



ANNUAL REPORT

CLAREMONT IMPROVEMENT DISTRICT COMPANY NPC
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2026





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PART A:
**GENERAL
INFORMATION**

NPC'S GENERAL INFORMATION

Registered name:	Claremont Improvement District Company (CIDC)
Registration number:	2000/029184/08
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LIST OF ABBREVIATIONS/ACRONYMS

CIDC	Claremont Improvement District Company
CEO	Chief Executive Officer
CFO	Chief Financial Officer
CCT	City of Cape Town
KPI	Key performance indicators
NPC	Non-Profit Company
PTI	Public Transport Interchange
CRBC	Claremont Road Bypass Company



FOREWORD BY CHAIRPERSON

Ielhaam Abrahams

CHAIRPERSON, CLAREMONT IMPROVEMENT DISTRICT COMPANY

Dear Members and Stakeholders

The 2025/26 year has been one of steady progress and strategic consolidation for the CIDC. As Claremont continues to mature as a high-density commercial and residential node, the CIDC has focused on strengthening the foundations that enable long-term stability: sound governance, financial discipline, effective partnerships and a clear strategic direction. It was proposed that I succeed David Stoll as Chairperson at the CIDC's AGM held on 29 October 2025. I was formally appointed at the next Board meeting on 4 March 2026, in accordance with the CID MOI.

Strengthening Governance and Financial Stability

The CIDC operated within its approved budget while continuing to deliver high quality services. For the year ending 30 June 2026, the CIDC recorded a surplus of R5.5 million. This outcome was driven by unbudgeted income – including interest revenue of R897 000, rates retention receipts of R1.1 million, reversal of CoCT Water and Electricity accrual of R369 000, and the transfer of R2.8 million from the CRBC following its deregistration. Our year-end balance sheet reflects net cash funds of R19 million, underscoring the

organisation's strong liquidity position. In the past year we also granted rates relief of R400 000 to our levy payers, easing their levy burden without diminishing CIDC services.

A Safer, Better-Managed Precinct

Safety and urban management continue to anchor the CIDC's mandate. While crime patterns have shifted with changes in nightlife activity, commuter flows and public behaviour, the CIDC has adapted through improved coordination with law-enforcement partners and investment in modern monitoring technologies. The Board commends the operational team for maintaining stability during periods of pressure and for ensuring that Claremont remains a well-managed and welcoming environment for businesses, residents and visitors. The CIDC has expanded its investment in technology by adding additional overlay cameras, increasing perimeter monitoring by CIDC officers and upgrading its radio systems. Ongoing staff training will further strengthen its ability to monitor and co-ordinate security within Claremont.

Cleansing and maintenance remain an area of consistent strength. The CIDC's longstanding



partnerships have ensured reliable service delivery to ensure a high-quality urban environment, even during extreme weather events and periods of heightened demand.

Responding to Social Pressures

Homelessness and related social challenges remain a major concern for Claremont, as they are for many urban centres. The CIDC has continued to work closely with social sector partners to balance enforcement with compassion, ensuring that interventions are both lawful and humane. The Board supports efforts to strengthen coordination with City-wide initiatives so that Claremont does not disproportionately absorb shelter demand. Daily engagement, referrals and reintegration pathways reflect a broader belief in shared responsibility for social wellbeing.

Planning for a Changing Precinct

Claremont is entering a period of renewed investment and urban change. The CIDC has continued to advocate for upgrades that enhance mobility, pedestrian safety and precinct appeal. Engagements with City officials on transport, congestion and public-space improvements

remain central to ensuring that infrastructure keeps pace with growth. The Board is encouraged by the increasing interest from developers and businesses, which speaks to Claremont's underlying strength as a regional centre. The CIDC is in the process of installing Endurablend Crossings in Main Road, advancing a more pedestrian friendly CBD.

Looking Ahead

With a renewed five-year mandate and a clear strategic direction, the CIDC is well positioned to support Claremont's next phase of development. Our priorities remain consistent: financial prudence, effective partnerships, social responsibility and investment in shared urban spaces. The Board remains committed to ensuring that the CIDC continues to deliver value to its stakeholders.

Acknowledgements

My sincere thanks to our operational team, service partners, SAPS Claremont, City officials, and my fellow Directors. I extend particular appreciation to Executive Manager Abdul Kerbelker and Operations Manager Karen Bailey for their leadership and dedication.





EXECUTIVE MANAGER CLAREMONT IMPROVEMENT DISTRICT COMPANY - STRATEGIC OVERVIEW

Abdul Kerbelker

EXECUTIVE MANAGER, CLAREMONT IMPROVEMENT DISTRICT COMPANY

With the support and collaboration of our members and stakeholders, the CIDC's emerging priority is to build a complete, adaptive and resilient CBD in Claremont that meets the needs of the diverse communities that visit, work and connect here. Our Annual Report highlights the phenomenal growth in residential and commercial value, but sheds light on ongoing responses to the challenges of the CIDC's core business.

Financial Competence

The CIDC continues to demonstrate strong financial stewardship. Despite rising operating costs, the organisation has maintained healthy reserves and avoided unsustainable reliance on surpluses. The appointment of Account It as accounting service provider, alongside robust auditing and City of Cape Town compliance processes, has strengthened financial

governance. Lease negotiations for Draper Cottage, the home of the CIDC, reflect prudent asset management, securing reduced costs and regularising a longoutstanding lease.

Security Planning

Security remains a core focus. Partnerships with Securitas and SAPS have enabled targeted responses to crime trends, particularly common robberies and public fighting concentrated around nightlife zones and transport hubs. The CIDC has invested in CCTV expansion, overlay cameras at Station Subway, and advanced monitoring technologies. Patrols have been adjusted based on crime trend analysis, with increased visibility during peak incident times. Collaboration with SAPS and Metro Police has yielded arrests and deterrence of the criminal element.



Social Intervention

Homelessness and related social challenges remain significant. The CIDC's partnership with U-turn facilitated emergency placements and reintegration pathways, while Straatwerk partnerships provided work opportunities through urban maintenance. The CIDC notes and supports the evictions at Palmyra encampment which were managed with sensitivity, balancing enforcement with social support. Fieldworkers continue to provide daily engagement, medical referrals, and family reconnections. The CIDC has also supported broader City initiatives, ensuring Claremont does not disproportionately absorb shelter demand.

Cleansing and Urban Management

Cleansing services remain a visible strength, with stormwater drain cleaning, graffiti removal, and night-time readiness programmes ensuring

a wellmanaged public realm. Preventative maintenance partnerships with Straatwerk have proven effective, combining social upliftment with infrastructure care. The CIDC's long-standing programmes continue to deliver operational reliability, while responding to emergency challenges such as extreme weather events.

Urban Management Planning

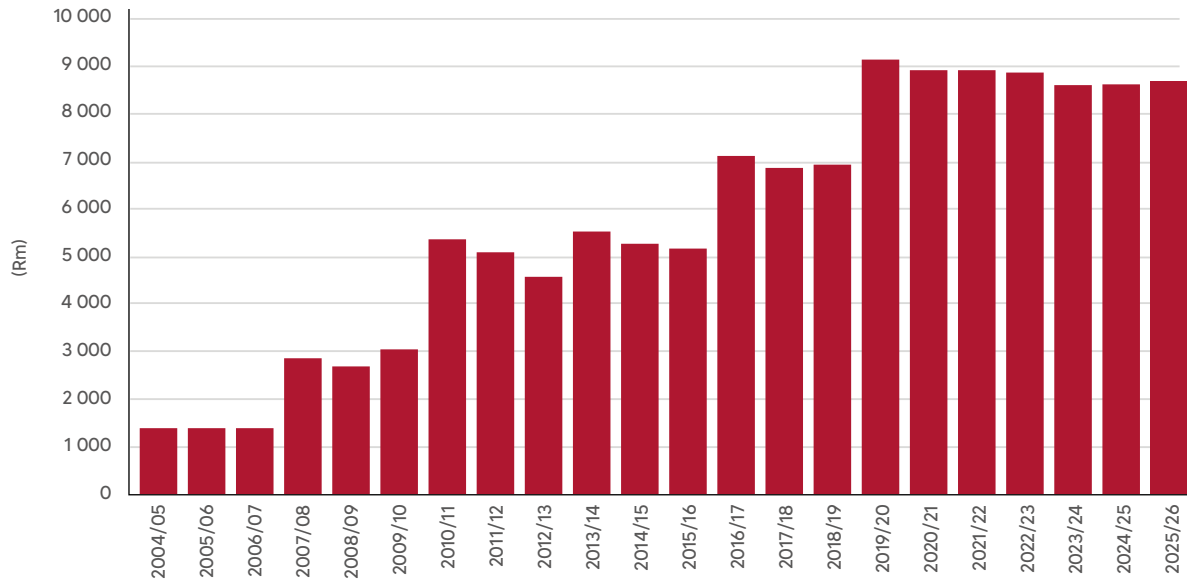
Strategic urban upgrades are underway. The Main Road pedestrian crossing project has secured City approval, with brick pave designs replacing 3D markings to enhance safety and aesthetics.

Looking Ahead

The CIDC's strategic vision is clear: to sustain financial health, enhance safety, foster social responsibility, and invest in urban improvements that secure Claremont's long-term competitiveness and liveability.



MUNICIPAL VALUATION OF PROPERTIES IN CLAREMONT (RM)

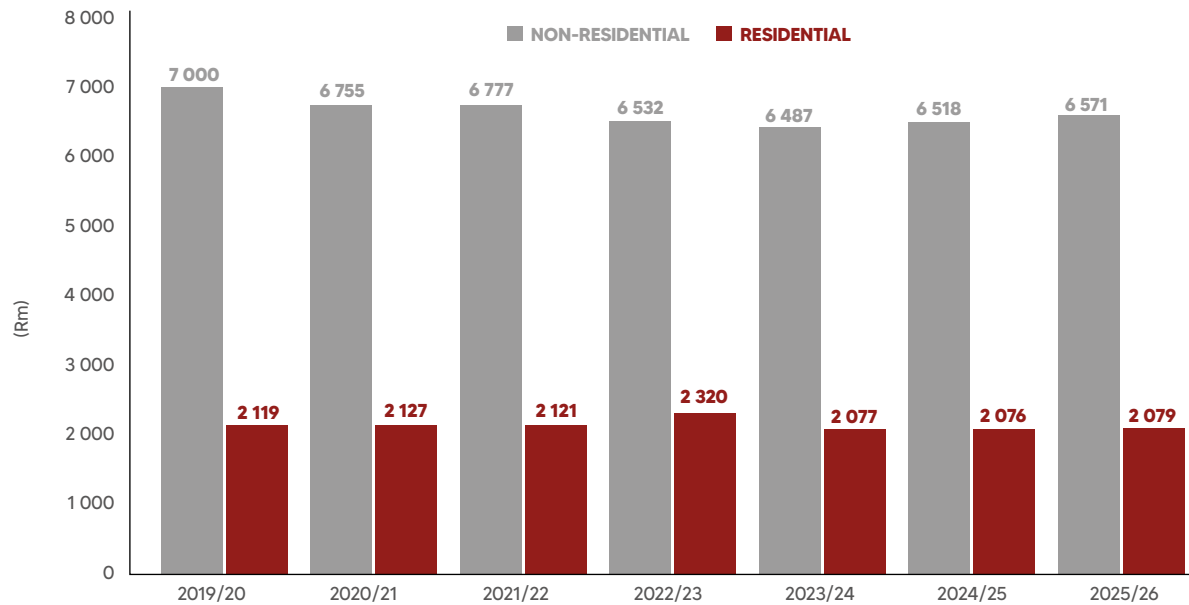


SOURCE: City of Cape Town

The total value of property within the Claremont CBD has risen by almost 68% over the past decade, increasing from R5.16 billion in 2015/16 to R8.65 billion in 2025/26. The total value of residential properties has risen by 106.2% over the same period, almost twice the pace of non-residential properties which recorded a 58.3% increase in total value.



MUNICIPAL VALUATION OF PROPERTIES IN CLAREMONT CBD (RM)



SOURCE: City of Cape Town

At R6.57 billion in 2025/26, the value of all **non-residential** properties remains 6.1% below 2019/20's value of R7.0 billion. In contrast, at R2.08 billion, **residential** property values are just 2.0% below pre-pandemic levels of R2.12 billion.





STANDING: Gavin Hiscock (Independent Board Member), Mike Nixon (New Property Ventures), Jeff Sephton (Private Client Holdings), Gregg Huntingford (Independent Board Member)

SITTING: Claire Vaskys (Draper Square Body Corporate), Faizah Behardien (Excellerate Real Estate Services), Ielhaam Abrahams (Chairperson & Growthpoint Properties), Lara Schenk (Ingenuity Property Investments)

STATEMENT OF DIRECTORS' RESPONSIBILITY AND CONFIRMATION OF ACCURACY OF THE ANNUAL REPORT

We confirm that, to the best of our knowledge:
All information and amounts disclosed in the annual report are consistent with the annual financial statements audited by Cecil Kilpin & Co.

The directors consider the annual report, taken as a whole, to be accurate, fair, balanced, and free of material omissions (Annual report to be approved at Board meeting of 29 October 2026.)

The Financial Statements, prepared in accordance with the applicable accounting standards, give a true and fair view of the assets, liabilities, and financial position of the company.

The external auditors have been engaged to express an independent opinion on the annual financial statements.

Approved by the board on 03 September 2026
and signed on behalf by:

Ielhaam Abrahams

CIDC Chairperson

03 September 2026

STATUTORY MANDATE

In terms of the CID by-law and section 22 of the Municipal Property Rates Act, the CIDC NPC is tasked with considering, developing and implementing improvements and upgrades to the Claremont CID area to supplement services provided by the CCT.

The funding comes from additional rates collected by the CCT from CID property owners and paid over to the company under the aforesaid legislation, as may be supplemented by local fundraising initiatives. In expending these funds, the company is subject to oversight by the CCT in terms of the CID by-law and policy, as well as public procurement principles enshrined in section 217 of the Constitution of the Republic of South Africa, 1996 (the "Constitution").

ORGANISATIONAL STRUCTURE

The CIDC currently has 15 official members. We have a staff complement of 57 from our service provider Securitas, three employees from our partnership with the homeless organisation Straatwerk and three youth at risk have been placed on work experience at the CIDC by the Department of Police Oversight and Community Safety.

The staff are managed by the Executive Manager and Operations Manager. The staff complement remains stable.



STANDING: Eric Mtyali (Precinct Manager), Abdul Kerbelker (Executive Manager), Theo Ahrends (Social Fieldworker), Karen Bailey (Operations Manager)

SITTING: Elizabeth Jacobs (Deputy Security Manager), Andrew Tandwa (Security Supervisor) Carmen Bosman (Social Fieldworker)



STRATEGIC OVERVIEW

CIDC Vision

The CIDC's vision seeks to make Claremont CBD the leading mixed-use centre in the metropolitan area – a vibrant, inclusive destination that serves the interests of all. This vision provides a strong ethical foundation for CIDC's operations, as it seeks to align property owners' economic needs with broader social and environmental responsibilities. Since its inception in 2000, CIDC has pursued two strategic priorities: Tackling crime, grime and social challenges to create a safer, more dignified public spaces.

The MyCiTi investment creates an opportunity to focus on placemaking. By enhancing public services at the Claremont PTI, the commuter hub can evolve into an inclusive, accessible space – bringing the City and its services closer to commuters.

CIDC Mission

It is the mission of the CIDC to continue with its successful operational strategy to enhance the built environment of Claremont, in making Claremont a better place for all.

CIDC Goals

- 1 Improve Public Safety significantly by proactive visible patrolling acting as force multiplier in cooperation with existing SAPS and City of Cape Town Law Enforcement efforts, as well as other security service providers in the area.
- 2 Creating a safe and clean public environment by addressing issues of maintenance and cleaning of streets, pavements and public spaces.
- 3 Manage existing and new public infrastructure for the future benefit of all the users of the area.
- 4 Protect and enhance property values.
- 5 Attract new investment to the area.
- 6 Support and promote social responsibility in the area.
- 7 Support and promote social cohesion in the area by engagement with government to locate additional public services in the area. This is seen as a necessary complement to the expansion of services close to public transport.
- 8 The sustained and effective management of the CIDC area.



The core values of the CIDC are focused on the delivery of supplementary municipal services to the community of property and business owners and those that work and visit the Claremont CBD. The Board and the employees of the CIDC and service providers aim to deliver these services in a cost-effective and sustainable manner. This requires consistent evaluation of the performance of the service providers of the day-to-day business of the CIDC in a transparent and accountable manner. Typically, this is achieved through:

- Regular reporting to the Board of Directors and the City of Cape Town, with structured opportunities for community participation in CIDC meetings.
- Accounting and financial reporting aligned with recognised auditing standards.
- Annual performance presented to NPC members at the AGM.
- Submission of reports to the Sub Council and CID Branch, with all key documents published online.

PART B:
**PERFORMANCE
INFORMATION**



SITUATIONAL ANALYSIS

Service delivery environment

The primary activities of the CIDC are the delivery of services by the management of our service providers and partnership relationship with the Public Sector in Safety, Urban Maintenance, Cleansing and environmental upgrades as well as Social Development.

The continued economic growth within Claremont is a testament to the work of the CIDC. The Claremont CBD has a total of 146 910 square metres of office space, of which 8 080 square metres was available to rent in Q2 2026 – a vacancy rate of just 5.5%. The shortage of available office space has seen rentals in new development rising to R350/m².

Cavendish Square remains fully let, while 307 homes were sold in and around Claremont CBD in 2025 – the highest sales activity in a decade. According to the City of Cape Town, the ratio of the value of commercial to residential properties is roughly 80:20. As per the 2025 State of Claremont Report, a total of 272 ground floor retailers are present within the CIDC footprint as well as 236 retail outlets located within the three main shopping centres within the CIDC footprint.

The CIDC has delivered on its mandate in Security, Urban Management, Social Development and Communication.

The most challenging arena has been in Social Development and Security with a marked





increase in interactions between CIDC Public Safety Officers and homeless people and greater violence towards our safety officers. The CIDC has invested in upskilling our security staff with all shifts trained in:

- Procedures to follow in performing an arrest: ensuring that the detainee has been searched and has no weapons and that detainees are kept safe
- Homeless sensitivity training: including a practical visit to the U-turn safe space
- Fire fighting
- First Aid training
- CCTV training for Control Room staff
- Gas-gun training for Rapid Response staff

Organisational environment

The CIDC remains a stable environment with minimal staff turnover and a strengthening of internal management of Cleansing and Public Safety staff. A revamped CIDC Control Room now incorporates improved technology to combat crime. The addition of three overlay cameras to our existing eight overlay cameras that support our LPR camera network are part of our Control Room. Each Security officer is issued with body cameras to record all major incidents. All our radios have digital systems, allowing for live tracking of all security and cleansing staff.

In this year, most of the day-to-day activities such as meetings, contact with community organisations and engagements with the City of Cape Town continued as planned and scheduled.



STRATEGIC OBJECTIVES

In Public Safety, the CIDC aims to create the necessary environment and platform which facilitates good communication, cooperation and forward planning among all operational role players within the CIDC.

The CIDC carries out the necessary planning, preparation and coordination to ensure that the CIDC is able to sustain its crime prevention role in the face of a growing CBD.

The CIDC monitors the streets and public spaces in Claremont on a daily basis. Defects are reported and regular follow up meetings with the local authorities take place to develop Urban Management solutions.

The CIDC's Social Development department focuses on assisting homeless people in the Claremont CBD, as well as alleviating poverty by supporting skills training and job creation projects.

Our communication is primarily through our website, social media pages and the publishing of our State of Claremont Report.

COMPLAINTS PROCESS

An organised complaints process, including retail engagement, which allows for all complaints to reach the correct department within the CIDC.

PERFORMANCE INFORMATION BY SERVICE / PROJECT

PUBLIC SAFETY

To strengthen safety and security, the CIDC implemented a comprehensive and integrated public safety plan in partnership with its appointed service provider. The approach centres on coordinated action and close cooperation with:

- South African Police Service
- Local Community Policing Forums
- Other existing security services in the area
- City of Cape Town Safety and Security Directorate
- Community organisations

The tactical deployment of manpower, and its effectiveness, relies on the following:

■ **Centralised Command and Control:**

A single point of coordination enables efficient deployment. In Claremont's public spaces, this is the responsibility of the SAPS, while the CIDC supports it by integrating crime statistics and intelligence into a deployment strategy.

- Visibility through foot patrols: Officers on foot are more approachable, improving public engagement and early reporting of concerns.
- Mobility through sponsored patrol vehicles:

Dedicated vehicles enhance coverage and allow officers to respond quickly across the precinct.

- Effective and rapid response: Good radio communication systems and the mobility of officers ensure swift reaction times.
- Proactive deployment: Real-time information, ongoing analysis and advanced planning guide preventative action rather than reactive policing.
- A long-term, integrated strategy: Combined policing with Law Enforcement stabilises safety conditions, while longer-term social measures improve the broader environment.
- The strategic use of technology: CCTV, LPR cameras and related systems add an additional layer to the crime prevention strategy. The CIDC remains one of the first Improvement Districts to implement and operate a licence plate recognition network within its boundaries. This is enhanced by a digital radio system, CCTV cameras and body-worn cameras for public safety officers.

CIDC Public Safety Officers

The CIDC operates two patrol vehicles and a motorbike within the Claremont area, ensuring





CIDC GENERATED CRIME STATS 30 JUNE 2025 - 01 JULY 2026

4 800 Law enforcement warnings	3 120 Fines issued	2 166 Non-moving violations attended to	82 Arrests	905 Joint operations with SAPS, Traffic and Law Enforcement	100 Autonomous operations
210 Public and night club interactions	602 Public assistance	778 Complaints attended to	907 Homeless engagements	96 Medical assistance	88 Vehicle and pedestrian accidents



rapid mobility and significantly reducing reaction times to reported incidents. The CIDC provides two dedicated Security Managers on a daily basis, a total of eight officers across day and night shifts to secure the Claremont CBD. We have three caravan points in the Claremont CBD, a dedicated Law Enforcement Officer and an increased contingent of three Public Safety Officers at night over the festive season.

The public safety plan includes:

- Radio communications network
- Centralised control room and LPR/CCTV monitoring
- CCTV camera network comprising of cameras and monitoring

Assistance from the City of Cape Town

The CIDC further enhances its public safety initiatives through close cooperation with the City of Cape Town's Safety and Security Directorate, aligning with the City's broader initiatives to create a safer public environment. This partnership includes the deployment of a CIDC appointed Law Enforcement officer from the City of Cape Town, supported by a direct

radio link with the City's Security Surveillance Unit.

Public Safety Officers' activities and patrols are tracked through a comprehensive management system for the logging of public safety incidents. The mapping, analysis and interpretation of these reports guide ongoing adjustments to the precinct's deployment plan. This plan is revised and adjusted monthly – and in response to emerging situations – to reflect trends and patterns identified through the CIDC's statistical analysis.

Resource allocation

During the reporting period, the CIDC deployed eight public safety foot patrollers and two patrol vehicles and seven public safety officers and two patrol vehicles across both day and night shifts.

A budget of R8 183 670 was expended on the Public Safety deployments for the year and an additional R24 806 was allocated for CCTV monitoring. The Law Enforcement Officer contract budget was R265 285 for the reporting period.

SERVICE / PROJECT COMPONENTS	July 2025 / June 2026 PROJECTED EXPENDITURE	July 2025 / June 2026 ACTUAL EXPENDITURE	July 2025 / June 2026 OVER / UNDER EXPENDITURE
Public Safety	8 183 670	7 708 943	74 727
CCTV monitoring	24 806	24 215	591
Law Enforcement	265 285	265 284	1

PUBLIC SAFETY PERFORMANCE INFORMATION

	ACTION STEPS	KEY PERFORMANCE INDICATORS	FREQUENCY PER YEAR	COMMENTS
1	Develop a Public Safety strategy and management plan	Up to date Public Safety Management and Strategy Plan	Year 1	This is done comprehensively at the beginning of a the term and then modified continuously in conjunction with the SAPS, Local authority and existing Public Safety service provider using their experience as well as available crime statistics.
2	Appoint a Public Safety service provider(s)	Contracted PSIRA-registered public safety service provider(s)	Year 1	The Public Safety service provider(s) could include Public Safety Patrols, Control Room services and CCTV Monitoring through a fair, equitable, transparent and competitive process.
3	Review and approve the Public Safety strategy and management plan	Approved Public Safety strategy and management plan	Annual	Clear deliverables and defined performance indicators to guide safety services by the appointed service provider and evaluate the levels of service provided.
4	Record Public Safety Incidents	Up to date public safety incident records	Ongoing	Indicative records to be included in Annual Report
5	CIDC participation in joint operations	Participated in joint operations	Ad hoc	Participation in joint operations dependent on the public safety needs of the area.
6	Deploy Public Safety resources accordingly and effectively on visible patrols. Public Safety personnel and patrol vehicles to be easily identifiable	Effective Public Safety patrols	Ongoing	Utilise the “eyes and ears” of all Public Safety and gardening/street cleaning staff, as well as CIDC staff, to identify any breaches
7	Participate in local safety forums	Attend local safety forums	Quarterly	Participate in existing Neighbourhood Watch, Community Police Forum, other CIDs and SAPS meetings
8	Application to be submitted to secure Law Enforcement Officer	Application submitted to the CCT	Annually	Contact Law Enforcement Department by February of every year. Contract concluded by April each year
9	Deploy Law Enforcement Officer/s in support of the Public Safety strategy and management plan	Law Enforcement Officers deployed in CID	Ongoing	
10	Plan deployment of LPR cameras	LPR Camera deployment included in Public Safety strategy and management plan	Ongoing	
11	Register LPR Cameras with the CCT	Cameras registered with the CCT	Ongoing	
12	Monitor LPR Cameras	Monitoring of LPR Cameras by appropriately qualified service providers.	Ongoing	

MAINTENANCE AND CLEANSING SERVICES

The CIDC deployed the services of a dedicated public space cleaning team to provide the “top-up” services required to keep the precinct consistently clean and well-maintained. The cleaning strategy complements the City’s waste management services, identifies localised problem areas and assists in the development of targeted interventions to strengthen day-to-day cleanliness across Claremont.

The plan was implemented through a team mandated to:

- Reduce waste and general grime in the area through a sustained, precinct-wide cleaning programme
- Provide additional street sweeping, waste picking and supplementary refuse collection in all the public areas

- Remove illegal posters, graffiti and stickers from non-municipal infrastructure

Urban infrastructure was improved by:

- Developing and implementing a plan to identify and monitor the status of public infrastructure such as roads, pavements, streetlights, road markings and traffic signs
- Coordinating with the relevant City of Cape Town departments to resolve infrastructure defects. This included direct liaison with departments and officials and reporting and monitoring identified by the Urban Management team as well as Public Safety Officers
- Once a baseline level of repair and reinstatement was achieved, the CIDC team implemented local actions to correct minor issues.



SERVICE / PROJECT COMPONENTS	July 2025 / June 2026 PROJECTED EXPENDITURE	July 2025 / June 2026 ACTUAL EXPENDITURE	July 2025 / June 2026 OVER / UNDER EXPENDITURE
Cleansing Services	2 801 639	2 721 091	80 548
Urban Maintenance	100 000	98 585	1 415



CIDC URBAN MANAGEMENT STATS 30 JUNE 2025 - 01 JULY 2026

48 000

Waste bags removed

164 cases

Cases of graffiti removed

1 060

Drains cleared

2 604

cases
Cases of illegal dumping reported and removed

39

Potholes fixed

26

Businesses visited regarding illegal dumping

144

Days spent clearing weeds in public green spaces

50

Drain covers replaced

8

Street signs replaced

144

Unique job opportunities created

36

Sewerage drains unblocked

11

Trees trimmed

2

Damaged lamp poles replaced

14

Yellow bays repainted

14

Road lines repainted

In addition, the Urban Management team, in consultation with the relevant City departments assisted with:

- Graffiti removal from non-municipal infrastructure where possible
- Removal of illegal posters and pamphlets from public spaces and non-municipal infrastructure as noted in the CIDC Implementation Plan
- Painting of road markings and correction of road signs
- Greening, tree pruning and landscaping
- Kerb, bollard and paving reinstatements
- Storm water drain cleaning where required

The cleaning contingent deployed teams in various areas and rotated through the CIDC area. Some of the team members are homeless people recruited through our partnership with Straatwerk Homeless Ministries, seeking gainful employment and on-the-job training was provided to improve their skills and utilisation.

The Cleaning and Urban Maintenance team includes:

- Nine Urban Management workers per day during the week, with shifts running Monday to Friday from 07:00 to 18:00 and during the night shift, two Urban Management workers work from 18:00 to 05:00. Over the weekends, the night deployment remains the same. On Saturday there are seven Urban Management workers and six on a Sunday.
- One Urban Management Head
- Three homeless Urban Management workers recruited via Straatwerk.

Although the CIDC improved the cleanliness of most public environments in the area, the most challenging area remains the lack of a clear plan for managing traders' refuse within the Claremont CIDC footprint. The management of trader waste particularly around the PTI and storage of litter collected by the CIDC in the 48 000 bags removed from the public space annually, requires a management plan.

The CIDC is in constant liaison with the City of Cape Town to address both the origin and the result of this problem through concerted efforts to curb unpermitted trade and a formalised solid waste management refuse area in the PTI space for the Claremont area. A formal MOU is outstanding but an "in principle" arrangement has been concluded between the CIDC, CoCT Solid Waste (Collections), Urban Mobility and Area Economic Development Area Economic Development to use City space as a managed refuse collection area.

Resource allocation

In principle the CIDC area needs a minimum compliment of two Urban Management workers over the Festive Season. The CIDC Board agreed to allocate surplus resources of the 2025/26 Festive Season to supplement daily Urban Management requirements. A budget of R2 801 639 was expended on Cleaning Services and an additional R100 000 was allocated for Urban Maintenance (Straatwerk Project).



MAINTENANCE AND CLEANSING PERFORMANCE INFORMATION

	ACTION STEPS	KEY PERFORMANCE INDICATORS	FREQUENCY PER YEAR	COMMENTS
1	Develop a maintenance and cleansing strategy and management plan	Up to date maintenance and cleansing strategy and management Plan	Year 1	This is done comprehensively at the beginning of the term and then modified continuously in conjunction with the service provider using their experience as well as available statistics.
2	Appoint a maintenance and cleansing service provider(s)	Contracted service provider(s)	Year 1	Appoint a maintenance and cleansing service provider(s) through a fair, equitable, transparent and competitive process.
3	Review and approve the maintenance and cleansing management plan	Approved maintenance and cleansing strategy and management plan	Annual	Clear deliverables and defined performance indicators to guide maintenance and cleansing services by the appointed service provider and evaluate levels of service provided.
4	Evaluate and review the provision of public litter bins	Sufficient public litter bins	Ongoing	Identify hotspot areas of littering to provide public litter bins and log a CCT service request.
5	Cleaning of streets and sidewalks supplementary to those provided by the CCT	Clean streets and sidewalks, in partnership with the CCT	Ongoing	Identify hotspot areas of littering to provide additional street cleaning and log a CCT service request.
6	Health and safety issues reported to the CCT	Logged CCT service request resolved	Ongoing	Follow up with sub-council in respect of outstanding CCT service requests.
7	Combat Illegal dumping	Logged CCT service request resolved	Ongoing	Follow up with relevant department in respect of outstanding CCT service requests
8	Removal of illegal posters	Urban infrastructure free from illegal posters	Ongoing	Monitor the removal of illegal posters by the CCT and where relevant, log a CCT service request
9	Removal of graffiti	Urban infrastructure free of graffiti	Ongoing	Monitor the removal of graffiti by the CCT and where relevant, log a CCT service request
10	Record maintenance and cleansing activities	Up to date maintenance and cleansing records	Ongoing	Indicative records to be included in Annual Report
11	Identify problems, requiring minor maintenance to CCT infrastructure and perform relevant maintenance on: a. Water and Sanitation infrastructure b. Roads and Stormwater infrastructure c. Road markings d. Grass cutting in Public Open Spaces incl. Parks e. Street furniture	Completed minor maintenance to CCT infrastructure	Ongoing	Engage with relevant department before undertaking maintenance
12	Identify problems, required maintenance or damage to CCT infrastructure and report to relevant department including: a. Street lighting b. Water and Sanitation c. Roads and Stormwater d. Traffic signals and road markings e. Public Open Spaces incl. Parks	Report findings to the relevant CCT department and log CCT service request	Ongoing	Follow up with sub-council in respect of outstanding CCT service requests



SOCIAL DEVELOPMENT

Claremont reflects many of Cape Town's wider social dynamics. It is a vibrant urban centre that also serves as a refuge for people navigating mental health challenges, homelessness and substance dependency as is common in any thriving CBD. While the CIDC is most visible through its work in safety, cleaning and urban management, its social development role is just as essential in shaping an inclusive and humane public realm.

A Relationship-Based Approach

Instead of removing people from public spaces, the CIDC's fieldworkers focus on building trust and offering meaningful alternatives. Through consistent one-on-one engagement, they connect individuals with support systems that can enable long-term change. This relationship-based model places dignity at the forefront, ensuring that every person is recognised, respected and supported on their path towards greater stability.

Partnerships Driving Impact

CIDC collaborates with a network of social partners to amplify its impact:

- Straatwerk
- The Haven Night Shelter
- U-turn
- SAPS Social Crime Prevention Unit
- Department of Social Development
- St Michael's Catholic Church

These partnerships combine resources and expertise, creating a coherent continuum of care that addresses both immediate needs and future opportunities.

Five Key Focus Areas

CIDC concentrates its social development work on five interlinked areas:

- Assisting the homeless in finding safe shelter
- Reuniting individuals with their families
- Supporting skills training and job-creation projects to alleviate poverty

SERVICE / PROJECT COMPONENTS	July 2025 / June 2026 PROJECTED EXPENDITURE	July 2025 / June 2026 ACTUAL EXPENDITURE	July 2025 / June 2026 OVER / UNDER EXPENDITURE
Social upliftment	181 000	160 432	20 568



CIDC SOCIAL DEVELOPMENT STATS 30 JUNE 2025 - 01 JULY 2026

64

Safe Spaces
temporary
accommodation

21

Relocations
to shelters

10

Mentally ill
patients referred
to healthcare
facilities

2

Transport
assistance
to their place
of origin

2

Reunited with
family

- Providing access to emergency medical care
- Linking corporate sponsors with NGOs and people in need

Together, these interventions create a comprehensive support system – spanning crisis response, poverty alleviation pathways and urgent health assistance – to ensure vulnerable community members receive the help they need.

A Blueprint for Inclusive Urban Development

The CIDC's social development work demonstrates that even with limited resources, meaningful impact is achievable when NGOs, corporations and government collaborate. By integrating safety with social care and embedding empathy into every intervention, the CIDC offers a practical, replicable model for cities seeking to balance public order and human dignity. Through relationship-based engagement, strategic partnerships, and targeted

interventions, Claremont's public spaces become not just cleaner and safer, but also more compassionate and inclusive.

At the same time, inclusive development must uphold every user's right to experience Claremont's public spaces free from harassment and obstruction. The CIDC recognises that the broader community deserves clear, accessible streets, sidewalks, parks and commercial frontages.

Fieldworkers are trained to mediate encounters – ensuring that individuals in distress are guided toward support facilities rather than creating unmanaged encounters for passersby – and to maintain unobstructed pedestrian routes. By setting and reinforcing respectful boundaries, and by sustaining trusted relationships with the most vulnerable members of the Claremont community, the CIDC protects both the dignity of those seeking help and the general public's right to a secure, harassment-free environment.





COMMUNICATIONS & MARKETING

The CIDC communication strategy focuses on promoting a positive message about the CID and the desirability of the Claremont precinct as a place to live, shop and work. This contributes to a virtuous cycle of creating economic opportunities for all who use the Claremont space.

Our marketing is driven through:

- Our social media platforms

- Consistent branding across CIDC resources that reinforces the visibility of our safe, clean and caring initiatives
- Our State of Claremont Report produced every two years, showcasing precinct performance and progress

The cost of the biennial SOC report, which relates to the 2024/2025 period, was expensed in the 2025/2026 financial statements, as well as the cost of the 2024/2025 Annual Report.

SERVICE / PROJECT COMPONENTS	July 2025 / June 2026 PROJECTED EXPENDITURE	July 2025 / June 2026 ACTUAL EXPENDITURE	July 2025 / June 2026 OVER / UNDER EXPENDITURE
Communication	435 000	403 418	31 582

PART C:
**CORPORATE
GOVERNANCE**





APPLICATION OF KING IV

In recognition of the fact that the NPC is entrusted with public funds, particularly high standards of fiscal transparency and accountability are demanded. To this end, the NPC voluntarily subscribes to the King Code of Corporate Governance for South Africa 2016 ("King IV"), which came into effect on 1 April 2017. King IV contains a series of recommended reporting practices under the 15 voluntary governance principles. The practices applied by the company are explained in this part (Part C) of the Annual Report. In determining which reporting practices to apply, the board took account of, among other things, the CCT's policy, and the reporting protocols appropriate to a non-profit entity such as the NPC.

Compliance with King IV for the reporting period. The Board is satisfied that the NPC has complied with the applicable principles set out in King IV during the period under review "which", to the extent reasonably possible, are provided fully below.

GOVERNANCE STRUCTURE

Board Composition

The Board is satisfied that the Board of the NPC is compiled by a representative group of directors representing the interests of the varied property owner groups within the CIDC footprint.

Board observer

In terms of the by-law, city councillors are designated as "board observers" by the Executive

BOARD MEETING ATTENDANCE

Director	Board Meeting Date 04/09/25	Board Meeting Date 29/10/25	Board Meeting Date 04/03/26	Board Meeting Date 04/06/26
David Stoll	✓	✓	Retired	Retired
Ielhaam Abrahams	✓	✓	✓	✓
Gavin Hiscock	✓	✓	x	✓
Claire Vaskys	x	✓	✓	✓
Mike Nixon	x	x	✓	✓
Gregg Huntingford	x	✓	x	✓
Faizah Behardien	✓	✓	✓	✓
Lara Schenk	x	✓	✓	✓
Jeff Sephton	x	x	✓	✓
Political Board Observer: Mikhail Manuel	✓	x	✓	✓

Mayor to conduct oversight of board functions. This oversight entails receiving board documentation and attending board meetings, with a view to ensuring that the company duly executes its statutory mandate. The Executive Mayor has appointed Cllr. Mikhail Manuel as board observer.

Appointment of the Board

An Annual General Meeting (AGM) is held every year to review the performance of the CID and to confirm the mandate of the members. The AGM provides the opportunity to elect new directors to serve on the board of the NPC. Elected Board members take responsibility for the various portfolios in the company and regular board meetings allow the directors to review current operations and apply corrective measures as required.

Overview of the board's responsibilities

The Board oversees the day-to-day delivery of the additional services according to the Business Plan. In executing this task, the Board:

- Identifies strategies to implement the NPC's business plan in a manner that ensures the financial viability of the company and take adequate account of stakeholder interests
- Monitoring compliance with applicable legislation, codes and standards
- Approving the annual budget
- Overseeing the preparation of and approving the annual financial statements for adoption by members
- Exercising effective control of the NPC and monitoring management's implementation of the approved budget and business plan

Board charter

The Board is satisfied that it has fulfilled its responsibilities under the board charter during the period under review.

Director Independence

During the period under review, the Board formally assessed the independence of all nonexecutive directors, as recommended by King IV.

The Board has determined that all the non-executive directors, including the chairperson, are independent in terms of King IV's definition of "independence" and the guidelines provided for in principle 7.28.

Board committees

The Board did not appoint any committees during the reporting period.

Attendance at board and committee meetings

The board convenes at least once a quarter. A Board Information Pack is distributed for each board meeting.

ETHICAL LEADERSHIP

Directors are required to maintain the highest ethical standards. To this end, the NPC has a code of conduct for directors, which governs their ethical roles and responsibilities, and provides guidelines on the applicable legal, management and ethical standards. Upon appointment, directors must declare in writing to the chairperson any private interests which could give rise to a potential conflict of interest. These declarations are kept in a register and are regularly updated. Directors must further disclose in writing to the chairperson if any matter before the Board gives rise to a potential conflict of interest. Such a director must recuse himself or herself from consideration and deliberation of, or voting on, the matter giving rise to the potential conflict of interest. Transparency in personal and commercial interests ensures that directors are seen to be free of personal or business relationships that may materially interfere with their ability to act independently and in the best interests of the



NPC. The board is satisfied that the directors have complied with their duties in terms of the Code during the year under review. No changes to the directors' respective declarations were recorded which could potentially impact their.

BOARD OVERSIGHT OF RISK MANAGEMENT

Risk management policy

The CIDC board is tasked with implementing a sound system of internal controls to safeguard the company's assets and funds and ensuring that assets and funds are employed in furtherance of the company's strategic objectives.

The Board considers risk at each of its meetings detailed in paragraph above. The system of internal controls put in place by the Board includes:

- The five-year strategic plan, approved by the CCT 2025-2030 which has been implemented across the whole range of company functions.
- Annual performance targets, with actual performance being monitored at least quarterly.
- A risk register, reviewed by the Board on a bi-annual basis to identify operational risks, establish their likelihood and impact, as well as mechanisms designed to mitigate against these risks.

Effectiveness of risk management

The extent to which the NPC has conducted risk assessments during the period under review to determine the efficacy of its aforesaid policy and strategy, and to identify any new risks. (King IV Principle 11.9 (a))

During the year under review, the Board fulfilled its risk mandate by reviewing the company's risk registered at meetings on 04/09/25, 29/10/25, 04/03/26 and 04/06/26 and considering issues of risk governance as they pertained to matters under consideration at the two board meetings convened during 1 July 2025 – 30 June 2026. The Board is satisfied that the systems and processes in place to govern and manage risk are adequate and that the board has executed its risk management responsibilities satisfactorily.



Key business risks and opportunities

Key areas of focus during the reporting period, e.g. key risks facing the NPC, unexpected or unusual risks and risks taken outside of risk tolerance levels. (King IV Principle 11.9(b))

The Board confirms that no undue or unexpected risks arose during the period under review.

Planned areas of future focus. (King IV Principle 11.9(d))

The Board's planned areas of future focus include identifying areas of improvement within the company's risk management focus.

ACCOUNTABILITY AND RESPONSIBILITY

Performance reviews

The CIDC Board is satisfied with its current suppliers and service providers who make a meaningful contribution to the CIDC offering.

Delegated limits of authority

The CIDC is managed by the Executive Manager operationally on a day-to-day basis and oversight is provided through CIDC Board meetings.

Supplier Code of Conduct

All service providers are considered in a fair and ethical procurement process.

PART D: **FINANCIAL INFORMATION**

CLAREMONT IMPROVEMENT DISTRICT COMPANY

(NON-PROFIT COMPANY)

(Registration number 2000/029184/08)

Annual Financial Statements

for the year ended 30 June 2026



GENERAL INFORMATION

Country of incorporation and domicile	South Africa
Nature of business and principal activities	District improvement
Directors	I Abrahams GR Hiscock C Vaskys M Nixon G Huntingford F Behardien LJ Schenk J Sephton
Registered office	25 Stegman Road Claremont 7708
Banker	Nedbank Limited
Auditors	Cecil Kilpin & Co. Chartered Accountants (SA) Registered Auditors Practice no.: 903493E
Company registration number	2000/029184/08
Tax reference number	9540098143
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 independently compiled by: D Cox Chartered Accountants (SA) Registered Auditors

INDEX

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

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Statement of Comprehensive Income	43
Statement of Changes in Equity	44
Statement of Cash Flows	45
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The following supplementary information does not form part of the annual financial statements and is unaudited:	
Detailed Income Statement	54
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DIRECTORS' RESPONSIBILITIES AND APPROVAL

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

The annual financial statements are prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and are based upon appropriate accounting policies consistently applied and supported by reasonable and prudent judgements and estimates.

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

The directors are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the 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 company's cash flow forecast for the year to 30 June 2027 and, in the light of this review and the current financial position, they are satisfied that the company has or has access to adequate resources to continue in operational existence for the foreseeable future.

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

The annual financial statements set out on pages 7 to 18, which have been prepared on the going concern basis, were approved by the directors and were signed on their behalf by:

Approval of annual financial statements



I Abrahams



JC Sephton

Date: 27 August 2026

DIRECTORS' REPORT

The directors have pleasure in submitting their report on the annual financial statements of Claremont Improvement District Company (Non-Profit Company) for the year ended 30 June 2026.

1. Nature of business

The company is engaged in supporting the existing and future environment of the Claremont area, through programs to ensure that the public space is safe, clean, attractive, exciting, entertaining and user-friendly, ensuring that the various bodies and authorities meet their responsibilities, assisting wherever possible and protecting and enhancing the existing asset base, thereby enhancing the area and seeking to attract new investment, tenants and customers.

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

2. Review of financial results and activities

The annual financial statements have been prepared in accordance with International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa. The accounting policies have been applied consistently compared to the prior year. During the year under review the company operated independently of any shared services. The main business and operations of the company during the year under review has continued as in the past year and we have nothing further to report thereon. The annual financial statements adequately reflect the results of the operations of the company for the year under review and no further explanations are considered necessary.

3. Directors

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

I Abrahams – Chairperson
GR Hiscock
C Vaskys
M Nixon
G Huntingford
F Behardien
LJ Schenk
J Sephton

At the first board meeting of 04/03/26 Ielhaan Abrahams was unanimously appointed by the CIDC Board as chairperson.

4. Events after the reporting period

The directors are not aware of any material event which occurred after the reporting date and up to the date of this report.

5. Going concern

The directors believe that the company has adequate financial resources to continue in operation for the foreseeable future and accordingly the annual financial statements have been prepared on a going concern basis. The directors have satisfied themselves that the company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements. The directors are not aware of any new material changes that may adversely impact the company. The directors are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the company.

6. Auditors

Cecil Kilpin & Co. continued in office as auditors for the company for 2026.

7. Liquidity and solvency

The directors have performed the required liquidity and solvency tests required by the Companies Act of South Africa.

ADDITIONAL DOCUMENTS:

- 1 – Independent Auditor's Report
- 2 – Statement of Financial Position as at 30 June 2026
- 3 – Accounting Policies
- 4 – Notes to the Annual Financial Statements



Established 1902

INDEPENDENT AUDITOR'S REPORT

To the Directors of Claremont Improvement District Company (Non-Profit Company)

Report on the Audit of the Annual Financial Statements

Opinion

We have audited the annual financial statements of Claremont Improvement District Company (Non-Profit Company) (the company) set out on pages 7 to 18, which comprise the statement of financial position as at 30 June 2026; and the statement of comprehensive income; the statement of changes in equity; and the statement of cash flows for the year then ended; and notes to the annual financial statements, including a summary of significant accounting policies.

In our opinion, the annual financial statements present fairly, in all material respects, the financial position of Claremont Improvement District Company (Non-Profit Company) as at 30 June 2026, and its financial performance and cash flows for the year then ended, in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act of South Africa.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Annual Financial Statements section of our report. We are independent of the company in accordance with the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the document titled "Claremont Improvement District Company (Non-Profit Company) annual financial statements for the year ended 30 June 2026", which includes the Directors' Report as required by the Companies Act of South Africa and the supplementary information as set out on pages 19 to 20. The other information does not include the annual financial statements and our auditor's report thereon.

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

In connection with our audit of the annual financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the annual financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Annual Financial Statements

The directors are responsible for the preparation and fair presentation of the annual financial statements in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of annual financial statements that are free from material misstatement, whether due to fraud or error.

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



Established 1902

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

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

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

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

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Cecil Kilpin & Co.

Chartered Accountants (SA)

Registered Auditors

Per Partner: Sidney Schonegevel

Century City

Date: 27/08/2026

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2025

	Note(s)	2026 R	2025 R
Assets			
Non-Current Assets			
Property, plant and equipment	2	64,619	41,981
Current Assets			
Trade and other receivables	3	650,287	576,306
Cash and cash equivalents	4	18,384,372	13,593,417
		19,034,659	14,169,723
Total Assets		19,099,278	14,211,704
Equity and Liabilities			
Equity			
Retained income		18,013,214	12,456,581
Liabilities			
Current Liabilities			
Trade and other payables	6	810,730	758,414
Current tax payable		-	27,657
Provisions	5	275,334	969,052
		1,086,064	1,755,123
Total Equity and Liabilities		19,099,278	14,211,704

STATEMENT OF COMPREHENSIVE INCOME

		2026	2025
	Note(s)	R	R
Revenue	7	15,771,081	14,353,996
Other income	8	3,680,391	49,901
Operating expenses	9	(14,820,057)	(13,194,169)
Operating surplus		4,631,415	1,209,728
Investment revenue	10	897,561	836,866
Surplus before taxation		5,528,976	2,046,594
Taxation	11	27,657	(20,203)
Surplus for the year		5,556,633	2,026,391
Other comprehensive income		-	-
Total comprehensive income for the year		5,556,633	2,026,391

STATEMENT OF CHANGES IN EQUITY

	Note(s)	Retained income R	Total equity R
Balance at 01 July 2024		10,430,190	10,430,190
Surplus for the year		2,026,391	2,026,391
Other comprehensive income		-	-
Total comprehensive income for the year		2,026,391	2,026,391
Balance at 01 July 2025		12,456,581	12,456,581
Surplus for the year		5,556,633	5,556,633
Other comprehensive income		-	-
Total comprehensive income for the year		5,556,633	5,556,633
Balance at 30 June 2026		18,013,214	18,013,214

STATEMENT OF CASH FLOWS

	Note(s)	2026 R	2025 R
Cash flows from operating activities			
Cash receipts from customers		19,377,491	14,295,890
Cash paid to suppliers and employees		(15,432,788)	(13,074,237)
Cash generated from operations	12	3,944,703	1,221,653
Interest income		897,561	836,866
Tax received		-	1
Net cash from operating activities		4,842,264	2,058,520
Cash flows from investing activities			
Purchase of property, plant and equipment	2	(51,309)	1
Total cash movement for the year		4,790,955	2,058,521
Cash and cash equivalents at the beginning of the year		13,593,417	11,534,896
Total cash at end of the year	4	18,384,372	13,593,417

ACCOUNTING POLICIES

1. Basis of preparation and summary of significant accounting policies

The annual financial statements have been prepared on a going concern basis in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities, and the Companies Act of South Africa. The annual financial statements have been prepared on the historical cost basis, and incorporate the principal accounting policies set out below. They are presented in South African Rands.

These accounting policies are consistent with the previous period.

1.1 Significant judgements and sources of estimation uncertainty

The preparation of annual financial statements in conformity with IFRS for SME's requires management to make judgements, estimates and assumptions that may affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

Critical judgements in applying accounting policies

Management did not make critical judgements in the application of accounting policies, apart from those involving estimations, which would significantly affect the annual financial statements.

1.2 Property, plant and equipment

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

Property, plant and equipment is initially measured at cost.

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

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

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

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

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

Item	Depreciation method	Average useful life
Computer equipment	Straight line	3 - 8 years
Office equipment	Straight line	5 years
Leasehold improvements	Straight line	2 - 4 years
Security trailer	Straight line	5 years

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

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

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

1.3 Financial instruments

Initial measurement

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

Financial instruments at amortised cost

These include loans, trade receivables and trade payables. They are subsequently measured at amortised cost using the effective interest method. Debt instruments which are classified as current assets or current liabilities are measured at the undiscounted amount of the cash expected to be received or paid, unless the arrangement effectively constitutes a financing transaction.

At each reporting date, the carrying amounts of assets held in this category are reviewed to determine whether there is any objective evidence of impairment. If there is objective evidence, the recoverable amount is estimated and compared with the carrying amount. If the estimated recoverable amount is lower, the carrying amount is reduced to its estimated recoverable amount, and an impairment loss is recognised immediately in profit or loss.

Financial instruments at cost

Equity instruments that are not publicly traded and whose fair value cannot otherwise be measured reliably without undue cost or effort are measured at cost less impairment.

Financial instruments at fair value

All other financial instruments, including equity instruments that are publicly traded or whose fair value can otherwise be measured reliably, without undue cost or effort, are measured at fair value through profit or loss.

If a reliable measure of fair value is no longer available without undue cost or effort, then the fair value at the last date that such a reliable measure was available is treated as the cost of the instrument. The instrument is then measured at cost less impairment until management are able to measure fair value without undue cost or effort.

1.4 Tax

Current tax assets and liabilities

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

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

Tax expenses

Tax expense is recognised in the same component of total comprehensive income or equity as the transaction or other event that resulted in the tax expense. The company meets the criteria for tax exemption under 10(1)(e)(i)(cc) of the Income Tax Act, 1962.

ACCOUNTING POLICIES continued ...

1.5 Leases

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

Operating leases - lessee

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

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

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

1.6 Impairment of assets

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

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

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

1.7 Provisions and contingencies

Provisions are recognised when the company has an obligation at the reporting date as a result of a past event; it is probable that the company will be required to transfer economic benefits in settlement; and the amount of the obligation can be estimated reliably.

Provisions are measured at the present value of the amount expected to be required to settle the obligation using a pretax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to the passage of time is recognised as interest expense.

Provisions are not recognised for future operating losses.

1.8 Government grants

Grants that impose specified future performance conditions are recognised in income only when the performance conditions are met.

Grants received before the revenue recognition criteria are satisfied are recognised as a liability.

Grants are measured at the fair value of the asset received or receivable.

1.9 Revenue

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

1.10 Finance income

Finance income comprises interest income on funds invested. Interest income is recognised as it accrues, using the effective interest method.

1.11 Unauthorised, irregular and fruitless and wasteful expenditure

Unauthorised, irregular and fruitless and wasteful expenditure is accounted for as an expense in the statement of financial performance classified in accordance with the nature of the expense. Where recovered it is subsequently accounted for as other income.

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

	2026	2025
	R	R

2. Property, plant and equipment

	2026			2025		
	Cost or revaluation	Accumulated depreciation and impairment	Carrying value	Cost or revaluation	Accumulated depreciation and impairment	Carrying value
Leasehold property	688,129	(688,127)	2	688,129	(688,127)	2
Office equipment	95,511	(73,823)	21,688	95,511	(54,720)	40,791
Computer equipment	154,912	(154,912)	-	154,912	(154,912)	-
Security equipment	69,142	(26,213)	42,929	17,833	(16,645)	1,188
Security trailer	391,840	(391,840)	-	391,840	(391,840)	-
Total	1,348,225	(1,306,244)	64,619	1,348,225	(1,306,244)	41,981

Reconciliation of property, plant and equipment - 2026

	Opening balance	Additions	Depreciation	Closing balance
Leasehold property	2	-	-	2
Office equipment	40,791	-	(19,103)	21,688
Security equipment	1,188	51,309	(9,568)	42,929
	41,981	51,309	(28,671)	64,619

Reconciliation of property, plant and equipment - 2025

	Opening balance	Depreciation	Closing balance
Leasehold property	2	-	2
Office equipment	59,895	(19,104)	40,791
Computer equipment	2,032	(2,032)	-
Security equipment	4,755	(3,567)	1,188
Security trailer	12,075	(12,075)	-
	78,759	(36,778)	41,981

3. Trade and other receivables

Prepayments	35,472	33,784
Deposits	9,774	9,774
VAT	-	18,013
Sundry debtors - Funds held in trust	605,041	514,735
	650,287	576,306

4. Cash and cash equivalents

Cash and cash equivalents consist of:

Cash on hand	6,000	6,000
Bank balances	18,378,372	13,587,417
	18,384,372	13,593,417

	2026	2025
	R	R

5. Provisions

Reconciliation of provisions - 2026

	Opening balance	Additions	Utilised during the year	Reversed during the year	Closing balance
Utilities provision	696,000	-	-	(696,000)	-
Audit fee provision	32,000	34,560	32,000	-	34,560
Bonus provision	241,052	240 774	(241,052)	-	240,774
	969,052	275,334	273,052	(696,000)	275,334

Reconciliation of provisions - 2025

	Opening balance	Additions	Utilised during the year	Closing balance
Utilities provision	696,000	-	-	696,000
Audit fee provision	30,000	32,000	(30,000)	32,000
Bonus provision	213,194	241,052	(213,194)	241,052
	939,194	273,052	(243,194)	969,052

6. Trade and other payables

Trade payables	19,579	-
Accrued expenses	5,494	65,180
Accrued leave pay	102,959	117,567
VAT	16,726	-
Other payables	665,972	575,667
	810,730	758,414

7. Revenue

Revenue - Additional rates received	14,653,959	13,692,761
Revenue - Additional rates retention received	1,117,122	661,235
	15,771,081	14,353,996

8. Other income

Donations	48,000	48,000
Office Rental - accrual reversal	59,142	-
South African Revenue Services	-	1,901
Sundry income	2,877,249	-
Utilities - accrual reversal	696,000	-
	3,680,391	49,901

9. Operating expenses

Operating expenses include the following expenses:

Depreciation on property, plant and equipment	28,671	36,778
Employee costs	2,026,555	2,043,708

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

	2026 R	2025 R
10. Investment revenue		
Interest revenue		
Other interest	897,561	836,866

11. Taxation

Major components of the tax (income) expense

Current taxation

South African normal tax – current year	-	20,203
South African normal tax – prior period (over) under provision	(27,657)	-
	(27,657)	20,203

No provision has been made for the 2026 tax. The company is a public benefit organisation, and the liability has been calculated taking into consideration the exemption afforded by SARS in terms of section 10(1)(cN) of the Income Tax Act.

12. Cash generated from operations

Net profit before taxation	5,528,976	2,046,594
Adjustments for non-cash items:		
Depreciation	28,671	36,778
Movement in provisions	(693,718)	29,858
Adjust for items which are presented separately:		
Investment income	(897,561)	(836,866)
Changes in working capital:		
(Increase) decrease in trade and other receivables	(73,981)	(108,007)
Increase (decrease) in trade and other payables	52,316	53,296
	3,944,703	1,221,653

13. Commitments

Authorised project expenditure

Already contracted for but not provided for

- Road calming project	707,166	-
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This committed expenditure for the road calming project relates to pedestrian crossings and will be financed by available retained profits and existing cash resources. This project was initiated in the 2026 financial year and the balance of the project is to be rolled forward to the 2027 financial year.

Operating leases – as lessee (expense)

Minimum lease payments due

- within one year	94,146	-
- in second to fifth year inclusive	198,969	-
	293,115	-

Operating lease payments represent rentals payable by the company for its office. Leases are negotiated for an average term of three years and rentals are subject to an escalation rate of 7% (2025: 8%) per annum.

	2026 R	2025 R
14. Related parties		
Relationships		
Entities with common directorship: Claremont Road Bypass Company (Non-Profit Company)		
A finance agreement was entered into between the City and a CID's management body which provides for the determination and payment of the additional rate by the City and financial oversight of the management body		
Related party balances and transactions with related parties		
Related party transactions		
Revenue received from City of Cape Town		
Additional rates received	14,653,959	13,692,761
Additional rates retention received	1,117,122	661,235
Sundry income received from Claremont Road Bypass Company (Non-Profit Company)		
Sundry income	2,877,249	-

During the current financial year Claremont Road Bypass Company was deregistered, and upon closing all funds were transferred from Claremont Road Bypass Company to Claremont Improvement District NPC.

15. Directors' and prescribed officer's remuneration

No emoluments were paid to the directors or any individuals holding a prescribed office during the year.

DETAILED INCOME STATEMENT

	Note(s)	2026 R	2025 R
Revenue			
Revenue – Additional Rates Received		14,653,959	13,692,761
Revenue – Additional Rates Retention Received		1,117,122	661,235
	7	15,771,081	14,353,996
Other income			
Donation		48,000	48,000
Office Rental – accrual reversal		59,142	-
South African Revenue Services		-	1,901
Sundry income		2,877,249	
Utilities – accrual reversal		696,000	
		3,680,391	49,901
Operating expenses			
Accounting fees		110,596	112,020
Advertising		5,936	6,424
Auditor's remuneration		34,560	32,000
Bank charges		34,560	5,952
Books, periodicals & subscriptions		-	213
Catering & Food		33,002	31,671
Cleansing services		2,721,091	2,777,262
Computer expenses		35,160	25,933
Conference – National		33,400	32,294
Contingency / Sundry		6,652	5,393
Depreciation		28,671	36,777
Donations		120,000	120,000
Insurance		43,087	41,405
Law Enforcement Officers		265,284	238,020
Legal services		19,521	12,712
Marketing and promotions		403,419	160,596
Motor vehicle expenses		86,718	153,257
Office rental		33,571	45,997
Printing / stationery / photographic		8,818	16,807
Project – Main Road Calming		562,875	33,362
Public Safety		7,708,943	6,931,282
Public Safety – CCTV monitoring		24,215	22,790
Rates & Service Accounts		103,765	72,801
Refreshments and Teas		54,703	56,306
Repairs and maintenance		39,901	17,465
Salaries and wages		2,026,555	1,906,484
Secretarial duties		12,265	16,450
Social upliftment		160,434	155,211
Telecommunication		32,963	34,040
Urban Maintenance		98,584	93,244
		14,820,057	13,194,169
Operating surplus/deficit		4,631,415	1,209,728
Investment income	10	897,561	836,866
Surplus before taxation		5,528,976	2,046,594
Taxation	11	27,657	20,203
Surplus for the year		5,556,633	2,026,391

SUPPLEMENTARY INFORMATION

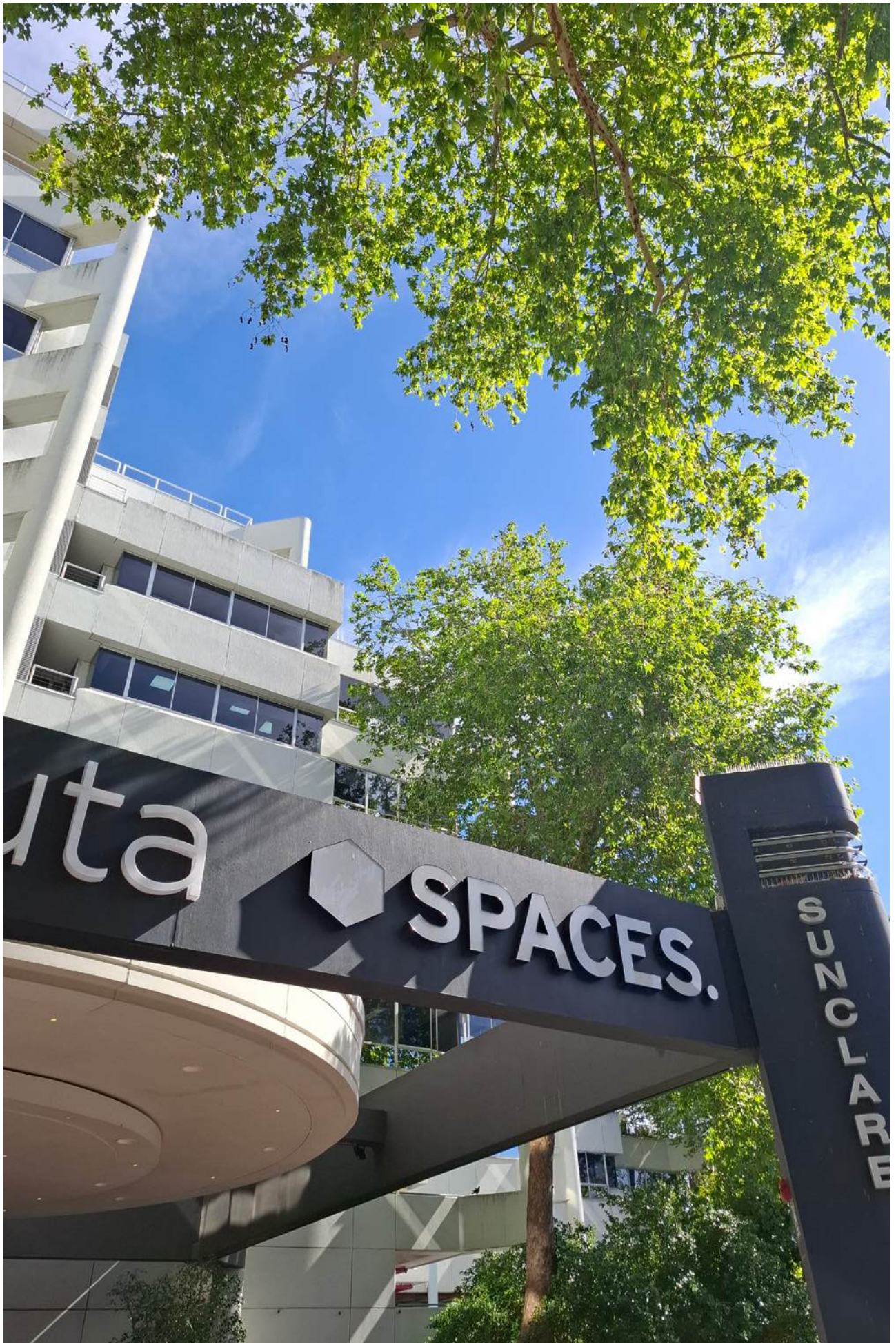
1. Fruitless and wasteful expenditure

No fruitless and wasteful expenditure was identified by management during the current year.

2. Unauthorised expenditure

Unauthorised expenditure refers to any spending by the company that doesn't comply with its approved budget or relevant regulations. This includes overspending, using funds for purposes other than those originally approved.

No unauthorised expenditure was identified by management during the current year.







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