unlikely that the amendment will have a material impact on the company's annual financial statements.

IAS 32 Financial Instruments: Presentation

Amendments require entities to disclose gross amounts subject to set-off rights and the related net credit exposure, and explanation of "currently has a legally enforceable right to set-off".

The effective date of the amendment is for years beginning on or after 01 January 2013.

The company expects to adopt the amendment for the first time in the 2014 annual financial statements.

The adoption of this amendment is not expected to impact on the results of the company, but may result in more disclosure than is currently provided in the annual financial statements.

Figures in Rand	2013	2012	2011

3. First-time Adoption of International Financial Reporting Standards

The company has applied IFRS 1, First-time adoption of International Financial Reporting Standards, to provide a starting point for the reporting under International Financial Reporting Standards. On principle these standards have been applied retrospectively and the 2012 and 2011 comparatives contained in these annual financial statements differ from those published in the annual financial statements published for the 12 months ended 29 February 2012 and 28 February 2011.

The date of transition was 1 March 2010 and the effect of the transition was as follows:

Impact from the adoption of IFRS

The following reconciliations provide a quantification of the effect, after taxation, of the transition to IFRS (refer to notes 4 and 5 for prior period restatements):

Reconciliation of statement of financial position at 1 March 2010

	As reported under IFRS for SME's	Effect of Transition to IFRS	Prior period restatements	IFRS
Investment property	601,700,000	-	(8,061,016)	593,638,984
Straight-line rental revenue asset	8,061,016	-	-	8,061,016
Total non-current assets	**609,761,016**	**-**	**(8,061,016)**	**601,700,000**
Other financial asset	2,005,281	-	-	2,005,281
Trade and other receivables	253,038	-	-	253,038
Cash and cash equivalents	7,968,683	-	-	7,968,683
Total current assets	**10,227,002**	**-**	**-**	**10,227,002**
Loans from shareholders (reclassified from Current to Non-Current)	148,424,295	-	-	148,424,295
Interest bearing borrowings	174,056,186	-	-	174,056,186
Deferred tax	8,354,759	-	(1,128,542)	7,226,217
Current tax payable	2,132,104	-	-	2,132,104
Trade and other payables	3,945,628	-	(458,020)	3,487,608
Total liabilities	**336,912,972**	**-**	**(1,586,562)**	**335,326,410**
Total assets less total liabilities	**283,075,046**	**-**	**(6,474,454)**	**276,600,592**
Issued capital	226,179,475	-	-	226,179,475
Retained earnings	56,895,571	-	(6,474,454)	50,421,117
Total equity	**283,075,046**	**-**	**(6,474,454)**	**276,600,592**

Figures in Rand	2013	2012	2011

3. First-time Adoption of International Financial Reporting Standards (continued)

Reconciliation of statement of financial position at 28 February 2011

	As reported under IFRS for SME's	Effect of Transition to IFRS	Prior period restatements	IFRS
Investment property	686,575,622	-	15,823,223	702,398,845
Straight-line rental revenue asset	11,524,378	-	(1,377,018)	10,147,360
Property, plant and equipment	15,823,223	-	(15,823,223)	-
Investment in subsidiary	16,219,589	-	(8,393,054)	7,826,535
Loan to subsidiary	-	-	8,393,054	8,393,054
Total non-current assets	**730,142,812**	**-**	**(1,377,018)**	**728,765,794**
Straight-line rental revenue asset	-	-	1,377,018	1,377,018
Current tax receivable	628,261	-	-	628,261
Trade and other receivables	1,749,196	-	-	1,749,196
Cash and cash equivalents	286,243	-	-	286,243
Total current assets	**2,663,700**	**-**	**1,377,018**	**4,040,718**
Loans from shareholders (reclassified from Current to Non-Current)	157,757,072	-	-	157,757,072
Interest bearing borrowings	209,296,542	-	-	209,296,542
Deferred tax	12,871,298	-	-	12,871,298
Current tax payable	-	-	-	-
Trade and other payables	6,534,280	-	(453,649)	6,080,631
Bank overdraft	54,822	-	-	54,822
Total liabilities	**386,514,014**	**-**	**(453,649)**	**386,060,365**
Total assets less total liabilities	**346,292,498**	**-**	**453,649**	**346,746,147**
Issued capital	242,439,617	-	-	242,439,617
Retained earnings	103,852,881	-	453,649	104,306,530
Total equity	**346,292,498**	**-**	**453,649**	**346,746,147**

Figures in Rand	2013	2012	2011

3. First-time Adoption of International Financial Reporting Standards (continued)

Reconciliation of statement of financial position at 29 February 2012

	As reported under IFRS for SME's	Effect of transition to IFRS	Prior period restatements	IFRS
Investment property	813,811,029	-	-	813,811,029
Straight-line rental revenue asset	12,588,971	-	(3,935,408)	8,653,563
Investment in subsidiary	18,765,433	-	(8,806,821)	9,958,612
Loan to subsidiary	-	-	8,806,821	8,806,821
Total non-current assets	**845,165,433**	**-**	**(3,935,408)**	**841,230,025**
Straight-line rental revenue asset	-	-	3,935,408	3,935,408
Trade and other receivables	1,199,593	-	-	1,199,593
Other receivables	-	-	-	-
Cash and cash equivalents	9,864,896	-	-	9,864,896
Total current assets	**11,064,489**	**-**	**3,935,408**	**14,999,897**
Loans from shareholders	98,940,000	-	-	98,940,000
Interest bearing borrowings	219,851,812	-	-	219,851,812
Deferred tax	39,505,686	-	(20,340,427)	19,165,259
Current tax payable	250,065	-	-	250,065
Trade and other payables	5,242,393	-	(512,116)	4,730,277
Total liabilities	**363,789,956**	**-**	**(20,852,543)**	**342,937,413**
Total assets less total liabilities	**492,439,966**	**-**	**20,852,543**	**513,292,509**
Issued capital	271,471,546	-	-	271,471,546
Equity portion of shareholder loans	-	-	72,644,387	72,644,387
Retained earnings	220,968,420	-	(51,791,844)	169,176,576
Total equity	**492,439,966**	**-**	**20,852,543**	**513,292,509**

Reconciliation of equity	**29/02/2012**	**28/02/2011**	**01/03/2010**
As reported under IFRS for SME's	492,439,966	346,292,498	283,075,046
Adjustments for prior period restatements:	-	-	-
Discounting of tenant deposits not previously reported	512,116	453,649	458,020
Fair value correction on investment property	-	-	(8,061,016)
Deferred tax erroneously provided on shareholder loans	20,340,427	-	-
Deferred tax correction on fair value adjustment of investment property	-	-	1,128,542
As reported under IFRS	**513,292,509**	**346,746,147**	**276,600,592**

Figures in Rand	2013	2012	2011

3. First-time Adoption of International Financial Reporting Standards (continued)

Reconciliation of total comprehensive income	12 months 29/02/2012	12 months 28/02/2011	12 months 01/03/2010
As reported under IFRS for SME's	117,115,540	46,957,310	36,134,912
Adjustments for prior period restatements:	-	-	-
Discounting of tenant deposits not previously reported	58,466	(4,373)	458,020
Fair value erroneously taken to statement of comprehensive income instead of equity	(72,644,387)	-	-
Fair value correction on investment property	-	8,061,016	(8,061,016)
Deferred tax erroneously provided on shareholder loans	20,340,427	-	-
Deferred tax correction on fair value adjustment of investment property	-	(1,128,542)	1,128,542
As reported under IFRS	**64,870,046**	**53,885,411**	**29,660,458**

General Notes

The company determined that there were no effects to equity or total comprehensive income due to the adoption of IFRS, the only changes resulted from prior period restatements (refer to notes 4 and 5).

4. Comparative figures

The reporting period is longer than a year since the company's year end changed from 28 February to 31 March. Comparative figures are therefore not fully comparable to the current period balances.

Certain comparative figures have been reclassified as noted below.

4. Comparative figures (continued)

- 2012 Investment in subsidiary has been split into investment in subsidiary and loan to subsidiary to reflect the nature of the investment clearly. No effect on equity or profit.
- 2012 Revenue of R333,014 was reclassified to Other income, as it relates to income that is not in terms of the rental agreements. No effect on equity or profit.

- 2011 Property, plant and equipment of R15,823,223 was reclassified to Investment property, as it represents land for which the company has not yet decided what it would do in terms of IAS 40. No effect on equity or profit.
- 2011 Investment in subsidiary has been split into investment in subsidiary and loan to subsidiary to reflect the nature of the investment clearly. No effect on equity or profit.
- 2011 Revenue of R160,327 was reclassified to Other income, as it relates to income that is not in terms of the rental agreements. No effect on equity or profit.

- 2010 There was no impact on the 2010 financial position as the land was only purchased in the 2011 financial year.
- 2010 Revenue of R317,654 was reclassified to Other income, as it relates to income that is not in terms of the rental agreements. No effect on equity or profit.

The current portion of the straight-line rental revenue asset was retrospectively reclassified from Non-current to Current in line with IAS 17, Leases and IAS 1.

Loans from shareholders have been retrospectively reclassified from Current to Non-current in terms of the definition of IAS 1.

Proceeds from shareholder loans have been retrospectively reclassified from investing to financing activities in the statement of cash flows to better reflect the nature of the cash flow, resulting in the following movement between the two categories:
- 2012: R13,827,315; 2011: R9,332,777

The effects of the reclassifications are as follows:

Statement of Financial Position	**2012**	**2011**	**2010**
Investment property	-	15,823,223	-
Property, plant and equipment	-	(15,823,223)	-
Loans from shareholders (Non-current)	-	157,757,072	148,424,295
Loans from shareholders (Current)	-	(157,757,072)	(148,424,295)
Straight-line rental revenue asset (Non-Current)	(3,935,408)	(1,377,018)	-
Straight-line rental revenue asset (Current)	3,935,408	1,377,018	-
Investment in subsidiary	(8,806,821)	(8,393,054)	-
Loan to subsidiary	8,806,821	8,393,054	-
Profit or Loss			
Revenue	(333,014)	(160,327)	(317,654)
Other income	333,014	160,327	317,654

Figures in Rand	2013	2012	2011

5. Prior period errors

Discounting of Tenant Deposits is required in terms of IAS 39. Discounting was not adjusted for in 2012, 2011 and 2010 and this has been adjusted for retrospectively in the current year. The resulting difference is 2012: R512,115 ; 2011: R453,649 ; 2010: R458,022 in the statement of financial position.
The effect on profit is 2012: R58,466 ; 2011: R4,373 ; 2010: R458,022 as a result of the unwinding of the discount.

The equity portion of shareholder loans of R72,644,387 was erroneously taken to statement of comprehensive income instead of equity in 2012.

Deferred taxation was incorrectly provided for on the discounting of shareholder loans in the prior year. This has been removed and the resulting difference in 2012 is R20,340,427 to deferred taxation in the statements of financial position and comprehensive income with no impact on 2011 or 2010.

In 2010 the fair value of investment property was not adjusted for by the straight-lining of leases. This has been adjusted for and the resulting difference in 2010 is R8,061,016 to investment property and fair value (profit) and R1,128,542 to deferred taxation in the statements of financial position and comprehensive income.
The adjustments in 2010 also resulted in an adjustment to 2011 fair value and deferred taxation in the statement of comprehensive income.

The current portion of the straight-line rental revenue asset was retrospectively reclassified from Non-current to Current in line with IAS 17, Leases and IAS 1.

Loans from shareholders have been retrospectively reclassified from Current to Non-current in terms of the definition of IAS 1.

The correction of the errors results in adjustments as follows:

Statement of Financial Position	**2012**	**2011**	**2010**
Investment property	-	-	(8,061,016)
Loans from shareholders (Non-current)	-	157,757,072	148,424,295
Loans from shareholders (Current)	-	(157,757,072)	(148,424,295)
Straight-line rental revenue asset (Non-current)	(3,935,408)	(1,377,018)	-
Straight-line rental revenue asset (Current)	3,935,408	1,377,018	-
Retained earnings	(51,791,845)	453,649	(6,474,454)
Equity portion of shareholder loans	72,644,387	-	-
Deferred tax	(20,340,427)	-	(1,128,542)
Trade and other payables (discounting of tenant deposits)	(512,115)	(453,649)	(458,022)
Profit or Loss			
Investment revenue (discounting of tenant deposits)	58,466	-	458,022
Finance costs (discounting of tenant deposits)	-	4,373	-
Reclassification of equity portion of shareholders loans	(72,644,387)	-	-
Fair valuation of Investment property	-	8,061,016	(8,061,016)
Deferred tax	(20,340,427)	1,128,542	(1,128,542)

Figures in Rand	2013	2012	2011

6. Investment property

	2013			2012		
	Valuation	Accumulated depreciation	Carrying value	Valuation	Accumulated depreciation	Carrying value
Investment property	1,003,456,542	-	1,003,456,542	813,811,029	-	813,811,029

	2011		
	Valuation	Accumulated depreciation	Carrying value
Investment property	702,398,845	-	702,398,845

Reconciliation of investment property - 2013

	Opening balance	Additions	Fair value adjustments	Total
Investment property	813,811,029	146,862,127	42,783,386	1,003,456,542

Reconciliation of investment property - 2012

	Opening balance	Additions	Fair value adjustments	Total
Investment property	702,398,845	68,094,343	43,317,841	813,811,029

Reconciliation of investment property - 2011

	Opening balance	Additions	Fair value adjustments	Total
Investment property	593,638,984	72,984,388	35,775,473	702,398,845

	2013	2012	2011
Investment property comprises:			
Gross investment property	1,022,300,000	826,400,000	713,923,223
Straight-lining of rental revenue accrual	(18,843,458)	(12,588,971)	(11,524,378)
Net investment property	**1,003,456,542**	**813,811,029**	**702,398,845**

Figures in Rand	2013	2012	2011

6. Investment property (continued)

Details of property

Erf 103, Erf 105, Erf 106 and Erf 74995, Sebokeng Unit 10 Ext 1 measuring 9,643m², 10,000m², 9,643m² and 51,061m² respectively.

	2013	2012	2011
- Purchase price: Land	5,622,745	5,622,745	5,622,745
- Purchase price: Buildings	1,637,432	1,637,432	1,637,432
- Additions since purchase or valuation	140,975,667	111,508,097	110,835,261
- Fair value adjustments	89,664,156	57,231,726	46,004,562
	237,900,000	**176,000,000**	**164,100,000**

Erf 19265 Mamelodi measuring 4,849m². Erf 40827 Mamelodi Ext 13 measuring 75,539m². Erf 40827 is a consolidated property made up out of previous Erfs 35380, 40327 and 40326 (portion 1) Mamelodi Ext 13.

	2013	2012	2011
- Purchase price: Land	18,525,223	18,525,223	18,525,223
- Purchase price: Buildings	173,985,181	173,985,181	173,985,181
- Additions since purchase or valuation	201,876,666	138,157,619	72,245,154
- Fair value adjustments	37,112,930	44,831,977	25,067,665
	431,500,000	**375,500,000**	**289,823,223**

Erf 16248 Atteridgeville Ext 25 measuring 64,926m². Erf 16248 is a consolidated property made up out of previous Erfs 15232, 15233 and 15234 Atteridgeville Ext 25.

	2013	2012	2011
- Purchase price: Land	11,378,895	11,378,895	11,378,895
- Purchase price: Buildings	194,735,170	194,735,170	194,735,170
- Additions since purchase or valuation	79,746,529	43,711,165	42,202,123
- Fair value adjustments	21,539,406	25,074,770	11,683,812
	307,400,000	**274,900,000**	**260,000,000**

Stands 9043, 9044, 9045 Atteridgeville Ext 5 measuring 69,068m², 8,401m², 3,472m² respectively.

	2013	2012	2011
- Purchase price: Land	12,561,700	-	-
- Fair value adjustments	19,838,300	-	-
	32,400,000	**-**	**-**

Figures in Rand	2013	2012	2011

6. Investment property (continued)

Remainder of Portion 294, Farm Pretoria Town and Townlands 351, Maunde Street Atteridgeville Ext 45, measuring 26,141m².

	2013	2012	2011
- Purchase price: Land	4,000,000	-	-
- Additions since purchase or valuation	1,078,446	-	-
- Fair value adjustments	8,021,554	-	-
	13,100,000	**-**	**-**

Certain investment property is held as security for mortgage bonds. The value of encumbered property is set out in note 14.

2011: For detail regarding reclassification, refer to note 4.

Details of valuation

The effective date of the revaluations was 31 March 2013. Revaluations were performed by an independent valuer, Mr W J Hewitt, Professional Valuer NDPV., C.I.E.A., FIVSA, MRICS, Appraiser, of Messrs Mills Fitchet. Mills Fitchet are not connected to the company and have recent experience in location and category of the investment property being valued.
2012 & 2011 : The effective date of the revaluations was 29 February 2012 and 28 February 2011. Revaluations were performed by the directors of the company. The directors have sufficient experience in location and category of the investment property valued.

The valuation of investment property, (except for the property valuations based on the Direct Comparable Method as detailed below) totaling R976,800,000 (2012: R826,400,000 ; 2011: R713,923,223) was based on the Discounted Cash Flow Method. The following assumptions were used in respect of:
Discount rate: 14.5%
Capitalisation rate: 8.5%

The valuation of investment property (Stands 9043, 9044, 9055 Atteridgeville Ext. 5 and remainder of portion 294, Farm Pretoria Town and Townlands 351, Maunde Street Atteridgeville Ext 45), totaling R45,500,000 (2012: R0 ; 2011: R0) was based on the Direct Comparable Method. This method was used as erven identified above are new stands purchased during 2013, which are not yet income earning (not yet generating cash flow).

These assumptions are based on current market conditions.

Figures in Rand	2013	2012	2011

7. Straight-line rental revenue asset

Non-current assets	15,660,225	8,653,563	10,147,360
Current assets	3,183,233	3,935,408	1,377,018
	18,843,458	**12,588,971**	**11,524,378**

The movement can be reconciled as follows :			
Balance at the beginning of the year	12,588,971	11,524,378	8,061,016
Movement during the year	6,254,487	1,064,593	3,463,362
	18,843,458	**12,588,971**	**11,524,378**

The future minimum lease payments receivable under non-cancelable leases are as follows:

Future minimum lease payments receivable			
- not later than one year	96,903,971	66,857,334	57,302,282
- later than one year but not later than five years	270,727,726	154,048,753	94,246,559
- later than five years	34,389,631	5,458,186	8,930,181
	402,021,328	**226,364,273**	**160,479,022**

The average lease terms are for 3 to 10 years and the average effective escalation rate is from 7% to 10% per annum.

Some national tenants are also billed for turnover rental which is based on their audited annual turnover.

Total contingent rentals recognised as income in the period are R2,966,095 (2012: R1,836,253 ; 2011: R2,461,032).

8. Investment in subsidiary

Name of company	Held by	% holding 2013	% holding 2012	% holding 2011
Safari Investments Namibia (Pty) Ltd	Safari Investments (RSA) Ltd	100.00 %	100.00 %	100.00 %

Name of company	Carrying amount 2013	Carrying amount 2012	Carrying amount 2011
Safari Investments Namibia (Pty) Ltd	9,958,612	9,958,612	7,826,535

Safari Investments (RSA) Ltd holds 100 ordinary shares of R1 each in the subsidiary.
There were no changes in shareholding during the current or previous financial periods.

The increase in the carrying amount from 2011 to 2012 was due to the planning phase research performed in terms of the Planning Phase Development Agreement.

The carrying amounts of the subsidiary is shown net of impairment losses.

Figures in Rand	2013	2012	2011

9. Loan to subsidiary

Subsidiary

Safari Investments Namibia (Pty) Ltd	35,333,845	8,806,821	8,393,054

Unsecured loan bearing interest at a rate of prime + 2% (2012: 0% ; 2011: 0%) and is repayable on demand.

Fair value of loans to group companies

Loan to group company	35,333,845	8,806,821	8,393,054

2013: The directors consider the carrying value of the loan to approximate the fair value, as no repayment terms have been set and the loan bears interest at prime + 2% which is considered to be market related.
2011 & 2012: The directors consider the carrying value of the loan to approximate the fair value, as no repayment terms have been set. No interest is charged, the decision was taken to charge interest from the 2013 year.

Loans to group companies past due but not impaired

The loan is not past due and was appropriately not impaired.

10. Trade and other receivables

Trade receivables	589,111	808,786	1,134,269
Municipal deposits	67,287	67,287	67,287
Value Added Taxation	692,339	323,520	547,640
Other receivables	36,734	-	-
	1,385,471	**1,199,593**	**1,749,196**

Trade and other receivables pledged as security

No trade and other receivables balances were pledged as security for any of the company's liabilities.

Credit quality of trade and other receivables

Refer to the credit risk policy in note 29 for details regarding the company's policy.

Fair value of trade and other receivables

Trade and other receivables	689,230	876,073	1,201,556

The directors consider the carrying amount of trade and other receivables to approximate their fair values, due to the relatively short term nature thereof.

Figures in Rand	2013	2012	2011

10. Trade and other receivables (continued)

Trade and other receivables past due but not impaired

Trade and other receivables which are less than 1 month past due are not considered to be impaired. At 31 March 2013, R24,793 (2012: R 177,934 ; 2011: R 147,632) were past due but not impaired.

The ageing of amounts past due but not impaired is as follows:

	2013	2012	2011
30 days	12,369	24,542	51,533
60 days	479	-	35,842
90 days and over	11,945	153,392	60,257

Trade and other receivables impaired

As of 31 March 2013, trade and other receivables of R7,263 (2012: R 330,057 ; 2011: R 3,621,459) were impaired directly to statement of comprehensive income.

The individually impaired receivables mainly relate to doubtful debts.

11. Cash and cash equivalents

Cash and cash equivalents consist of:

	2013	2012	2011
Bank balances	1,232,833	9,663,274	-
Short-term deposits	101,014	201,622	286,243
Bank overdraft	-	-	(54,822)
	1,333,847	**9,864,896**	**231,421**
Current assets	1,333,847	9,864,896	286,243
Current liabilities	-	-	(54,822)
	1,333,847	**9,864,896**	**231,421**

Figures in Rand	2013	2012	2011

12. Share capital

Authorised			
100,000,000 Ordinary shares of R0.01 each	1,000,000	1,000,000	1,000,000
Reconciliation of number of shares issued:			
Reported as at 01 March	69,187,243	63,611,717	59,848,502
Issue of shares – ordinary shares	4,101,628	5,720,526	3,948,215
Share buy backs	(798,500)	(145,000)	(185,000)
	72,490,371	**69,187,243**	**63,611,717**

Detail of Share buy backs:
2013
- 369,500 shares at R5.02 per share
- 429,000 shares at R4.52 per share

2012
- 145,000 shares at R4.72 per share

2011
- 185,000 shares at R4.00 per share

These shares were all cancelled.

Issued			
72,490,371 (2012: 69,187,243 ; 2011: 63,611,717) Ordinary shares of R0.01 each	724,904	691,872	636,117
Share premium	291,993,069	270,779,674	241,803,500
	292,717,973	**271,471,546**	**242,439,617**

13. Loans from shareholders

Total shareholder loans 2013 & 2012: The loans are interest free and the directors have resolved to repay the loans from August 2014 with an estimated first installment of R25,000,000, thereafter in annual installments of R22,472,018 (2012: R21,448,048) over an estimated 8 year period. 2011: The loans bear no interest and are repayable at the discretion of the directors.	111,900,200	98,940,000	157,757,072

The loans are linked to the issue of shares. For each share purchased of R0.01, a loan of R2.48 is given.
No security has been provided for the loans.

After year end 97% of shareholders elected to convert their shareholder loans to equity. The rest of the shareholder loans will be repaid within 30 days after listing on the JSE, subject to board approval and the company satisfying the liquidity and solvency test as defined in the Act.

Figures in Rand	2013	2012	2011

13. Loans from shareholders (continued)

Fair value of loans from shareholders

Loans from shareholders	111,900,200	98,940,000	157,757,072

2013 & 2012: The amortised cost of the shareholder loans was determined using the Discounted Cash Flow Method. The following assumption was used:
Discount rate: 8% (2012: 8%)
2011: The directors consider the carrying value of the loans to approximate their fair value, as no repayment terms have been set.

The movement can be reconciled as follows:

	2013	2012	2011
Opening balance	98,940,000	157,757,072	148,424,295
Loan amounts received	8,191,757	13,827,315	9,332,777
Discounting adjustment to equity	(3,146,757)	(72,644,387)	-
Unwinding of discounting	7,915,200	-	-
Closing balance	**111,900,200**	**98,940,000**	**157,757,072**

14. Interest bearing borrowings

Held at amortised cost

	2013	2012	2011
Facility 1 - ABSA Secured loan bearing interest at prime minus 0.75% (2013: 7.75% ; 2012: 8% ; 2011: 8%) at year end. Repayable in monthly capital installments which will increase every 12 months. The monthly capital installment for the next 12 months is R2,283,000. The bond is for an approximate period of ten years, with a final installment of R5,417,000. Secured by certain investment property as per note 6 with a carrying amount of R669,400,000 (2012: R826,400,000 ; 2011: R713,923,223). Total facility available: R330,000,000.	172,159,225	219,851,812	209,296,542
Facility 2 - ABSA Secured loan bearing interest at prime minus 1% (2013: 7.50%) at year end. The bond is for a period of 5 years, repayable in monthly capital installments of R1,500,000. Secured by certain investment property as per note 6 with a carrying amount of R307,400,000 (2012: R0 ; 2011: R0). Total facility available: R170,000,000.	165,412,805	-	-
	337,572,030	**219,851,812**	**209,296,542**

The borrowings arose from the purchase of assets and investment in retail property.

Non-current liabilities

	2013	2012	2011
At amortised cost	306,668,234	200,555,812	194,452,542

Figures in Rand	2013	2012	2011

14. Interest bearing borrowings (continued)

Current liabilities			
At amortised cost	30,903,796	19,296,000	14,844,000
	337,572,030	**219,851,812**	**209,296,542**

Fair value of the financial liabilities carried at amortised cost

Bank loans	337,572,030	219,851,812	209,296,542

The directors consider the carrying amount of bank loans to approximate their fair values as the interest rates associated with these bank loans are considered to be market related.

15. Deferred tax

Deferred tax asset (liability)

Income received in advance	686,914	396,584	327,961
Rate change (capital gains tax)	(5,326,552)	-	-
Revaluation of investment property	(24,071,982)	(16,036,931)	(9,972,433)
Straight-line lease income adjustment	(5,276,168)	(3,524,912)	(3,226,826)
	(33,987,788)	**(19,165,259)**	**(12,871,298)**

Reconciliation of deferred tax asset (liability)

At beginning of the year	(19,165,259)	(12,871,298)	(7,226,218)
Originating temporary differences	(9,495,977)	(6,293,961)	(5,645,080)
Rate change (capital gains tax)	(5,326,552)	-	-
	(33,987,788)	**(19,165,259)**	**(12,871,298)**

16. Trade and other payables

Trade payables	1,726,556	1,055,633	2,999,547
Amounts received in advance	2,453,264	1,416,371	1,171,290
Tenant deposits received	2,794,864	2,257,188	1,897,629
Other payables	46,085	1,085	12,165
	7,020,769	**4,730,277**	**6,080,631**

Fair value of trade and other payables

Trade payables will be paid within 12 months, no interest is levied on late payments and discounting has been taken into consideration. The carrying value of trade and other payables is considered to approximate fair value due to the short-term nature thereof.

Figures in Rand	2013	2012	2011

17. Rental received

Rental Income	92,366,114	71,015,993	62,588,181
Straight-line lease income adjustment	6,254,487	1,064,593	3,463,363
Costs recovered	3,280,364	1,846,810	2,091,726
	101,900,965	**73,927,396**	**68,143,270**

18. Profit before investment revenue, fair value adjustments and finance costs

Profit before investment revenue, fair value adjustments and finance costs for the year is stated after accounting for the following:

Auditors' remuneration	320,000	350,000	320,000
Management fees	2,973,084	2,239,784	1,959,387
Short-term directors' emoluments (Refer to note 28)	1,215,000	634,002	333,000
Property expenses relating to income producing properties	40,198,423	13,716,536	14,884,768

19. Investment revenue

Interest revenue			
Financial instruments			
Bank	262	350	797
Discounting - tenant deposits	109,480	58,465	-
Interest charged on trade and other receivables	16,330	21,460	14,008
Interest on previous investment at attorneys with land purchased	18,842	-	-
Loan to subsidiary	2,237,522	-	-
Other			
SARS	13,732	7,549	-
	2,396,168	**87,824**	**14,805**

20. Fair value adjustments

Investment property	42,783,386	43,317,841	35,775,473

21. Finance costs

Borrowings	22,466,538	16,184,129	14,382,270
Discounting - shareholder loans	7,915,200	-	-
Discounting - tenant deposits	-	-	4,373
	30,381,738	**16,184,129**	**14,386,643**

Figures in Rand	2013	2012	2011

22. Taxation

Major components of the tax expense

Current			
Local income tax - current period	4,460,523	9,060,902	7,996,713
Deferred			
Changes in tax rates	5,326,552	-	-
Deferred tax	9,495,977	6,293,961	5,645,080
	14,822,529	**6,293,961**	**5,645,080**
	19,283,052	**15,354,863**	**13,641,793**

Reconciliation of the tax expense

Reconciliation between applicable tax rate and average effective tax rate.

Applicable tax rate	28.00 %	28.00 %	28.00 %
Change in Capital Gains Tax rate	8.00 %	- %	- %
Permanent differences	(6.65)%	(8.86)%	(7.80)%
	29.35 %	**19.14 %**	**20.20 %**

23. Cash generated from operations

Profit before taxation	65,960,461	80,224,909	67,527,204
Adjustments for:			
Interest received	(2,396,168)	(87,824)	(14,805)
Finance costs	30,381,738	16,184,129	14,386,643
Fair value adjustments	(42,783,386)	(43,317,841)	(35,775,473)
Movements in operating lease assets and accruals	(6,254,487)	(1,064,593)	(3,463,362)
Investment in subsidiary	-	(2,132,077)	(7,826,535)
Changes in working capital:			
Trade and other receivables	(185,878)	549,603	509,124
Trade and other payables	2,399,971	(1,291,888)	2,588,653
	47,122,251	**49,064,418**	**37,931,449**

24. Tax paid

Balance at beginning of the period	(250,065)	628,261	(2,132,104)
Current tax for the 13 months recognised in profit or loss (2012 and 2011: 12 months)	(4,460,523)	(9,060,902)	(7,996,713)
Balance at end of the period	(4,532,114)	250,065	(628,261)
	(9,242,702)	**(8,182,576)**	**(10,757,078)**

Figures in Rand	2013	2012	2011

25. Commitments

Authorised capital expenditure
- Not yet contracted for

Atteridgeville shopping mall - Extensions	21,165,813	48,000,000	-
Mamelodi shopping mall - Extensions	11,133,043	45,000,000	15,000,000
Sebokeng shopping mall - Extensions	19,606,479	39,000,000	-
Sebokeng 3 shopping mall - Extensions	94,500,000	-	-
Maunde Street Atteridgeville	120,556,229	-	-
Stands 9043, 9044, 9045 Atteridgeville	3,500,000	-	-
Finance of subsidiary asset	244,937,051	-	-
	515,398,615	**132,000,000**	**15,000,000**

The commitments listed in the note above were all approved in terms of the Business plan presented at the last AGM.
Projects listed were approved subject to the following conditions:

- The board aims to raise at least R200 million additional capital over the next two financial years through private placement of new shares. No project will be taken on board unless adequate equity has been raised in order not to jeopardize the company's favourable gearing ratio; and
- The 80% let before construction condition remains relevant to all new projects; and
- The company's gearing be managed at all times to prevent over exposure to bond debt and interest.

2011 : A Planning Phase Development Agreement was signed on 24 May 2011 between the company and Safari Developments Pretoria (Pty) Ltd. The Agreement covers the planning phase of the development of the property of the subsidiary, Swakopmund Waterfront Property Company (Pty) Ltd and it was agreed that this cost will not exceed R20,000,000 inclusive of the cost of the land. R16,000,000 of this amount was incurred during the year under review. The difference will be financed through own sources and the bond.

26. Contingent liability

After careful consideration and lengthy arbitration proceedings, a settlement agreement was signed on 4 October 2012 by mutual agreement of both parties in order to prevent further arbitration proceedings and legal costs with respect to the contingent liability as reflected in the 2012 financial statements. The settlement resulted in a receipt of R1,187,994 recognised in other income during the year.

Figures in Rand	2013	2012	2011

27. Related parties

Relationships	
Subsidiary	Safari Investments Namibia (Pty) Ltd
Common Directorship/Trusteeship	DE van Straten Familie Trust
	Fanus Kruger Trust
	Fifo Investments (Pty) Ltd
	Jannie & Adri Verwayen Trust
	Juliette Snyman Trust
	Kyriacos Andrea Pashiou Trust
	Laritza Investments No 171 (Pty) Ltd
	Majodiko Beleggings (Edms) Bpk
	Matla Quantity Surveyors (Pty) Ltd
	Mitja Investments No 23 (Pty) Ltd
	Pace Construction (Pty) Ltd
	Plentytrade (Pty) Ltd
	Pretoria Ooginstituut Beleggings (Pty) Ltd
	Pretoria Ooginstituut Eiendomme (Pty) Ltd
	Safari Developments (Pretoria) (Pty) Ltd
	Safarihold (Pty) Ltd
	Safari Retail (Pty) Ltd
	Thabo Investments Corporation (Pty) Ltd
	The Roofing Guarantee Company (Pty) Ltd
Close Corporations controlled by Director : FJJ Marais	Cosmos Management CC
	MDM Architects CC

Related party balances

	2013	2012	2011
Loan accounts - Owing (to) by related parties			
Shareholders	(55,694,003)	(54,675,433)	(54,207,461)
Subsidiary	35,333,845	8,806,821	8,393,054

Terms and conditions of outstanding balances :

Shareholder loans :
Refer to Note 13.

Subsidiary loan :
Refer to Note 9.

	2013	2012	2011
Amounts included in Trade Payables regarding related parties			
Safari Developments (Pretoria) (Pty) Ltd	(1,085)	(1,085)	(12,165)

Figures in Rand	2013	2012	2011

27. Related parties (continued)

Related party transactions

Compensation to directors			
Short-term directors' emoluments (refer to note 28)	1,215,000	634,002	333,000
Services/purchases from related parties			
Common directorship	159,562,660	76,593,606	72,321,476
Close Corporations controlled by Director	343,538	690,814	103,383
Management and bookkeeping fees paid to related parties			
Cosmos Management CC	2,973,085	2,239,783	1,959,387
Interest received from related parties			
Subsidiary	(2,237,522)	-	-

All related party transactions occur at rates as agreed by shareholders at the AGM.

Figures in Rand	2013	2012	2011

28. Short-term directors' emoluments

Directors' emoluments

2013

	Consulting fees	Services as directors	Total
S J Kruger	-	84,000	84,000
F J J Marais	100,000	96,000	196,000
M Minnaar	-	78,000	78,000
K Pashiou	192,000	96,000	288,000
J G Prinsloo	-	78,000	78,000
J P Snyman	-	81,000	81,000
M H Tsolo	-	72,000	72,000
D E van Straten	-	81,000	81,000
J C Verwayen	52,000	87,000	139,000
A E Wentzel	34,000	84,000	118,000
	378,000	**837,000**	**1,215,000**

2012

	Services as directors	Total
S J Kruger	74,792	74,792
F J J Marais	74,792	74,792
M Minnaar	74,792	74,792
K Pashiou	74,792	74,792
J G Prinsloo	74,792	74,792
J P Snyman	59,625	59,625
M H Tsolo	53,625	53,625
D E van Straten	33,000	33,000
J C Verwayen	74,792	74,792
A E Wentzel	39,000	39,000
	634,002	**634,002**

2011

	Services as directors	Total
S J Kruger	38,000	38,000
F J J Marais	49,000	49,000
M Minnaar	34,000	34,000
K Pashiou	49,000	49,000
J G Prinsloo	49,000	49,000
J P Snyman	35,000	35,000
M H Tsolo	30,000	30,000
J C Verwayen	49,000	49,000
	333,000	**333,000**

* There are no benefits, such as travel allowance, medical or pension benefits.

Figures in Rand	2013	2012	2011

29. Risk management

Capital risk management

The company's objectives when managing capital are to safeguard the company's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital by maintaining a good balance between debt and equity finance.

The capital structure of the company consists of debt, which includes the borrowings disclosed in notes 13&14, cash and cash equivalents disclosed in note 11, and equity as disclosed in the statement of financial position amounting to R1,032,501,485 (2012: R822,219,425 ; 2011: R713,568,340).

In order to maintain or adjust the capital structure, the company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt. There are no externally imposed capital requirements, other than the transactional and corporate covenants as set out in the signed loan agreement. There have been no changes to what the entity manages as capital, the strategy for capital maintenance or externally imposed capital requirements from the previous year.

Consistent with others in the industry, the company monitors capital on the basis of the gearing ratio.

The expectation is to settle all outstanding debt when the Listing takes place resulting in a gearing of 0%. REIT legislation does not allow a gearing ratio of more than 60% going forward. The gearing of the company will however be determined with careful consideration going forward.

This ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings (including 'current and non-current borrowings' as shown in the statement of financial position) less cash and cash equivalents. Total capital is calculated as 'equity' as shown in the statement of financial position plus net debt.

The gearing ratios at 31 March 2013, 29 February 2012 and 28 February 2011 were as follows:

Gearing ratio			
Total borrowings	449,472,230	318,791,812	367,053,614
Less: Cash and cash equivalents	(1,333,847)	(9,864,896)	(231,421)
Net debt	448,138,383	308,926,916	366,822,193
Total equity	584,363,102	513,292,509	346,746,147
Total capital	1,032,501,485	822,219,425	713,568,340
Gearing ratio	43%	38%	51%

Figures in Rand	2013	2012	2011

29. Risk management (continued)

Financial risk management

The company's activities expose it to a variety of financial risks: market risk (including fair value interest rate risk and cash flow interest rate risk), credit risk and liquidity risk.

The company is not exposed to foreign exchange risk. The only cross border transactions which occur are with the company's subsidiary located in Namibia.
1 Rand = 1 Namibian Dollar

The company's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the company's financial performance.

Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and the availability of funding through an adequate amount of committed credit facilities.

The company's risk to liquidity is a result of the funds available to cover future commitments. The company manages liquidity risk through an ongoing review of future commitments and credit facilities.

Cash flow forecasts are prepared and adequate utilised borrowing facilities are monitored.

The table below analyses the company's financial liabilities into relevant maturity groupings based on the remaining period at the statement of financial position to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

At 31 March 2013	Less than 1 year	Between 1 and 2 years	Between 2 and 5 years	Over 5 years
Trade and other payables	1,772,641	-	-	-
Loans from financial institutions	55,558,346	59,500,586	185,595,802	135,735,896
Loans from shareholders	-	25,000,000	67,416,054	87,360,090

At 29 February 2012	Less than 1 year	Between 1 and 2 years	Between 2 and 5 years	Over 5 years
Trade and other payables	1,056,718	-	-	-
Loans from financial institutions	36,222,705	39,702,165	143,923,275	63,575,629
Loans from shareholders	-	-	67,896,097	103,688,290

At 28 February 2011	Less than 1 year	Between 1 and 2 years	Between 2 and 5 years	Over 5 years
Trade and other payables	3,011,712	-	-	-
Loans from financial institutions	31,086,403	34,190,763	125,084,130	87,195,829
Loans from shareholders	157,757,072	-	-	-

Figures in Rand	2013	2012	2011

29. Risk management (continued)

Interest rate risk

The company's interest rate risk arises from long-term borrowings also bank, inter-group loans and shareholder loans (effective interest, therefore fair value risk). Borrowings issued at variable rates expose the company to cash flow interest rate risk.

At 31 March 2013, if interest rates on borrowings had been 0.5% higher/lower with all other variables held constant, post-tax profit for the 13 months would have been R1,038,041 (2012: R 728,592 ; 2011: R 630,355) lower/higher, mainly as a result of higher/lower interest expense on floating rate borrowings.

Credit risk

Credit risk consists mainly of cash deposits, cash equivalents and trade debtors. The company only deposits cash with major banks with high quality credit standing and limits exposure to any one counter-party.

The credit quality of tenants is assessed by taking into account their financial position, past experience and performing a credit verification before a property is let. The company only lets property to tenants who are considered to be creditworthy. In addition, the trade receivables age analysis is reviewed on a daily basis with the intention of minimising the company's exposure to bad debts. Deposits or bank guarantees are also held in most instances to further minimise the company's exposure to bad debts. Trade receivables that are neither past due nor impaired are considered to be of high credit quality accompanied by an insignificant default rate.

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

Financial instrument	2013	2012	2011
Loan to subsidiary	35,333,845	8,806,821	8,393,054
Trade and other receivables	621,943	808,786	1,134,269
Cash and cash equivalents	1,333,847	9,864,896	231,421