ANNUAL REPORT



Tygervalley Improvement District NPC

Annual Report and Financial Statements

for the year ended 30 June 2026

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

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PART A: GENERAL INFORMATION

1. GENERAL INFORMATION

Registered Name:	Tygervalley City Improvement District NPC (TVID) Non-Profit Company
Registration No:	2016/244690/08
Physical Address:	102 Edward Street, Omni Park, Tygervalley, Cape Town, 7530
Postal Address:	PO BOX 734, Melkbosstrand, Western Cape, 7437
Telephone Number/s:	**TVID Manager/s:**
	Clifford Oostendorp - 066 085 2840
Email Address:	info@tvid.co.za
Website Address:	www.tvid.co.za
External Auditors:	C2M Chartered Accountants
Banker's Information:	Standard Bank
Company Secretary:	Wejaen Viljoen

2. LIST OF ABBREVIATIONS/ACRONYMS

TVID	Tygervalley 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

As we look back on the previous year and ahead to what comes next for the Tygervalley Improvement District.

Since its establishment in 2016, the TVID has remained focused on creating and maintaining a safe, clean and well-managed business district through supplementary public safety, cleansing, urban maintenance, environmental development and social upliftment services.

During the year under review, the TVID continued to focus on preventing urban deterioration and improving the public environment for property owners, businesses, employees and visitors. Our efforts remained centred on visible public safety, cooperation with the South African Police Service (SAPS) and the City of Cape Town, the maintenance of public infrastructure, cleansing and greening initiatives, and social responsibility. The ongoing roll-out and management of our CCTV network and collaboration with stakeholders remain important elements of our public safety strategy.

Looking ahead, the TVID will continue implementing its approved 5-year Business Plan for 2026–2031, with an emphasis on sustainable service delivery, responsible financial management and continuous improvement. Priorities include maintaining public safety services and CCTV infrastructure, improving the cleanliness and appearance of public spaces, strengthening social development initiatives and encouraging investment in the district. We will also continue exploring opportunities to enhance public spaces through greening, pop-up parks and improved amenities.

The progress achieved during the past year reflects the importance of collaboration, accountability and responsible management, and we remain committed to protecting the interests of our members and ensuring that Tygervalley continues to be a safe, attractive and well-maintained business district.

There will always be challenges, but our aim is to stay practical, responsive and focused on the things that make a difference to the area. That takes the continued involvement of property owners, businesses, the City and our wider community.

Last but not least, I would like to express my sincere appreciation to my fellow directors for their support and commitment, to the management team, the operational teams, and service providers for their continued efforts, as well as the City of Cape Town, our Ward Councillors, SAPS, property owners, members, and business stakeholders for their continued cooperation and support.

Let’s keep working together to make Tygervalley a place we can all be proud of.

Yours Sincerely,
Cliff Toerien
Chairperson
Tygervalley Improvement District (TVID)

4. MANAGEMENT OVERVIEW

Dear Stakeholders,

The 2025/2026 financial year was characterised by continued service delivery and responsible financial management by the Tygervalley Improvement District NPC (TVID). The organisation maintained its focus on supplementary public safety, cleansing, urban maintenance, environmental development and social upliftment, ensuring that resources remained directed towards the needs of the district.

The TVID recorded revenue of R5.76 million, compared with R5.21 million in the previous financial year. Expenditure amounted to R5.13 million, resulting in an operating surplus of R627,755. After accounting for finance income and taxation, the company recorded a surplus of R786,119, compared with R322,902 in the previous year. Cash and cash equivalents increased to approximately R3.80 million at year-end, reflecting a sound financial position and providing a foundation for continued operations.

Expenditure remained focused on the organisation's core services, including public safety, cleansing, urban maintenance, management and administration, and the upkeep of public infrastructure. While no material changes were reported in the nature of the company's operations, challenges relating to vagrancy, anti-social behaviour, infrastructure maintenance and the impact of further development continue to require careful attention and appropriate resource allocation. Supplier payment delays arising from bank fraud prevention and security controls also highlighted the importance of maintaining effective financial administration and payment processes.

The TVID remains committed to improving its operational effectiveness and maintaining the quality of its existing services. Priorities include the continued maintenance of the CCTV network, improved incident reporting, the use of operational information to identify problem areas, and ongoing investment in cleansing, greening, urban maintenance and social development. These initiatives will be pursued in accordance with the approved Business Plan for 2026–2031 and available financial resources.

Responsible procurement and sound financial governance remain essential to the organisation's sustainability. The TVID will continue to emphasise fair and transparent procurement practices, effective budget monitoring, regular financial reporting and appropriate internal controls. No finalised unsolicited tender proposals for the year under review were identified in the information available, and no material post-reporting-date events affecting the company's financial position were reported.

The Annual Financial Statements for the year ended 30 June 2026 received an unmodified audit opinion. The Board has further confirmed that the company has adequate resources to continue operating for the foreseeable future. Going forward, management will remain focused on controlling expenditure, allocating resources according to operational priorities, maintaining financial stability and ensuring that property owners and businesses receive value from the services provided.

I would like to thank the Board of Directors for its guidance and oversight, as well as the management team, service providers, the City of Cape Town, SAPS, property owners and business stakeholders for their continued cooperation and support. Through our collective efforts, TVID will continue working towards a safe, clean, attractive and sustainable business district that supports investment and economic activity.

Yours sincerely,
Gene Lohrentz
Chief Executive Officer
Geocentric Urban Management as management company for the Tygervalley 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 C2M 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 31 August 2026 and signed on behalf by Cliff Toerien and Carina Labuschagne:

Cliff Toerien
Chairperson of the Board
31 August 2026

6. STRATEGIC OVERVIEW

6.1. Vision

The Tygervalley Improvement District (TVID) was formally established in 2016 providing top up public safety, urban maintenance, and urban cleaning services in close cooperation with the various City Departments as well as the SAPS.

The TVID area supports a business mix including various retailers of which many represent the motor industry, food and fast-food retailers, extensive office buildings and a small shopping mall. The area is further defined by the Bellville Velodrome sport complex and a significant area of vacant undeveloped land adjacent to the Velodrome. After 5 years of operation of the TVID, the public environment is in a well-maintained state with few indications of urban degradation yet, it requires ongoing measures to ensure that the area remains maintained, clean, and safe.

Our vision is to maintain a safe, clean, well-managed Business District that attracts and retains business investment and activities in the area.

6.2 Mission

Our mission is to implement a strategy to counter urban degeneration of the area by creating a safe and attractive Business District.

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

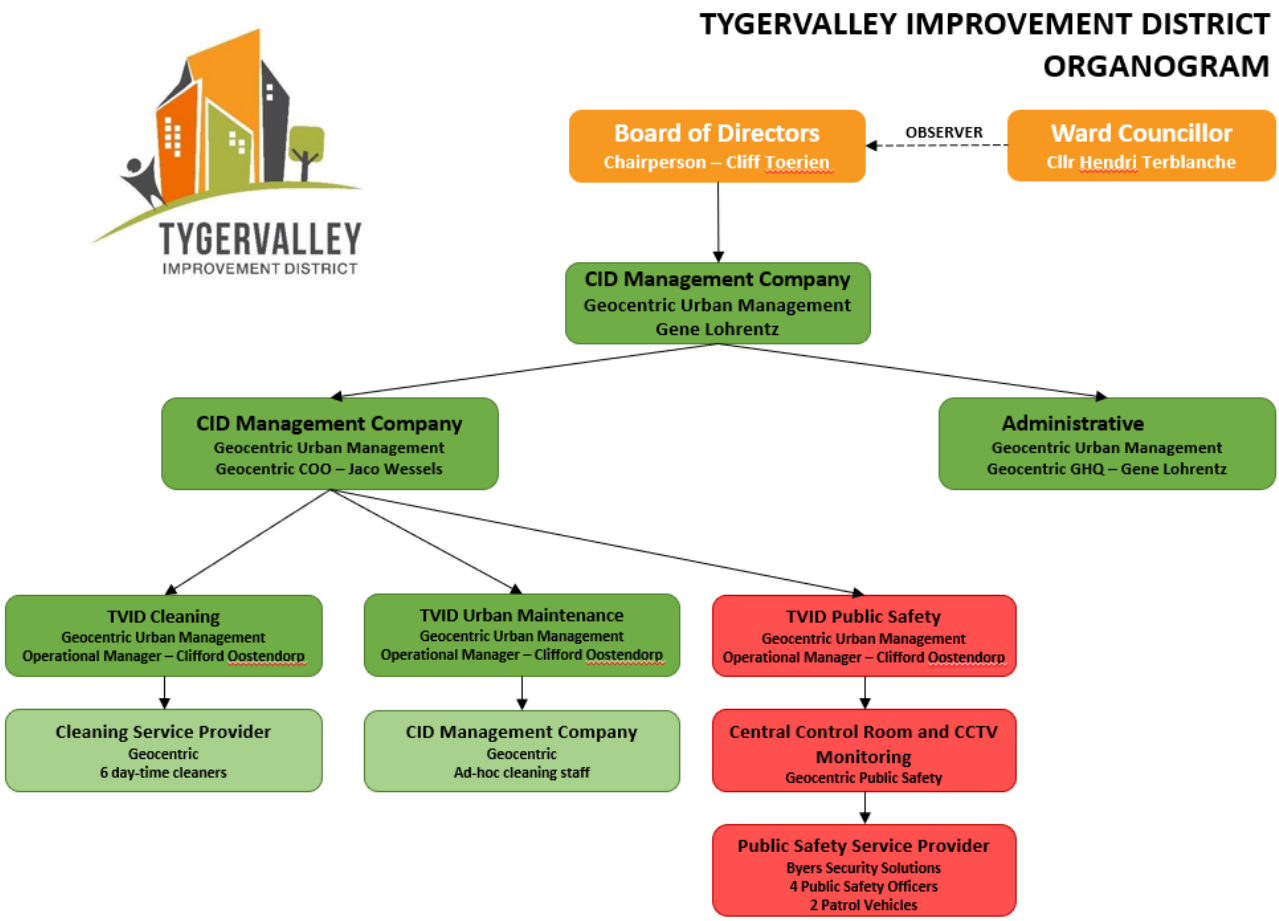
6.3 Our Goals

- 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 TVID area.

7 STATUTORY MANDATE

In terms of the CID By-law and s.22 of the Municipal Property Rates Act, the Tygervalley Improvement District NPC is tasked with considering, developing, and implementing improvements and upgrades to the Tygervalley 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 MEET YOUR TEAM

Geocentric Urban Management Team

Gene Lohrentz
Chief Executive Officer

- Company enquiries
- Proposals
- Community groups and liaison

Contact Details

gene@geocentric.co.za
083 255 7657

Jaco Wessels
Chief Operating Officer

- Operational enquiries
- Control Room issues
- Collaboration requests
- CCTV enquiries

Contact Details

coo@geocentric.co.za
062 650 3322

Wejaen Viljoen
Admin & Information Manager

- Admin enquiries
- Reports
- AGM enquiries
- Board Meeting enquiries
- HR enquiries

Contact Details

admin@geocentric.co.za
062 753 4779

Clifford Oostendorp
CID Manager

- Day-to-day Operations

Contact Details

tvid@geocentric.co.za
066 085 2840

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 081 869 8911.

PART B: GENERAL INFORMATION

1. SITUATIONAL ANALYSIS

1.1. Service delivery environment

Through the efforts of the TVID the area has been upgraded and maintained. The TVID successfully achieved the support of its members to extend its term for an additional five years. During this term the TVID is repositioning itself to address the potential impact of large volumes of commuters once the new developments take shape in the area and the associated potential for urban decay, traffic congestion, littering and increased opportunities for crime that may impact the entire TVID area.
In the light of these challenges the TVID aims to continue to enhance the area and work closely with the City of Cape Town.

1.2. Organisational environment

Many of the day-to-day activities such as meetings, Board meetings, contact with community organisations and engagements with the City of Cape Town was hampered by the national lockdown. Nonetheless, online video conferencing proved invaluable to maintain progress and momentum.

2. STRATEGIC OBJECTIVES

Strategically, the TVID 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 Tygervalley.

3. COMPLAINTS PROCESS

The TVID offers numerous channels for dealing with complaints. Formal complaints are lodged to the TVID management via email. The TVID 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 TVID 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 TVID 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 TVID 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 TVID initiative and the inherent 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 TVID.

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:

- 4 x public safety patrol officers patrolling the area on foot, Monday – Friday during the daytime (06:30 – 17:30).
- 2 x public safety patrol vehicles patrolling the area on a 24/7 basis.
- 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 TVID will further enhance 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 will be focused on utilising the services of 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 informs 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	

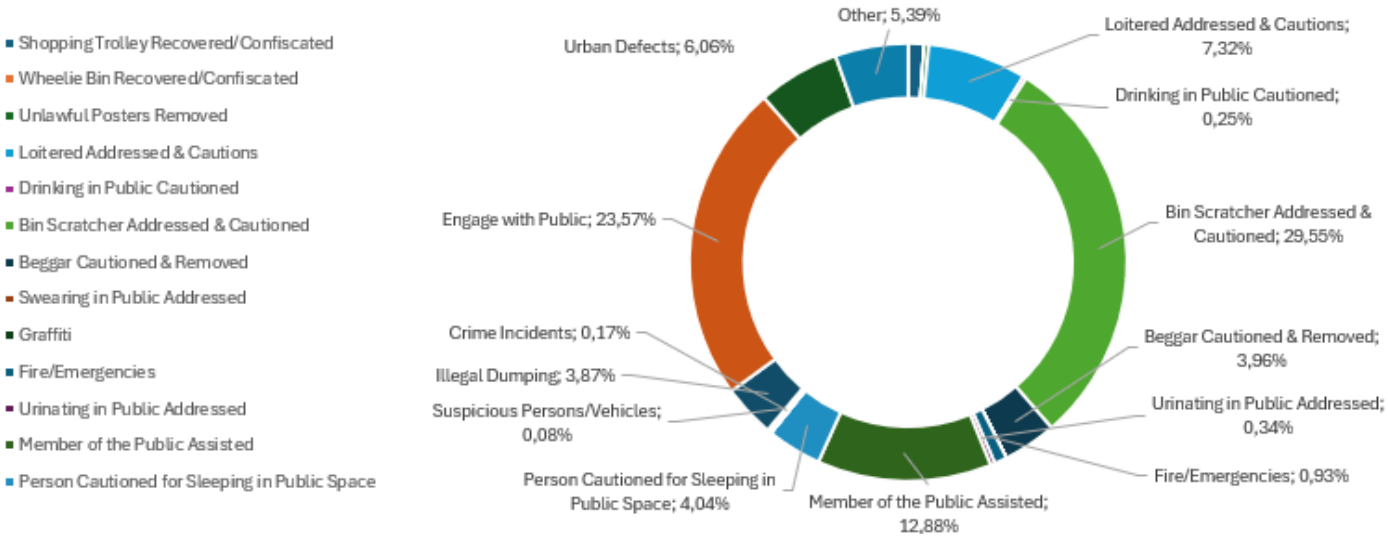
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	Comments
2. Determine the Crime Threat Analysis of the CID area in conjunction with the SAPS, determine strategies by means of an integrated approach to improve public safety, identify current Public Safety and policing shortcomings and develop 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 TVID 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 TVID in the local Police sector crime forum.	Incorporate feedback and information in Public Safety and safety initiatives of the TVID Report on any Public Safety information of the TVID 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 TVID 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 TVID 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 TVID 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 Incidents Summary Report

Type	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Shopping Trolley Recovered/Confiscated	62	41	14	↓	↓
Wheelie Bin Recovered/Confiscated	3	0	0	↓	→
Unlawful Posters Removed	2	1	4	↑	↑
Loitered Addressed & Cautions	67	24	87	↑	↑
Drinking in Public Cautioned	6	5	3	↓	↓
Bin Scratcher Addressed & Cautioned	748	909	351	↓	↓
Beggar Cautioned & Removed	125	64	47	↓	↓
Swearing in Public Addressed	0	1	0	→	↓
Graffiti	0	0	0	→	→
Fire/Emergencies	22	36	11	↓	↓
Urinating in Public Addressed	1	3	4	↑	↑
Member of the Public Assisted	253	127	153	↓	↑
Person Cautioned for Sleeping in Public Space	176	103	48	↓	↓
Person Cautioned for Hanging Washing in Public	0	1	0	→	↓
Person Cautioned for Obstructing Sidewalk	0	1	1	↑	→
Vehicle Obstructing Sidewalk	3	0	0	↓	→
Crime Incidents	2	1	2	→	↑
Suspicious Persons/Vehicles	3	2	1	↓	↓
Illegal Dumping	126	78	46	↓	↓
Engage with Public	409	179	280	↓	↑
Urban Defects	168	96	72	↓	↓
Other	112	108	64	↓	↓
TOTAL	**2 288**	**1 780**	**1 188**	↓	↓

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:	46 603 km
Patrol Vehicle 2:	46 390 km
Total:	**92 993 km**

- Due to an accident involving one of the TVID public safety vehicles, the replacement vehicle had to be changed frequently.

- The TVID's overall strategy to address the challenge is based on a multi-disciplinary approach which includes the following measures:

  - Deploy CCTV cameras to enhance the deployment of the Public Safety Operations.

4.1.9. Resource Allocation

- During the reporting period, the TVID deployed 4 public safety patrol officers patrolling the area on foot from Monday to Friday during the daytime (06:30–17:30), supported by 2 public safety patrol vehicles patrolling the area on a 24/7 basis.

- A budget of R 3 016 020 was expended on the Public Safety deployments for the year and an additional R 140 400 was allocated for CCTV monitoring.

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	Projected Expenditure	Projected Expenditure	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure
Public Safety	R 2 811 125	R 2 806 128	R 4 997	R 3 021 900	R 3 016 020	R 5 880
CCTV Monitoring	R 150 500	R 145 200	R 5 300	R 174 598	R 140 400	R *34 198

** The budgeted amount exceeded the contract value awarded for CCTV Monitoring following a public procurement process. The remaining budget will be allocated towards the expansion of CCTV infrastructure*

4.2. MAINTENANCE AND CLEANSING SERVICES

4.2.1. The TVID deployed the services of a dedicated public cleaning service to provide the supplementary service 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 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 TVID 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 TVID 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 TVID. 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:

- 6 x urban management workers per day. The shifts run Monday to Friday
- 1 x urban management supervisor

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 TVID 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. Remove 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

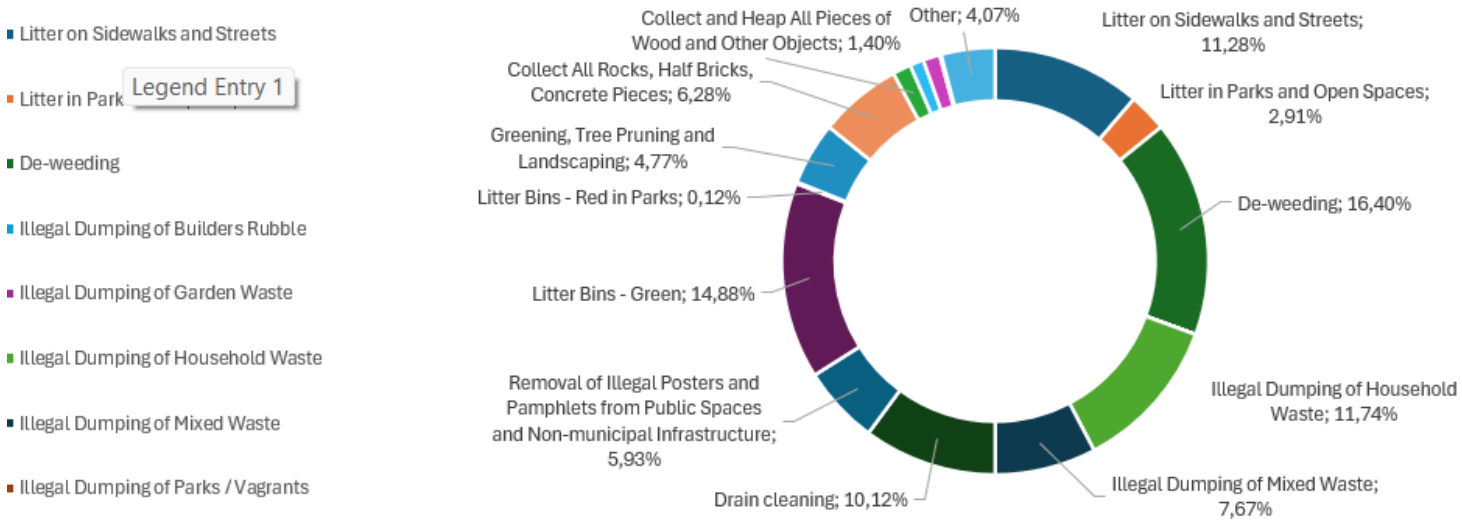
PROVIDE A WELL-MAINTAINED PUBLIC SPACE			
ACTION STEPS	**KEY PERFORMANCE INDICATOR**	**FREQUENCY per year**	**Comments**
1. Develop an urban maintenance strategy to guide delivery from appointed service delivery provider	Measure effectiveness through Urban Maintenance Statistics	Monthly	
2. Identify and report urban defects through collaboration with CCT	Record and Report findings to the TVID 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

Urban Cleansing Summary Report

Type	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Blue Bags Used	10 425	10 689	8 349	↓	↓
Litter on Sidewalks and Streets	149	143	97	↓	↓
Litter in Parks and Open Spaces	71	40	25	↓	↓
De-weeding	175	208	141	↓	↓
Illegal Dumping of Builders Rubble	0	1	0	→	↓
Illegal Dumping of Garden Waste	0	5	0	→	↓
Illegal Dumping of Household Waste	82	145	101	↑	↓
Illegal Dumping of Mixed Waste	88	77	66	↓	↓
Illegal Dumping of Parks / Vagrants	43	7	0	↓	↓
Drain cleaning	72	120	87	↑	↓
Removal of Illegal Posters and Pamphlets from Public Spaces and Non-municipal Infrastructure	33	82	51	↑	↓
Litter Bins - Green	155	171	128	↓	↓
Litter Bins - Red in Parks	0	0	1	↑	↑
Greening, Tree Pruning and Landscaping	116	105	41	↓	↓
Collect All Rocks, Half Bricks, Concrete Pieces	6	5	54	↑	↑
Collect and Heap All Pieces of Wood and Other Objects	8	9	12	↑	↑
Graffiti Removal	3	15	9	↑	↓
Dead Animals	2	8	11	↑	↑
Rodents and Unhygienic Area	0	0	1	↑	↑
Ensure Litter is Collected from City	29	0	0	↓	→
Ensure Litter Bins are Emptied from City	9	0	0	↓	→
Ensure All Wheelie bins are Collected	9	0	0	↓	→
Urban Defects	1	0	0	↓	→
Special Tasks	14	0	0	↓	→
Report Vehicles and Other Accidents	1	0	0	↓	→
Other	44	16	35	↓	↑
TOTAL	**1 364**	**1 414**	**860**	↓	↓

Urban Cleansing Graph



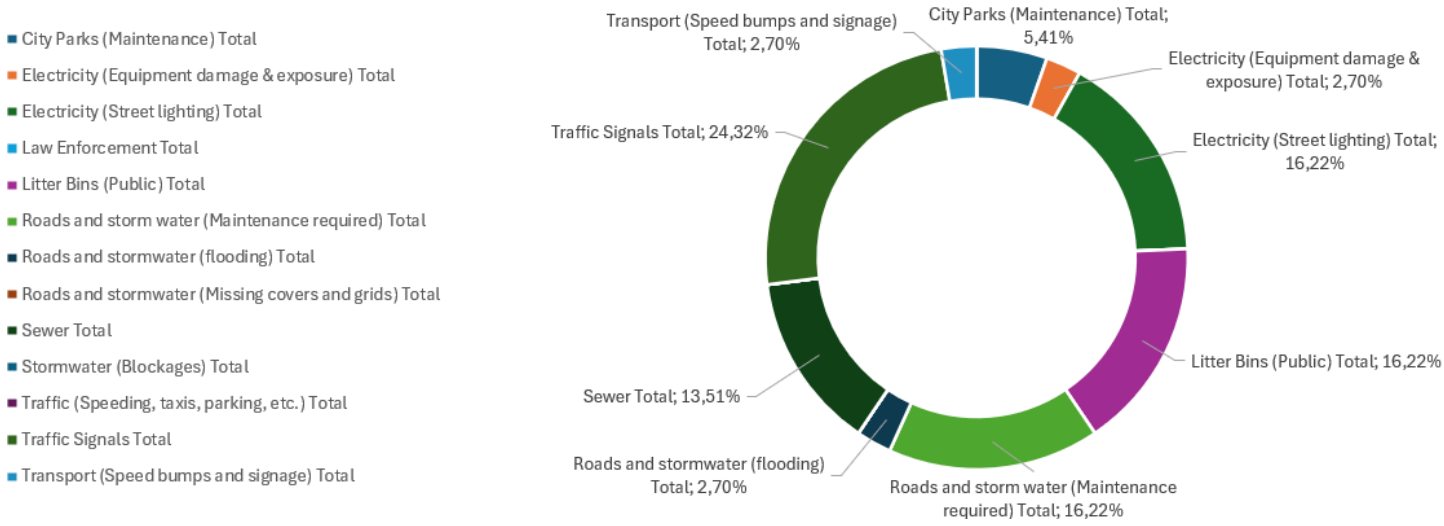
Urban Management Task List

Category	Category	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
City Parks (Maintenance)	Branch Removal (Fallen/Broken)	1	0	1	→	↑
City Parks (Maintenance)	Bush clearing/weed control	2	1	0	↓	↓
City Parks (Maintenance)	Mowing	0	1	0	→	↓
City Parks (Maintenance)	Tree removal	3	0	0	↓	→
City Parks (Maintenance)	Tree trimming/pruning	2	1	1	↓	→
City Parks (Maintenance) Total		**8**	**3**	**2**	↓	↓
Electricity (Equipment damage & exposure)	Equipment damaged	0	1	0	→	↓
Electricity (Equipment damage & exposure)	Exposed cable	2	1	1	↓	→
Electricity (Equipment damage & exposure)	Kiosk damaged	1	0	0	↓	→
Electricity (Equipment damage & exposure)	Pole knocked down in vehicle accident	1	3	0	↓	↓
Electricity (Equipment damage & exposure) Total		**4**	**5**	**1**	↓	↓
Electricity (Street lighting)	All streetlights are out	1	8	6	↑	↓
Electricity (Street lighting)	Individual streetlights are out	8	14	0	↓	↓
Electricity (Street lighting) Total		**9**	**22**	**6**	↓	↓
Law Enforcement	Graffiti	0	1	0	→	↓
Law Enforcement Total		**0**	**1**	**0**	→	↓

Category	Category	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Litter Bins (Public)	New or additional litter bins required	2	4	6	↑	↑
Litter Bins (Public) Total		**2**	**4**	**6**	↑	↑
Roads and storm water (Maintenance required)	Paint or repaint road marking, lines, etc.	1	0	0	↓	→
Roads and storm water (Maintenance required)	Repair a pothole	6	8	2	↓	↓
Roads and storm water (Maintenance required)	Repair or replace bollards, guards or handrails	0	0	1	↑	↑
Roads and storm water (Maintenance required)	Repair road or footway	3	2	2	↓	→
Roads and storm water (Maintenance required)	Traffic and road signs require attention	0	2	1	↑	↓
Roads and storm water (Maintenance required) Total		**10**	**12**	**6**	↓	↓
Roads and stormwater (flooding)	Flooding of road	0	5	1	↑	↓
Roads and stormwater (flooding) Total		**0**	**5**	**1**	↑	↓
Roads and stormwater (Missing covers and grids)	Repair or replace manhole cover or grid	1	1	0	↓	↓
Roads and stormwater (Missing covers and grids) Total		**1**	**1**	**0**	↓	↓
Sewer	Sewer-manhole cover-stolen/missing	0	1	0	→	↓
Sewer	Sewer: blocked/overflow	9	5	5	↓	→
Sewer Total		**9**	**6**	**5**	↓	↓
Stormwater (Blockages)	Stormwater gulley or manhole blocked	0	1	0	→	↓
Stormwater (Blockages) Total		**0**	**1**	**0**	→	↓
Traffic (Speeding, taxis, parking, etc.)	Abandoned vehicles	2	1	0	↓	↓
Traffic (Speeding, taxis, parking, etc.)	Parking enforcement	0	2	0	→	↓
Traffic (Speeding, taxis, parking, etc.) Total		**2**	**3**	**0**	↓	↓
Traffic Signals	All traffic lights are out	2	3	3	↑	→
Traffic Signals	Request for traffic signals	2	0	1	↓	↑
Traffic Signals	Robot down	3	4	1	↓	↓
Traffic Signals	Traffic lights are flashing	8	1	4	↓	↑
Traffic Signals Total		**15**	**8**	**9**	↓	↑

Category	Category	2023/24	2024/25	2025/26	2023/24 - 2025/26	2024/25 - 2025/26
Transport (Speed bumps and signage)	Traffic signage damaged	1	0	1	→	↑
Transport (Speed bumps and signage) Total		**1**	**0**	**1**	→	↑
Water	Burst pipe	3	4	0	↓	↓
Water	Leak at valve	4	1	0	↓	↓
Water	Leak in road/pavement/underground	2	1	0	↓	↓
Water Total		**9**	**6**	**0**	↓	↓
TOTAL		**70**	**77**	**37**	↓	↓

Urban Management Tasks Graph



- Although the TVID improved the cleanliness of most public environments in the area, the most challenging area remains the Velodrome and the TVID Boundary with Carl Cronje Drive.

- The TVID 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 settlement of vagrants in the road reserve and river area along Carl Cronje Drive.

Actual expenditure compared with the projected expenditure for (1) the financial year <u>preceding</u> 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	Projected Expenditure	Projected Expenditure	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure
Cleansing Services	R 589 553	R 589 553	-	R 614 542	R 610 418	R 4 124
Environmental Upgrading	R 30 000	R 29 114	R 886	R 20 000	R 19 103	R 897

Service/ Project components	2024/2025			2025/2026		
	Projected Expenditure	Projected Expenditure	Projected Expenditure	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure
Urban Management	R 30 000	R 29 158	R 842	R 21 430	R 20 637	R 793

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 TVID coordinates it's 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. Resource Allocation

- The TVID effectively utilized the allocated budget, achieving near-complete expenditure with only under-spend due to the limited resources provided by the Mould-Empower-Serve (MES) NGO

Actual expenditure compared with the projected expenditure for (1) the financial year <u>preceding</u> 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 66 085	R 65 625	R 460	R 40 000	R 21 750	R *18 250

**The Social Upliftment budget was not fully utilised due to challenges experienced with the NGO initially appointed to provide the TVID with the necessary resources. This issue was subsequently resolved by partnering with several NGOs to ensure that the required resources and support could be provided effectively.*

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

Cliff Toerien - *Chairperson*	
Portfolio	Marketing & Finance
Appointment Date	04/07/2016
Qualifications	Mr. Toerien holds a Diploma in Business Management and Matric. He has 36 years of experience in commercial property and asset management, with expertise in leasing, legal matters, operations, budgeting, human resources management and investment. He has held several leadership positions, including Chairman of the Tygervalley Improvement District and Northgate Island Body Corporate. He also serves as a Board Member of the Blackheath Improvement District and as Public Officer of Spear REIT Ltd.
Louis Andrag - Director	
Portfolio	Public Safety & Urban Maintenance
Appointment Date	04/07/2016
Qualifications	Mr. Andrag holds a B.Eng. degree in Industrial and Mechanical

	Engineering, as well as Honours and MBA degrees from Stellenbosch University. Following his qualification, he gained engineering experience in the United States and Germany before returning to South Africa, where he joined Stellenbosch Farmers' Winery as a Site Engineer. In 2001, he was appointed General Manager of a leading agricultural machinery supplier in South Africa. In 2009, he founded Leggatto Investments, specialising in property investment and residential development in South Africa and Germany. He also serves as Chairman and Director on the boards of several private companies.
Carina Labuschagne - Director	
Portfolio	Social Upliftment & Cleaning
Appointment Date	04/07/2016
Qualifications	Mrs. Labuschagne holds a BA degree from North-West University and a postgraduate Diploma in Higher Education from the University of Pretoria. She also holds an Agile Project Management Practitioner Certificate and has completed further training in project management, strategic planning, budgeting and public financial management. With extensive experience in both the public and private sectors, she has held senior administrative and management positions, including Deputy Director roles within the Department of Land Affairs. Her professional expertise includes strategic planning, financial management, risk management, property administration, project coordination and stakeholder relations.

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. Hendri Terblanche 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

No Board Committees were appointed 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**	**11/09/2025**	**19/11/2025**	**04/03/2026**	**27/05/2026**
Cliff Toerien	4/ 4	✓	✓	✓	✓
Louis Andrag	3/ 4	✓	✓	✓	-
Carina Labuschagne	4/4	✓	✓	✓	✓

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.tvid.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 TVID board is committed to maintaining a comprehensive risk management policy aimed at safeguarding the TVID'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 TVID 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 TVID'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 TVID 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 Tygervalley Improvement District NPC (TVID) 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 TVID'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 risks and opportunities

The Tygervalley City Improvement District (TVID) operates within a dynamic urban environment where public safety, urban management, infrastructure, financial sustainability and operational capacity are key considerations. The following risk assessment summarises the principal risks identified from the TVID 's operating 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, tiered public safety deployment, 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, asset-register controls, replacement of faulty equipment, battery-backup measures and continued expansion of PTZ, AI and LPR camera coverage at identified locations.
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.

Risk Area	Key Risk / Exposure	Likelihood	Impact	Risk Score	Rating	Key Mitigation / Control Measures
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 TVID Board and Management. The Board and Management are responsible for identifying, monitoring and reviewing the risks that may affect TVID ‘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 TVID 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 TVID 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 TVID Board and Management.

The remaining risks are assessed as moderate or low and continue to be monitored through the TVID‘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 TVID’s current operations and priorities.

5. ACCOUNTABILITY

5.1. Performance reviews

During the reporting period, the TVID 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 TVID'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 TVID. 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 TVID has a procurement policy which outlines the procurement of goods and services for the TVID. The procurement process is the acquisition process (purchasing) of goods and/or services. The procurement process is meant to ensure that the TVID's needs are met for the best possible cost in terms of quality, time, and other relevant factors to support the TVID's operations.

PART D: FINANCIAL INFORMATION

1. **ANNUAL FINANCIAL STATEMENTS**
   See full report below

TYGERVALLEY IMPROVEMENT DISTRICT NPC

(REGISTRATION NUMBER 2016/244690/08)

ANNUAL FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2026

TYGERVALLEY IMPROVEMENT DISTRICT NPC

(REGISTRATION NUMBER: 2016/244690/08)
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	CW Toerien JC Labuschagne LW Andrag
Registered office	Manhattan Plaza 100 Edward Street Tygervalley 7530
Business address	Manhattan Plaza 100 Edward Street Tygervalley 7530
Postal address	PO Box 734 Melkbosstrand 7437
Bankers	Standard Bank Limited
Auditors	C2M Chartered Accountants Incorporated Chartered Accountants Registered Auditors IRBA No: 958662
Company registration number	2016/244690/08
Tax reference number	9493/215/18/1
Preparer	The annual financial statements were independently compiled by: MD Dreyer Professional Accountant (S.A.)
Issued	21 August 2026

TYGERVALLEY IMPROVEMENT DISTRICT NPC

(REGISTRATION NUMBER: 2016/244690/08)

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2026

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DIRECTORS' RESPONSIBILITIES AND APPROVAL

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

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

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

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

The directors have reviewed the company's cash flow forecast for the year to 30 June 2027 and, in the light of this review and the current financial position, they are satisfied that the company has or has access to adequate resources to continue in operational existence for the foreseeable future.

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

The annual financial statements set out on pages 7 to 16, which have been prepared on the going concern basis, were approved by the directors on 21 August 2026 and were signed on its behalf by:

CW Toerien **JC Labuschagne**

DIRECTORS' REPORT

The directors have pleasure in submitting their report on the annual financial statements of Tygervalley Improvement District NPC for the year ended 30 June 2026.

1. Business activities

The company provides supplementary public safety, cleansing, maintenance services, environmental development, social development and communications in the Tygervalley Improvement District area.

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

2. Review of financial results and activities

The financial statements have been prepared in accordance with the IFRS for SMEs Accounting Standard and the requirements of the Companies Act 71 of 2008.

During the year under review the company operated independently of any shared services. The main business and operations of the company during the year under review has continued as in the past year and we have nothing further to report thereon.

The financial statements adequately reflect the results of the operations of the company for the year under review and no further explanations are considered necessary.

3. Directors

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

Directors	Changes
CW Toerien	
J Bielich	Resigned Thursday, 09 October 2025
JC Labuschagne	Appointed Thursday, 09 October 2025
LW Andrag	

Mr J Bielich resigned on Thursday, 09 October 2025 and Mrs/Ms JC Labuschagne was appointed on Thursday, 09 October 2025.

4. Events after the reporting period

There have been no facts or circumstances of a material nature that have occurred between the reporting date and the date of this report that have a material impact on the financial position of the company at the reporting date.

5. Going concern

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

C2M Chartered Accountants Inc.

Tel +27 21 914 0261 • Fax +27 21 914 0262 • info@c2mca.co.za • www.c2m.co.za

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INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Tygervalley Improvement District NPC

Opinion

We have audited the annual financial statements of Tygervalley Improvement District NPC (the company) set out on pages 7 to 16, which comprise the statement of financial position as at 30 June 2026, statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and the 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 Tygervalley Improvement District NPC as at 30 June 2026, and its financial performance and cash flows for the year then ended in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Annual Financial Statements section of our report. We are independent of the company in accordance with the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of annual 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 "Tygervalley 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 17. The other information does not include the annual financial statements and our auditor's report thereon.

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

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

Responsibilities of the Directors for the Annual Financial Statements

The directors are responsible for the preparation and fair presentation of the annual financial statements in accordance with the International Financial Reporting Standard for Small and Medium-sized Entities and the requirements of the Companies Act of South Africa, and for such internal control as the 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.

R Ariefdien
Chartered Accountant (SA)
Registered Auditor
Director

Tygerforum B
53 Willie van Schoor Drive
Tygervalley
Bellville
7530

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2026

Figures in Rand	Notes	2026	2025
Assets			
Non-Current Assets			
Property, plant and equipment	2	61 717	124 147
Current Assets			
Trade and other receivables	3	19 471	15 000
Cash and cash equivalents	4	3 800 141	2 916 832
		3 819 612	**2 931 832**
Total Assets		**3 881 329**	**3 055 979**
Equity and Liabilities			
Equity			
Non-distributable reserve		3 842 097	3 055 979
Liabilities			
Current Liabilities			
Current tax payable	5	39 232	-
Total Equity and Liabilities		**3 881 329**	**3 055 979**

STATEMENT OF COMPREHENSIVE INCOME

Figures in Rand	Notes	2026	2025
Revenue	7	5 759 282	5 211 191
Expenditure		(5 131 527)	(4 888 289)
Operating Surplus/(Deficit)		**627 755**	**322 902**
Finance income	9	197 596	-
Profit before taxation		**825 351**	**322 902**
Taxation	10	(39 232)	-
Surplus /(Deficit) for the year		**786 119**	**322 902**
Other comprehensive income		-	-
Total comprehensive income/deficit for the year		**786 119**	**322 902**

STATEMENT OF CHANGES IN EQUITY

Figures in Rand	Other NDR	Retained income	Total equity
Balance at 01 July 2024	**2 733 075**	**-**	**2 733 075**
Surplus for the year	-	322 902	322 902
Other comprehensive income	-	-	-
Total comprehensive income for the year	**-**	**322 902**	**322 902**
Transfer between reserves	322 903	(322 903)	-
Total changes	**322 903**	**(322 903)**	**-**
	-	-	-
Balance at 01 July 2025	**3 055 979**	**-**	**3 055 979**
Surplus for the year	-	786 119	786 119
Other comprehensive income	-	-	-
Total comprehensive income for the year	**-**	**786 119**	**786 119**
Transfer between reserves	786 118	(786 118)	-
Total changes	**786 118**	**(786 118)**	**-**
Balance at 30 June 2026	**3 842 097**	**-**	**3 842 097**
Note	6		

STATEMENT OF CASH FLOWS

Figures in Rand	Notes	2026	2025
Cash flows from operating activities			
Cash receipts from customers		5 754 811	5 216 563
Cash paid to suppliers and employees		(5 069 097)	(5 335 276)
Cash generated from operations	11	685 714	118 713
Interest income		197 596	-
Net cash from operating activities		**883 310**	**118 713**
Cash flows from investing activities			
Total cash movement for the year		**883 310**	**(118 713)**
Cash and cash equivalents at the beginning of the year		2 916 832	3 035 545
Total cash at end of the year	4	**3 800 142**	**2 916 832**

ACCOUNTING POLICIES

1. Basis of preparation and summary of significant accounting policies

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

These accounting policies are consistent with the previous period.

1.1 Significant judgements and sources of estimation uncertainty

Critical judgements in applying accounting policies

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

1.2 Property, plant and equipment

Property, plant and equipment are tangible assets which the company holds for its own use or for rental to others and which are expected to be used for more than one 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 surplus or shortfall 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
CCTV Cameras	Straight line	5 Years

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

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

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

1.3 Financial instruments

Initial measurement

ACCOUNTING POLICIES

1.3 Financial instruments (continued)

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

Financial instruments at amortised cost

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

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

1.4 Tax

Tax expenses

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

1.5 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 surplus or shorfall.

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 surplus or shorfall.

1.6 Government grants

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

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

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

1.7 Revenue

Revenue is recognised when it’s probable that future economic benefits or service potential will flow to the CID and when these benefits can be reliably measured. Revenue comprises revenue income from additional rates levied by the City of Cape Town on ratepayers, net of retention revenue retained.

1.8 Borrowing costs

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

ACCOUNTING POLICIES

1.9 Unauthorised, irregular and fruitless and wasteful Expenditure

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

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand	2026	2025

2. Property, plant and equipment

	2026			2025		
	Cost or revaluation	Accumulated depreciation and impairment	Carrying value	Cost or revaluation	Accumulated depreciation and impairment	Carrying value
CCTV Cameras	753 229	(691 512)	61 717	753 229	(629 082)	124 147

Reconciliation of property, plant and equipment - 2026

	Opening balance	Depreciation	Closing balance
CCTV Cameras	124 147	(62 430)	61 717

Reconciliation of property, plant and equipment - 2025

	Opening balance	Depreciation	Closing balance
CCTV Cameras	197 225	(73 079)	124 147

3. Trade and other receivables

Accounts receivable	18 816	13 812
VAT	655	1 188
	19 471	**15 000**

4. Cash and cash equivalents

Cash and cash equivalents consist of:

Bank balances	3 800 141	2 916 832

5. Current tax receivable (payable)

Normal tax	(39 232)	-

Net current tax receivable (payable)

Current liabilities	(39 232)	-

6. Other NDR

Non-distributable reserves	3 842 097	3 055 979

7. Revenue

Revenue - Additional Rates Recieved	5 221 676	4 959 013
Revenue - Additional Rates Retention Recieved	537 606	252 178
	5 759 282	**5 211 191**

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand	2026	2025
8. Auditor's remuneration		
Fees	24 460	20 340
9. Finance income		
Interest revenue	197 596	-
10. Taxation		
Major components of the tax expense		
Current taxation		
South African normal tax - year	39 232	-
Reconciliation of the tax expense		
Accounting surplus	825 351	322 902
Tax at the applicable tax rate of 27% (2025: 27%)	222 845	87 184
Tax effect of adjustments on taxable income		
Exempt income		
Exempt income	(183 553)	(87 184)
	39 292	**-**
Non provision of tax		
No provision has been made for 2025 tax as the company is exempt from income tax under section 10(1)(e)(i)(cc) of the Tax Act.		
11. Cash generated from (used in) operations		
Net surplus before taxation	825 351	322 903
Adjustments for:		
Depreciation, amortisation, impairments and reversals of impairments	62 430	73 079
Investment income	(197 596)	-
Changes in working capital:		
(Increase) decrease in trade and other receivables	(4 471)	5 372
Increase (decrease) in trade and other payables	-	(520 067)
	685 714	**(118 713)**
12. Related parties		
Related party balances and transactions with other related parties		
Related party transactions		
Amounts received from the City of Cape Town		
Revenue services rendered	5 221 676	4 959 013
Revenue retention refunded	537 606	252 178

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

Figures in Rand	2026	2025

13. Going concern

The annual financial statements have been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business.

14. Fruitless, unauthorised, irregular and wasteful expenditure

Unauthorised expenditure refers to any spending by the CID that doesn't comply with its approved budget or relevant regulations. This includes overspending, using funds for purposes other than those originally approved. No such expenditure was identified.

DETAILED INCOME STATEMENT

Figures in Rand	Notes	2026	2025
Revenue			
Revenue - Additional Rates Recieved		5 221 676	4 959 013
Revenue - Additional Rates Retention Recieved		537 606	252 178
	7	**5 759 282**	**5 211 191**
Operating expenses			
Accounting and taxation fees		(24 400)	(22 625)
Administration and management fees		(930 000)	(865 800)
Advertising costs		(9 824)	(5 256)
Auditors remuneration	8	(24 460)	(20 340)
Bank charges		(2 127)	(2 100)
Cleansing services		(610 418)	(589 553)
Depreciation		(62 430)	(73 079)
Environmental upgrading		(19 103)	(58 272)
Insurance		(3 487)	(3 487)
Marketing & Promotions		(2 901)	-
Motor vehicle expenses		-	(10 000)
Office rental		(164 303)	(142 388)
Projects - Pop-up park		(50 361)	(72 906)
Public Safety - CCTV Monitoring Service		(140 400)	(145 200)
Public safety		(3 016 020)	(2 806 128)
Repairs and maintenance		(20 646)	(1 900)
Secretarial duties		(8 260)	(3 630)
Social upliftment		(21 750)	-
Urban Maintenance		(20 637)	(65 625)
		(5 131 527)	**(4 888 289)**
Operating profit		**627 755**	**322 902**
Finance income	9	197 596	-
Profit before taxation		**825 351**	**322 902**
Taxation	10	(39 232)	-
Surplus for the year		**786 119**	**322 902**

The supplementary information presented does not form part of the annual financial statements and is unaudited