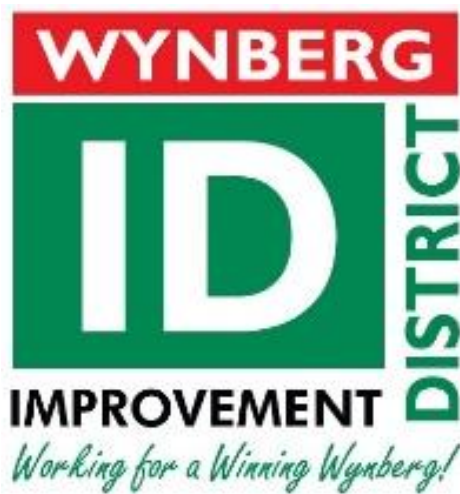


ANNUAL REPORT

Wynberg Improvement District NPC
Annual Report and Financial Statements
for the year ended 30 June 2026



Our online report is available at www.wynbergid.co.za

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PART A: GENERAL INFORMATION

1. WID GENERAL INFORMATION

Registered Name:	Wynberg Improvement District (WID) Non-Profit Company
Registration No:	2000/021770/08
Physical Address:	Maynard Mall, Lower Church Street, Wynberg, Cape Town, 7800
Postal Address:	Maynard Mall, Lower Church Street, Wynberg, Cape Town, 7800
Telephone Number/s:	WID Manager/s:
	Giovanni Coert – 061 250 9614
	Tyrese Berries – 074 426 6816
Email Address:	info@wynbergid.co.za
Website Address:	www.wynbergid.co.za
External Auditors:	Ratio Auditors
Banker's Information:	Amalgamated Banks of South Africa (ABSA)
Company Secretary:	Wejaen Viljoen

2. LIST OF ABBREVIATIONS/ACRONYMS

WID	Wynberg Improvement District
CEO	Chief Executive Officer
CFO	Chief Financial Officer
CCT	City of Cape Town
KPI	Key Performance Indicators
SCM	Supply Chain Management

3. FOREWORD BY THE CHAIRPERSON

Dear Stakeholders

It is my pleasure, on behalf of the Board of Directors, to present the Annual Report of the Wynberg Improvement District NPC (WID) for the 2025/26 financial year.

The WID remains committed to improving the Wynberg precinct through supplementary public safety, cleaning and maintenance, environmental development, social upliftment and communication services. Our work is guided by the WID Business Plan 2025–2030 and its focus on creating a safer, cleaner and better-managed environment for property owners, businesses, residents and visitors.

Strategic Objectives

The WID's strategic objectives remain focused on public safety, cleanliness, urban maintenance, environmental improvement, social development and effective communication. These objectives are achieved through collaboration with the City of Cape Town, SAPS, Law Enforcement, service providers, property owners and other stakeholders.

Executive Summary of Performance Outcomes

During the year, the WID continued to deliver its core services across the precinct. Public safety remained the largest operational priority, involving visible patrols, CCTV monitoring and multi-agency operations. Cleaning and urban maintenance services continued to address the condition of public spaces, while environmental and social initiatives supported the broader improvement of the precinct and its people.

The WID also continued investing in CCTV infrastructure, local improvement projects and improved operational reporting. Financially, the organisation remained stable, with total revenue of R10,4 million and a total surplus of R376,393 for the year.

Key Events and Challenges

Wynberg continues to face challenges including crime, illegal dumping, illegal occupation, problem buildings and pressures on public infrastructure. These issues require ongoing cooperation between the WID, the City of Cape Town, law enforcement agencies, property owners and other stakeholders.

Despite these challenges, the WID continued to deliver its core services and respond to the changing needs of the precinct.

Short and Medium-Term Outlook

Looking ahead, the WID will continue implementing its 2025–2030 Business Plan, with public safety, cleanliness, maintenance and effective urban management remaining key priorities.

The continued development of the CCTV network improved operational reporting and collaboration with stakeholders will support the WID's efforts to improve service delivery and respond effectively to the needs of the precinct.

Acknowledgements

On behalf of the Board, I thank my fellow board members, the WID management and operational teams, Geocentric Urban Management, service providers and all our partners for their commitment during the year.

I also extend our appreciation to the City of Cape Town, SAPS, Law Enforcement, Metro Police, PRASA and community organisations for their continued cooperation.

Most importantly, I thank the property owners and businesses within the WID for their continued support. Their contributions enable the WID to provide supplementary services and invest in the ongoing improvement of Wynberg.

Conclusion

The WID enters the new financial year with a clear strategic direction and a continued commitment to responsible governance and service delivery. While challenges remain, we will continue working collaboratively to support a safe, clean, attractive and well-managed Wynberg.

Yours Sincerely

Roelou Slabbert - Chairperson

Wynberg Improvement District Non-profit Company

4. MANAGEMENT OVERVIEW

Dear Stakeholders

The 2025/26 financial year was a positive year for the Wynberg Improvement District NPC (WID), with continued delivery of its core services and a sound financial position. The WID remained focused on public safety, cleaning and maintenance, environmental development, social development and communication within the Wynberg precinct.

General Financial Review of the NPC

WID recorded total revenue of R10.381 million, compared with R9.212 million in 2025. Operating expenditure amounted to R10.204 million, resulting in an operating surplus of R176,956. Together with investment income of R199,437, the WID recorded a total surplus of R376,393 for the year

Spending Trends

Expenditure remained primarily focused on service delivery. Public safety accounted for R4.920 million, with a further R677,160 spent on CCTV monitoring and R1.841 million on cleaning services. Expenditure also supported law enforcement, social upliftment, environmental upgrading, urban maintenance and various local improvement projects.

The WID also invested R410,174 in property, plant and equipment during the year, primarily relating to security assets.

Capacity Constraints and Challenges

The WID continues to operate in a challenging urban environment. Key challenges include drug-related crime, problem buildings, vagrancy and theft from motor vehicles.

Operationally, rising fuel costs placed pressure on public safety patrols, while difficulties in sourcing sufficient work-ready participants affected the social upliftment and cleaning programmes.

New or Proposed Activities

The WID continued implementing its management system and progressing its CCTV programme. Further operational and public-space initiatives are being considered as part of the ongoing improvement of the Wynberg precinct.

The Five-Year Implementation Plan also provides for the appointment of appropriately qualified service providers and staff, continued financial monitoring and regular review of service-provider contracts.

Supply Chain Management

The WID continues to apply fair, equitable, transparent and competitive procurement principles. The existing procurement policy was reviewed during the year and broadly aligns with the proposed policy, although expenditure thresholds differ.

Management proposed the introduction of a preferred supplier list for Board approval and a review of the existing procurement policy, with amendments to be presented to the Board where required.

Supply Chain Management-Related Challenges

The main focus is to ensure that procurement processes remain appropriate, transparent and competitive while allowing the WID to appoint suitably qualified service providers. The procurement policy and supplier arrangements will continue to be reviewed as required.

Finalised Unsolicited Tender Proposals

No finalised unsolicited tender proposals were identified or reported in the documents reviewed for the year under review.

Audit Report Matters in the Previous Year and Proposed Mitigation

The 2025/26 Annual Financial Statements received an unqualified audit opinion from Ratio Auditors Inc. The audit confirmed that the financial statements fairly present the financial position, performance and cash flows of the WID in all material respects.

The documents reviewed do not identify any outstanding material audit matters from the previous year requiring specific mitigation. The WID will nevertheless continue to maintain appropriate internal controls, financial procedures, segregation of duties and risk management.

Proposed Measures to Address Financial Challenges

Management will continue to monitor revenue collection, arrears, expenditure against budget and cash flow. Particular attention will be given to managing operational costs, maintaining adequate reserves and ensuring that expenditure remains aligned with the approved Business Plan.

The Implementation Plan requires regular financial reporting to the City and Board monitoring of budget implementation, with corrective measures where necessary.

Material Events After the Reporting Date

The Directors were not aware of any material event occurring after the reporting date that would materially affect the Company.

Economic Viability of the NPC

The WID remains financially viable and continues to operate as a going concern. The Directors confirmed that the Company has adequate financial resources to continue operating for the foreseeable future.

The positive surplus, cash position and accumulated surplus provide a sound financial base for continued service delivery.

Acknowledgement and Appreciation

Management would like to thank the Board of Directors, Geocentric Urban Management, staff, service providers and all operational teams for their continued commitment during the year.

Appreciation is also extended to the City of Cape Town, SAPS, Law Enforcement, Metro Police, PRASA, Solid Waste Management and other stakeholders for their ongoing cooperation.

Finally, we thank the property owners and businesses within the WID for their continued support, which enables the organisation to provide supplementary services and contribute to the ongoing improvement of the Wynberg precinct.

Gene Lohrentz

Chief Executive Officer

Geocentric Urban Management as management company for the Wynberg Improvement District

5. 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 Ratio Auditors Inc.
- The directors consider the annual report, taken as a whole, to be accurate, fair, balanced, and free of material omissions.
- 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 15 September 2026 and signed on behalf by:

Roelou Slabbert
Chairperson of the Board
15 September 2026

6. STRATEGIC OVERVIEW

6.1 Vision

The Wynberg Improvement District (WID) has a commendable history of providing valuable services to its community since its establishment in October 2000. Its mission to enhance public safety and urban cleanliness in close collaboration with various city departments and law enforcement agencies is a testament to its commitment to the well-being of property owners and residents.

The WID's evolution over the years is noteworthy. The addition of a night-time security patrol in 2004 and the introduction of a 24/7 manned control room demonstrate its dedication to improving services and communication. The incorporation of the Old Wynberg Village in 2006 and the acquisition of an additional patrol vehicle in 2012 are clear indications of its proactive approach to expanding its reach and effectiveness.

The 2015 extension of the WID's coverage area is another milestone that underscores its positive impact on the community. Through its efforts, the WID has not only maintained the cleanliness and safety of the area but has also attracted new investments, encouraging property owners to upgrade and maintain their properties. This is a clear reflection of the WID's ability to enhance property values and create a more attractive environment for residents and businesses.

The involvement of property owners in seeking approval for the extension of the WID area demonstrates a shared commitment to the district's improvement. This process, carried out in accordance with established guidelines, highlights the transparent and community-driven nature of the WID's decision-making.

The WID's vision to continue working in partnership with the City of Cape Town to uplift the area economically is admirable. By maintaining safety and cleanliness, the WID not only promotes the use of the area but also encourages investment in retail, office, and residential sectors. This forward-thinking approach aligns with the broader goals of urban development and community enhancement.

In summary, the Wynberg Improvement District's history and achievements showcase its dedication to the betterment of its community. Its collaborative efforts, proactive initiatives, and commitment to cleanliness and safety have undoubtedly contributed to the district's growth and prosperity. The WID's vision for continued partnership and economic upliftment bodes well for the future of the area and its stakeholders.

6.2 Mission

Our mission is to continue to assist with the revitalisation, promotion and urban management and provide an environment that is safe, clean and provides visitors and the Wynberg community with a pleasant shopping, working and living experience by supplementing and enhancing those services provided by the City of Cape Town.

Our strategy for promoting that vision is detailed in our Business Plan, available online at www.wynbergid.co.za

6.3 Our Goals

- Improve Public Safety significantly by proactive visible patrolling and cooperation with existing SAPS and City of Cape Town Law Enforcement efforts as well as other security service providers in the area.
- Creating a safe and clean public environment by addressing issues of maintenance and cleaning of streets, pavements and public spaces.
Manage existing and new public infrastructure for the future benefit of all the users of the area.
- Attract new investment to the area.
- Support and promote social responsibility in the area
- The sustained and effective management of the WID area.

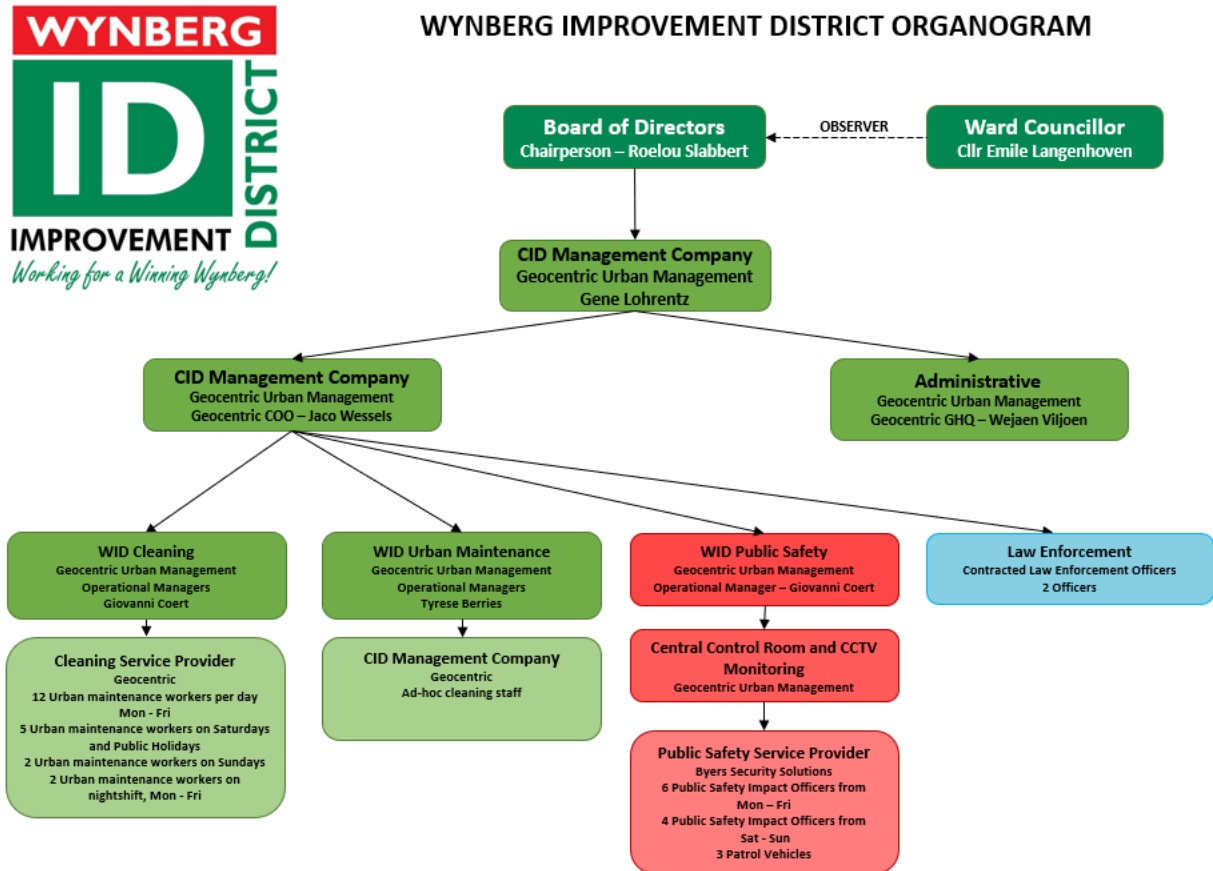
The core values of the WID are focussed on the delivery of supplementary and enhanced municipal services to the community of property and business owners and those that work and visit the area. The Board and the appointed management entity and service providers aim to deliver these services in a cost-effective and sustainable manner. This requires consistent evaluation of the performance of the service providers and the execution of the day-to-day business of the WID in a transparent and accountable manner. Typically, this is achieved through:

- rigorous reporting to the Board of Directors and the City of Cape Town,
- facilitation of local community participation in board meetings and members' meetings of the CID company,
- proper accounting and financial reporting that meet auditing standards,
- the submission of annual reports to the local community, and
- publication of all relevant documentation online.

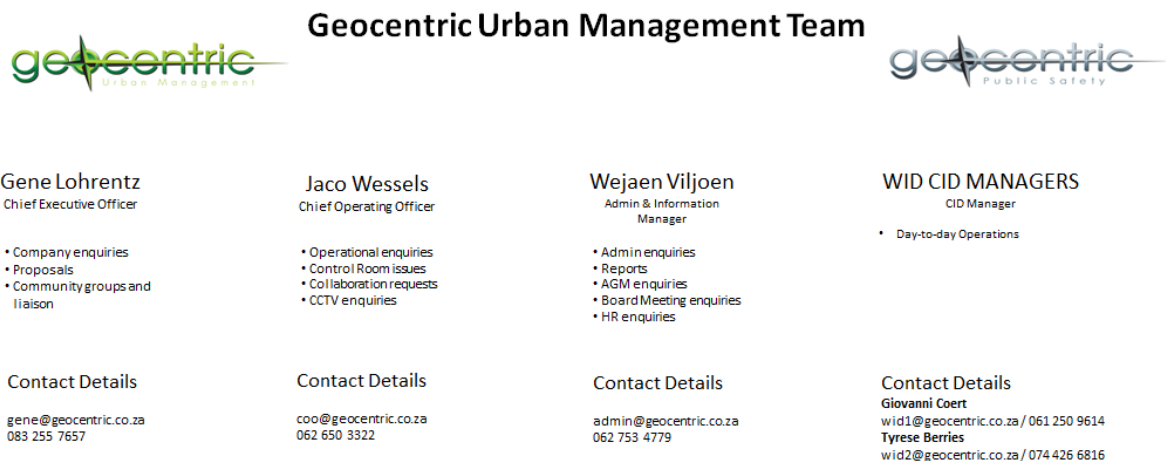
7. STATUTORY MANDATE

In terms of the CID By-law and s.22 of the Municipal Property Rates Act, the Wynberg Improvement District NPC is tasked with considering, developing and implementing improvements and upgrades to the Wynberg Improvement District 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 and 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 s. 217 of the Constitution of the Republic of South Africa, 1996 (the "Constitution").

8. ORGANISATIONAL STRUCTURE



9. THE GEOCENTRIC URBAN MANAGEMENT TEAM



For emergencies contact our 24 hour Control Room on 021 565 0900 or info@geocentric.co.za or visit our website geocentric.co.za

Join our community WhatsApp group for realtime updates by sending a message with your name, surname, business name and business street address to info@wynbergid.co.za.

PART B: PERFORMANCE INFORMATION

1. SITUATIONAL ANALYSIS

1.1 Service delivery environment

The Wynberg Improvement District (WID) continued to enhance and maintain the area through the delivery of supplementary public safety, cleansing, urban maintenance and social upliftment services, in partnership with the City of Cape Town and other stakeholders. The WID also successfully extended its geographical footprint and commenced a further five-year term from 1 July 2025 to 30 June 2030.

The WID continues to respond to the challenges associated with high volumes of commuters within the Wynberg CBD, including the potential for urban decay, traffic congestion, littering and increased opportunities for crime. These challenges require ongoing and coordinated urban management to maintain a safe, clean and welcoming environment for residents, businesses, visitors and commuters.

The WID continued its focus on visible public safety patrols, CCTV surveillance, supplementary cleaning and maintenance of public spaces, as well as monitoring and reporting infrastructure-related issues to the City of Cape Town. These services are intended to complement municipal services and support the continued revitalisation and economic development of the Wynberg area.

The WID will continue to work closely with the City of Cape Town and other stakeholders to address urban management challenges and support improvements to the area, particularly around the Wynberg Public Transport Interchange and the broader CBD environment. The WID's ongoing objective is to ensure that Wynberg remains a safe, clean, well-managed and attractive area in which to live, work, shop and invest.

1.2 Organisational environment

In this year, most of the day-to-day activities such as meetings, Board meetings, contact with community organisations and engagements with the City of Cape Town continued as planned and scheduled. Our focus remained on building the relationships and efforts amongst the various partners in the area including the SAPS, the Wynberg Community Action Network (WCAN) and the Community Policing Forum. Close cooperation with the Ward Councillor, Sub council management and City officials to further improve service delivery has been the focus of this engagement.

2. STRATEGIC OBJECTIVES

Strategically, the WID works in partnership with the City of Cape Town and the property and business owners towards the economic upliftment of the area by maintaining a level of safety and cleanliness to promote the use of and investment in the area. This is achieved through:

- Increased public safety
- Encouraging the maintenance and upgrading of private properties and public spaces in the area.
- Creating a clean and well-maintained public environment

- Assist with the management and solution to the issues of people living on the streets of Wynberg.

3. COMPLAINTS PROCESS

The WID offers numerous channels for dealing with complaints. Formal complaints are lodged to the WID management via email. The WID management will act on the complaint including one or more of the following actions:

- Referring serious complaints to the COO and CEO of the management company and/or the Board
- Meeting with the complainant to understand the problem and address the issue
- Scheduling the necessary tasks or actions to resolve the matter by the WID team
- Logging a service request with the City of Cape Town
- Communicating with the complainant on the actions taken
- Follow-up process and communication with the complainant until the matter is resolved
- Complaints are also received via website contact messages, email replies to newsletters and feedback via various social media platforms including dedicated WhatsApp groups which are monitored via the central control room.
- Telephonic complaints are also dealt with via the operational managers, or the central control room and the central control room number is visible on all patrol vehicles.

Most of the complaints relate to crime incidents or perceived criminal activity or relates to illegal dumping. Unless immediate response is required, safety and crime incidents are dealt with through our monthly meetings with the SAPS or through the adjustment of our public safety deployment plans. Illegal dumping is either cleared by the WID cleaning team as soon as possible or if necessary, a service request is logged with the City of Cape Town and followed up until completed.

4. PERFORMANCE INFORMATION

4.1 PUBLIC SAFETY

- 4.1.1 To improve safety and security the WID developed a comprehensive and integrated public safety plan for the area in conjunction with an appointed service provider. These actions include coordination and cooperation with:

- The 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
- Other stakeholders

- 4.1.2 The WID initiative security situation of the area require the deployment of public safety patrol officers to adequately secure the public areas. Such a deployment can be expensive to implement and therefore the focus of the public safety plan is on roaming vehicles and foot patrols with the highest number of resources deployed during day-time operations between 06:30 and 17:30 when most businesses are

operational in the area. Considering the contributions from other stakeholders such as the SAPS and safety and security efforts from the City of Cape Town the following public safety and security plan is proposed for the WID.

- 4.1.3 This plan involves the deployment of Public Safety Patrol Officers (similar to the concept of Neighbourhood Safety Ambassadors) and public CCTV surveillance system to provide a reassuring presence on streets 7 days a week.
- 4.1.4 The public safety patrol officers are brightly uniformed ambassadors that help to maintain an inviting and comfortable experience by serving as additional “eyes and ears” for local law enforcement agencies. They are the face of the area. Typically, they get to know their neighbourhood and community very well and often serve as a first point of contact for emergency needs, help law enforcement to maintain order and provide an additional deterrent to crime through their consistent coverage and visibility. Public Safety Patrol Officers are equipped with two-way radios and walk or patrol the area at key times of the day. They become an integral part of general law enforcement, often being the ones to identify public safety issues and form an extension of the SAPS and the local authority law enforcement. A small group of well-trained public safety patrol officers have proven to be very successful in securing an area through active engagement with all people in the precinct. Additional training of patrol officers is required to become knowledgeable on issues such as public safety and reporting, first aid and first-responder training, communication skills and homeless outreach services. Beyond basic training the Public Safety Patrol Officers develop a keen awareness and information of specific neighbourhood safety issues including drug trade, gang presence, poverty, social issues, criminal activity, and behaviour. If required patrol officers also provide walking escorts to people entering businesses early or staff leaving work late or elderly and vulnerable people feeling insecure.
- 4.1.5 The public safety plan includes:
 - 6 x public safety Impact patrol officers patrolling the area on foot, Monday – Sunday during the daytime (06:30 – 17:30).
 - 4 x public safety patrol officers patrolling the area on foot, Saturday and Sunday during the daytime (06:30 – 17:30).
 - 3 x public safety patrol vehicles patrolling the area on a 24/7 basis.
 - 1 x mobile command post
 - Radio communications network.
 - Centralised Control Room and CCTV monitoring
 - CCTV camera network comprising of cameras and monitoring as set out in the implementation plan time scale.
- 4.1.6 Assistance from the City of Cape Town
- 4.1.7 The WID further enhanced its public safety initiative through close cooperation with the Safety and Security Directorate of the City of Cape Town to link in with their initiative to support a safer public environment. This effort focused on utilising the services of two Law Enforcement officers from the City of Cape Town in the area.
- 4.1.8 The activities of the Public Safety Officers and patrols are measured through a comprehensive management system for the logging of public safety incidents. The

logging, mapping and analysis of these incident reports inform the adjustment of the public safety deployment plan for the area. The deployment plan is revised monthly.

Public safety performance information

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	COMMENTS
1. Identify the root causes of crime in conjunction with the SAPS, Local Authority and existing Public Safety service using their experience as well as available crime and public safety incident statistics.	Incorporate in Public Safety Management Plan	Ongoing	
2. Determine the Crime Threat Analysis of the CID area in conjunction with the SAPS, determine strategies by means of an integrated approach to improve public safety, identify current Public Safety and policing shortcomings and develop and implement effective public safety strategy	Incorporate in Public Safety Management Plan	Ongoing	
3. Deploy Public Safety resources accordingly and effectively on visible patrols. Public Safety personnel and patrol vehicles to be easily identifiable	Effective Safety and Public Safety patrols in the WID measured by: Daily attendance registers Incident reports Patrol vehicle tracking reports Patrol vehicle patrol logs	Ongoing	Public safety officers are inspected and posted to their patrols daily. The Public safety officer's performance is measured on a weekly basis using the incident reports submitted via the incident reporting system and the public safety WhatsApp groups.
4. Assist the police through participation by WID in the local Police sector crime forum.	Incorporate feedback and information in Public Safety and safety initiatives of the WID Report on any Public Safety information of the WID to the CPF	Monthly	
5. Monitor and evaluate the Public Safety strategy and performance of all service delivery on a quarterly basis	Report findings to the WID Board with recommendations where applicable	Quarterly	
6. Deploy CCTV cameras monitored by a CCTV Control Room	Effective use of CCTV cameras through monitoring	Ongoing	

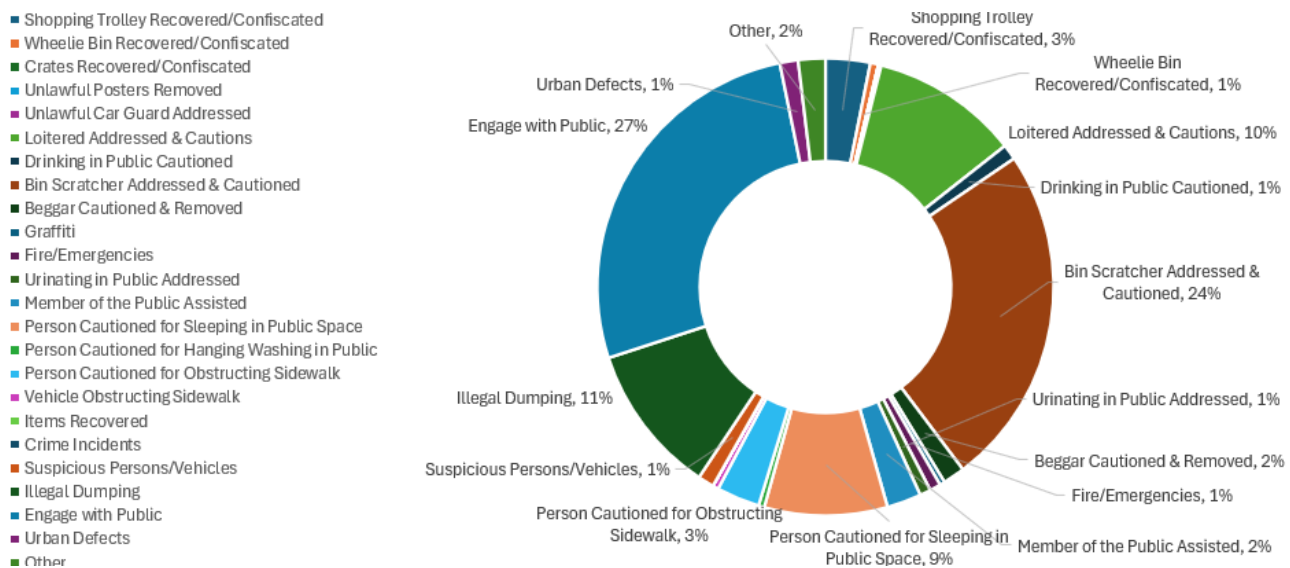
IMPROVE AND CONTINUALLY ASSESS ALIGNMENT OF RESOURCES WITH SAFETY NEEDS OF LOCAL COMMUNITY			
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
7. Deploy Law Enforcement Officers in the WID in support of the Public Safety Initiative	Measure effectiveness through Law Enforcement Statistics	Monthly	
8. Weekly Public Safety Reports from Contract Public Safety Service Provider	Report findings to the WID Board with recommendations where applicable Incident reports Patrol vehicle tracking reports Patrol vehicle patrol logs	Weekly	Incident reports See the Table and Graph below Patrol vehicle patrol logs See the Table below
9. Identify “hot spot” areas.	Number of “hot spot” areas identified and the number of “hot spot” visitation for the reporting period	Monthly	See the Table Below

Public Safety Incident Summary Report

Type	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Shopping Trolley Recovered/Confiscated	202	170	61	↓	↓
Wheelie Bin Recovered/Confiscated	28	20	11	↓	↓
Crates Recovered/Confiscated	1	0	0	↓	→
Unlawful Posters Removed	2	1	1	↓	→
Unlawful Car Guard Addressed	14	8	3	↓	↓
Loitered Addressed & Cautions	94	279	202	↑	↓
Drinking in Public Cautioned	48	84	21	↓	↓
Bin Scratcher Addressed & Cautioned	467	820	467	→	↓
Beggar Cautioned & Removed	72	41	30	↓	↓
Graffiti	9	3	7	↓	↑
Fire/Emergencies	21	24	15	↓	↓
Urinating in Public Addressed	22	14	15	↓	↑
Member of the Public Assisted	125	78	47	↓	↓
Person Cautioned for Sleeping in Public Space	341	267	168	↓	↓
Person Cautioned for Hanging Washing in Public	13	5	8	↓	↑
Person Cautioned for Obstructing Sidewalk	87	135	59	↓	↓
Vehicle Obstructing Sidewalk	4	1	8	↑	↑
Items Recovered	24	5	0	↓	↓
Crime Incidents	15	0	0	↓	→

Type	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Suspicious Persons/Vehicles	188	199	22	↓	↓
Illegal Dumping	287	367	205	↓	↓
Engage with Public	879	1283	517	↓	↓
Urban Defects	138	76	25	↓	↓
Other	194	206	37	↓	↓
TOTAL	3 275	4 086	1 929		

Public Safety Incidents Graph



From 1 July 2025 to 30 June 2026, the two patrol vehicles logged the following number of patrol kilometres:

Patrol Vehicle 1: 42 469 km

Patrol Vehicle 2: 46 015 km

Patrol Vehicle 3: 47 789 km

Total: 136 273 km

- The most significant challenge to the public safety operations in WID remains the limited resources. The Public Transport Interchange (PTI) requires near full-time dedicated patrol officers and Law Enforcement as well as Traffic Services management. The WID has limited resources and cannot dedicate its entire Public Safety Deployment to the PTI area alone.
- The WID's overall strategy to address the challenge is based on a multi-disciplinary approach which includes the following measures:
 - Engaging the City of Cape Town for the ongoing implementation of the Mayoral Urban Regeneration Programme to ensure the deployment of addition Public Safety Officers

- Engaging the City of Cape Town for the deployment of additional Law Enforcement Officers for the Wynberg Public Transport Interchange
- Increasing the number of contracted Wynberg ID Law Enforcement Officers
- Deploy CCTV cameras to enhance the deployment of the Public Safety Operations.

4.1.9 Resource Allocation

- During the reporting period the WID deployed six public safety foot impact patrollers and three patrol vehicles during the daytime and one public safety officer per vehicle with three patrol vehicles at night during weekdays. On weekends the foot impact patrollers are reduced to four officers and the three vehicles,
- A budget of R 4 920 248 was expended on the Public Safety deployments for the year, and an additional R 677 160 was allocated for CCTV monitoring. The contracted Law Enforcement Officer contract budget was R 530 568 for the reporting period.

Actual expenditure compared with the projected expenditure for (1) the financial year preceding the current reporting period and (2) the financial year that is the subject-matter of this annual report (referred to below as “2025/2026”)

Service/ Project components	2024/2025			2025/2026		
	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure
Public Safety	R 4 324 389	R 4 314 043	R 10 346	R 4 933 080	R 4 920 248	R 12 832
CCTV Monitoring	R 563 400	R 561 746	R 1 654	R 693 850	R 677 160	R 16 690*
Law Enforcement	R 480 000	R 476 040	R 3 960	R 530 600	R 530 568	R 32

**The unexpended funds under CCTV Monitoring Services were due to approval being awaited from the City of Cape Town, which delayed the implementation of the planned services.*

4.2 MAINTENANCE AND CLEANSING SERVICES

4.2.1 The WID deployed the services of a dedicated public cleaning service to provide the supplementary or additional cleaning services required in their area. To establish the most effective cleaning plan the strategy supports existing waste management services, identify specific management problems and areas and assist in developing additional waste management and cleaning plans for the area.

4.2.2 The plan was executed by establishing a small team to:

- Decrease waste and grime in the area through a sustainable cleaning programme.
- Provide additional street sweeping, waste picking and additional refuse collection in all the public areas.
- Removal of illegal posters, graffiti and stickers from non-municipal infrastructure.

4.2.3 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 actions with the relevant City of Cape Town's departments to address infrastructure defects. This was done through specific liaison with departments and officials in addition to the reporting and monitoring of repairs identified by the CID Manager.
- After a base level of repair and reinstatement was achieved the WID team implemented local actions to correct minor issues.

4.2.4 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 WID 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.

4.2.5 The cleaning contingent deployed teams in various areas and rotated through the WID. Some of the team members were recruited from homeless people seeking gainful employment and on-the-job training was provided to improve their skills and utilisation. The cleaning and urban maintenance team includes:

- 12 x urban management workers per day. shifts will be run Monday to Friday from 08:30 to 16:30
- 5 x urban management workers on Saturdays and Public Holidays
- 2 x urban maintenance workers on Sundays from 08:30 to 14:30
- 2 x urban maintenance workers on nightshift. The shift will run from Monday to Friday from 17:00 to 00:30
- 1 x urban maintenance supervisor (may be the CID manager)
- 2 x project team workers per day. shifts will be run Monday to Friday from 08:30 to 16:30

Cleansing and Urban Maintenance performance information

PROVIDE A CLEANER PUBLIC SPACE			
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
1. Develop cleaning strategy to guide delivery from appointed service delivery provider	Measure effectiveness through Cleaning Statistics	Monthly	
2. Provide (on own initiative or in collaboration with CCT) additional litter bins in public spaces.	Record and Report findings to the WID Board and the CCT with recommendations where applicable	Annually	
3. Provide clean streets & sidewalks (i.e. cleaning of municipal bins & removing street litter).	Measure effectiveness through Cleaning Statistics	Monthly	See the Table and Graph below
4. Removed Illegal Dumping from Public Spaces	Measure effectiveness through Cleaning Statistics	Monthly	See the Table and Graph below

RENEWING PUBLIC SPACES			
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
5. Remove graffiti in public spaces	Measure effectiveness through Cleaning Statistics	Monthly	See the Table and Graph below
6. Remove unlawful or unsightly stickers and posters from public infrastructure	Measure effectiveness through Cleaning Statistics	Monthly	See the Table and Graph below

PROVIDE A WELL-MAINTAINED PUBLIC SPACE			
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
1. Develop an urban maintenance strategy to guide delivery from appointed service delivery provider	Measure effectiveness through Urban Maintenance Statistics	Monthly	
2. Identify and report urban defects through collaboration with CCT	Record and Report findings to the WID Board and the CCT with follow-up action where applicable Measure effectiveness through Urban Maintenance Statistics	Monthly	See the Table below
3. Identify and plan the correction of urban defects and beautification of public infrastructure through repair, cleaning, and painting.	Measure effectiveness through Urban Maintenance Statistics	Monthly	See the Table below

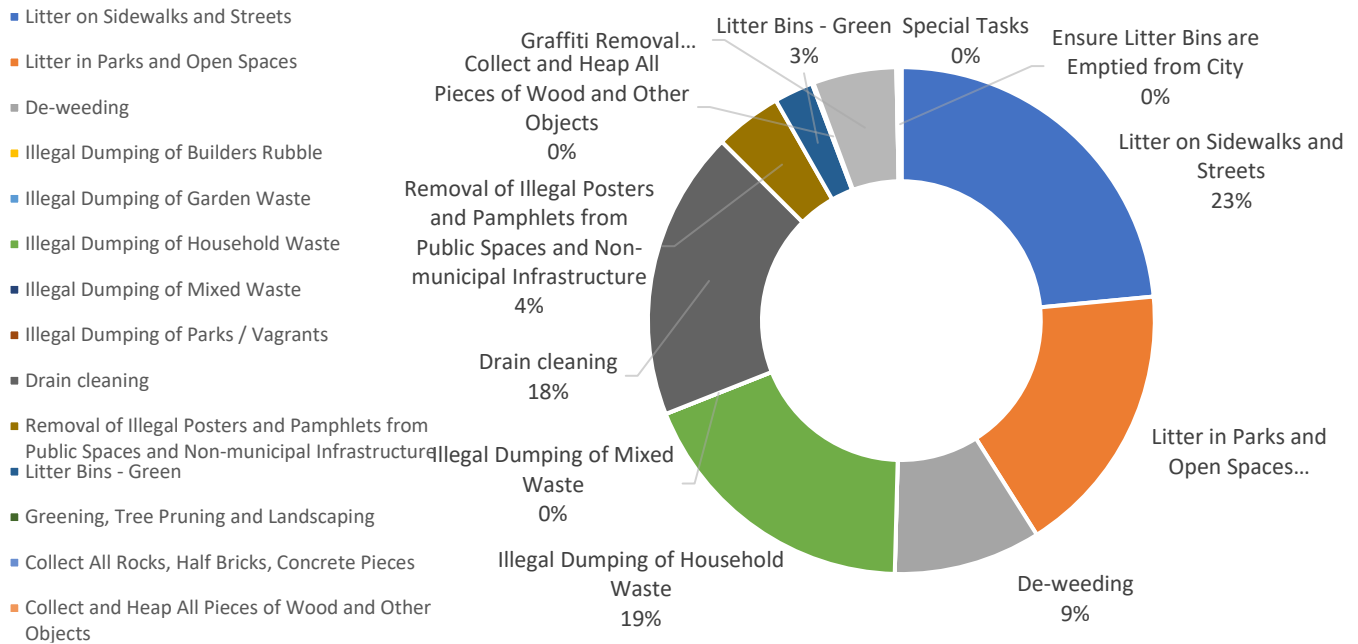
MAINTENANCE OF PUBLIC GREEN AREAS			
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
1. Mow street verges	Measure effectiveness through Urban Maintenance Statistics	Monthly	See the Table below
2. Tree pruning and landscaping.	Measure effectiveness through Urban Maintenance Statistics	Monthly	See the Table below

Cleansing Summary Report

Type	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Blue Bags Used	38 357	48 209	48 729	↓	↑
Litter on Sidewalks and Streets	232	320	225	↓	↓
Litter in Parks and Open Spaces	8	9	168	↑	↑
De-weeding	132	206	90	↓	↓
Illegal Dumping of Builders Rubble	0	1	0	→	↓
Illegal Dumping of Garden Waste	0	3	0	→	↓
Illegal Dumping of Household Waste	5	136	178	↑	↑
Illegal Dumping of Mixed Waste	45	4	0	↓	↓
Illegal Dumping of Parks / Vagrants	171	120	0	↓	↓
Drain cleaning	176	202	177	↑	↓
Removal of Illegal Posters and Pamphlets from Public Spaces and Non-municipal Infrastructure	36	42	41	↑	↓
Litter Bins - Green	12	11	24	↑	↑
Greening, Tree Pruning and Landscaping	57	22	1	↓	↓
Collect All Rocks, Half Bricks, Concrete Pieces	18	14	0	↓	↓
Collect and Heap All Pieces of Wood and Other Objects	151	95	0	↓	↓
Graffiti Removal	66	36	51	↓	↑
Dead Animals	0	2	0	→	↓
Rodents and Unhygienic Area	24	17	2	↓	↓
Ensure Litter is Collected from City	0	1	0	→	↓
Ensure Litter Bins are Emptied from City	2	0	0	↓	→
Urban Defects	7	3	1	↓	↓
Special Tasks	38	2	0	↓	↓

Type	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Other	4	27	0	↓	↓
TOTAL	1 509	1 777	1229		

Cleansing Task Graph



Urban Maintenance Task Summary Report

Category	Category	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
City Parks (Maintenance)	Branch Removal (Fallen/Broken)	0	2	0	→	↓
City Parks (Maintenance)	Mowing	0	2	0	→	↓
City Parks (Maintenance)	Pest control	0	1	0	→	↓
City Parks (Maintenance)	Repair city parks infrastructure	1	1	0	↓	↓
City Parks (Maintenance)	Tree removal	2	3	0	↓	↓
City Parks (Maintenance)	Tree trimming/pruning	0	2	0	→	↓
City Parks (Maintenance) Total		3	11	0	↓	↓
Electricity (Domestic & Commercial Supply)	No power supply	5	1	0	↓	↓
Electricity (Domestic & Commercial Supply) Total		5	1	0	↓	↓
Electricity (Equipment damage & exposure)	Equipment damaged	0	5	3	↑	↓
Electricity (Equipment damage & exposure)	Equipment has been tampered with	1	1	2	↑	↑

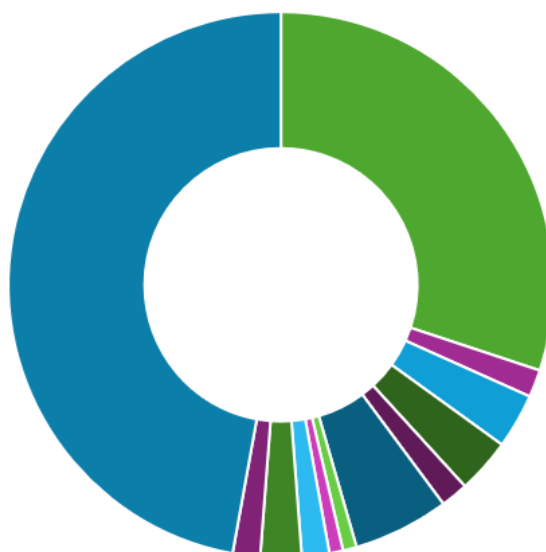
Category	Category	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Electricity (Equipment damage & exposure)	Exposed cable	18	9	3	↓	↓
Electricity (Equipment damage & exposure)	Kiosk damaged	1	1	2	↑	↑
Electricity (Equipment damage & exposure)	Pole knocked down in vehicle accident	3	0	0	↓	→
Electricity (Equipment damage & exposure)	Sparks on electricity pole	0	3	1	↑	↓
Electricity (Equipment damage & exposure) Total		23	19	37	↑	↑
Electricity (Issues resulting from motor vehicle accidents)	Pole knocked down in vehicle accident	0	1	0	→	↓
Electricity (Issues resulting from motor vehicle accidents) Total		0	1	0	→	↓
Electricity (Street lighting)	All streetlights are out	27	91	1	↓	↓
Electricity (Street lighting)	Individual streetlights are out	9	45	1	↓	↓
Electricity (Street lighting) Total		36	136	2	↓	↓
Electricity (Wires)	Wires are down	5	0	0	↓	→
Electricity (Wires) Total		5	0	0	↓	→
Informal Trading	Trading illegally or without permit	8	6	4	↓	↓
Informal Trading Total		8	6	4	↓	↓
Law Enforcement	Graffiti	1	2	0	↓	↓
Law Enforcement Total		1	2	0	↓	↓
Roads and storm water (Maintenance required)	Paint or repaint road marking, lines, etc.	34	5	0	↓	↓
Roads and storm water (Maintenance required)	Repair a pothole	6	12	2	↓	↓
Roads and storm water (Maintenance required)	Repair or replace bollards, guards or handrails	1	3	1	→	↓
Roads and storm water (Maintenance required)	Repair or replace street name signs	0	3	1	↑	↓
Roads and storm water (Maintenance required)	Repair road or footway	10	9	0	↓	↓
Roads and storm water (Maintenance required)	Steps and staircases require repair	1	0	0	↓	→
Roads and storm water (Maintenance required)	Traffic and road signs require attention	8	3	0	↓	↓
Roads and storm water (Maintenance required) Total		59	35	4	↓	↓
Roads and stormwater (dumping)	Dumping on stormwater infrastructure	0	1	0	→	↓
Roads and stormwater (dumping) Total		0	1	0	→	↓

Category	Category	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Roads and stormwater (flooding)	Flooding of road	1	1	0	↓	↓
Roads and stormwater (flooding) Total		1	1	0	↓	↓
Roads and stormwater (Illegal advertising)	Unauthorized signs or advertising in roadway	2	0	0	↓	→
Roads and stormwater (Illegal advertising) Total		2	0	0	↓	→
Roads and stormwater (Missing covers and grids)	Repair or replace manhole cover or grid	22	14	0	↓	↓
Roads and stormwater (Missing covers and grids) Total		23	14	0	↓	↓
Safety and security (Drugs, drinking, behaviour)	Drinking in public	15	14	2	↓	↓
Safety and security (Drugs, drinking, behaviour) Total		15	14	2	↓	↓
Safety and security (Problem buildings)	Unkempt/abandoned buildings	1	0	1	→	↑
Safety and security (Problem buildings) Total		1	0	1	→	↑
Sewer	Re-instatement after sewer incident	1	0	1	→	↑
Sewer	Sewer-manhole cover-damaged	5	0	2	↓	↑
Sewer	Sewer: blocked/overflow	5	5	4	↓	↓
Sewer Total		11	5	7	↓	↑
Solid waste (Dumping, beaches and street sweeping)	Illegal dumping	0	2	1	↑	↓
Solid waste (Dumping, beaches and street sweeping) Total		0	2	1	↑	↓
Stormwater (Blockages)	Stormwater gully or manhole blocked	5	5	0	↓	↓
Stormwater (Blockages) Total		5	5	0	↓	↓
Traffic (Speeding, taxis, parking, etc.)	Abandoned vehicles	1	0	1	→	↑
Traffic (Speeding, taxis, parking, etc.)	Parking enforcement	2	0	0	↓	→
Traffic (Speeding, taxis, parking, etc.)	Taxi problems	0	1	0	→	↓
Traffic (Speeding, taxis, parking, etc.) Total		3	1	1	↓	→
Traffic Signals	All traffic lights are out	5	5	1	↓	↓
Traffic Signals	Robot down	0	1	0	→	↓

Category	Category	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Traffic Signals	Traffic lights are flashing	4	0	0	↓	→
Traffic Signals Total		9	6	2	↓	↓
Transport (Buses and Taxis)	Taxi problems	0	1	3	↑	↑
Transport (Buses and Taxis) Total		0	1	3	↑	↑
Transport (Speed bumps and signage)	Speed bumps (traffic calming)	1	1	1	→	→
Transport (Speed bumps and signage)	Traffic signage damaged	1	4	1	→	↓
Transport (Speed bumps and signage)	Traffic signage required	0	1	1	↑	→
Transport (Speed bumps and signage) Total		2	6	2	→	↓
Water	Burst pipe	8	14	7	↓	↓
Water	Fire hydrant: missing cover	3	1	0	↓	↓
Water	Leak at fire hydrant	2	6	5	↑	↓
Water	Leak at valve	4	19	2	↓	↓
Water	Leak at water meter/stopcock	7	5	2	↓	↓
Water	Leak at WMD meter	1	1	0	↓	↓
Water	Leak in road/pavement/underground	4	6	1	↓	↓
Water	No water supply	0	1	12	↑	↑
Water	Water run to waste	1	7	29	↑	↑
Water Total		30	60	58	↑	↓
TOTAL		242	327	125		

Urban Maintenance Task Graph

- Electricity (Equipment damage & exposure) Total
- Electricity (Street lighting) Total
- Informal Trading Total
- Roads and storm water (Maintenance required) Total
- Safety and security (Drugs, drinking, behaviour) Total
- Sewer Total
- Solid waste (Dumping, beaches and street sweeping) Total
- Traffic (Speeding, taxis, parking, etc.) Total
- Traffic Signals Total



- Although the WID improved the cleanliness of most public environments in the area, the most challenging area remains the Public Transport Interchange and surrounding streets and open spaces. The large number of unpermitted informal traders makes a significant contribution to the generation of public litter and organic waste as they simply dispose of litter and unwanted fruit and vegetables in the streets and on the sidewalks.
- The WID 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 formalise solid waste management for the area.

4.2.6 Resource Allocation

- The WID deploys 12 day-time cleaners. Two cleaners are deployed on Sundays and work from Sundays to Thursdays, thereby increasing the week-day team to 14 cleaners for four days. The WID deploys in addition to the day-time cleaners 2 Project Team members working from Monday to Friday. The WID deploys additional two cleaners at night.

Actual expenditure compared with the projected expenditure for (1) the financial year preceding the current reporting period and (2) the financial year that is the subject-matter of this annual report (referred to below as “2025/2026”)

Service/ Project components	2024/2025			2024/2025		
	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure
Cleaning Services	R1 713 950	R 1 709 395	R 4 645	R 1 849 175	R 1 840 800	R 8 375
Environmental Upgrading	R 38 300	R 34 331	R 3 969	R 30 250	R 28 224	R 2 026
Urban Management	R 66 700	R 66 420	R 280	R 100 000	R 97 581	R 2 419
Project Team	R 168 000	R 168 000	-	R 161 700	R 161 700	-

4.3 SOCIAL DEVELOPMENT SERVICES

- 4.3.1 The social issues of the area are varied and complex and no single plan or approach will adequately address these issues. The WID coordinates its social intervention actions with the various NGO's and social improvement organisations in the area to assist in the development of a comprehensive strategy for addressing social issues in conjunction with the City of Cape Town, all relevant social welfare organisations and institutions. Social intervention and development can only be achieved by offering unemployed and/or homeless people an alternative.
- 4.3.2 Through the development of pro-active programmes to create work opportunities for homeless people certain NGOs have presented the opportunity to direct their work programmes to include cleaning and maintenance services to CIDs. These partnerships between CIDs and NGOs create a more cost-effective approach to the provision of a “top-up” service to the municipal cleaning services when large area clean-ups or specific maintenance tasks are required.
- 4.3.3 Temporary work opportunities were created through partnerships with Mold Empower Serve (MES) and the Methodist Church. These organisations deployed work teams to undertake specific cleaning and maintenance projects within the

WID area, providing employment opportunities to individuals who were previously homeless and unemployed.

- 4.3.4 The WID made a donation of R50,000 to U-Turn as part of its Social Upliftment initiatives. The donation was funded from the existing Social Upliftment budget, following operational challenges experienced by the NGOs that affected its ability to provide Work-Ready personnel. The WID intends to consider a further donation to U-Turn during the next financial year using of the Surplus funding available.

4.3.5 Resource Allocation

- The management company offered work opportunities to 2 people from the Methodist Church in Wynberg. Although there has been staff turnover the 2 full-time employment opportunities have remained.

Actual expenditure compared with the projected expenditure for (1) the financial year preceding the current reporting period and (2) the financial year that is the subject-matter of this annual report (referred to below as “2025/2026”)

Service/ Project components	2024/2025			2025/2026		
	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure
Social Services	R 75 500	R 65 285	R 10 215	R 114 244	R 104 490	R 9 754

PART C: CORPORATE GOVERNANCE

1. APPLICATION OF KING IV

- 1.1. 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.

- 1.2. 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, to the extent reasonably possible, are provided fully below.

2. GOVERNANCE STRUCTURE

2.1 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 WID footprint. The Board did not appoint any committees during the reporting period due to the size of the Board.

Roelou Slabbert - Chairperson	
Portfolio	Chairperson
Appointment Date	30/11/2017
Qualifications	Over the past 28 years Mr Slabbert has gained real estate experience as legal advisor, investor and board member for both listed and unlisted real estate entities. Roelou Slabbert has been involved with commercial property development and real estate management in South Africa and across the rest of the African continent since 1998. He has held positions as an executive board member for multiple South African property companies. For the past 21 years he has developed, owned and managed a Western Cape based portfolio of properties including several properties in Wynberg. He was admitted to the High Court of South Africa as attorney and notary public in 1998 with a B Comm LLB from the University of Stellenbosch. He also holds an MBA from the Stellenbosch Business School.
Ian Hurts - Director	
Portfolio	Finance

Appointment Date	29/09/2005
Qualifications	Mr Hurts has served on the Board since 2005 and brings extensive experience and institutional knowledge to the governance of the organisation. As the Director responsible for Finance, he contributes to the financial oversight of the CID, including consideration of financial performance, budgeting and responsible financial management. His long-standing involvement supports effective governance and informed decision-making in the interests of the CID and its members.
Pam Farrell - Director	
Portfolio	Cleaning
Appointment Date	29/08/2000
Qualifications	Mrs Farrell has served on the Board since 2000 and brings extensive experience and institutional knowledge to the governance of the organisation. As the Director responsible for Cleaning, she provides oversight of cleaning-related activities and contributes to ensuring that the CID's service delivery objectives are effectively implemented. Her long-standing involvement supports continuity and effective governance in the interests of the CID and its members.
Nancy Krisch - Director	
Portfolio	Public Safety & Marketing
Appointment Date	14/10/2024
Qualifications	Mrs Krisch has served on the Board since 2024 and contributes to the governance and strategic oversight of the organisation. As the Director responsible for Public Safety and Marketing, she provides oversight in these areas and contributes to initiatives supporting the CID's objectives and engagement with its members. Her portfolio supports the CID's focus on public safety, communication and maintaining a positive environment within the district.
Hendrik Jansen Van Nieuwenhuizen - Director	
Portfolio	Social Upliftment
Appointment Date	09/10/2023
Qualifications	Mr Jansen Van Nieuwenhuizen is a highly experienced SHERQ and compliance professional with expertise in safety risk management, environmental management, site security, facility maintenance and ISO standards (9001, 14001 and 45001). He has extensive experience in regulatory compliance, hazard identification, security compliance, technical installations and continuous improvement across complex

	operational environments, including office buildings, retail stores and distribution centres. He currently serves as Group Asset Protection Manager (SHERQ Specialist) and Compliance Officer, focusing on governance, risk mitigation and strengthening safety, security and compliance practices. Mr Van Nieuwenhuizen holds no external directorships, supporting an independent and objective approach to governance, oversight and compliance responsibilities while minimising potential conflicts of interest.
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2.2 Board Observer

In terms of the By-law, city councillors are designated as “board observers” by the Executive 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. Emile Langenhoven as board observer.

2.3 Appointment of the board

An Annual General Meeting 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.

2.4 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:

- identifying strategies to implement the NPC’s business plan in a manner that ensures the financial viability of the company and takes adequate account of stakeholder interests.
- monitoring compliance with applicable legislation, codes, and standards.
- approving the annual budget.
- overseeing 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

2.5 Board charter

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

2.6 Director Independence

During the period under review, the board formally assessed the independence of all non-executive 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

2.7 Board Committees

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

2.8 Attendance at board and committee meetings

The Board of Directors met regularly throughout the year, in line with the requirements of the City of Cape Town's CID Policy. Meetings were convened at least once every three months, ensuring sound governance, effective oversight, and accountability in driving the implementation of the Business Plan and service delivery priorities.

BOARD MEETINGS					
Director	Total	18/09/2025	06/11/2025	26/02/2026	07/05/2026
Roelou Slabbert	4 / 4	✓	✓	✓	✓
Ian Hurst	4 / 4	✓	✓	✓	✓
Pam Farrell	3 / 4	✓	✓	-	✓
Nancy Krisch *	3 / 4	-	✓	✓	✓
Hendrik Jansen Van Nieuwenhuizen *	3 / 3	-	✓	✓	✓

** Nancy Krisch and Hendrik Jansen van Nieuwenhuizen became active members of the WID Board following the previous Wynberg Improvement District (WID) AGM held in 2025.*

3. ETHICAL LEADERSHIP

Directors are required to maintain the highest ethical standards. To this end, the NPC has adopted a code of conduct for directors, which governs their ethical roles and responsibilities, and provides guidelines on the applicable legal, management and ethical standards.

The Code is available online at www.wynbergid.co.za

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.¹

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 or 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 independence.

4. BOARD OVERSIGHT OF RISK MANAGEMENT

4.1 Risk Management Policy

The WID board is committed to maintaining a comprehensive risk management policy aimed at safeguarding the WID's assets and ensuring responsible use of public funds in alignment with its objectives. The risk management policy is integrated into the company's operations and management processes, overseen by the board.

Key elements of the risk management strategy include:

1. **Board Oversight:** The board has the ultimate responsibility for risk management and ensures that a sound internal control system is in place. The board regularly considers risk at its board meetings to ensure that key risk areas are being adequately addressed and monitored by the appointed management company.
2. **Code of Conduct:** As part of the risk management framework, the WID adheres to a strict code of conduct, ensuring confidentiality and ethical handling of sensitive information.
3. **Internal Controls:** The system of internal controls includes:
 - **Performance Targets:** These are established at each board meeting, with actual performance being tracked on a quarterly basis with every board meeting set out as per the CID policy and implementation plan. This process helps identify areas of concern and mitigates risk through proactive monitoring.
 - **Risk Register:** A detailed risk register is maintained and reviewed by the appointed management company as set out in the implementation plan. This register identifies the WID's operational risks, assesses the likelihood and potential impact of each risk, and outlines mitigation strategies.

This approach ensures that risk is addressed in a structured and consistent manner, enhancing the WID ability to achieve its objectives while safeguarding its assets and operations. The board's continuous engagement in the risk management process provides an additional layer of assurance that all significant risks are being appropriately managed.

4.2 Effectiveness Of Risk Management

During the year under review, the appointed management company of the Wynberg Improvement District NPC (WID) conducted thorough risk assessments to evaluate the effectiveness of its risk management policy and strategy.

The board is satisfied with the adequacy of the systems and processes in place to govern and manage risks. The risk assessments were carried out in accordance with the WID's established risk framework, ensuring that operational risks were continually identified, monitored, and mitigated. These assessments also included an evaluation of any emerging risks, ensuring that the risk register remained updated and reflective of the company's current risk profile.

Overall, the board is confident that it has fulfilled its responsibilities in managing and mitigating risks and that the existing systems provide robust support for the company's risk governance objectives.

4.3 Key Business Risk and Opportunities

The Wynberg Improvement District (WID) operates within a complex urban environment where public safety, urban management, financial sustainability and operational capacity are key considerations. The following risk assessment summarises the principal risks identified from the WID's operational environment and the measures in place or proposed to manage these risks.

Risk Rating Key

Risk Score	Rating	Colour
1–4	Low	
5–9	Moderate	
10–16	High	
17–25	Critical	

Likelihood and impact	Rating	Colour
1	Very low	
2	Low	
3	Moderate	
4	High	
5	Very High	

Risk Register

Risk Area	Key Risk / Exposure	Likelihood	Impact	Risk Score	Rating	Key Mitigation / Control Measures
Public Safety & Crime	Crime and public safety incidents may affect businesses, property owners, workers and visitors.	3	4	12	High	Visible public safety patrols, 24/7 patrol vehicles, foot patrols, control room monitoring, coordinated operations with SAPS, Law Enforcement, Metro Police and other security stakeholders.
Fuel & Operational Cost Pressure	Rising fuel costs may affect patrol coverage, response capability and the delivery of public safety services within the approved budget.	3	3	9	Moderate	Fuel-saving strategy measures were introduced, reduced non-essential vehicle trips, stand-off points and increased use of CCTV-directed response and foot patrols where required. Currently Under control
CCTV & Security Technology	Equipment failure, damage, battery or power limitations and gaps in CCTV coverage may reduce surveillance and incident-response capability.	3	4	12	High	Regular monitoring and maintenance of the CCTV network, replacement of faulty equipment, battery-backup measures and continued expansion of PTZ, AI and LPR camera coverage at identified locations.
Problem Buildings & Illegal Occupation	Unsecured, deteriorating or problematic properties may contribute to crime, informal occupation, and unsafe conditions.	3	3	9	Moderate	Ongoing identification and monitoring of problem properties, public safety interventions, engagement with property owners and coordination with the City of Cape Town and other relevant stakeholders on enforcement, rehabilitation or possible redevelopment matters.

Risk Area	Key Risk / Exposure	Likelihood	Impact	Risk Score	Rating	Key Mitigation / Control Measures
Infrastructure & Urban Maintenance	Defects or deterioration affecting roads, pavements, stormwater infrastructure, streetlights, road markings, signage and other public infrastructure may affect safety and the quality of the public environment.	2	2	4	Low	Routine inspection and reporting of infrastructure defects, stormwater drain cleaning, minor repairs and reinstatement, greening and landscaping, and ongoing coordination with relevant City of Cape Town departments to address outstanding defects.
Operational Capacity & Staffing	Difficulty in maintaining suitably qualified service providers or sufficient operational resources may affect public safety, cleansing, urban maintenance and social upliftment programmes.	2	4	8	Moderate	Well-documented procurement and recruitment processes, monitoring of service-provider performance and staffing requirements, review of contracts and ongoing Board and management oversight.
Governance & Compliance	Failure to maintain appropriate governance, financial, procurement and statutory reporting processes could expose the NPC to compliance, financial and reputational risk.	2	4	8	Moderate	Board oversight, quarterly Board meetings, audited annual financial statements, regular financial and operational reporting, procurement review, CIPC compliance, maintenance of statutory registers and ongoing risk monitoring.

Key Risk Observations

The key risks identified in this assessment are actively managed through processes driven and overseen by the WID Board and Management. The Board and Management are responsible for identifying, monitoring and reviewing the risks that may affect the WID's operations, service delivery and financial sustainability. Appropriate mitigation measures and controls are implemented where required, with ongoing oversight to ensure that identified risks are addressed and that the WID remains responsive to changes in its operating environment. The Risk Assessment is reviewed periodically by the Board and Management to ensure that the identified risks and corresponding mitigation measures remain relevant.

Overall Risk Position

The overall risk profile of the WID reflects the operational and financial environment within which the Board and Management are responsible for delivering the CID's services. The assessment identifies Public Safety & Crime, CCTV & Security Technology, and Financial Sustainability & Revenue Base as the principal high-risk areas. These risks require ongoing monitoring, active management and appropriate mitigation measures by the WID Board and Management.

The remaining risks are assessed as moderate or low and continue to be monitored through the WID's operational and governance processes. The Board and Management will continue to review the risk profile, assess changes in the operating environment and ensure that appropriate controls and mitigation measures are implemented where required. The Risk Assessment will be reviewed periodically to ensure that it remains relevant to the WID's current operations and priorities.

5. ACCOUNTABILITY

5.1 Performance Reviews

During the reporting period, the WID board conducted a comprehensive performance review of its governance structures and operations. The assessment covered the effectiveness of the appointed management company, focusing on strategic oversight, decision-making, and risk management. Based on the review, the board is satisfied that the appointed management company has performed its duties effectively and met its responsibilities in overseeing the WID's performance and achieving its strategic goals.

5.2 Delegated Limits of Authority

The board has appointed a management company to ensure smooth day-to-day functioning of the WID. These delegations of authority include decision-making in areas such as operational management, and execution of strategic initiatives.

The board has reviewed these delegations during board meetings for period under review to ensure that there is an appropriate balance between governance oversight and operational efficiency. It confirmed that the existing delegations are appropriate, maintaining a clear distinction between the board's governance responsibilities and management's operational functions. This structure allows for agile decision-making without compromising the board's overall accountability.

5.3 Supplier Code of Conduct

The board and appointed management company undertook a review of the supplier code of conduct to ensure alignment with the company's ethical standards and risk management frameworks. The board and appointed management company will review all suppliers that are required to comply with the organization's standards concerning ethical behaviour, sustainability, and legal compliance. The board emphasized the importance of maintaining these standards to mitigate risks associated with supply chain practices, such as performance issues, reputational risks, and non-compliance with regulatory requirements. The WID has a procurement policy which outlines the procurement of goods and services for the WID. The procurement process is the acquisition process (purchasing) of goods and/or services. The procurement process is meant to ensure that the WID's needs are met for the best possible cost in terms of quality, time, and other relevant factors to support the WID's operations.

PART D: FINANCIAL INFORMATION**1. ANNUAL FINANCIAL STATEMENTS**

See full report below

WYNBERG IMPROVEMENT DISTRICT NPC
(Registration number 2000/021770/08)
Annual financial statements
for the year ended 30 June 2026

These annual financial statements were prepared by:
AD Daly

Ratio Auditors Inc.
Chartered Accountants (SA)
Registered Auditors

These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act 71 of 2008.

WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

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	Pamela Anne Farrell Ian William Meredith Hurst Roelof Louis Barry Slabbert Nancy Regina Krisch
Registered office	Cnr Main & Wetton Road,Maynard Mall Wynberg 7800
Auditors	Ratio Auditors Inc. Chartered Accountants (SA) Registered Auditors
Tax reference number	9287 164 14 0
Level of assurance	These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act 71 of 2008.
Preparer	The annual financial statements were independently compiled by: AD Daly

WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

Annual Financial Statements for the year ended 30 June 2026

Index

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

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Practitioner's Compilation Report	6
Directors' Report	7
Statement of Financial Position	8
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The following supplementary information does not form part of the annual financial statements and is unaudited:	
Detailed Income Statement	19

Level of assurance

These annual financial statements have been audited in compliance with the applicable requirements of the Companies Act 71 of 2008.

Preparer

AD Daly

WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

Annual Financial Statements for the year ended 30 June 2026

Directors' Responsibilities and Approval

The directors are required by the Companies Act 71 of 2008, 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 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 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 4 to 5.

The annual financial statements set out on pages 7 to 20, which have been prepared on the going concern basis, were approved by the board on 15/09/2026..... and were signed on its behalf by:

Approval of annual financial statements



Roelof Louis Barry Slabbert

Ian William Meredith Hurst

Independent Auditor's Report

To the Management of WYNBERG IMPROVEMENT DISTRICT NPC

Opinion

We have audited the annual financial statements of WYNBERG IMPROVEMENT DISTRICT NPC (the company) set out on pages 8 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 WYNBERG IMPROVEMENT DISTRICT NPC 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 "WYNBERG IMPROVEMENT DISTRICT NPC 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 page 19. 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.

Independent Auditor's Report

Responsibilities of the Directors for the Annual Financial Statements

The directors are responsible for the preparation and fair presentation of the annual financial statements in accordance with 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.

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.


RATIO AUDITORS INC.
Registered Auditors
Per: T van der Merwe
Director

Date: 15/09/2026
STELLENBOSCH

Practitioner's Compilation Report

To the management of WYNBERG IMPROVEMENT DISTRICT NPC

We have compiled the annual financial statements of WYNBERG IMPROVEMENT DISTRICT NPC, as set out on pages 8 - 18, based on the information you have provided. These annual financial statements comprise the statement of financial position of WYNBERG IMPROVEMENT DISTRICT NPC as at 30 June 2026, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

We performed this compilation engagement in accordance with International Standard on Related Services 4410 (Revised), Compilation Engagements.

We have applied our expertise in accounting and financial reporting to assist you in the preparation and presentation of these annual financial statements in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities. We have complied with relevant ethical requirements, including principles of integrity, objectivity, professional competence and due care.

These annual financial statements and the accuracy and completeness of the information used to compile them are your responsibility.

Since a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the information you provided to us to compile these annual financial statements. Accordingly, we do not express an audit opinion or a review conclusion on whether these annual financial statements are prepared in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities.

Alan D Daly

AD Daly
Partner
DE BRUYN DALY CC

31 August 2026

WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

Annual Financial Statements for the year ended 30 June 2026

Directors' Report

The directors have pleasure in submitting their report on the annual financial statements of WYNBERG IMPROVEMENT DISTRICT NPC for the year ended 30 June 2026.

1. Nature of business

WYNBERG IMPROVEMENT DISTRICT NPC was incorporated in South Africa and provides supplementary public safety, maintenance services, environmental development, social development and communications in the Wynberg area, Cape Town.

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 71 of 2008. The accounting policies have been applied consistently compared to the prior year.

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

3. Directors

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

Directors	Designation
Pamela Anne Farrell	Director
Ian William Meredith	Non-executive
Hurst	Independent
Roelof Louis Barry	Executive
Slabbert	
Nancy Regina Krisch	Non-executive
	Independent

4. Directors' interests in contracts

During the financial year, no contracts were entered into which directors or officers of the company had an interest and which significantly affected the business of the company.

5. 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.

6. 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.

7. Auditors

Ratio Auditors Inc. continued in office as auditors for the company for 2026.

At the AGM, the shareholders will be requested to reappoint Ratio Auditors Inc. as the independent external auditors of the company and to confirm Mr T van der Merwe as the designated lead audit partner for the 2027 financial year.

WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

Annual Financial Statements for the year ended 30 June 2026

Statement of Financial Position as at 30 June 2026

Figures in Rand	Note(s)	2026	2025
Assets			
Non-Current Assets			
Property, plant and equipment	2	695,835	469,061
Current Assets			
Trade and other receivables	3	67,176	34,109
Cash and cash equivalents	4	3,341,571	3,223,499
		3,408,747	3,257,608
Total Assets		4,104,582	3,726,669
Equity and Liabilities			
Equity			
Accumulated surplus		4,101,881	3,725,488
Liabilities			
Current Liabilities			
Trade and other payables	5	2,701	1,181
Total Equity and Liabilities		4,104,582	3,726,669

WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

Annual Financial Statements for the year ended 30 June 2026

Statement of Profit or Loss and Other Comprehensive Income

Figures in Rand	Note(s)	2026	2025
Additional Rates Received	6	10,381,212	9,211,902
Operating expenses		(10,204,256)	(9,109,310)
Operating surplus	7	176,956	102,592
Investment revenue	8	199,437	215,000
Finance costs		-	(40)
Surplus for the year		376,393	317,552
Other comprehensive income		-	-
Total comprehensive surplus for the year		376,393	317,552

WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

Annual Financial Statements for the year ended 30 June 2026

Statement of Changes in Equity

	Total attributable to equity holders of the company	Total equity
Figures in Rand		
Balance at 01 July 2024	3,407,936	3,407,936
Surplus for the year	317,552	317,552
Other comprehensive income	-	-
Total comprehensive income for the year	317,552	317,552
Balance at 01 July 2025	3,725,488	3,725,488
Surplus for the year	376,393	376,393
Other comprehensive income	-	-
Total comprehensive income for the year	376,393	376,393
Balance at 30 June 2026	4,101,881	4,101,881

WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

Annual Financial Statements for the year ended 30 June 2026

Statement of Cash Flows

Figures in Rand	Note(s)	2026	2025
Cash flows from operating activities			
Cash receipts from customers		10,405,376	9,211,902
Cash paid to suppliers and employees		(10,076,567)	(8,904,662)
Cash generated from operations	11	328,809	307,240
Interest income		199,437	215,000
Finance costs		-	(40)
Net cash from operating activities		528,246	522,200
Cash flows from investing activities			
Purchase of property, plant and equipment	2	(410,174)	(185,897)
Total cash movement for the year		118,072	336,303
Cash at the beginning of the year		3,223,499	2,887,196
Total cash at end of the year	4	3,341,571	3,223,499

WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

Annual Financial Statements for the year ended 30 June 2026

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 71 of 2008. 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 Property, plant and equipment

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

Property, plant and equipment is initially measured at cost.

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

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

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

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

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

Item	Depreciation method	Average useful life
Inverter and batteries	Straight line	5 years
Furniture and fixtures	Straight line	6 years
Trailer	Straight line	5 years
Office equipment	Straight line	5 years
IT equipment	Straight line	3 years
Signage	Straight line	10 years
Security asset	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.

WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

Annual Financial Statements for the year ended 30 June 2026

Accounting Policies

1.1 Property, plant and equipment (continued)

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

1.2 Financial instruments

Initial measurement

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. Those debt instruments which meet the criteria in section 11.8(b) of the standard, 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 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 and 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.

1.3 Leases

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

Operating leases – lessee

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

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

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

WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

Annual Financial Statements for the year ended 30 June 2026

Accounting Policies

1.4 Impairment of assets

The company assesses at each reporting date whether there is any indication that property, plant and equipment or intangible assets or goodwill or investment property on the cost model 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.

1.5 Revenue

Revenue is recognised to the extent that the company has transferred the significant risks and rewards of ownership of goods to the buyer, or has rendered services under an agreement provided the amount of revenue can be measured reliably and it is probable that economic benefits associated with the transaction will flow to the company. Revenue is measured at the fair value of the consideration received or receivable, excluding sales taxes and discounts.

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

1.6 Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred.

WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

Annual Financial Statements for the year ended 30 June 2026

Notes to the Annual Financial Statements

Figures in Rand

2026

2025

2. Property, plant and equipment

	2026			2025		
	Cost	Accumulated depreciation and impairments	Carrying value	Cost	Accumulated depreciation and impairments	Carrying value
Inverter and batteries	149,350	(74,270)	75,080	149,350	(44,400)	104,950
Furniture and fixtures	5,606	(5,602)	4	5,606	(5,602)	4
Trailer	74,513	(50,434)	24,079	74,513	(37,871)	36,642
Office equipment	6,403	(6,398)	5	6,403	(6,398)	5
IT equipment	17,546	(17,541)	5	17,546	(17,541)	5
Signage	6,262	(6,261)	1	6,262	(6,261)	1
Security assets	1,588,216	(991,555)	596,661	1,178,043	(850,589)	327,454
Total	1,847,896	(1,152,061)	695,835	1,437,723	(968,662)	469,061

Reconciliation of property, plant and equipment - 2026

	Opening balance	Additions	Depreciation	Closing balance
Inverter and Batteries	104,950	-	(29,870)	75,080
Furniture and fixtures	4	-	-	4
Trailer	36,642	-	(12,563)	24,079
Office equipment	5	-	-	5
IT equipment	5	-	-	5
Signage	1	-	-	1
Security assets	327,454	410,174	(140,967)	596,661
	469,061	410,174	(183,400)	695,835

Reconciliation of property, plant and equipment - 2025

	Opening balance	Additions	Depreciation	Closing balance
Trailer	134,820	-	(29,870)	104,950
Furniture and fixtures	4	-	-	4
Motor vehicles	49,204	-	(12,562)	36,642
Office equipment	5	-	-	5
IT equipment	5	-	-	5
Signage	1	-	-	1
Security assets	314,942	185,897	(173,385)	327,454
	498,981	185,897	(215,817)	469,061

3. Trade and other receivables

Trade receivables	(4)	(2)
Prepayments - Rent, electricity and water	5,414	4,097
VAT	61,766	30,014
	67,176	34,109

WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

Annual Financial Statements for the year ended 30 June 2026

Notes to the Annual Financial Statements

Figures in Rand	2026	2025
4. Cash and cash equivalents		
Cash and cash equivalents consist of:		
Bank balances	275,936	357,301
Short term deposits	1,404,838	1,305,961
Other bank balances	1,660,797	1,560,237
	3,341,571	3,223,499
5. Trade and other payables		
Trade payables	518	-
Accruals	2,183	1,181
	2,701	1,181
6. Revenue		
Additional Rates Received	10,164,230	8,933,141
Additional Rates Retention Received	216,982	278,761
	10,381,212	9,211,902
7. Operating surplus		
Operating surplus for the year is stated after accounting for the following:		
Operating lease charges		
Premises		
• Contractual amounts	29,442	27,774
Depreciation on property, plant and equipment	183,400	215,817
8. Investment revenue		
Interest revenue		
Bank	199,437	215,000
9. Taxation		
Major components of the tax expense		
No provision has been made for 2026 tax as the company is exempt from Income Tax.		
10. Auditor's remuneration		
Fees	27,470	23,650

WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

Annual Financial Statements for the year ended 30 June 2026

Notes to the Annual Financial Statements

Figures in Rand	2026	2025
11. Cash generated from operations		
Surplus before taxation	376,393	317,552
Adjustments for:		
Depreciation and amortisation	183,400	215,817
Interest received	(199,437)	(215,000)
Finance costs	-	40
Other rounding	2	-
Changes in working capital:		
Trade and other receivables	(33,069)	(11,155)
Trade and other payables	1,520	(14)
	328,809	307,240

12. Categories of financial instruments

	Note(s)	Financial assets at fair value through profit or loss	Debt instruments at amortised cost	Financial liabilities at amortised cost	Equity and non financial assets and liabilities	Total
Categories of financial instruments - 2026						
Assets						
Non-Current Assets						
Property, plant and equipment	2	-	-	-	695,835	695,835
Current Assets						
Trade and other receivables	3	-	-	-	67,180	67,180
Cash and cash equivalents	4	-	3,341,571	-	-	3,341,571
		-	3,341,571	-	67,180	3,408,751
Total Assets		-	3,341,571	-	763,015	4,104,586
Equity and Liabilities						
Equity						
Equity Attributable to Equity Holders of Parent:						
Accumulated surplus		-	-	-	4,101,881	4,101,881
Total Equity		-	-	-	4,101,881	4,101,881
Liabilities						
Current Liabilities						
Trade and other payables	5	-	-	2,701	-	2,701
Total Liabilities		-	-	2,701	-	2,701
Total Equity and Liabilities		-	-	2,701	4,101,881	4,104,582

WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

Annual Financial Statements for the year ended 30 June 2026

Notes to the Annual Financial Statements

Categories of financial instruments - 2025

Assets

Non-Current Assets

Property, plant and equipment	2	-	-	-	469,061	469,061
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Current Assets

Trade and other receivables	3	-	-	-	34,111	34,111
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Cash and cash equivalents	4	-	3,223,499	-	-	3,223,499
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		-	3,223,499	-	34,111	3,257,610
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Total Assets		-	3,223,499	-	503,172	3,726,671
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Equity and Liabilities

Equity

Equity Attributable to Equity

Holders of Parent:

Accumulated surplus		-	-	-	3,725,488	3,725,488
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Total Equity		-	-	-	3,725,488	3,725,488
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Liabilities

Current Liabilities

Trade and other payables	5	-	-	1,181	-	1,181
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Total Liabilities		-	-	1,181	-	1,181
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Total Equity and Liabilities		-	-	1,181	3,725,488	3,726,669
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WYNBERG IMPROVEMENT DISTRICT NPC

(Registration number: 2000/021770/08)

Annual Financial Statements for the year ended 30 June 2026

Detailed Income Statement

Figures in Rand	Note(s)	2026	2025
Revenue			
Additional Rates Received		10,164,230	8,933,141
Additional Rates Retention Received		216,982	278,761
	6	10,381,212	9,211,902
Operating expenses			
Accounting fees		24,360	20,420
Administration and management fees		1,324,800	1,231,000
Advertising costs		5,960	10,048
Auditor's remuneration	10	27,470	23,650
Bank charges		3,124	2,989
Cleaning services		1,840,800	1,709,305
Company secretarial		-	12,155
Depreciation, amortisation and impairments		183,400	215,817
Environmental upgrading		28,224	34,331
Insurance		23,409	20,921
Law enforcement officers		530,568	476,040
Marketing and promotions		12,726	12,975
Meeting Expenses		500	-
Motor Vehicle Expenses		915	-
Municipal expenses		29,614	22,175
Office rental		29,442	27,774
Project - Broadie Passage		25,502	-
Project - Expenses		97,581	66,420
Project - Glaren Road		31,542	-
Project - Paving Reinstatement		14,121	21,006
Project - Pop up Park		75,587	48,600
Project - Taxi Signage		9,156	-
Project - Urban Maintenance team		161,700	168,000
Public safety		4,920,248	4,314,043
Public safety - CCTV monitoring		677,160	561,746
Repairs and maintenance		2,657	24,610
Social upliftment		104,490	65,285
Telecommunication		19,200	20,000
		10,204,256	9,109,310
Operating surplus	7	176,956	102,592
Investment income		199,437	215,000
Finance costs		-	(40)
		199,437	214,960
Surplus for the year		376,393	317,552

Audit Trail

15/09/2026 15:53:34 SAST	Status marked as complete.	
15/09/2026 15:53:29 SAST	tian@ratiogroup.co.za (Tian van der Merwe) completed signing document	41.164.194.34
15/09/2026 15:53:21 SAST	tian@ratiogroup.co.za (Tian van der Merwe) accepted QuicklySign Terms and Conditions	41.164.194.34
15/09/2026 15:53:14 SAST	tian@ratiogroup.co.za (Tian van der Merwe) opened document	41.164.194.34
15/09/2026 15:53:14 SAST	tian@ratiogroup.co.za (Tian van der Merwe) clicked document link	41.164.194.34
15/09/2026 14:46:38 SAST	Email has been received by tian@ratiogroup.co.za mail server	167.89.84.21
15/09/2026 14:46:35 SAST	Signature request sent to: tian@ratiogroup.co.za (Tian van der Merwe)	
15/09/2026 14:46:27 SAST	Alan@dbdct.co.za (Alan Daly) completed signing document	102.207.202.14
15/09/2026 14:45:33 SAST	Alan@dbdct.co.za (Alan Daly) accepted QuicklySign Terms and Conditions	102.207.202.14
15/09/2026 14:45:24 SAST	Alan@dbdct.co.za (Alan Daly) opened document	102.207.202.14
15/09/2026 14:45:24 SAST	Alan@dbdct.co.za (Alan Daly) clicked document link	102.207.202.14
15/09/2026 14:45:12 SAST	Alan@dbdct.co.za (Alan Daly) opened document	34.249.87.65
15/09/2026 14:45:12 SAST	Alan@dbdct.co.za (Alan Daly) clicked document link	34.249.87.65
15/09/2026 14:42:37 SAST	Email has been received by alan@dbdct.co.za mail server	149.72.251.1
15/09/2026 14:42:32 SAST	Signature request sent to: Alan@dbdct.co.za (Alan Daly)	
15/09/2026 14:42:27 SAST	Christine de Reuck changed the status to:awaiting_signatures	41.164.194.34
15/09/2026 14:34:30 SAST	christine@ratiogroup.co.za (Christine de Reuck) uploaded document	41.164.194.34

Signers

Alan Daly

Email: Alan@dbdct.co.za

Role: signer-1

Mobile Number: None

User Identification: email

Alan D Daly

Date completed: 15/09/2026 14:46:23 SAST

Tian van der Merwe

Email: tian@ratiogroup.co.za

Role: signer-2

Mobile Number: None

User Identification: email



Date completed: 15/09/2026 15:53:24 SAST

CC Recipients

Godfrey Mangwiro

Godfrey@dbdct.co.za

Wejaen Viljoen

admin@geocentric.co.za

Supporting documentation

Supporting documents that were uploaded, as part of the signing process, can be found on the document page online.

Online verification

This document can be verified online here

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