TUHF Limited

(Registration number 2007/025898/06)

Annual Financial Statements for the year ended 31 March 2024

General Information

Item	Description
Country of incorporation and domicile	South Africa
Nature of business and principal activities	The main business of the company is to provide commercial property finance in the form of long-term loans secured by mortgage collateral to finance entrepreneurs for the purchase, construction and improvement of property with the aim to provide affordable residential accommodation in South Africa.
Directors	C Coovadia JF Howard B Mapongwana S Bolipombo P Kadi R Wesselo PGN Jackson IL Roodt
Business address	12th Floor, West Wing Libridge Building 25 Ameshoff Street Braamfontein 2001
Postal address	PO Box 30872 Braamfontein 2017
Holding company	TUHF Holdings Limited incorporated in South Africa
Ultimate Holding Company	TUHF21 NPC incorporated in South Africa
Auditor	Deloitte & Touche
Secretary	Celiwe Rahlagane
Company registration number	2007/025898/06
Level of assurance	These financial statements have been audited in compliance with the applicable requirements of the Companies Act 71 of 2008 of South Africa.
Preparer	The annual financial statements were internally compiled by: Imke Kotzé CIMA (SA) following the detailed workings provided by Chantelle de Jongh CIMA (SA), including a company working file for disclosure. An overall review was performed by the CFO Ilona Roodt, CA (SA).
Issued	31 July 2024

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Audit and Risk Committee Report

The audit and risk committee (the committee) is pleased to present its report to the shareholders of TUHF Limited as required in terms of section 94(7) of the Companies Act 71 of 2008.

Members of the Audit and Risk Committee

The members of the audit and risk committee are all non-executive directors of the group and include:

Name	Designation	Changes
R Emslie	Independent non-executive	
B Mapongwana	Non-executive	Resigned 31 March 2024
S Bolipombo	Non-executive	
T Adler	Non-executive	Appointed 1 April 2024
NP Tetyana	Independent non-executive	Appointed 1 April 2024
V Ramokgopa	Non-executive	Resigned 28 June 2024

The committee has the financial and commercial expertise and experience to properly execute its duties and responsibilities. The external audit partner and representative of the internal auditors attend the meetings by invitation. Both external and internal auditors present formal reports to the committee.

Duties and responsibilities

The committee's duties and responsibilities are set out in the audit and risk charter approved by the TUHF Limited board and reviewed from time to time, as well as in terms of the Companies Act. The committee has regulated its affairs in compliance with this charter. The committee assists the Group's boards in discharging their fiduciary and corporate governance responsibilities in relation to:

- the safeguarding of assets;
- the operation of adequate systems and controls, including business continuity plans;
- the adequacy and effectiveness of financial, audit, compliance and IT-related control matters;
- preparation of statutory financial reporting and financial statements;
- developing and sustaining the Group's compliance framework and process;
- prioritising and ranking risks facing the Group and understanding their causes and consequences; and
- focus on key risk areas such as the IFRS 9 expected credit loss model including the underlying assumptions and process of identifying significant increase in credit risk.

A risk management framework has been established and approved by the Board, managing risk to the Group through a bottom up approach where risk champions monitor and report on key risks. The process is managed by the Executive Committee and is reported to the Audit and Risk Committee and the Board.

During the year under review, the committee held eight meetings.

The committee is satisfied with the quality, effectiveness, independence and objectivity of Deloitte & Touche as the external auditors.

At the forthcoming annual general meeting to be held on 1 October 2024 the committee will propose that Deloitte & Touche be the Group auditors for the 2025 financial year. This appointment will comply with the Companies Act.

Summary of key focus areas and achievements

The committee:

- monitored the ongoing impact of the economic environment on the business and specifically on the IFRS 9 Model and its implementation, and approved projects reflecting a significant increase in credit risk;
- monitored the watchlist and the per project review;
- monitored the implementation of the improved IFRS 9 ECL process, governance and calculation enhancements;
- monitored key risks in the group including liquidity risk, credit risk, macroeconomic risks and operational risk and reported to Board under the governance framework;
- monitored the progress in planning for the 2024 annual external audit for the Group;
- monitored the progress in implementing and reporting on approved covenants for the financial period to 31 March 2024;
- reviewed the Integrated Annual Report and recommended it to the board for approval;
- considered the role of the Audit & Risk Committee "ARC" relative to the Assets and Liabilities Committee, "ALCO" as regards Group Risk Management and recommended the consolidation of the Risk Management role in the Risk and Capital Management Committee "GRCMC" that replaces the ALCO from 1 April 2024;
- concluded that IFRS 9 is a Key Audit Matter and consequently will be discussed at both ARC and GRCMC in 2024/2025.
- reviewed and approved the 2024 external audit plan with the following audit key focus areas;

  - Internal controls;
  - Expected credit loss methodologies and how these are applied;
  - TUHF's significant risks and fraud risks;
  - Related party transactions and balances; and
  - Compliance with rules and regulations.

- The following internal audits were conducted during 2023/2024 financial year,

  - Internal Financial Controls Review (Good);
  - Cyber review (Defined Level of Maturity Acceptable);
  - Data Migration Review (Needs Improvement);
  - Human Resources (Satisfactory);

The internal audit plan for the financial year ended March 2025 was approved together with the following internal audits,

- Annual internal financial control review;
- IT Cyber review;
- Data Migration Review – Follow Up;
- Liquidity Management Review;
- Arrears Management Process;
- Compliance – FIC Review of RMCP;

The committee reviewed

- The quarterly management accounts and commentary report, the annual financial statements and accounting policies and integrated annual report;
- the draft management accounts for the year ended March 2024, focusing on investment property valuation, deferred tax, cash management, derivatives, other operating income and other gains / losses
- the internal audit reports and recommendations on the state of the Group's internal financial controls, credit risk management process and portfolio management;
- the external auditor's March 2024 audit plan; highlighting key audit matters, such as IFRS 9;

- the annual financial statements and recommended them to the board for approval;
- the risk register / assessments and risk management processes in the Group including:
  - strategies and managing processes for the Risk Management framework;
  - the progress in the finalization of new covenants, engagements with funders and overall covenant management;
  - market risk and the effect of negative macro-economic developments and the necessity of monitoring these effects as the outcome becomes more certain; and
  - operational risks particularly in areas within the business that can further improve;
  - the Group Risk Management and Governance Internal Review and recommended the findings to Board;
  - political risk broadly and how the areas in which the company operates is impacted;

The review of the application of the King IV principles was further assessed during the 2024 financial year. Some amendments and updates to the sub-committees' terms of reference, governance policies and codes to align them to recommended practices have been made. Additional improvements will continue to be introduced such as the changes to the audit, group risk and capital management and other relevant committees in line with the recommended practices.

In discharging its responsibilities during the year under review, the committee has not found or become aware of any material failures, irregularities or misstatements affecting the Group's internal controls, structures and systems. This includes financial controls, accounting policies and controls, and reporting, incorporating the maintenance and improvement of accounting and control systems.

Internal auditor

The committee has evaluated the role, independence and effectiveness of the internal auditor, KPMG, and is satisfied that their performance meets requirements of the Group’s risk management system.

Statutory reporting

The committee has evaluated the consolidated and separate annual financial statements of the group for the year ended 31 March 2024. Based on the information provided to the committee, it is of the opinion that the group complies in all respects with the requirements of the Companies Act, the International Financial Reporting Standards and all other applicable legislation.

Internal financial functions

The Board of the Group has delegated the responsibility for the oversight of the financial reporting to the committee. The committee has taken responsibility for the governance of financial reporting, internal and external audits, and internal controls and policies.

The competency, skills and resources of the finance function required by the Group has been assessed, and the committee is satisfied that the finance function requirements are adequate and appropriate.

The committee is satisfied that the internal controls of the Group operated effectively during the year ended 31 March 2024.

The committee also provides reasonable assurance that the financial records for the preparation of the annual financial statements can be relied upon.

Chief financial officer

The committee has, under review, affirmed that Ms. Ilona Roodt has the expertise and experience to undertake the duties and responsibilities of the chief financial officer.

Company secretary

The committee has satisfied itself that the company secretary, Celiwe Rahlagane, has the appropriate competence and experience and will maintain an arm’s-length relationship with directors.

King IV register

The application of the King IV Code is undertaken by the Group and disclosed in the consolidated financial statements of TUHF Limited and TUHF Holdings Limited, and in the TUHF21 NPC Integrated Annual Report:

http://www.tuhf.co.za/investorrelations/#tuhf-limited.

Recommendation of the annual financial statements

The committee has fulfilled its oversight role regarding the reporting process for the consolidated and separate annual financial statements and being satisfied with the integrity of this report, recommends that the annual financial statements be approved by the board of directors.

Robert Emslie
Chairman Audit Committee
31 July 2024

Director's Responsibility and Approval

The directors are required in terms of 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 group 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 International Financial Reporting Standards (IFRS). The external auditor is engaged to express an independent opinion on the annual financial statements.

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

The directors acknowledge that they are ultimately responsible for the system of internal financial control established by the group and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the board of directors 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 group and all employees are required to maintain the highest ethical standards in ensuring the group’s business is conducted in a manner that in all reasonable circumstances is above reproach. The focus of risk management in the group is on identifying, assessing, managing and monitoring all known forms of risk across the group. While operating risk cannot be fully eliminated, the group endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.

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

The directors have reviewed the group’s cash flow forecast for the year to 31 March 2025 and, in light of this review and the current financial position, they are satisfied that the group has access to adequate resources to continue in operational existence for the foreseeable future.

The external auditor is responsible for independently auditing and reporting on the group's annual financial statements. The annual financial statements have been examined by the group's external auditor and their report is presented on pages 14 to19.

The directors' report on pages 9 to 13 and annual financial statements set out on pages 20 to 76 which have been prepared on the going concern basis, were approved by the board of directors on 31 July 2024 and were signed on their behalf by:

C Coovadia	PGN Jackson
Director	Director
31 July 2024	

Company Secretary's Certification

In terms of Section 88(2)(e) of the Companies Act 71 of 2008, as amended, I certify that the group has lodged with the Commissioner all such returns as are required of a public company in terms of the Act and that all such returns are true, correct and up to date.

Celiwe Rahlagane

Johannesburg

31 July 2024

Director's Report

The directors have pleasure in submitting their report on the annual financial statements of TUHF Limited and it's controlled entities for the year ended 31 March 2024.

1. Incorporation

The company was incorporated in South Africa on 11 September 2007 and obtained its certificate to commence business on the same day.

2. Nature of business

The main business of the company is to provide commercial property finance in the form of long-term loans secured by mortgage collateral to finance entrepreneurs for the purchase, construction and improvement of property in South African inner-city and in-city areas.

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

3. Review of financial results and activities

The consolidated and separate annual financial statements have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board and the requirements of the Companies Act 71 of 2008 of South Africa. 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 group are set out in these consolidated and separate annual financial statements.

4. Share capital

4.1 TUHF Limited Company

	Number of shares	
Authorised	**2024**	**2023**
Ordinary shares	40,000,000	40,000,000

	R	R	Number of shares	
Issued	**2024**	**2023**	**2024**	**2023**
Ordinary shares	1,428	1,428	100	100
	1,428	**1,428**	**100**	**100**

There have been no changes to the authorised or issued share capital during the year under review.

4.2 Controlled entities

Number of shares	TUHF Urban Finance (RF) Limited		Vuselela Warehouse SPV (RF) Proprietary Limited		Vuselela Collections SPV (RF) Proprietary Limited		Urban Ubomi 1 (RF) Limited	
Authorised	**2024**	**2023**	**2024**	**2023**	**2024**	**2023**	**2024**	**2023**
Ordinary shares	100	100	1,000	1,000	1,000	1,000	1,000	1,000
Preference shares	100	100	1	1	-	-	1	1

Issued	Number of shares 2024	Number of shares 2023	TUHF Urban Finance (RF) Limited* 2024 R	TUHF Urban Finance (RF) Limited* 2023 R	Vuselela Warehouse SPV (RF) Proprietary Limited** 2024 R	Vuselela Warehouse SPV (RF) Proprietary Limited** 2023 R	Vuselela Collections SPV (RF) Proprietary Limited *** 2024 R	Vuselela Collections SPV (RF) Proprietary Limited *** 2023 R	Urban Ubomi 1 (RF) Limited **** 2024 R	Urban Ubomi 1 (RF) Limited **** 2023 R
Ordinary Shares	100	100	100	100	100	100	100	100	100	100

*The shares in TUHF Urban Finance (RF) Limited are held by the TUHF Urban Finance Owner Trust

**The shares in Vuselela Warehouse SPV (RF) Proprietary Limited are held by the Vuselela Warehouse SPV Owner Trust.

***The shares in Vuselela Collections SPV (RF) Proprietary Limited are held by the Vuselela Collections SPV Owner Trust.

****The shares in Urban Ubomi 1 (RF) Limited are held by The Urban Ubomi 1 Issuer Owner Trust.

4.3 Preference shares

TUHF Limited holds preference shares in TUHF Urban Finance (RF) Limited (R10), Vuselela Warehouse SPV (RF) Proprietary Limited (R0,01) and Urban Ubomi 1 (RF) Limited (R0,01) - in terms of which the final distribution of profits will flow to TUHF Limited.

5. Dividends

The board of directors do not recommend the declaration of a dividend for the year.

6. Conditional share plan

The Group has a Conditional Share Plan (CSP) from which conditional share awards are granted to senior employees of TUHF Limited.

The awards granted are subject to a performance management system and are measured over a three year performance period. The performance conditions of the awards are determined by the management of the employing companies (presently only TUHF Limited) for each of the performance years by means of a performance management assessment (Performance Contract).

For each of the financial years covering the performance period, the performance level of the Performance Contract will be reviewed. At the end of the performance periods the Performance Contract will be finalised. The company's Remuneration Committee, together with the management of TUHF Limited, will examine the extent to which performance conditions have been satisfied and determine the awards that employees will be entitled to. The awards decided upon will be vested over a period of three years in equal numbers. The board has approved that 10% of the shares in issue is available for award and vesting to the employee share scheme.

A new issuance under the Conditional Share Plan was approved by the Board in 2021 and 2024. Shares will vest from 2024 to 2029. In terms of the scheme rules the remaining staff shares will vest between 2026 and 2029.

Shares vested as at 31 March	Number of shares 2024	Number of shares 2023
-Total shares vested to date held by staff	3,220,397	3,286,405
-Treasury shares held by TUHF Limited	1,548,867	1,482,859
	4,769,264	**4,769,264**

7. Directorate

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

Directors	Designation
C Coovadia	Non-executive
JF Howard	Non-executive
B Mapongwana	Non-executive
S Bolipombo	Non-executive
P Kadi	Non-executive
R Wesselo	Independent non-executive
PGN Jackson	Executive
IL Roodt	Executive

8. Directors' interests in contracts

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

9. Holding company

The Group's holding company is TUHF Holdings Limited which holds 100% (2023 :100%) of the Group's equity. TUHF Holdings Limited is incorporated in South Africa.

10. Ultimate holding company

The Group's ultimate holding company is TUHF21 NPC which is incorporated in South Africa.

11. Borrowing powers

Borrowing capacity is determined by the directors in terms of the Memorandum of Incorporation, from time to time.

The company has concluded a process of reviewing all facility covenants and has implemented the approved covenants for all borrowers. The covenants are based on the Basel III framework that the company has voluntarily adopted. The covenants are measured at TUHF Holdings Limited, holding company level but in addition, each funder has facility covenants relevant to their pool of loan assets.

At 31 March 2024 all funders have agreed to the new Basel III covenants and contracting for the new covenants is concluded and the company is not in breach of the Basel III or pool covenants.

The funding structures of the Group have changed over the past three years and the role of TUHF Limited is evolving. TUHF Limited originates new loan assets, and a separate warehouse holds loan assets for securitisation. Management estimate that up to 70% of the group funding requirements will in future be sourced through the capital markets. The Basel III covenants were approved by the Board on 2 June 2022.

The Group has three structured finance transactions, two of which are listed, being Urban Ubomi 1 (RF) Limited and TUHF Urban Finance (RF) Limited. No covenants were breached in the structured finance transactions.

12. Events after the reporting period

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

13. Auditors

Appointment and Independence of the external auditor

The Audit and Risk Committee is satisfied with the quality, effectiveness, independence, and objectivity of Deloitte & Touche as the external auditors and Nokuthula Mavuso as the designated auditor and the Committee approved Deloitte & Touche’s terms of engagement and the fees.

At the forthcoming AGM to be held on 1 October 2024 the committee will propose Deloitte & Touche as the Group auditors and Nokuthula Mavuso as the designated auditor for the 2025 financial year. This appointment will comply with the Companies Act.

14. Funding

A securitisation funding structure raising R 500 million was implemented in December 2018. A further tap issuance of R150 million was raised in October 2019. TUHF Limited is the originator in this capital market scheme and retains the role of servicer and administrator. The issuer, TUHF Urban Finance (RF) Limited is a bankruptcy remote company, independently owned by the TUHF Urban Finance Owner Trust.

The structure is now in the period where through the priority of payments all excess cash is used to repay capital and interest on the notes. Quarterly redemption of all the notes takes place on a pro-rata basis after interest is paid. Neither the cumulative non-performing loan trigger or excess spread trigger has been breached since inception. Should a breach take place for two consecutive quarters, notes would begin to redeem sequentially in order of seniority. The structure margin step up date is 31 January 2025, at which date the notes will be re-financed.

A second securitisation structure was implemented in March 2021, whereby the group raised an additional R609 million in funding through the capital markets. Three additional tap issuances have occurred since the first issuance, raising a further R1,028 billion. The proceeds are applied to the revolving facility with Standard Bank to the extent that qualifying assets have been purchased. This complied with the requirements of the facility to allow for the facility availability period to be extended for a further 12 months, with the total facility now at R1 billion. TUHF Limited is the originator in this capital market scheme and retains the role of servicer and administrator. The issuer, Urban Ubomi 1 (RF) Limited is a bankruptcy remote company, independently owned by the Urban Ubomi 1 Issuer Owner Trust.

The R1 billion senior revolving facility approved by Standard Bank of South Africa in January 2020 uses the funding to acquire assets from TUHF Limited. TUHF Limited is the originator in this capital market scheme and retains the role of servicer and administrator. Vuselela Warehouse SPV (RF) Proprietary Limited is a bankruptcy remote company, independently owned by the Vuselela Warehouse Owner Trust. During 2024, R300 million of the facility has been made available to issue Commercial Property Finance Guarantees.

The liquidity mismatch pertaining to the period up to five years after reporting date will be managed by refinancing interest bearing liabilities. The 12-month mismatch at 31 March 2024 is negative R154 million, which is a manageable level in relation to the current funding base.

A R200 million new facility was approved and is in the process of being contracted with Nedbank in 2024.

A R1.2 billion facility is under negotiation with an International Finance Corporation. The due diligence is complete and contracting for the facility is currently underway.

A new securitisation transaction through Urban Ubomi 2 is planned for the 2024 calendar year, aiming to raise between R800 million and R1 billion.

15. Secretary

The company secretary is Celiwe Rahlagane.

16. Going concern

The directors believe that the company has adequate financial resources to continue in operation for the foreseeable future and accordingly the 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.

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INDEPENDENT AUDITOR'S REPORT
To the Shareholders of TUHF Limited

Report on the Audit of the Consolidated and Separate Financial Statements

Opinion

We have audited the consolidated and separate financial statements of TUHF Limited and its subsidiaries ("the Group and Company") set out on pages 21 to 76, which comprise the consolidated and separate statements of financial position as at [year end date], and consolidated and separate statements of profit or loss and other comprehensive income, the consolidated and separate statements of changes in equity and the consolidated and separate statements of cash flows for the year then ended, and notes to the consolidated and separate financial statements, including a summary of material accounting policy information.

In our opinion, the consolidated and separate financial statements present fairly, in all material respects, the consolidated and separate financial position of the Group and Company as at 31 March 2024 and their consolidated and separate financial performance and consolidated and separate cash flows for the year then ended in accordance with IFRS Accounting Standards 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 (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the consolidated and separate Financial Statements* section of our report. We are independent of the Group and 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' (IESBSA) *International Code of Ethics for Professional Accountants (including International Independence Standards)* (IESBA code). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated and separate financial statements of the current period. These matters were addressed in the context of our audit of the consolidated and separate financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter	How the matter was addressed in the audit
Expected Credit Losses on loans and advances	
IFRS 9 Financial Instruments requires the recognition of expected credit losses ("ECL") on loans and advances. The ECL on loans and advances, has been identified as a Key Audit Matter ("KAM") due to the magnitude of the loans and advances and the inherent uncertainty and level of significant judgement applied by management in determining the ECL. Models used to determine the credit provisions can be complex, and inputs used may not be fully observable. The key areas of significant judgement applied by management in the ECL calculations include the following: • The evaluation of significant increase in credit risk ("SICR") and the resultant staging of the loans as stage 1, 2 or 3 in accordance with the requirements of IFRS 9. • Incorporating macro-economic inputs and forward-looking information into the assessment and ECL measurement. • Input assumptions applied to estimate the probability of default ("PD"), exposure at default ("EAD") and loss given default ("LGD") within the ECL measurement; and • The valuation of collateral, and • The stage 3 templates for computing the ECL provision is subject to significant judgements in determining the expected net proceeds on sale of the property.	To address the KAM we completed the following audit procedures: • We identified, obtained an understanding of, and tested the design and implementation of relevant controls relating to the approval of the credit facilities, the governance processes in place around credit models, inputs and the collateral valuations; the credit forums where key judgements are considered, reviewed, challenged and approved and governance processes over out-of-model adjustments. • In the evaluation of SICR and the resultant classification of the loans as stage 1, 2 or 3 in accordance with the requirements of IFRS 9: a) We selected a sample of exposures and assessed whether the stage classification of these exposures is appropriate in terms of the requirements of IFRS 9. b) We inspected the minutes of the arrears and problematic meetings to assess the classification of those clients that have been identified as being in arrears and being problematic and whether management's classification of these loans as a result of identified SICR is appropriate. c) We assessed the items that were included in the watchlist, held discussion with management to understand the reasons for the clients being placed on the watchlist and assessed whether those clients were adequately identified as presenting a possible SICR trigger and therefore being adequately classified as state 2 in terms of the requirements of IFRS 9.

Key Audit Matter	How the matter was addressed in the audit
	• In the evaluation of the input assumptions applied to estimate the probability of default ("PD"), exposure at default ("EAD") and loss given default ("LGD") and the Incorporation of macro-economic inputs and forward-looking information into the assessment and ECL measurement, we included the involvement of our specialists in quantitative and credit modelling skills in performing the following procedures: a) Assessment of methodologies for compliance with IFRS 9 and testing of assumptions in response to the relevant risks of material misstatement identified; b) Reperformance of management's calculation of model parameters (i.e. PD, LGD, and EAD); c) Reperformance of management's calculation of the ECL allowance as at 31 March 2024; d) Assessing how management have taken the macro-economic factors and forward-looking information, considering market related data, into account in the determination of the ECL; and e) Assessing, in conjunction with the audit team, the completeness and accuracy of data used in the model. • For a sample of properties held as collateral, we performed the following procedures to test the fair value of the collateral: a) We benchmarked the rental streams and capitalisation rates used to value the collateral against market related data; and b) We assessed the reasonability of the haircuts applied to the valuation of the property.

Key Audit Matter	How the matter was addressed in the audit
	• In assessing the accuracy of the Stage 3 Out of Model ECL, we obtained and challenged management on the supporting documentation provided to support the judgemental inputs that are used in deriving the final ECL number. We assessed the adequacy of the disclosures in the consolidated and separate financial statements in accordance with IFRS 9 and IFRS 7. Based on the procedures described above, our audit evidence was consistent with the inputs in the ECL on loans and advances which were found to be within an acceptable range in the context of IFRS 9. In respect of the review of the sufficiency and completeness of disclosures, we found the disclosures to be consistent with the provisions of IFRS Accounting Standards in all material respects.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the document titled "TUHF Limited Annual Financial Statements for the year ended 31 March 2024" which includes the Directors' Report as required by the Companies Act of South Africa. The other information does not include the consolidated and separate financial statements and our auditor's report thereon.

Our opinion on the consolidated and separate 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 consolidated and separate financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated and separate 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 Consolidated and Separate Financial Statements

The directors are responsible for the preparation and fair presentation of the consolidated and separate financial statements in accordance with IFRS Accounting Standards 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 consolidated and separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated and separate financial statements, the directors are responsible for assessing the Group's and 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 Group and/or Company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Consolidated and Separate Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated and separate 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 ISAs 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 consolidated and separate financial statements.

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

- Identify and assess the risks of material misstatement of the consolidated and separate 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 Group's and 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 Group's and 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 consolidated and separate 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 Group or the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated and separate financial statements, including the disclosures, and whether the consolidated and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

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.

DocuSigned by:
Deloitte & Touche
A05ADE9F9F994BC...

Deloitte & Touche
Registered Auditor
Per: Nokuthula Mavuso
Partner

07 August 2024

5 Magwa Crescent
Waterfall City
Waterfall
2090

Statement of Financial Position as at 31 March 2024

		Group		Company	
	Note(s)	2024	2023	2024	2023
		R		R	
Assets					
Cash and cash equivalents	5	211,089,621	162,562,904	38,855,978	1,018,718
Amounts paid to attorneys held in trust	6	-	21,903,140	-	21,903,140
Current tax receivable		1,387,911	2,355,542	426,493	2,075,536
Loans and advances	7	3,865,348,517	3,532,521,836	1,188,097,093	1,113,877,075
Trade and other receivables	8	37,079,432	18,353,373	45,166,218	18,935,359
Derivative assets	9	20,104,550	25,577,358	18,850,004	24,096,710
Investment properties	10	83,790,447	28,000,000	83,790,447	28,000,000
Investment in holding company	11	10,516,807	9,178,906	10,516,807	9,178,906
Loans to group companies	12	33,511,285	21,651,994	335,289,102	256,158,716
Unlisted investments	13	23,611,188	23,172,170	52,276,940	64,833,040
Equipment	14	1,779,124	2,178,485	1,779,124	2,178,485
Right-of-use-asset	15	7,257,048	10,731,024	7,257,048	10,731,024
Intangible assets	16	13,874,314	5,339,650	13,874,314	5,339,650
Deferred tax asset	17	53,363,824	37,778,940	49,351,043	35,346,233
Assets		**4,362,714,068**	**3,901,305,322**	**1,845,530,611**	**1,593,672,592**
Equity capital and reserves					
Share capital	18	9,990,828	9,990,828	9,990,428	9,990,428
Non-distributable reserve	19	157,499,759	157,499,759	157,499,759	157,499,759
Retained earnings		165,764,247	163,341,808	82,561,607	105,713,633
Equity capital and reserves		**333,254,834**	**330,832,395**	**250,051,794**	**273,203,820**
Liabilities					
Lease liability	15	9,446,112	13,016,748	9,446,112	13,016,748
Loans from group companies	12	124,201,382	118,506,415	124,201,382	118,506,415
Trade and other payables	20	21,199,900	20,569,223	19,228,363	18,654,557
Financial liabilities	21	3,857,798,195	3,394,542,975	1,428,419,669	1,149,833,734
Derivative liabilities	9	3,068,833	14,176,057	2,999,628	14,176,057
Share based payment liability	22	11,183,663	6,281,261	11,183,663	6,281,261
Current tax payable		2,561,149	3,380,248	-	-
Liabilities		**4,029,459,234**	**3,570,472,927**	**1,595,478,817**	**1,320,468,772**
Total Equity and Liabilities		**4,362,714,068**	**3,901,305,322**	**1,845,530,611**	**1,593,672,592**

The accompanying notes form an integral part of these consolidated annual financial statements.

Statements of Profit or Loss and Other Comprehensive Income

		Group		Company	
	Note(s)	**2024**	**2023**	**2024**	**2023**
		R		**R**	
Interest income	23	576,713,002	412,502,899	224,835,955	197,780,771
Interest expense	24	(423,795,392)	(303,924,642)	(172,898,342)	(148,689,548)
Expected credit loss	25	(32,872,692)	(14,179,422)	(13,204,424)	(17,676,586)
Gains/(losses) arising from deregonised assets	26	(18,874,133)	-	(17,823,151)	-
Income from lending activities		**101,170,785**	**94,398,834**	**20,910,038**	**31,414,636**
Other operating income	27	6,898,808	6,687,991	38,435,627	24,526,798
Other operating gains /(losses)	28	41,266,185	(1,638,534)	41,831,034	(1,901,724)
Operating expenditure	29,30	(146,649,298)	(128,721,709)	(138,333,537)	(121,734,277)
Profit (loss) before taxation		**2,686,480**	**(29,273,418)**	**(37,156,838)**	**(67,694,567)**
Taxation	31	(264,041)	7,544,834	14,004,811	18,216,449
Total profit/(loss) for the year		**2,422,439**	**(21,728,584)**	**(23,152,027)**	**(49,478,118)**

The accompanying notes form an integral part of these consolidated annual financial statements.

Statement of Changes in Equity

Group

	Share capital and premium	Non-distributable reserve	Retained income	Total Equity
	R	R	R	R
Balance at 1 April 2022	**9,990,828**	**157,499,759**	**185,070,392**	**352,560,979**
Total loss for the year	-	-	(21,728,584)	(21,728,584)
	-	-		-
Balance at 1 April 2023	**9,990,828**	**157,499,759**	**163,341,808**	**330,832,395**
Total profit for the year	-	-	2,422,439	2,422,439
Balance at 31 March 2024	**9,990,828**	**157,499,759**	**165,764,247**	**333,254,834**
Note(s)	18	19		

Company

	Share capital and premium	Non-distributable reserve	Retained income	Total Equity
	R	R	R	R
Balance at 1 April 2022	**9,990,428**	**157,499,759**	**155,191,751**	**322,681,938**
Total loss for the year	-	-	(49,478,118)	(49,478,118)
Balance at April 2023	**9,990,428**	**157,499,759**	**105,713,633**	**273,203,820**
Total loss for the year	-	-	(23,152,027)	(23,152,027)
Balance at 31 March 2024	**9,990,428**	**157,499,759**	**82,561,606**	**250,051,793**
Note(s)	18	19		

The accompanying notes form an integral part of these consolidated annual financial statements.

Statement of Cash Flows

		Group		Company	
	Note(s)	2024	2023	2024	2023
		R		R	
Interest income		559,112,511	409,426,337	167,469,546	162,822,701
Rental income		1,687,391	863,348	1,687,391	863,348
Interest expenses		(379,767,915)	(260,959,665)	(132,967,571)	(118,478,090)
Tax paid		(17,349,438)	(9,953,576)	-	-
Cash received from clients		29,372	50,491	-	-
Cash paid to suppliers and employees		(157,618,037)	(128,645,533)	(152,213,254)	(124,124,043)
Management fees		264,978	274,127	28,463,963	21,301,507
Net movement in advances		(378,809,931)	(146,451,939)	(109,488,196)	569,636,286
Tax refund received		1,528,241	1,696,774	1,528,241	-
Bad debts recovered		3,826,130	928,377	3,826,130	928,377
Sundry Income		-	762,020	-	762,020
Cash flow from operating activities		**(367,096,698)**	**(132,009,237)**	**(191,693,750)**	**513,712,105**
Purchase of equipment		(660,445)	(1,237,759)	(660,445)	(1,237,759)
Proceeds from disposal of equipment		42,720	35,053	42,720	35,053
Purchase of other intangible assets		(11,491,880)	(2,791,902)	(11,491,880)	(2,791,902)
Purchase of investment properties		(11,790,533)	-	(11,790,533)	-
Capital expenditure on investment properties		(11,566,001)	(770,572)	(11,566,001)	(770,572)
Purchase of properties in possession		-	(1,136,169)	-	(1,136,169)
Sale of properties in possession		-	1,095,505	-	1,095,505
Repayment received E Class Note		-	-	18,970,860	16,169,779
Dividends received		-	286,988	8,937,358	286,988
Cash flow from investing activities		**(35,466,139)**	**(4,518,856)**	**(7,557,921)**	**11,650,923**
Proceed on share vesting under CPS		(445,635)	(9,472,460)	(445,635)	(9,472,460)
Derivative collateral held for hedges in place		-	7,390,000	-	7,390,000
Amounts paid to related parties		(93,874,364)	(196,519,657)	(216,538,795)	(188,038,207)
Amounts received from related parties		73,748,753	133,514,066	162,715,596	69,942,150
Principal lease payment		(4,073,347)	(4,665,592)	(4,073,347)	(4,665,592)
Proceeds from financial liabilities		985,361,909	1,133,000,000	391,361,909	-
Repayments of financial liabilities		(521,945,334)	(906,938,204)	(108,766,216)	(441,355,485)
Derivative receipts and payments		(9,585,568)	(16,630,154)	(9,067,721)	(15,609,806)
Cash flow from financing activities		**429,186,414**	**139,677,998**	**215,185,791**	**(581,809,401)**
Total cash movement for the year		26,623,577	3,149,907	15,934,120	(56,446,372)
Cash at the beginning of the year		**184,466,044**	**181,316,139**	**22,921,858**	**79,368,230**
Total cash and cash equivalents at 31 March 2024	5	**211,089,621**	**184,466,044**	**38,855,978**	**22,921,858**

The accompanying notes form an integral part of these consolidated annual financial statements.

*For the purpose of the statement of cash flows, cash and cash equivalents include total cash and amounts paid to attorneys held in trust. The amounts paid to attorneys held in trust are subject to restrictions and are not available to the company or group unless the guarantees are cancelled and therefore has been reclassified as deposits in this financial year for the purpose of the statement of cash flows.

Accounting framework and critical judgements

1. Corporate information

TUHF Limited is a public company incorporated and domiciled in South Africa.

The consolidated and company annual financial statements for the year ended 31 March 2024 were authorised for issue in accordance with a resolution of the directors on 31 July 2024.

1.1 Basis of preparation

The consolidated and company annual financial statements are presented in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board (“IASB”) and Interpretations as issued by the IFRS Interpretations Committee (“IFRIC”), the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee, Financial Pronouncements as issued by the Financial Reporting Standards Council and the Companies Act No 71 of 2008 of South Africa.

The consolidated and company annual financial statements are prepared using historic cost convention, unless otherwise stated in the accounting policies which follow and incorporate the principal accounting policies set out below. The South African Rand is the groups functional currency and all amounts are presented in ZAR.

The consolidated and company statement of financial position is presented in order of liquidity. Reference to the current maturities of these financial assets and liabilities are disclosed in the notes to the consolidated financial statements.

1.2 Going concern

The consolidated and company financial statements are prepared on the going concern basis. 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.

The directors believe that the group 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 group 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 group. 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 group.

1.3 Basis of consolidation

The consolidated annual financial statements incorporate the annual financial statements of the company and all subsidiaries. Subsidiaries are entities (including structured entities) which are controlled by the group.

The group has control of an entity when it is exposed to or has rights to variable returns from involvement with the entity and it has the ability to affect those returns through use of its power to direct the activities of the entity. The results of subsidiaries are included in the consolidated annual financial statements from the effective date of acquisition to the effective date of disposal. Adjustments are made when necessary to the annual financial statements of subsidiaries to bring their accounting policies in line with those of the group.

All inter-company transactions, balances, and unrealised gains on transactions between group companies are eliminated in full on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

1.4 Investments in subsidiaries in the separate financial statements

In the company's separate financial statements, investments in subsidiaries are carried at cost less any accumulated impairment losses.

1.5 Segmental reporting

The executive committee headed by the CEO, has been identified by the group as the chief operating decision maker who is responsible for assessing the performance and allocation of resources of the group.

The identification of reportable segments are determined based on a consideration of products and services, organisational structures, geographical areas, economic and regulatory environments and the separable nature of activities or conversely inherent inter-connectedness and whether these meet the criteria for aggregation.

The chief operating decision maker has determined that no part of the business is regarded as separable from the rest. The business sells a single product, the revenue from one single customer does not exceed 10% of the group's revenues in 2024 and in 2023 and the fact that management assesses information relating to the performance of the single segment on multiple levels and from multiple perspectives all elements are regarded as inter-connected. As such both consolidated and company annual financial statements of TUHF Limited do not require segmental reporting.

2. Significant judgements and sources of estimation uncertainty

The preparation of the consolidated and company financial statements in conformity with IFRS requires management, from time to time, to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. These estimates and associated assumptions are based on experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

2.1 The impact of Macro-Economic factors on IFRS 9 Expected Credit Losses (ECL)

The current economic conditions are considered positive for demand for affordable rental housing nationally with some areas impacted more positively. Non-performing loans, however, remain higher than target levels with significant success achieved in litigation matters coupled with the emergence of new arrears within target levels. The impact of cost of living inflation, high interest rates and unemployment continues to challenge property owners. Property values remain conservative reflecting the twin forces of increased demand and inflation. Overall, investors remain cautious weighing up the risks and opportunities available to them with a moderate increase in investment appetite positively impacting loan book growth in targeted areas.

The group based their ECL estimates on the best available information about past events, using current data, current conditions, and forecasts of economic conditions. In assessing these conditions, consideration has been given both to the impact of delays in resolving projects in arrears and the current high inflation environment particularly the tariff increases in property and service charge taxation by local government balanced with the high interest rate environment that also continues to positively impacts demand for rental housing.

As a result of the remaining uncertainty, it is difficult to incorporate with certainty these residual effects. No further support measures have been extended by the group during the past year and long outstanding matters that arose as a result of the impact of Covid–19 have been successfully resolved in the courts in our favour. Changes in economic conditions have been reflected in macroeconomic scenarios applied and the weightings applied. The performance of the group has been impacted by weak economic growth that prevails in the environment and investor uncertainty.

Another area of significant judgement relates to the migration of accounts between the IFRS 9 staging buckets. Although the group did not grant further relief to selected clients, the mandatory 3-month delay in curing affected the staging. This resulted in stage 3 and stage 2 loans being delayed in their credit rehabilitation. The staging was reviewed by management in conjunction with other factors prior to determining whether accounts would move either to stage 2 or stage 3. The significant increase in credit risk in the portfolio is evaluated on a per project basis as there may be information not yet reflected in the historic data. Consequently, this review enables management to take a conservative view of loans in stage 3 and where necessary to consider other indicators such as client delinquent behavior, delays in construction projects and outstanding municipal arrears.

Sensitivity analysis applicable to 2024

Throughout the 2024-year, collections across the book remained stable and positive but reflected a moderate decline. The biggest impact is due to some delays in the transfer of projects sold and ongoing delays in the resolution of older litigation matters continuing to have a material impact on the performance of the group.

Significant attention was given to improving the process and accuracy of the identification of projects that display a significant increase in credit risk and this risk is incorporated into the IFRS 9 model update process. In addition, ongoing improvements to the model accuracy, management review process, model documentation and governance processes were achieved.

Initial assumptions have been reviewed given the improvements in the identification of SICR and some of the conservatism has been revised relying on historic data to determine inputs. Overall, the calculation remains conservative through the recognition of 50.4% of the collateral based on historic data and a haircut of 49.6% of the valuation amount to reduce the amount considered and increase the ECL (Expected Credit Loss).

To consider FLI (Forward Looking Indicators) additional stresses on the probability of default (PDs) were included, and the outcome is that the PD used for the purpose of the calculation is 1.25 x the actual calculated PD to consider the impact of interest rates, a higher cost of living and conservative property values of 3%.

PD Adjustment factors - 2024	2024	2025	2026
1 - Downturn	143%	118%	118%
2 - Base case	125%	100%	100%
3 - Upturn	107%	82%	82%

Sensitivity analysis applicable to 2023

Throughout the 2023-year, continued improved collections across the book remained an ongoing trend with collections for performing loans at pre-Covid levels. Following the more severe impact in prior years, stability was maintained however, ongoing delays in the resolution of older litigation matters had a material impact on the performance of the group.

Significant attention was given to improving the process and accuracy of the identification of projects that display a significant increase in credit risk and this risk is incorporated into the IFRS 9 model update process. In addition, improvements to the model accuracy, management review process and governance processes were achieved.

Initial assumptions have been reviewed given the improvements in the identification of SICR and some of the conservatism has been revised relying on historic data to determine inputs. Overall, the calculation remains conservative through the recognition of 56% of the collateral based on historic data and a haircut of 44% of the valuation amount to reduce the amount considered and increase the ECL, Expected Credit Loss.

To consider FLI (Forward Looking Indicators) additional stresses on the probability of default, PDs were included, and the outcome is that the PD used for the purpose of the calculation is 1.25 x the actual calculated PD to consider the impact of interest rates, a higher cost of living and property cycle not yet in recovery.

The project and risk screening approach ensures that the risk of default on loans with no arrears is evaluated and a quantitative assessment of the significant increase in credit risk is applied to the ECL through an overlay.

The model considers economic variables such as property prices and interest rates. The interest rate impact has been considered through the forward-looking indicators and is more neutral as demand for rental housing increases during high interest rate environments. The forecast for property values remains conservative with a 3% increase in the next 12 months and a 6% increase thereafter be applied to the collateral.

PD Adjustment factors - 2023	2023	2024	2025
1 - Downturn	143%	118%	118%
2 - Base case	125%	100%	100%
3 - Upturn	107%	82%	82%

2.2 Expected credit losses (ECLs) on loans and advances

TUHF Limited Group

In respect of the ECLs for loans and advances in the non-performing category we reported ECLs of R114,024,414 (2023: R124,317,911).

In respect of the ECLs for loans and advances in the performing category we reported ECLs of R28,311,872 (2023: R29,285,865).

Total expected credit losses, Stage 1, 2 and 3 combined reported are: R142,336,287 (2023: R153,603,776).

In respect of the ECLs for loans and advances, the average of the downturn, base case and upturn scenario is as follows.

Scenario	2024	2023
Downturn	R167,956,818	R181,252,456
Base case	R142,336,287	R153,603,776
Upturn	R116,715,755	R125,955,097

TUHF Limited Company

In respect of the ECL for loans and advances in the non-performing category we reported ECLs of R85,938,268 (2023: R110,014,679).

In respect of the ECL for loans and advances in the performing category we reported ECLs of R12,794,853 (2023: R14,463,831).

Total expected credit losses, Stage 1, 2 and 3 combined reported are: R98,733,121 (2023: R124,478,510).

In respect of the ECLs for loans and advances, the average of the downturn, base case and upturn scenario is as follows.

Scenario	2024	2023
Downturn	R116,505,082	R146,884,642
Base case	R98,733,121	R124,478,510
Upturn	R80,961,159	R102,072,379

2.3 Expected credit losses (ECLs) on intercompany loans

TUHF Limited Group

In respect of the ECLs for loans to group companies in the non-performing category we reported ECLs of R266,084 (2023: R nil).

In respect of the ECLs for loans to group companies in the performing category we reported ECLs of R56,594 (2023: R2,976,118).

Total expected credit losses, Stage 1, 2 and 3 combined reported are: R322,678 (2023: R2,976,118).

In respect of the ECLs for loans to group companies, the average of the downturn, base case and upturn scenario is as follows.

Scenario	**2024**	**2023**
Downturn	R380,760	R3,511,819
Base case	R322,678	R2,976,118
Upturn	R264,596	R2,440,417

TUHF Limited Company

In respect of the ECL for loans to group companies in the non-performing category we reported ECLs of R266,084 (2023: R nil).

In respect of the ECL for loans to group companies in the performing category we reported ECLs of R127,124 (2023: R6,123,909).

Total expected credit losses, Stage 1, 2 and 3 combined reported are: R393,208 (2023: R6,123,909).

In respect of the ECLs for loans to group companies, the average of the downturn, base case and upturn scenario is as follows.

Scenario	**2024**	**2023**
Downturn	R463,985	R7,226,212
Base case	R393,208	R6,123,909
Upturn	R322,430	R5,021,605

2.4 Expected credit losses (ECL's) on loans to third parties

TUHF Limited Group and Company

In respect of the ECL’s for loans to third parties in the non-performing category we reported ECL’s of R140,035 (2023: R nil).

In respect of the ECL’s for loans to third parties in the performing category we reported ECL’s of R nil (2023: R nil).

Total expected credit losses, Stage 1, 2 and 3 combined reported are: R140,035 (2023: R nil).

This loan resulted from a settlement agreement with a client whereby the shortfall from the sale of a property will be repaid by the client. Tuhf Ltd obtained a judgment against the company for the amount owed.

In respect of the ECLs for loans to third parties, the average of the downturn, base case and upturn scenario is as follows.

Scenario	**2024**	**2023**
Downturn	R165,241	RNil
Base case	R140,035	RNil
Upturn	R114,828	RNil

Notes to the Financial Statements

3. New Standards and Interpretations

3.1 Standards and interpretations effective and adopted in the current year

In the current year, the group adopted all the standards and interpretations that are effective for the current financial year.

Standard/ Interpretation:	Effective date:	Impact
Amendments to IAS 1 – Classification of liabilities as current or non-current	1 Jan 2023	No material impact
Amendments to IAS 1 – Classification of liabilities as current or non-current (deferral of effective date)	1 Jan 2023	No material impact
Amendments to IFRS 4 – Extension of Temporary Exemption from Applying IFRS 9	1 Jan 2023	No material impact
Amendments to IFRS 1 and Practice Statement 2 – Disclosure of Accounting Policies	1 Jan 2023	No material impact
Amendments to IAS 12 – Deferred tax related to Assets and Liabilities arising from a Single Transaction	1 Jan 2023	No material impact
Amendments to IAS 8 – Definition of Accounting Estimates	1 Jan 2023	No material impact
Amendments to IFRS 17 – Initial Anticipation of IFRS 17 and IFRS 9 – Comparative Information	1 Jan 2023	No material impact
Amendments to IAS 12 – International Tax Reform – Pillar Two Model Rules	1 Jan 2023	No material impact

3.2 Standards and interpretations not yet effective

The group has chosen not to early adopt the following relevant standards and interpretations, which have been published and are mandatory for the group's accounting periods beginning on or after 01 April 2024 or later periods.

Standard/ Interpretation:	Effective date:	Expected impact:
Amendment to IAS 1 – Non-current liabilities with covenants	1 Jan 2024	Unlikely there will be a material impact
Amendment to IAS 7 and IFRS 7 - Supplier finance	1 Jan 2024	Unlikely there will be a material impact
IFRS 18 Presentation and Disclosure in Financial Statements	1 Jan 2027 (Published 9 April 2024)	The group is yet to assess the impact

4. Risk management

4.1 Capital Risk Management

The group's objectives when managing capital are to safeguard the group's ability to continue as a going concern in order to provide returns for shareholders and to maintain an optimal capital structure to manage the group's cost of capital.

In order to maintain or adjust the capital structure, the group may adjust the amount of dividends paid to shareholders, return capital to the shareholders, issue new shares, issue subordinated debt instruments or sell assets to reduce debt.

Capital Management forms part of the responsibilities of the group's Assets and Liabilities Committee (ALCO), a subcommittee of the board. The group monitors capital with reference to the recently adopted Basel III Capital Adequacy Ratios as well as the Leverage Ratio. The principal governance documents are the ALCO policy framework guidelines and terms of reference document and the risk management framework.

The group has concluded a process of reviewing all facility covenants and has implemented new covenants for all borrowers. The new covenants are based on the Basel III framework that the group and company has voluntarily adopted. The covenants are measured at TUHF Holdings Limited, level but in addition, each funder has facility covenants relevant to their pool of loan assets.

At 31 March 2024 all funders have agreed to the new Basel III covenants, which were not in breach.

4.1 Basel III Covenants results 2024

Basel III Covenants	**Target**	**Actual**	**Achieved**
Tier 1 Common Equity Capital	7.5% or more	12.68%	Yes
Tier 1 Capital Adequacy Ratio	10.0% or more	12.68%	Yes
Total Capital Adequacy	12.5% or more	12.68%	Yes
Tier 1 Leverage Ratio	7% or more	10.41%	Yes
Net Stable Funding Ratio	100% or more	103.40%	Yes

Basel III Covenants	**Target**	**Actual**	**Achieved**
Tier 1 Common Equity Capital	7.5% or more	8.36%	Yes
Tier 1 Capital Adequacy Ratio	10.0% or more	12.87%	Yes
Total Capital Adequacy	12.5% or more	12.87%	Yes
Tier 1 Leverage Ratio	7% or more	11.23%	Yes
Net Stable Funding Ratio	100% or more	101.23%	Yes

Each funder has specific pool covenants and as at 31 March 2024 and all pool covenants were achieved.

The funding structures of the group have changed over the past three years and the role of TUHF Limited is evolving. TUHF Limited originates new loan assets, and the Vuselela Warehouse SPV holds loan assets for securitisation. Management estimate that up to 70% of the group funding requirements will in future be sourced through structured finance transactions executed in the capital markets.

The group currently has three structured finance transactions, two of which are listed, Urban Ubomi 1 (RF) Limited and TUHF Urban Finance (RF) Limited. No covenants were breached in the structured finance transactions.

4.2 Financial Risk Management

The group’s activities expose it to a variety of financial risks such as market risk, credit risk and liquidity risk. Financial risks are identified per the risk management framework in the risk matrix which is reported to the board through the audit and risk committee. Financial risks are managed on a group basis and the responsibility for risk management resides at all levels, from members of the board to individuals throughout the group.

Overall risk management policies and risk appetite is established on a comprehensive, organisation wide basis by senior management and is reviewed where appropriate and approved by the board of directors. There has been no change in how the group assesses or manages its risks from the previous year, but the group has enhanced the risk management process by adopting a risk management framework that was approved by the board in May 2020. In terms of the framework, risks are identified both from within the organisation by designated risk champions and by management through Exco.

4.2.1 Group financial instruments by category

Group - 2024	**Assets**		**Liabilities**		
Financial assets	**Amortised cost**	**Fair value through profit or loss**	**Amortised cost**	**Fair value through profit or loss**	**Total carrying amount**
	R	**R**	**R**	**R**	**R**
Cash and cash equivalents	211,089,621	-	-	-	211,089,621
Net Loans and advances	3,865,348,517	-	-	-	3,865,348,517
Trade and other receivables excl. prepayments	33,114,730	-	-	-	33,114,730
Loans to group companies	33,511,285	-	-	-	33,511,285
Investment in holdings	10,516,807	-	-	-	10,516,807
Unlisted investments	-	23,611,188	-	-	23,611,188
Derivative assets	-	20,104,550	-	-	20,104,550
	4,153,580,960	**43,715,738**	**-**	**-**	**4,197,296,698**
Financial liabilities					**-**
Trade and other payables	-	-	21,199,900	-	21,199,900
Loans from group companies	-	-	124,201,382	-	124,201,382
Interest bearing liabilities	-	-	3,617,251,492	240,546,703	3,857,798,195
Derivative liabilities	-	-	-	3,068,833	3,068,833
	-	**-**	**3,762,652,774**	**243,615,536**	**4,006,268,310**

Group - 2023	**Assets**		**Liabilities**		
Financial assets	**Amortised cost**	**Fair value through profit or loss**	**Amortised cost**	**Fair value through profit or loss**	**Total carrying amount**
	R	**R**	**R**	**R**	**R**
Cash and cash equivalents	162,562,904	-	-	-	162,562,904
Amounts paid to attorneys held in trust	21,903,140	-	-	-	21,903,140
Net Loans and advances	3,532,521,836	-	-	-	3,532,521,836
Trade and other receivables excl. prepayments	17,102,324	-	-	-	17,102,324
Loans to group companies	21,651,994	-	-	-	21,651,994
Investment in holdings	9,178,906	-	-	-	9,178,906
Unlisted investments	-	23,172,170	-	-	23,172,170
Derivative assets	-	25,577,358	-	-	25,577,358
	3,764,921,104	**48,749,528**	**-**	**-**	**3,813,670,632**
Financial Liabilities					**-**
Trade and other payables	-	-	20,569,223	-	20,569,223
Loans from group companies	-	-	118,506,415	-	118,506,415
Interest bearing liabilities	-	-	3,127,088,318	267,454,657	3,394,542,975
Derivative liabilities	-	-	-	14,176,057	14,176,057
	-	**-**	**3,266,163,956**	**281,630,714**	**3,547,794,670**

Company - 2024	Assets		Liabilities		
Financial assets	**Amortised cost**	**Fair value through profit or loss**	**Amortised cost**	**Fair value through profit or loss**	**Total carrying amount**
	R	**R**	**R**	**R**	**R**
Cash and cash equivalents	38,855,978	-	-	-	38,855,978
Net Loans and advances	1,188,097,093	-	-	-	1,188,097,093
Trade and other receivables excl. prepayments	41,208,733	-	-	-	41,208,733
Loans to group companies	335,289,102	-	-	-	335,289,102
Investment in Holdings	10,516,807	-	-	-	10,516,807
Unlisted investments	28,665,752	23,611,188	-	-	52,276,940
Derivative assets	-	18,850,004	-	-	18,850,004
	1,642,633,465	**42,461,192**	**-**	**-**	**1,685,094,657**
Financial liabilities					**-**
Trade and other payables	-	-	19,228,363	-	19,228,363
Loans from group companies	-	-	124,201,382	-	124,201,382
Interest bearing liabilities	-	-	1,250,087,866	178,331,803	1,428,419,669
Derivative liabilities	-	-	-	2,999,628	2,999,628
	-	**-**	**1,393,517,611**	**181,331,431**	**1,574,849,042**

Company - 2023	Assets		Liabilities		
Financial assets	**Amortised cost**	**Fair value through profit or loss**	**Amortised cost**	**Fair value through profit or loss**	**Total carrying amount**
	R	**R**	**R**	**R**	**R**
Cash and cash equivalents	1,018,718	-	-	-	1,018,718
Amounts paid to attorneys held in trust	21,903,140	-	-	-	21,903,140
Net Loans and advances	1,113,877,075	-	-	-	1,113,877,075
Trade and other receivables excl. prepayments	17,690,499	-	-	-	17,690,499
Loans to group companies	256,158,716	-	-	-	256,158,716
Investment in Holdings	9,178,906	-	-	-	9,178,906
Unlisted investments	41,660,870	23,172,170	-	-	64,833,040
Derivative assets	-	24,096,710	-	-	24,096,710
	1,461,487,924	**47,268,880**	**-**	**-**	**1,508,756,804**
Financial liabilities					**-**
Trade and other payables	-	-	18,654,557	-	18,654,557
Loans from group companies	-	-	118,506,415	-	118,506,415
Interest bearing liabilities	-	-	944,240,730	205,593,004	1,149,833,734
Derivative liabilities	-	-	-	14,176,057	14,176,057
	-	**-**	**1,081,401,702**	**219,769,061**	**1,301,170,763**

4.2.2 Fair value estimation

A number of the Group’s accounting policies and disclosures require the measurement of fair values. The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data is available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

The table below presents the group’s assets and liabilities that are measured at fair value. The classification into different levels is based on the extent that quoted prices are used in the calculation of fair value and the levels have been defined as below:

- Level 1: fair value based on quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: fair value based on inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices).

- Level 3: fair value based on inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs).

Group 2024

Financial assets	Level 1 R	Level 2 R	Level 3 R	Total R
Derivative assets	-	20,104,550	-	20,104,550
Unlisted investments	-	-	23,611,188	23,611,188
Total assets	**-**	**20,104,550**	**23,611,188**	**43,715,738**
Financial liabilities				**-**
Derivative liabilities	-	3,068,833	-	3,068,833
Interest bearing borrowings held at fair value	-	178,331,803	62,214,900	240,546,703
Total liabilities	**-**	**181,400,636**	**62,214,900**	**243,615,536**

Group 2023

Financial assets	Level 1 R	Level 2 R	Level 3 R	Total R
Derivative assets	-	25,577,358	-	25,577,358
Unlisted investments	-	-	23,172,170	23,172,170
Total assets	**-**	**25,577,358**	**23,172,170**	**48,749,528**
Financial liabilities				**-**
Derivative liabilities	-	14,176,057	-	14,176,057
Interest bearing borrowings held at fair value	-	205,593,004	61,861,653	267,454,657
Total liabilities	**-**	**219,769,061**	**61,861,653**	**281,630,714**

Company - 2024

Financial assets	Level 1 R	Level 2 R	Level 3 R	Total R
Derivative assets	-	18,850,004	-	18,850,004
Unlisted investments	-	-	23,611,188	23,611,188
	-	**18,850,004**	**23,611,188**	**42,461,192**
Financial liabilities				**-**
Derivative liabilities	-	2,999,628	-	2,999,628
Interest bearing borrowings held at fair value	-	178,331,803	-	178,331,803
	-	**181,331,431**	**-**	**181,331,431**
	-	**200,181,435**	**23,611,188**	**223,792,623**

Company - 2023

Financial assets	Level 1 R	Level 2 R	Level 3 R	Total R
Derivative assets	-	36,076,569	-	36,076,569
Unlisted investments	-	-	23,172,170	23,172,170
	-	**36,076,569**	**23,172,170**	**59,248,739**
Financial liabilities				**-**
Derivative liabilities	-	2,196,198	-	2,196,198
Interest bearing borrowings held at fair value	-	205,593,004	-	205,593,004
	-	**207,789,202**	**-**	**207,789,202**
	-	**243,865,771**	**23,172,170**	**267,037,941**

Valuations methods and assumptions

The following methods and assumptions were used to estimate the respective fair values:

Derivatives – the group enters into derivative financial instruments with various counterparties. Interest rate swaps, basis swaps and Inflation- linked swaps are valued using valuation techniques, which employ the use of market observable inputs and unobservable market inputs. The most frequently applied valuation techniques include expected cashflows and swap models using present value calculations. The models incorporate various inputs including the interest rate curves , discount factor curves and Consumer Price Index curves.

Unlisted Investment - the group has an unlisted investment in a counterparty held at fair value. The investment is valued using the net asset value of the company in which the investment is held.

Interest bearing borrowings - The group has interest bearing borrowings held at fair value. The borrowings are valued using valuation techniques, which employ the use of market observable inputs and unobservable market inputs. The most frequently applied valuation techniques include expected cashflows and swap models using present value calculations. The models incorporate various inputs including discount factor curves and Consumer Price Index curves.

Reconciliation of level 3 financial assets/(liabilities)

The table below sets out the reconciliation of financial assets/(liabilities) that are measured at fair value based on inputs that are not based on observable market data (level 3):

Group

Unlisted Investments	**2024** **R**	**2023** **R**
Opening balance	**23,172,170**	**22,036,080**
Fair value adjustments (recognised in profit or loss)	439,018	1,136,090
Closing balance	**23,611,188**	**23,172,170**
Interest bearing borrowings		
Opening balance	**61,861,653**	**-**
Addition	-	60,000,000
Interest	6,157,825	1,817,063
Fair value adjustments (recognised in profit or loss)	(151,493)	44,590
Repayments	(5,653,085)	-
Closing balance	**62,214,900**	**61,861,653**

Sensitivity for level 3 financial instruments

Unlisted Investments:

The investment in Urban Task Force Proprietary Limited is valued as a percentage of net asset value of the latest available management accounts of Urban Task Force Proprietary Limited. Urban Task Force Proprietary Limited operates in the property rental business and the investment properties in the statement of financial position are measured at fair value at year end. Management is of the opinion that the net asset value represents fair value accurately as the investment properties are the most significant assets on the Statement of Financial Position. Management has also reviewed independent and director's valuations of the assets and liabilities of Urban Task Force Proprietary Limited and is comfortable that the net asset value is within an acceptable range of these values. Independent valuations are obtained by the directors of Urban Task Force Proprietary Limited and a capitalisation rate of 11% (2023: 11%) was considered a key assumption.

Interest bearing borrowings:

Urban Ubomi 1 issued Fixed Rate notes as part of the Dec 2022 tap issuance. The A9 notes are priced at 10.24%, with a coupon step up date of 15 May 2026 and final maturity of 15 May 2043. The effect of changes in the discount rate are shown below:

Refer to Note 9 for more details regarding derivatives.

2024	Significant unobservable input	Change in Significant unobservable input	Effect on Carrying value: Upturn	Effect on Carrying value: Downturn
Financial assets				
Unlisted Investment	Capitalisation rate	From (1%) to 1%	31,216,356	17,273,548
Financial liabilities				
Interest bearing borrowings	Discount rate	From (1%) to 1%	(63,027,984)	(61,415,231)

2023	Significant unobservable input	Change in Significant unobservable input	Effect on Carrying value: Upturn	Effect on Carrying value: Downturn
Financial assets				
Unlisted investment	Capitalisation rate	From (1%) to 1%	24,367,854	21,506,091
Financial liabilities				
Interest bearing borrowings	Discount rate	From (1%) to 1%	(63,062,430)	(60,692,339)

4.2.3 Liquidity risk

Liquidity risk is the risk that the group is unable to meet its payment obligations when they fall due and to replace funds when they are withdrawn, the consequences of which may be the failure to meet obligations to repay commitments to borrowers.

The board is responsible for the management of the liquidity risk of the group. The function of managing liquidity risk is executed through the group's Assets and Liabilities Committee (ALCO), a sub-committee of the board. Prudent management of liquidity contributes to sound liquidity risk management.

Borrowing capacity is determined by the directors in terms of the Memorandum of Incorporation, from time to time. In terms of the company's memorandum of incorporation the borrowing powers of the company are unlimited except where any indebtedness, other than trade debt in the ordinary course of business, is limited to R 20 million. Undertakings have also been given to certain lenders of maintaining a debt to capital ratio of 90%.

The group funds property loans through a combination of bilateral facilities, listed issuances, and off-balance sheet securitisation structures. The main Basel III covenant to measure liquidity is the Net Stable Funding Ratio and for the period to 31 March 2024 the ratio was 101.23%, above the 100% target. The key focus in managing this risk is the use of a cash flow model that monitors cash flows in the short term (12 months), ensuring that the group has adequate funding for repayments on lenders obligations as they become due, ongoing operational costs and disbursements of commitments to borrowers. Furthermore, the group performs a long term (5 years) financial forecast annually to manage and forecast cash flow requirements and compliance with covenants.

The group has developed and implemented a treasury management reporting system with full assets and liability management functionality. The more detailed treasury and risk management processes are important for the group in developing and enhancing the group funding strategy.

The flexibility in the funding facilities affords management more opportunity to manage and reduce such exposures. The source of funds may be accessed through the movement of assets to a warehouse, new liquidity, or prepayments.

The table below analyses the group and company's financial liabilities at the statement of financial position date to the contractual maturity date.

At 31 March 2024 - Group	Less than 1 year	1 to 3 years	3 to 5 years	Over 5 years	Total contractual cash flows	Carrying value
	R	R	R	R	R	R
Lease liability	5,299,156	4,031,535	1,437,900	-	10,768,591	9,446,112
Loans from group companies	14,801,156	-	108,763,213	16,342,905	139,907,274	124,201,382
Trade and other payables	21,199,900	-	-	-	21,199,900	21,199,900
Gross interest bearing liabilities	701,804,827	1,288,053,689	1,232,864,815	2,737,490,302	5,960,213,633	3,869,972,494
Derivative liabilities	-	-	3,068,833	-	3,068,833	3,068,833
	743,105,039	**1,292,085,224**	**1,346,134,761**	**2,753,833,207**	**6,135,158,231**	**4,027,888,721**

The contractual cashflow for the group for interest bearing liabilities includes an amount of R278,628,420 (carrying value R254,859,919) relating to TUHF Urban Finance (RF) Ltd and an amount of R1,757,353,211 (carrying value R1,458,985,102) relating to Urban Ubomi (RF) Ltd.

It is the intention that in 2025 and 2026 respectively these structures will come to an end and the financial liabilities will be settled through external funding.

At 31 March 2023 - Group	Less than 1 year	1 to 3 years	3 to 5 years	Over 5 years	Total contractual cash flows	Carrying value
	R	R	R	R	R	R
Lease liability	5,048,049	7,523,769	2,412,587	320,241	15,304,646	13,016,748
Loans from group companies	12,711,000	-	106,862,812	16,342,905	135,916,717	118,506,415
Trade and other payables	20,569,223	-	-	-	20,569,223	20,569,223
Gross interest bearing liabilities	505,190,699	1,321,678,281	544,081,530	2,010,692,862	4,381,643,372	3,403,385,468
Derivative liabilities	-	-	14,176,057	-	14,176,057	14,176,057
	543,518,971	**1,329,202,050**	**667,532,986**	**2,027,356,008**	**4,567,610,015**	**3,569,653,911**

The contractual cashflow for the group for interest bearing liabilities includes an amount of R406,702,597(carrying value R350,675,936) relating to TUHF Urban Finance (RF) Ltd and an amount of R1,674,283,203 (carrying value R1,308,351,135) relating to Urban Ubomi (RF) Ltd.

It is the intention that in 2025 and 2026 respectively these structures will come to an end and the financial liabilities will be settled through external funding.

The table below analyses the group's discounted cashflow Liquidity mismatch:

Liquidity mismatch - Group 2024

Gross advances	Less than 1 year	1 to 3 years	3 to 5 years	Over 5 years	Carrying value
	R	R	R	R	R
TUHF Limited	58,132,816	137,463,550	184,148,589	914,094,337	1,293,839,292
TUHF Urban Finance (RF) Limited	25,723,107	61,936,248	66,665,438	154,128,831	308,453,624
Vuselela Warehouse SPV (RF) Proprietary Limited	31,229,330	69,142,053	92,566,521	688,701,400	881,639,304
Urban Ubomi 1 (RF) Limited	59,199,002	243,293,154	207,014,987	1,021,254,521	1,530,761,664
Derivative assets	-	-	20,104,550	-	20,104,550
	174,284,255	**511,835,005**	**570,500,085**	**2,778,179,089**	**4,034,798,434**

Interest bearing liabilities	Less than 1 year R	1 to 3 years R	3 to 5 years R	Over 5 years R	Carrying value R
TUHF Limited	225,523,085	428,746,073	640,686,532	145,638,279	1,440,593,969
TUHF Urban Finance (RF) Limited	21,253,726	51,174,848	55,082,342	127,349,002	254,859,918
Vuselela Warehouse SPV (RF) Proprietary Limited	25,345,549	56,115,301	75,126,468	558,946,187	715,533,505
Urban Ubomi 1 (RF) Limited	56,423,194	231,885,273	197,308,170	973,368,465	1,458,985,102
Derivative liabilities	-	-	3,068,833	-	3,068,833
	328,545,554	**767,921,495**	**971,272,345**	**1,805,301,933**	**3,873,041,327**
Liquidity Mismatch	**(154,261,299)**	**(256,086,490)**	**(400,772,260)**	**972,877,156**	**161,757,107**

Liquidity mismatch - Group 2023

Gross advances	Less than 1 year R	1 to 3 years R	3 to 5 years R	Over 5 years R	Carrying value R
TUHF Limited	117,357,651	127,793,761	160,643,777	840,953,369	1,246,748,558
TUHF Urban Finance (RF) Limited	30,268,822	67,654,480	78,601,923	217,753,958	394,279,183
Vuselela Warehouse SPV (RF) Proprietary Limited	49,311,078	55,212,562	69,559,371	480,967,803	655,050,814
Urban Ubomi 1 (RF) Limited	53,538,024	220,214,365	175,147,154	949,540,505	1,398,440,048
	250,475,575	**470,875,168**	**483,952,225**	**2,489,215,635**	**3,694,518,603**

Interest bearing liabilities	Less than 1 year R	1 to 3 years R	3 to 5 years R	Over 5 years R	Carrying value R
TUHF Limited	122,350,168	690,818,505	154,432,838	191,074,717	1,158,676,228
TUHF Urban Finance (RF) Limited	26,921,400	60,172,586	69,909,354	193,672,596	350,675,936
Vuselela Warehouse SPV (RF) Proprietary Limited	44,089,128	49,365,656	62,193,164	430,034,221	585,682,169
Urban Ubomi 1 (RF) Limited	50,089,050	206,027,934	163,863,999	888,370,152	1,308,351,135
Derivative liabilities	-	-	-	14,176,057	14,176,057
	243,449,746	**1,006,384,681**	**450,399,355**	**1,717,327,743**	**3,417,561,525**
					-
Liquidity Mismatch	**7,025,829**	**(535,509,513)**	**33,552,870**	**771,887,895**	**276,957,081**

The Liquidity mismatch on company level is not disclosed separately as it forms part of the group liquidity mismatch disclosure.

The liquidity mismatch pertaining to the period up to five years after reporting date will be managed by refinancing interest bearing liabilities.

4.2.4 Interest rate risk

Interest rate risk: the risk that the fair value, future earnings or future cash flows of a financial instrument fluctuate because of changes in market interest rates.

The board is responsible for the management of the interest rate of the group. The function of managing liquidity risk is executed through the group's Assets and Liabilities Committee (ALCO), a sub-committee of the board.

The group is exposed to cash flow interest rate risk on both loans and advances and interest bearing liabilities that are linked to the prime rate or 3-month JIBAR.

The group monitors and manages its interest rate exposures in line with the ALCO policy and where necessary potential adverse effect of interest rate movements are mitigated by entering into appropriate interest rate swaps to bring the risk within the approved risk appetite.

- Basis risk: Whilst some of the company's assets are linked to the prime interest rate, liabilities comprise of facilities linked to the Prime rate and JIBAR. In order to manage this risk, the company may decide to enter into interest rate swaps if it deems it necessary. The company has also decided to link its loans to JIBAR going forward. This process commenced in 2020.
- Repricing risk: A small portion of the liabilities are priced at fixed rates. The company may decide to enter into fixed/floating rate swaps if it deems the repricing risk to be significant.

The market risk exposure relates to the potential adverse effect of interest rate movements on net interest income. At 31 March 2024, if interest rates on net borrowings and advances had been 1% higher with all other variables held constant, the pre-tax (loss) for the year would have been R3,660,103 (2023: R3,219,741) higher, mainly as a result of higher net interest earned on variable rate borrowings and advances. If interest rates on net borrowings and advances had been 1% lower with all other variables held constant, the impact on pre-tax (loss) for the year would have been R3,660,103 (2023: R3,219,741) lower.

4.2.5 Credit risk

Credit risk is the risk that one party to a financial instrument will cause financial loss for another party by failing to discharge an obligation. The credit risk that the company faces arises mainly from commercial loans and advances. The company has policies, procedures and processes dedicated to controlling and monitoring risk from all such activities.

While credit exposures principally arise on loans and advances, the company can be exposed to other credit risks. These risks are managed in a similar way to credit risk associated with loans and advances and are subject to the same or similar approval and governance processes.

The granting of credit is one of the company's major sources of income and is therefore one of the most significant risks, as such the company dedicates considerable resources to controlling it effectively. A system-based loan workflow process is used to facilitate the loan approval process. The granting of credit is considered on a project-by-project basis and various hurdle rates are considered in terms of our loan and credit policy. Advances are subject to a risk rating evaluation that takes into consideration inter alia the overall risk profile, collateral cover, payment record, past experiences, customers' co-operation in abiding by loan conditions and the economic climate.

4The group and company's maximum exposure to credit risk is as follows:

	Group		**Company**	
Financial instrument	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Cash and cash equivalents	211,089,621	162,562,904	38,855,978	1,018,718
Amounts paid to attorneys held in trust	-	21,903,140	-	21,903,140
Gross loans and advances	4,014,693,884	3,694,518,603	1,293,839,292	1,246,748,558
Gross loans to group companies	33,833,963	21,974,020	335,682,310	259,628,532
Unlisted Investments	23,611,188	23,172,170	52,276,940	64,833,040
Trade and other receivables excl. prepayments	33,114,730	17,102,324	41,208,733	17,690,499
Derivative asset	20,104,550	25,577,358	18,850,004	24,096,710
	4,336,447,936	**3,966,810,519**	**1,780,713,257**	**1,635,919,197**

Expected credit loss – loans and advances

Group 2024	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
	R	**R**	**R**	**R**
Gross Loans	2,833,526,986	356,477,595	824,689,303	4,014,693,884
Total expected credit loss balance	(6,680,331)	(21,631,541)	(114,024,415)	(142,336,287)
Net Advances	**2,826,846,655**	**334,846,054**	**710,664,888**	**3,872,357,597**
Collateral	**5,378,674,386**	**586,729,539**	**896,713,642**	**6,862,117,567**

Company - 2024	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
	R	**R**	**R**	**R**
Gross Loans	630,492,228	89,458,216	573,888,848	1,293,839,292
Total expected credit loss balance	(959,428)	(11,835,425)	(85,938,268)	(98,733,121)
Net Advances	**629,532,800**	**77,622,791**	**487,950,580**	**1,195,106,171**
Collateral	**1,092,760,258**	**108,816,693**	**548,517,152**	**1,750,094,103**

Group - 2023	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
	R	**R**	**R**	**R**
Gross Loans	2,465,287,348	713,695,765	515,535,490	3,694,518,603
Total expected credit loss balance	(5,640,500)	(23,645,364)	(124,317,931)	(153,603,795)
Net Advances	**2,459,646,848**	**690,050,401**	**391,217,559**	**3,540,914,808**
Collateral	**4,780,938,141**	**1,167,459,314**	**548,071,178**	**6,496,468,633**

Company - 2023	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
	R	**R**	**R**	**R**
Gross Loans	513,321,659	388,143,900	345,282,999	1,246,748,558
Total expected credit loss balance	(763,980)	(13,699,851)	(110,014,680)	(124,478,511)
Net Advances	**512,557,679**	**374,444,049**	**235,268,319**	**1,122,270,047**
Collateral	**1,039,469,931**	**578,752,526**	**275,207,460**	**1,893,429,917**

A summary of the assumptions underpinning the company’s expected credit loss model for loans and advances is as follows.

IFRS 9 requires entities to recognise ECL based on a stage allocation methodology, with such categorisation informing the level of provisioning required. The calculation of ECL incorporates the probability of default (PD), exposure at default (EAD) and loss given default (LGD), defined as follows:

- PD represents the likelihood of a borrower defaulting on its financial obligation either over the next 12 months (12M PD), or over the remaining lifetime (lifetime PD) of the obligation.
- EAD is based on the amounts the company expects to be owed at the time of default, over the next 12 months (12M EAD) or over the remaining lifetime (lifetime EAD).
- LGD represents the company's expectation of the extent of loss on a defaulted exposure. LGD varies by type of counterparty, type and seniority of claim and availability of collateral or other credit support.

The ECL is determined by projecting the PD, LGD and EAD for each future month and for each individual exposure. The discount rate used in the ECL calculation is the original effective interest rate.

Stage allocation

Stage 1: Loans and advances that are not credit impaired on initial recognition are classified in "Stage 1" and have their credit risk continuously monitored by the company. Loans and advances in Stage 1 have their ECL measured based on an amount equal to the portion of 12 months expected credit losses that result from default events possible within the next 12 months

Stage 2: If a significant increase in credit risk ('SICR') since initial recognition is identified, the loans and advances are moved to "Stage 2" but are not yet deemed to be credit-impaired. Loans in Stage 2 have their ECL measured based on expected credit losses on a lifetime basis. SICR is primarily determined through the watchlist process whereby the financial performance of the counterparties are discussed. In addition, the status of the construction of ongoing projects is taken into account and as well as qualitative factors such as financial distress, significant change in collateral value or significant adverse changes in business, financial or economic status.

Stage 3: If the loan is in default, the financial instrument is then moved to "Stage 3". Loans in Stage 3 have their ECL measured based on expected credit losses on a lifetime basis. Default, which triggers the credit impaired classification (stage 3), is based on the group's internal credit risk management approach and definitions and occurs at the earlier of 90 days or when group considers it unlikely that the counterparty will pay amounts due.

Forward-looking information

Forward-looking economic information such as the gross domestic product (GDP) are included in determining the 12-month and Lifetime PD, EAD and LGD. Forward- looking economic information such as property prices are included in the determining of the 12-month LGD.

Write-off policy

An impaired loan is written off once all reasonable attempts at collection have been made and there is no material economic benefit expected from attempting to recover the balance outstanding. A financial asset is written off at the point of write-off i.e., the financial asset is fully impaired (i.e. 100% allowance) with no reasonable expectations of recovery of the asset, or a portion thereof. As an exception to the above requirements, where the exposure is secured (or for collateralised structures), the impaired loan can only be written off once the collateral has been realised. Post realisation of the collateral, at the point of write-off any excess amounts to be written off will be recognised in the income statement under gains/(losses) of derecognised financial assets.

Curing

The group continuously monitors whether the conditions that led to a financial asset being considered to be credit impaired (i.e. stage 3) still exist.

Qualitative factors include compliance with covenants and compliance with existing financial asset terms and conditions. Where it has been determined that a financial asset no longer meets the criteria for SICR, the financial asset will be moved from stage 2 (lifetime expected credit loss model) back to stage 1 (12-month expected credit loss model) prospectively.

When it has been determined that the financial asset no longer meets the classification for stage 3 and all arrears are current, the financial asset will move from stage 3 to stage 2.

Effective interest rate method

Interest income is calculated using the effective interest method, and is included in profit or loss in interest income (note: 23)

The application of the effective interest method to calculate interest income on a loan receivable is dependent on the credit risk of the loan as follows:

- The effective interest rate is applied to the gross carrying amount of the loan, provided the loan is not credit impaired. The gross carrying amount is the amortised cost before adjusting for a loss allowance.
- If a loan purchased was not originally credit-impaired, but it has subsequently become credit-impaired, then the effective interest rate is applied to the amortised cost of the loan (i.e. the gross carrying amount less the allowance for expected credit losses (ECLs)) in the determination of interest income. If, in subsequent periods, the loan is no longer credit impaired, then the interest calculation reverts to applying the effective interest rate to the gross carrying amount.

Unrecognised interest on previously credit-impaired loans, being the difference between the interest calculated on the gross carrying amount of the loan and the net interest recognised based on the net carrying amount of the loan (i.e. the gross carrying amount less the allowance for expected credit losses (ECLs)) during the period that the loan is credit-impaired, is recognised as a credit to the expected credit losses income statement line item rather than through Interest income when cured.

Raising fees that are integral to the effective interest rate are capitalised to the value of the loan and are amortised to profit or loss and other comprehensive income over the expected life of the loan using the effective interest rate method.

Other fees earned, such as penalty fees on late payment of instalments and early settlement penalty amounts, that accrue to the company are regonised on an ongoing basis in other operating income (note 28).

Expected credit losses

Group - 2024	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
	R	**R**	**R**	**R**
Opening balance at 1 April 2023	**5,640,520**	**23,645,364**	**124,317,911**	**153,603,795**
ECL movement in the current year	1,778,597	7,739,845	44,145,282	53,663,724
Change in ECL due to derecognition	(1,466,391)	(4,814,269)	(1,339,504)	(7,620,164)
Net impairments raised/(released) through profit or loss	**312,206**	**2,925,576**	**42,805,778**	**46,043,560**
Transfer of ECL between stages	727,605	(4,939,399)	4,211,794	-
Net transfer of ECL between stages	**727,605**	**(4,939,399)**	**4,211,794**	**-**
Impaired accounts written off against ECL provisions	-	-	(57,311,068)	(57,311,068)
Total expected credit loss balance	**6,680,331**	**21,631,541**	**114,024,415**	**142,336,287**

Company - 2024	**Stage 1**	**Stage 2**	**Stage 3**	**Total**
	R	**R**	**R**	**R**
Opening balance at 1 April 2023	**763,980**	**13,699,851**	**110,014,680**	**124,478,511**
ECL movement in the current year	354,352	3,643,183	23,420,166	27,417,701
Change in ECL due to derecognition	(280,888)	(809,392)	-	(1,090,280)
Net impairments raised/(released) through profit or loss	**73,464**	**2,833,791**	**23,420,166**	**26,327,421**
Transfer of ECL between stages	121,984	(4,698,217)	4,576,233	-
Net transfer of ECL between stages	**121,984**	**(4,698,217)**	**4,576,233**	**-**
Impaired accounts written off against ECL provisions	-	-	(52,072,812)	(52,072,812)
Total expected credit loss balance	**959,428**	**11,835,425**	**85,938,267**	**98,733,120**

IFRS 9 movement breakdown 2024

Group – 2024	**Stage 1**	**Stage 2**	**Stage 3**
Number of loans per stage	475	55	98
Number of loans originated	70	2	1
Number of loans settled	51	7	13
Gross advances per stage as % of total gross advances	71%	9%	21%
ECL per stage as % of total ECL	5%	15%	80%
Year on year movement in number of loans per stage	8	22	16
Year on year movement in gross advances per stage amount	R368,239,637	(R357,218,170)	R309,153,812
Year on year Movement in gross advances per stage as % of total gross advances	6%	(54%)	47%
Year on year movement of total ECL per stage	R1,039,830	(R2,013,823)	(R10,293,516)
Year on year movement in ECL per stage as % of total ECL	28%	(1%)	(1%)

For the group in 2024 the relationship between gross advances and total expected credit loss (ECL) stayed relatively stable even with the gross advances increasing by R320 million in the current year, the ECL associated with the book decreased by R11 million.

This stability is due to:

- the finalisation of the litigation process for loans and advances in stage 3 which led to the sale of the underlying property and settlement of the loans and advances which led to a decrease of R70 million in gross advances as well as ECL held for stage 3 loans of R24 million.
- The quality of the loan book increasing with the problem portfolios which are carried forward from the delay due to Covid-19 reaching the end of the road.

Company – 2024	**Stage 1**	**Stage 2**	**Stage 3**
Number of loans per stage	80	10	38
Number of loans originated or acquired	31	2	7
Number of loans settled or disposed	23	4	4
Gross advances per stage as % of total gross advances	48%	7%	44%
ECL per stage as % of total ECL	1%	12%	87%
Year on year movement in number of loans per stage	12	(16)	13
Year on year movement in gross advances per stage amount	R117,170,569	(R298,685,684)	R228,605,850
Year on year Movement in gross advances per stage as % of total gross advances	18%	(78%)	60%
Year on year movement of total ECL per stage	R195,448	(R,1864,426)	(R24,076,412)
Year on year movement in ECL per stage as % of total ECL	(98%)	(61%)	214%

For 2024 the movement in gross advances and total expected credit loss is attributed to:

- the finalisation of the litigation process for loans and advances in stage 3 which led to the sale of the underlying property and settlement of the loans and advances which led to a decrease of R70 million in gross advances as well as ECL held for stage 3 loans of R24 million.

Group - 2023	Stage 1	Stage 2	Stage 3	Total
	R	R	R	R
Opening balance at 1 April 2023	20,447,123	7,127,861	91,451,090	119,026,074
ECL movement for the current year	(3,066,486)	18,488,670	45,633,383	61,055,567
Change in ECL due to derecognition of financial assets	(3,984,940)	(2,422,935)	(7,842,623)	(14,250,498)
Net impairments raised/(released) through Profit or loss	**(7,051,426)**	**16,065,735**	**37,790,760**	**46,805,069**
Transfer to/ (from) stages	(2,681,970)	451,768	2,230,202	-
Net transfer of ECL between stages	**(2,681,970)**	**451,768**	**2,230,202**	**-**
Impaired accounts written off against ECL Provisions	(5,073,207)	-	(18,766,326)	(23,839,533)
Suspended interest movement in current year	-	-	11,612,185	11,612,185
Total expected credit loss balance	**5,640,520**	**23,645,364**	**124,317,911**	**153,603,795**

Company - 2023	Stage 1	Stage 2	Stage 3	Total
	R	R	R	R
Opening balance at 1 April	**13,276,526**	**4,555,869**	**80,033,658**	**97,866,053**
ECL movement for the current year	(1,148,687)	9,906,653	45,182,433	53,940,399
Change in ECL due to derecognition of financial assets	(3,592,620)	(689,822)	(7,458,921)	(11,741,363)
Net impairments raised/(released) through Profit or loss	**(4,741,307)**	**9,216,831**	**37,723,512**	**42,199,036**
Transfer to/ (from) stages	(2,436,512)	478,507	1,958,005	-
Net transfer of ECL between stages	**(2,436,512)**	**478,507**	**1,958,005**	**-**
Transfer of ECL on loans bought from TUHF Ltd	(261,520)	(551,356)	(3,332,120)	(4,144,996)
Impaired accounts written off against ECL Provisions	(5,073,207)	-	(17,145,892)	(22,219,099)
Suspended interest movement in current year	-	-	10,777,517	10,777,517
Total expected credit loss balance	**763,980**	**13,699,851**	**110,014,680**	**124,478,511**

IFRS 9 movement breakdown 2023

Group – 2023	**Stage 1**	**Stage 2**	**Stage 3**
Number of loans per stage	467	77	82
Number of loans originated	77	1	1
Number of loans settled	62	16	0
Gross advances per stage as % of total gross advances	67%	19%	14%
ECL per stage as % of total ECL	4%	15%	81%
Year on year movement in number of loans per stage	467	77	82
Year on year movement in gross advances per stage amount	(R303,597,508)	R405,472,696	R58,939,008
Year on year Movement in gross advances per stage as % of total gross advances	(15%)	121%	8%
Year on year movement of total ECL per stage	(R14,806,622)	R16,517,503	R32,866,840
Year on year movement in ECL per stage as % of total ECL	(79%)	157%	5%

Company – 2023	Stage 1	Stage 2	Stage 3
Number of loans per stage	68	26	25
Number of loans originated or acquired	10	1	1
Number of loans settled or disposed	84	5	23
Gross advances per stage as % of total gross advances	41%	31%	28%
ECL per stage as % of total ECL	1%	11%	88%
Year on year movement in number of loans per stage	(89)	9	(20)
Year on year movement in gross advances per stage amount	(R684,997,398)	R146,274,263	(R31,328,830)
Year on year Movement in gross advances per stage as % of total gross advances	(38%)	134%	34%
Year on year movement of total ECL per stage	(R12,512,546)	R9,143,982	R29,981,022
Year on year movement in ECL per stage as % of total ECL	(95%)	136%	8%

The group's policy is to transfer opening balances based on the ECL stage at the end of the reporting period. Therefore, exposures can be transferred directly from stage 3 to stage 1 as the curing requirements would have been satisfied during the reporting period. Furthermore, the expected credit loss recognised on new exposures originated during the reporting period (which are not included in opening balances) are included within the line "ECL movement in the current year" based on the exposures ECL stage as at the end of the reporting period.

Renegotiated terms

None of the financial assets have been renegotiated in the last year. Funds receivable are first applied to any past due amounts, which is consistent with the prior year.

Credit quality and concentration of other financial assets

Geographical analysis

Group - 2024	Eastern Cape R	Free State R	Gauteng R	KwaZulu-Natal R	Western Cape R	Total R
Stage 1	327,522,289	72,926,607	1,586,820,935	589,372,032	256,885,122	2,833,526,985
Stage 2	11,716,356	8,201,292	301,979,382	34,580,566	-	356,477,596
Stage 3	24,843,024	46,788,563	442,811,676	170,535,862	139,710,178	824,689,303
Total	**364,081,669**	**127,916,462**	**2,331,611,993**	**794,488,460**	**396,595,300**	**4,014,693,884**

Group - 2023	Eastern Cape R	Free State R	Gauteng R	KwaZulu-Natal R	Western Cape R	Total R
Stage 1	261,699,663	69,402,660	1,501,510,950	519,590,834	113,083,241	2,465,287,348
Stage 2	7,623,067	1,944,436	449,176,095	135,008,890	119,943,278	713,695,766
Stage 3	21,101,185	45,389,739	231,613,507	57,346,476	160,084,582	515,535,489
Total	**290,423,915**	**116,736,835**	**2,182,300,552**	**711,946,200**	**393,111,101**	**3,694,518,603**

Company - 2024	Eastern Cape R	Free State R	Gauteng R	KwaZulu-Natal R	Western Cape R	Total R
Stage 1	16,841,482	882,297	297,990,798	119,726,200	195,051,450	630,492,227
Stage 2	525,635	3,070,273	53,604,270	32,258,038	-	89,458,216
Stage 3	582,050	23,542,185	294,295,990	158,011,665	97,456,959	573,888,849
Total	**17,949,167**	**27,494,755**	**645,891,058**	**309,995,903**	**292,508,409**	**1,293,839,292**

Company - 2023	Eastern Cape R	Free State R	Gauteng R	KwaZulu-Natal R	Western Cape R	Total R
Stage 1	10,943,383	-	272,967,898	160,613,880	68,796,497	513,321,658
Stage 2	-	-	198,897,251	104,945,625	84,301,025	388,143,901
Stage 3	3,010,203	21,441,388	116,385,856	44,360,968	160,084,584	345,282,999
Total	**13,953,586**	**21,441,388**	**588,251,005**	**309,920,473**	**313,182,106**	**1,246,748,558**

Expected credit loss – loan commitments

Group	2024 Commitment amount R	2024 ECL raised R	2023 Commitment amount R	2023 ECL raised R
Stage 1	145,286,516	118,285	72,597,321	106,293
Stage 2	1,549,449	171,402	3,908,871	138,745
Stage 3	-	-	229,889	-
	146,835,965	**289,687**	**76,736,081**	**245,038**

Company	2024 Commitment amount R	2024 ECL raised R	2023 Commitment amount R	2023 ECL raised R
Stage 1	85,740,170	54,622	22,110,654	10,186
Stage 2	-	-	3,908,871	138,745
Stage 3	-	-	-	-
	85,740,170	**54,622**	**26,019,525**	**148,931**

Commitments on Loans and advances

As at 31 March 2024, the group have total unpaid commitments of R311 million (2023: R250 million). The commitments are contractual but not irrevocable as several conditions must be met to TUHF's satisfaction before funds are paid.

Furthermore, it is a condition of the client's loan that funds must be used within 12 months of the loan start date, and this reduces the commitments to R147 million (2023: R76 million).

Expected credit loss – loans to group companies

Group - 2024	Stage 1 R	Stage 2 R	Stage 3 R	Total R
Gross Loans	220,404,406	-	16,093,466	236,497,872
Total Impairment raised	(56,594)	-	(266,084)	(322,678)
Net loans to group companies	**220,347,812**	**-**	**15,827,382**	**236,175,194**

Group - 2023	Stage 1 R	Stage 2 R	Stage 3 R	Total R
Gross Loans	200,448,227	-	-	200,448,227
Total impairment raised	(2,976,118)	-	-	(2,976,118)
Net loans to group companies	**197,472,109**	**-**	**-**	**197,472,109**

Company - 2024	Stage 1 R	Stage 2 R	Stage 3 R	Total R
Gross Loans	522,252,754	-	16,093,466	538,346,220
Total impairment raised	(127,124)	-	(406,119)	(533,243)
Net loans to group companies	**522,125,630**	**-**	**15,687,347**	**537,812,977**

Company - 2023	Stage 1 R	Stage 2 R	Stage 3 R	Total R
Gross Loans	436,567,742	-	-	436,567,742
Total impairment raised	(6,123,909)	-	-	(6,123,909)
Net loans advanced	**430,443,833**	**-**	**-**	**430,443,833**

A summary of the assumptions underpinning the company’s expected credit loss model for loans to/ (from) group companies is as follows.

These loans are recognised initially at fair value plus direct transaction costs. Subsequently these loans are measured at amortised cost using the effective interest rate method, less any impairment loss recognised to reflect irrecoverable amounts.

Expected credit losses on loans to group companies and related parties

This relates to the intercompany expected credit losses raised on the loans granted between companies in the group. Interest is charged at the contracted interest rate that is applicable to the relevant agreement. The methods for calculating expected credit losses for each financial asset type depends on the underlying collateral. Sometimes several techniques and models may be used within a single asset class. Calculation methods and models may differ from company to company based on the types of assets in each category.

Measuring ECL - Explanation of inputs, assumptions and estimation techniques

The loans between Group companies (inter-company loans) were valued based on the risk of the counterparty under the general approach, using the credit rating scale from Standard & Poor's,.

Definitions:

- **PD** used, based on a correlating PD as per the information per credit rating from S&P Default transition and recovery:
- **EAD** is the loan balance in the cases where no offsetting was done. In the case of offsetting the net amount is taken as the EAD
- **LGD** represents the the recovery rates as per Moody’s investor service report of February 2024 and linking it to the corresponding category for each loan
- **Haircut** represents for secured subordinated loans a haircut of 49.6% applied to the collateral linked to these loan
- **Exposure** represents the EAD amount less the collateral after the haircut where applicable

The ECL is determined multiplying the exposure amount is then multiplied by the PD and LGD to calculate the ECL amount per loan

Staging allocation

Stage 1 : Loans that are not credit impaired on initial recognition are classified in "Stage 1".

Stage 2 : If a significant increase in credit risk ('SICR') since initial recognition is identified, the loans are moved to "Stage 2" but are not yet deemed to be credit-impaired. Loans in Stage 2 have their ECL measured based on expected credit losses on a lifetime basis.

Stage 3: If the loan is in impaired, the financial instrument is then moved to "Stage 3". Loans in Stage 3 have their ECL measured based on expected credit losses on a lifetime basis.

Calculation:

Management applied the following calculation methods:

- Management applied an inherent credit rating to each company based on the credit risk associated with the company and the product type the loan is linked to.
- Where applicable, management has offset intercompany cashflows where two companies are both debtors and creditors to each other.
- In the cases of the subordinated loans management took into account the collateral of the underlying loans and advances that serves as security for the intercompany loan

- Management linked the categories of the loans to debt type as per Moody's investor service report of February 2024 to calculate the LGD for each loan.

Management differentiated the loans into the following categories based on the usage and nature of each loan:

- **Revolvers**
  These are loans which are incurred in the normal course of business where short term funding is provided and the loans are regularly repaid and the cycle starts again
- **Term loans**
  These loans are classified as term loans as they were granted for a specific reason or for a specific time period and unlike the revolver loans above the balance does not regularly fluctuates
- **Secured subordinated loans**
  These loans are the subordinated loans where the loan is secured by the underlying collateral value of the loans and advances advanced using the funding from the subordinated loan
- **Unsecured loans**
  These loans are loans where the risk is higher and where once off out of the ordinary loans granted

5. Cash and cash equivalents

Cash and cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash and are subject to insignificant risk in changing value.

Cash and cash equivalents are initially measured at fair value and subsequently measured at amortised cost.

	Group		Company	
	2024	2023	2024	2023
	R	R	R	R
Bank balances	211,068,746	162,549,363	38,835,103	1,005,177
Short-term deposits	20,875	13,541	20,875	13,541
	211,089,621	**162,562,904**	**38,855,978**	**1,018,718**

Credit quality of cash at bank and short-term deposits, excluding cash on hand

The credit quality of cash at bank and short-term deposits, excluding cash on hand that are neither past due nor impaired can be assessed by reference to external credit ratings (if available) or historical information about counterparty default rates:

	Group		Company	
Credit rating	2024	2023	2024	2023
	R	R	R	R
Standard Bank of South Africa Limited (AA+)	211,089,621	162,562,904	38,855,978	1,018,718
	211,089,621	**162,562,904**	**38,855,978**	**1,018,718**

Composition of cash equivalents

For the purpose of the statement of cash flows, cash and cash equivalents include total cash and amounts paid to attorneys held in trust. The amounts paid to attorneys held in trust are subject to restrictions and are not available to the company or group unless the guarantees are cancelled and therefore has been reclassified as deposits in this financial year for the purpose of the statement of cash flows.

	Group		Company	
	2024	2023	2024	2023
	R	R	R	R
Cash and cash equivalents	211,089,621	162,562,904	38,855,978	1,018,718
Amounts paid to attorneys held in trust	-	21,903,140	-	21,903,140
	211,089,621	**184,466,044**	**38,855,978**	**22,921,858**

6. Amounts paid to attorneys held in trust

Amounts paid to attorneys held in trust consist of cash deposited into the Group's attorneys' trust account to facilitate the issue of purchase guarantees and payment of the purchase price and property transfer registration.

Due to the restrictions that amounts paid to attorneys are subjected to and the fact that amounts are not available to the company or group unless the guarantees are cancelled, management has made the decision to include the amounts paid to attorneys for guarantees and deposits paid pending property transfer registrations in Trade and other receivables under deposits (Note 8).

For the purpose of the statement of cash flows, cash and cash equivalents include amounts paid to attorneys held in trust for the prior year. For this current financial year amounts paid to attorneys has been excluded from cash and cash equivalents and has been included in cash paid to suppliers and employees.

	Group		Company	
	2024	2023	2024	2023
	R	R	R	R
Deposits for payment guarantees*	-	21,762,863	-	21,762,863
Deposits pending property transfer registrations*	-	140,277	-	140,277
	-	**21,903,140**	**-**	**21,903,140**

*Due to the restrictions that amounts paid to attorneys are subjected to and the fact that amounts are not available to the company or group unless the guarantees are cancelled, management has made the decision to include the amounts paid to attorneys for guarantees and deposits paid pending property transfer registrations in trade and other receivables under deposits (Note 8).

Financial Assets

Classification

Financial assets held by the group are classified in accordance with the provisions of IFRS 9 Financial Instruments (IFRS 9).

IFRS 9 introduced requirements for the classification and measurement of financial assets as well as accounting requirements for the impairment of financial assets measured at amortised cost.

Loans to group companies and related parties and loans and advances are subsequently classified at amortised cost. They have been classified in this manner because the contractual terms of these loans give rise, on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding, and the group's business model is to collect the contractual cash flows on these loans.

7. Loans and advances

	Group		Company	
	2024	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Loans and advances	4,014,693,884	3,694,518,603	1,293,839,292	1,246,748,558
Deferred raising fee**	(7,009,080)	(8,392,972)	(7,009,078)	(8,392,972)
Expected credit losses	(142,336,287)	(153,603,795)	(98,733,121)	(124,478,511)
	3,865,348,517	**3,532,521,836**	**1,188,097,093**	**1,113,877,075**

** The current portion of the deferred raising fee is R2,051,127 (2023: R2,403,208).

The carrying value of loans and advances approximates fair value. The following methods and assumptions were used to estimate the respective fair value:

The fair value is calculated on a discounted cash flow basis with future cash flows expected over the weighted average remaining lives of loans and advances discounted using a market related interest rate on the advances. This market related interest rate is calculated with reference to current market interest rate for new loan advances.

8. Trade and other receivables

	Group		Company	
Financial instruments:	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Trade receivables	30,730	1,018,598	30,730	1,018,598
Deposits	1,129,273	1,091,823	1,129,273	1,091,823
Deposits for payment guarantees*	22,867,116	-	22,867,116	-
Other receivables	9,051,634	14,991,903	7,718,414	15,580,078
Other receivable (related parties)	35,977	-	9,463,200	-
Non-financial instruments:				
Deferred and prepaid expenses	3,964,702	1,251,049	3,957,485	1,244,860
Total trade and other receivables	**37,079,432**	**18,353,373**	**45,166,218**	**18,935,359**

*Due to the restrictions that amounts paid to attorneys are subjected to and the fact that amounts are not available to the company or group unless the guarantees are cancelled, management has made the decision to include the amounts paid to attorneys for guarantees and deposits paid pending property transfer registrations in trade and other receivables under deposits.

Amounts receivable are all current. Trade and other receivables are regarded as having a low probability of default and therefore the related expected credit loss is insignificant. The carrying value of trade and other receivables approximates fair value as these are short term in nature and not subject to material changes in credit risk and fair value.

9. Derivatives

In order to reduce the basis risk arising from the interest rate exposures on assets and liabilities, the group has entered into interest rate swaps to convert certain fixed interest rate, inflation-linked or prime-linked debt exposures to JIBAR-linked exposures.

Derivatives are only used for economic hedging purposes and not for speculative purposes. However, where derivatives do not meet the hedge accounting criteria, they are classified as ‘held for trading’ for accounting purposes and are accounted for at fair value through profit or loss.

Derivatives and hedge accounting

Derivatives are recognised when the company becomes a party to the contractual provisions of the instrument. They are measured, at initial recognition and subsequently, at fair value. Transaction costs are recognised in profit or loss. Subsequent changes in the fair value of derivative instruments are recognised in profit or loss and are included in other operating gains (losses) (note 28).

The group has designated certain derivatives as hedges of the fair value of recognised liabilities (fair value hedges). At inception of the hedge relationship, the group documents its risk management objective and strategy for undertaking its hedge transactions, the economic relationship between hedging instruments and hedged items, and whether changes in the fair values of the hedging instruments are expected to offset changes in the fair values of the hedged items. The fair values of derivative financial instruments designated in hedge relationships are disclosed in note 9.

Changes in the fair value of derivatives that are designated and qualify as fair value hedges, together with any changes in the fair value of the hedged item that are attributable to the hedged risk, are recorded in profit or loss within other operating gains (losses) (note 28).

If the hedge no longer meets the criteria for hedge accounting, the adjustment to the carrying amount of a hedged item for which the effective interest method is used is amortised to profit or loss over the period to maturity using a recalculated effective interest rate.

Hedging instruments

Group and company 2024	GL Company	Nominal amount	Carrying amount derivative assets	Carrying amount derivative liabilities	Changes in fair value used for calculating hedge ineffectiveness
		R	R	R	R
Derivatives not designated in hedge accounted relationships					
Basis swaps*	TUHF Limited	716,288,607	736,486	-	-
Basis swaps*	Urban Ubomi 1 (RF) Limited	716,288,607	2,701,111	-	-
Inflation-linked swaps *	TUHF Limited	225,000,000	18,113,518	-	-
Basis swaps*	TUHF Limited	(716,288,607)	-	2,701,111	-
Basis swaps*	Urban Ubomi 1 (RF) Limited	(716,288,607)	-	2,770,316	-
Inflation-linked swaps**	TUHF Limited	(25,000,000)	-	298,516	-
Derivatives designated in fair value hedging relationships					
Interest rate risk					
Interest rate swaps ***	Urban Ubomi 1 (RF) Limited	60,000,000	1,254,547	-	(407,128)

Group and company 2023	GL Company	Nominal amount	Carrying amount derivative assets	Carrying amount derivative liabilities	Changes in fair value used for calculating hedge ineffectiveness
		R	R	R	R
Derivatives not designated in hedge accounted relationships					
Interest rate risk					
Basis swaps*	TUHF Limited	704,886,477	9,367,629		
Basis swaps*	Urban Ubomi 1 (RF) Limited	704,886,477	9,607,637	-	-
Inflation-linked swaps**	TUHF Limited	225,000,000	14,729,082	-	-
Basis swaps*	TUHF Limited	(704,886,477)	-	11,979,859	-
Basis swaps*	Urban Ubomi 1 (RF) Limited	(704,886,477)		9,367,629	
Inflation-linked swaps**	TUHF Limited	(25,000,000)	-	2,196,198	-
Derivatives designated in fair value hedging relationships					
Interest rate risk					
Interest rate swaps***	Urban Ubomi 1 (RF) Limited	60,000,000	1,240,639	-	137,782

	Group		Company	
Carrying amount derivatives	**2024**	**2023**	**2024**	**2023**
	R	R	R	R
Derivative assets	**20,104,550**	**25,577,358**	**18,850,004**	**24,096,710**
Derivative liabilities	**3,068,833**	**14,176,057**	**2,999,628**	**14,176,057**

*Basis swaps are entered into to manage basis risk (i.e. Jibar vs Prime) between floating rate assets and liabilities within certain structured entities. The risk is however not considered to be significant from a group perspective and derivative positions are therefore netted out to the extent possible. The swaps mature on 15 May 2043, and the swap is balance guaranteed so the nominal value will automatically go to zero on the coupon step-up date, currently is May 2026.

**Inflation linked swaps are entered into to swap CPI-linked cash flows payable on CPI-linked borrowings to JIBAR-linked cash flows. Where TUHF Limited enters into swaps with financial institutions on behalf of structured entities, back-to-back swaps will be transacted between TUHF Limited and the related structured entity to offset the exposure. The swaps mature in May 2026.

***Interest rate swaps are entered into to swap interest cash flows payable on fixed rate borrowing to JIBAR-linked cash flows. The swap matures in May 2026.

Hedging items

Group 2024	GL Company	Carrying amount	Accumulated amount of fair value hedge adjustments	Change in value used for calculating hedge ineffectiveness
		R	R	R
Fair value hedges				
Interest rate risk				
Interest bearing liabilities	Urban Ubomi 1 (RF) Limited	62,214,900	(106,903)	151,493

Group 2023	GL Company	Carrying amount	Accumulated amount of fair value hedge adjustments	Change in value used for calculating hedge ineffectiveness
		R	R	R
Fair value hedges				
Interest rate risk				
Interest bearing liabilities	Urban Ubomi 1 (RF) Limited	61,861,653	44,590	(44,590)

Fair value hedge accounting

The group enters into interest rate swaps that have similar critical terms as the hedged item, such as reference rate, reset dates, payment dates, maturities and notional amount. As the critical terms were similar during the year, an economic relationship existed. The hedge ratio is 1:1 due to the matching of the notional amounts.

Hedge ineffectiveness may arise due to:

• the impact of the credit risk adjustment on the interest rate swaps which is not matched by the loan,
• the impact of the designation date fair value on the hedging instrument, and
• differences in any of the critical terms between the hedged items and hedging instruments.

A loss of R255,635 (2023: gain of R182,372) was recognised for the period due to hedge ineffectiveness within other operating gains/(losses).

The floating interest rate on the interest rate swap designated for hedge accounting amounts to JIBAR + 2.205% and matures on 15 May 2026.

10. Investment Properties

Investment properties are held to earn rental income and /or capital appreciation. The group applies the fair value model. At initial recognition, investment properties are measured at cost, including any directly attributable costs incurred to bring the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Subsequent to initial recognition, investment properties are measured at fair value with gains and losses arising from changes in the fair value being included in profit and loss as other operating gains and losses (see note 27) for the period in which they arise. The group classifies cash outflows to acquire or construct investment properties as investing activities and rental inflows as operating cash flows.

Investment properties are measured at fair value at each reporting date. The fair value is determined annually by an external valuer derived from current market prices of comparable real estate.
Details of revaluations for 2024 and 2023 were performed by an independent valuer that is not connected to the companies and has experience in the location and category of the investment property being revalued. The valuation was based on open market values for existing use on a capitalised cash flow basis. The capitalisation rate used for 2024 and 2023 ranged between 10%-13% and is determined from the market (i.e., the rate at which similar assets have traded recently), and is influenced in general by: rates of return of similar properties, risk, obsolescence, inflation, market rental growth rates, rates of return on other investments, as well as mortgage rates.

Investment property for the group and company

2024	Opening balance	Additions	Capital expenditure	Disposals	Fair value adjustments	Total
	R	R	R	R	R	R
Investment property	28,000,000	13,664,032	11,292,502	-	30,833,913	83,790,447
	28,000,000	**13,664,032**	**11,292,502**	**-**	**30,833,913**	**83,790,447**

2023	Opening balance	Additions	Capital expenditure	Disposals	Fair value adjustments	Total
	R	R	R	R	R	R
Investment property	24,800,000	770,572	-	-	2,429,428	28,000,000
	24,800,000	**770,572**	**-**	**-**	**2,429,428**	**28,000,000**

Details of properties

Group and Company - 2024

Property name	Purchase	Capital Expenditure	Fair value adjustment	Carrying value
	R	R	R	R
Phillips,Toys , Wellsid Court	**6,700,000**	**581,352**	**1,518,648**	**8,800,000**
Sections 1-8 of Sectional title scheme Toys Court & Sections 1-9 of Sectional title scheme Philips Court & Sections 1,2,3,5,6,7,8 of Sectional title scheme Wellsid court. Gqeberha				
Aerial Empire	**5,100,000**	**12,264,151**	**13,128,351**	**30,492,502**
Erf 1089, New Doornfontein, Johannesburg				
Parkfair	**11,000,000**	**-**	**30,833,913**	**41,833,913**
Erf 19443 Goodwood, Capetown				
Fountain View	**2,664,032**			**2,664,032**
Erf 11335 Bloemfontein				
	25,464,032	**12,845,503**	**45,480,912**	**83,790,447**

Group & Company - 2023

Property name	Purchase	Capital Expenditure	Fair value adjustment	Carrying value
	R	R	R	R
Phillips,Toys , Wellsid Court	**6,700,000**	**581,352**	**1,518,648**	**8,800,000**
Sections 1-8 of Sectional title scheme Toys Court & Sections 1-9 of Sectional title scheme Philips Court & Sections 1,2,3,5,6,7,8 of Sectional title scheme Wellsid court. Gqeberha				
Aerial Empire	**5,100,000**	**971,649**	**13,128,351**	**19,200,000**
Erf 1089, New Doornfontein, Johannesburg				
	11,800,000	**1,553,001**	**14,646,999**	**28,000,000**

11. Investment in Holding company

	Group		Company	
	2024	2023	2024	2023
	R	R	R	R
Shares in TUHF Holdings Limited	10,516,807	9,178,906	10,516,807	9,178,906
	10,516,807	**9,178,906**	**10,516,807**	**9,178,906**

As at 31 March 2024 TUHF Limited holds 1,548,867 (2023: 1,482,859) ordinary no par value shares in TUHF Holdings Limited valued at R6.79 (2023: R6.19) per share.

12. Loans to/(from) group companies

	Group		Company		
Loans (from)/ to Holding companies*	**2024**	**2023**	**2024**	**2023**	**Interest rate**
	R	**R**	**R**	**R**	
Subordinated loan	(10,000,000)	(10,000,000)	(10,000,000)	(10,000,000)	Interest free
R50m loan	(109,093,366)	(99,956,989)	(109,093,366)	(99,956,989)	75% of Prime
R75m loan	(172,076,478)	(156,227,874)	(172,076,478)	(156,227,874)	Prime less 2%
Intercompany loan	197,114,683	178,648,006	197,114,683	178,648,006	Market call rate of TUHF Limited
Shareholder loan	(16,342,905)	(16,342,905)	(16,342,905)	(16,342,905)	Interest free
Loans from TUHF Holdings	**(110,398,066)**	**(103,879,762)**	**(110,398,066)**	**(103,879,762)**	
Intercompany loan	(13,803,316)	(11,972,560)	(13,803,316)	(11,972,560)	Market call rate of TUHF21 NPC
loans from TUHF21 NPC	**(13,803,316)**	**(11,972,560)**	**(13,803,316)**	**(11,972,560)**	
Gross loans from holding companies	**(124,201,382)**	**(115,852,322)**	**(124,201,382)**	**(115,852,322)**	
Impairment raised on loan to TUHF Holdings	-	(2,654,093)	-	(2,654,093)	
Net loans from holding companies	**(124,201,382)**	**(118,506,415)**	**(124,201,382)**	**(118,506,415)**	

*All these loans have been classified as stage 1(2023: stage 1).

Loans from TUHF Holdings and TUHF21 NPC have no fixed terms of repayment.

	Group		Company		
Fellow Subsidiaries	**2024**	**2023**	**2024**	**2023**	**Interest rate**
	R	**R**	**R**	**R**	
TUHF Bridge Proprietary Limited*	23,289,723	11,255,981	23,289,723	11,255,981	Market call rate of TUHF Limited
uMaStandi Proprietary Limited***	-	5,566	-	5,566	interest free
Intuthuko Equity Fund Proprietary Limited***	-	168,233	-	168,233	interest free
JUT bridging loan**	3,044,239	3,044,239	3,044,239	3,044,239	interest free
JUT repayment of third party claim**	7,500,000	7,500,000	7,500,000	7,500,000	interest free
Loans to Jeppestown Urban Trust	**10,544,239**	**10,544,239**	**10,544,239**	**10,544,239**	
Gross loans to fellow subsidiaries	**33,833,962**	**21,974,019**	**33,833,962**	**21,974,019**	
Impairment raised on loans to fellow subsidiaries	(322,677)	(322,025)	(322,677)	(322,025)	
	33,511,285	**21,651,994**	**33,511,285**	**21,651,994**	

*All these loans have been classified as stage 1 (2023: stage 1).

**All these loans have been classified as stage 3 (2023: stage 1).

*** These amounts arises in the ordinary course of business of the Group and TUHF Limited and do not represent loans to group companies and therefore these amounts have been moved to trade and other receivables in 2024.

Loans to fellow subsidiaries have no fixed terms of repayment.

	Group		Company		
Controlled entities*	**2024**	**2023**	**2024**	**2023**	**Interest rate**
	R	**R**	**R**	**R**	
Subordinated Loan	-	-	72,432,520	65,271,521	3-month JIBAR plus 5%
Subordinated Loan (NPL)	-	-	72,207,797	32,228,902	Interest free
Intercompany debtor/(creditor)***	-	-	-	799,637	Interest free
Vuselela Warehouse SPV (RF) Proprietary Limited	**-**	**-**	**144,640,317**	**98,300,060**	
Subordinated Loan	-	-	157,208,031	138,619,092	3-month JIBAR plus 10%
Intercompany debtor/(creditor)***	-	-	-	139,294	Interest free
Urban Ubomi 1 (RF) Limited	**-**	**-**	**157,208,031**	**138,758,386**	
Intercompany debtor/(creditor)***	-	-	-	596,067	Interest free
TUHF Urban Finance (RF) Limited	**-**	**-**	**-**	**596,067**	
Gross loans to controlled entities	**-**	**-**	**301,848,348**	**237,654,513**	
Impairments raised	-	-	(70,531)	(3,147,791)	
	-	**-**	**301,777,817**	**234,506,722**	

*All these loans have been classified as stage 1 (2023: stage 1).

*** These amounts arises in the ordinary course of business of the Group and TUHF Limited and do not represent loans to group companies and therefore these amounts have been moved to trade and other receivables in 2024.

Subordinated loans with controlled companies have various fixed repayment terms.

	Group		Company	
Loans to group companies	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Loans to fellow subsidiaries	33,511,285	21,651,994	33,511,285	21,651,994
Loans to controlled entities	-	-	301,777,817	234,506,722
	33,511,285	**21,651,994**	**335,289,102**	**256,158,716**

	Group		Company	
Net group related borrowings	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Loans to group companies asset	33,511,285	21,651,994	335,289,102	256,158,716
Loans from group companies liability	(124,201,382)	(118,506,415)	(124,201,382)	(118,506,415)
	(90,690,097)	**(96,854,421)**	**211,087,720**	**137,652,301**

Reconciliation of group related borrowings

	Group		Company	
Loans to group companies	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Opening balance	**21,974,019**	**10,540,421**	**259,628,532**	**158,811,807**
Advances	39,382,205	15,269,692	137,933,592	143,751,034
Interest	1,506,497	157,001	37,945,531	27,480,635
Advances non-cash	-	173,798	-	8,398,036
Repayments	(28,854,960)	(4,166,893)	(98,116,548)	(78,812,980)
Changes in mapping	(173,798)	-	(1,708,797)	-
Gross loans to group companies	**33,833,963**	**21,974,019**	**335,682,310**	**259,628,532**
Impairments raised	(322,678)	(322,025)	(393,208)	(3,469,816)
	33,511,285	**21,651,994**	**335,289,102**	**256,158,716**

	Group		Company	
Loans from group companies	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Opening balance	**115,852,323**	**156,020,317**	**115,852,323**	**156,020,317**
Advances	45,290,000	103,593,235	39,372,113	52,290,267
Interest	13,710,182	11,742,438	13,710,182	11,742,439
Repayments	(50,651,123)	(155,503,667)	(44,733,236)	(104,200,700)
Gross loans from group companies	**124,201,382**	**115,852,323**	**124,201,382**	**115,852,323**
Impairments raised	-	2,654,092	-	2,654,092
Net loans from group companies	**124,201,382**	**118,506,415**	**124,201,382**	**118,506,415**
Net group related borrowings	**(90,690,097)**	**(96,854,421)**	**211,087,720**	**137,652,301**

13. Unlisted investments

Unlisted investments comprise the equity investment in associated organisations held to earn dividend income and/or for capital appreciation or the group has the positive intent and ability to hold investment to maturity.

Unlisted investment are measured either at fair value through profit or loss or at amortised cost.

- Investments indented to be held to maturity are carried at amortised cost;
- other investment's fair values determined by reference to the net asset values of the respective entities;

Changes in the fair value of investments are recognised in the statement of profit and loss as other operating gains or losses.

	Group		Company	
Mandatorily at fair value through profit or loss:	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Urban Task Force Proprietary Limited	23,611,188	23,172,170	23,611,188	23,172,170
Measured at amortised cost:				
E Class Note	-	-	28,665,742	41,660,860
Preference shares* - TUHF Urban Finance (RF) Limited	-	-	10	10
	23,611,188	**23,172,170**	**52,276,940**	**64,833,040**

Unlisted investments includes the preference shares held by TUHF Limited in Vuselela Warehouse SPV (RF) Proprietary Limited and Urban Ubomi 1 (RF) Limited for which the value is less than R1.

*The Preference shares held in controlled companies entitles the TUHF Limited to receive a dividend as well as the final distribution of profits at step-up date.

Refer to note 4.2.2 fairvalue estimation for the fair value disclosure on unlisted investments.

14. Equipment

Equipment comprises of tangible assets which the group holds for its own use and which are expected to be used for more than one year. Equipment is initially measured at cost, being the purchase cost of the asset plus the directly attributable costs to prepare the assets for their intended use, less accumulated depreciation and impairment losses.

Subsequent costs, including major services, additions to or replacements of parts of equipment are capitalised if it is probable that future economic benefits associated with the expenditure will flow to the group and the cost can be measured reliably. Repair and maintenance are expensed as incurred.

Depreciation commences when the asset's is available for use as intended by management and is determined based on a method that best reflects the pattern in which the asset's economic benefits are consumed over its estimated useful life.

The useful lives of items of equipment have been assessed as follows:

Item	Depreciation method	Average useful life
Office furniture and equipment	Straight line	20% - 33.33% per annum
Computer hardware and telephones	Straight line	25% per annum

The residual values, useful lives and depreciation method of each asset are reviewed at the end of each reporting period. If the expectations differ from previous estimates, the change is accounted for prospectively as a change in accounting estimate.

Each part of an item of equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. The depreciation charge for each year is recognised in profit or loss unless it is included in the carrying amount of another asset.

None of the equipment has been pledged as collateral by the group.

Impairment of equipment and intangible assets

Impairment tests are performed on equipment when there is an indicator that they may be impaired. When the carrying amount of an item of 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.

The group assesses at each end of the reporting period whether there is any indication that an asset may be impaired. If any such indication exists, the group estimates the recoverable amount of the asset.
Irrespective of whether there is any indication of impairment, the group also:

- tests intangible assets with an indefinite useful life or intangible assets not yet available for use for impairment annually by comparing its carrying amount with its recoverable amount. This impairment test is performed during the annual reporting period and at the same time every period.

If there is any indication that an asset may be impaired, the recoverable amount is estimated for the individual asset. If it is not possible to estimate the recoverable amount of the individual asset, the recoverable amount of the cash-generating unit to which the asset belongs is determined.

The recoverable amount of an asset or a cash-generating unit is the higher of its fair value less costs to sell and its value in use. If the recoverable amount of an asset is less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. That reduction is an impairment loss. An impairment loss of assets carried at cost less any accumulated depreciation or amortisation is recognised immediately in profit or loss. Any impairment loss of a revalued asset is treated as a revaluation decrease.

An entity assesses at each reporting date whether there is any indication that an impairment loss recognised in prior periods for assets other than goodwill may no longer exist or may have decreased. If any such indication exists, the recoverable amounts of those assets are estimated.

The increased carrying amount of an asset other than goodwill attributable to a reversal of an impairment loss does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior periods.

A reversal of an impairment loss of assets carried at cost less accumulated depreciation or amortisation other than goodwill is recognised immediately in profit or loss. Any reversal of an impairment loss of a revalued asset is treated as a revaluation increase.

		2024			**2023**	
Group and Company	**Office furniture and equipment**	**Computer hardware and telephones**	**Total**	**Office furniture and equipment**	**Computer hardware and telephones**	**Total**
	R	**R**	**R**	**R**	**R**	**R**
Cost	4,458,589	7,966,112	12,424,701	4,419,664	7,441,176	11,860,840
Accumulated depreciation	(3,749,187)	(6,896,390)	(10,645,577)	(3,536,389)	(6,145,966)	(9,682,355)
Carrying value	**709,402**	**1,069,722**	**1,779,124**	**883,275**	**1,295,210**	**2,178,485**

		2024			**2023**	
Reconciliation of equipment	**Office furniture and equipment**	**Computer hardware and telephones**	**Total**	**Office furniture and equipment**	**Computer hardware and telephones**	**Total**
	R	**R**	**R**	**R**	**R**	**R**
Opening carrying value	**883,275**	**1,295,210**	**2,178,485**	**592,787**	**1,409,501**	**2,002,288**
Additions	132,149	524,936	657,085	592,625	645,134	1,237,759
Disposals	(71)	-	(71)	-	(12,756)	(12,756)
Depreciation	(305,951)	(750,424)	(1,056,375)	(302,137)	(746,669)	(1,048,806)
Closing balance	**709,402**	**1,069,722**	**1,779,124**	**883,275**	**1,295,210**	**2,178,485**

15. Leases (group as lessee)

At inception of a contract the group assesses whether the contract is, or contains a lease. A contract is or contains a lease if it conveys the right to control the use of an identified asset for a period of time in exchange for consideration. The groups leasing arrangement relate primarily to office buildings. Lease agreements are generally entered into for fixed periods of between two and 5 years, depending on the nature of the underlying asset being leased.

Lessee accounting

The group recognises right-of-use assets and lease liabilities at the lease commencement date, for all lease agreements for which the group is a lessee.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the incremental borrowing rate. The incremental borrowing rates was determined based on a rate that the group can borrow fund for a similar amount to the lease payments.

The group determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments specific to the lease i.e., the term, country, currency and any security.

The lease liability is measured at amortised cost using the effective interest method by increasing the carrying amount to reflect interest on the lease liability and by reducing the carrying amount to reflect the lease payments made. Interest charged on the lease liability is included in interest expense (note 24) and the related payments are recognised as an expense in the period incurred and are included in operating expenses (note 29).

When the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recognised in the statement of profit or loss and other comprehensive income if the carrying amount of the right-of-use asset has been reduced to zero. The lease liability is presented as a separate line item on the statement of financial position.

The right-of-use assets is initially measured at cost less accumulated depreciation and impairments losses. These costs include:

- the amount of the initial measurement of the lease liability
- any lease payment made at or before the commencement date (less any lease incentives received)
- any initial direct costs incurred

The right-of-use asset is subsequently depreciated using the straight-line method over the earlier of the useful life of the underlying asset or the period of the lease term. In addition, the right-of-use asset is reduced by impairment losses if any and adjusted for certain remeasurements of the lease liability. The right-of-use assets are presented as a separate line item on the Statement of Financial Position.

In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated). The group considers historical lease durations, cost and business disruption to relocate business premises to assess if the lease term is reasonably certain to be extended (or not terminated). The assessment is reviewed if a significant event or a significant change in circumstances occurs which affects this assessment and that is within the control of the group. IFRS 16 introduced additional guidance in determining reasonable certainty when assessing lease terms.

The group has classified:

- Cash payments for the principal portion of lease payments as financing activities;
- Cash payments for the interest portion as operating activities; and
- Short-term lease payments and variable lease payments not included in the measurement of the lease liability within operating activities.

15.1 Amounts recognised in the statement of financial position

The statement of financial position shows the following amounts relating to leases for the group:

Group and Company	**2024** **R**	**2023** **R**
Right-of-use assets		
Office buildings	7,257,048	10,731,024
	7,257,048	**10,731,024**
Lease liabilities		
Current	4,612,289	4,007,066
Non-current	4,833,823	9,009,682
	9,446,112	**13,016,748**

15.2 Amounts recognised in the statement of profit or loss

The statement of profit or loss shows the following amounts relating to leases:

Group and Company	2024	2023
	R	R
Depreciation charge of right-of-use assets	-	-
Office buildings	(3,976,686)	(3,904,744)
	(3,976,686)	**(3,904,744)**
Interest expense (Note 24)	(1,065,183)	(1,338,654)
	(5,041,869)	**(5,243,398)**

15.3 Amounts recognised in the statement of cash flows

The statement of cash flows shows the following amounts relating to leases:

Group and Company	2024	2023
	R	R
Interest paid	1,065,183	1,338,654
Repayment of lease liability incl. interest	(5,138,530)	(4,665,592)
Principal payment of leases	**(4,073,347)**	**(3,326,938)**

16. Intangible assets

Intangible assets are initially recognised at cost. Intangible assets with finite useful lives are carried at cost less any accumulated amortisation and impairment losses. Amortisation is determined using the straight-line method over the estimated useful life.

The amortisation period and the amortisation method for each class of intangible asset is reviewed at the end of each reporting period
The group amortises intangible assets with a limited useful life, using the straight-line method as follows:

Item	Useful life
Computer software	20% per annum

Research costs are expensed as incurred. Development costs are directly attributable to the design and testing of identifiable and unique computer software controlled by the group and are recognised as intangible assets where the following criteria are met:

- It is technically feasible to complete the software so that it will be available for use;
- Management intends to complete and use the software;
- There is an ability to use the software;
- It is probably that the software will generate future economic benefits;
- Technical, financial and other resources are available to complete the development and to use or sell the software; and
- The expenditure attributable to the software during its development can be measured reliably.

Capitalised development costs are recorded as intangible assets and amortised from the point at which the asset is ready for use. Costs associated with maintaining the assets are recognised as expenses as incurred, while expenditure that enhances or extends the performance of the intangible assets beyond the original specifications is recognised as a capital improvements and is capitalised to the original cost of the asset. Directly attributable costs that are capitalised as part of the intangible asset include employee costs and an appropriate portion of relevant overheads.

Impairment of intangible assets

Refer to note 14 for details on the accounting policy on the impairment of intangible assets.

Group and Company	Computer software 2024 R	Computer software 2023 R
Cost	36,122,922	24,631,042
Accumulated amortisation	(22,248,608)	(19,291,392)
Carrying value	**13,874,314**	**5,339,650**

Reconciliation of intangible assets	Computer software 2024 R	Computer software 2023 R
Opening carrying value	**5,339,650**	**4,351,771**
Additions – internal development	12,652,833	2,776,045
Acquisitions	27,750	15,857
Disposals	(1,030,209)	(4,973)
Amortisation	(3,115,710)	(1,799,050)
Closing balance	**13,874,314**	**5,339,650**

17. Deferred tax

A deferred tax liability is recognised for all taxable temporary differences, except to the extent that the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the transaction, affects neither accounting profit nor taxable profit (tax loss).

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

A deferred tax asset is recognised for the carry forward of unused tax losses to the extent that it is probable that future taxable profit will be available against which the unused tax losses can be utilised.

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

	Group		Company	
Deferred tax asset	**2024 R**	**2023 R**	**2024 R**	**2023 R**
Provision for bonus	2,601,436	1,441,410	2,601,436	1,441,410
Expected credit losses	9,630,693	10,345,867	5,678,508	7,821,750
Deferred Income	1,892,451	2,266,102	1,892,451	2,266,102
Fair value adjustment- derivatives	62,545	851,953	-	851,953
Lease liability	434,805	451,020	434,805	451,020
Deferred tax asset on assessed loss	59,012,594	33,101,951	59,012,595	33,101,951
Total deferred tax asset	**73,634,524**	**48,458,303**	**69,619,795**	**45,934,186**

The deferred tax assets include an amount of R59,012,595 (2023 R33,101,951) which relates to carried-forward tax losses of TUHF Limited. The group has concluded that the deferred tax assets will be recoverable using the estimated future taxable income based on the approved business plans and budgets of TUHF Limited. The entity is expected to generate taxable income from 2026 onwards. The losses can be carried forward indefinitely and have no expiry date.

	Group		Company	
Deferred tax liability	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Accelerated depreciation	(1,634,733)	(1,441,705)	(1,634,733)	(1,441,705)
Deferred and prepaid expenses	(3,507,800)	(2,725,032)	(3,505,851)	(2,723,586)
Fair value adjustment- derivatives	(1,757,823)	(89,964)	(1,757,823)	-
Unlisted investments	(3,546,467)	(3,258,910)	(3,546,467)	(3,258,910)
Investment Properties	(9,823,877)	(3,163,752)	(9,823,877)	(3,163,752)
Total deferred tax liability	**(20,270,700)**	**(10,679,363)**	**(20,268,751)**	**(10,587,953)**

The deferred tax assets and the deferred tax liability relate to income tax in the same jurisdiction, and the law allows net settlement. Therefore, they have been offset in the statement of financial position as follows:

	Group		Company	
Net deferred tax asset	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Deferred tax asset	73,634,524	48,458,303	69,619,794	45,934,186
Deferred tax liability	(20,270,700)	(10,679,363)	(20,268,751)	(10,587,953)
Total net deferred tax asset	**53,363,824**	**37,778,940**	**49,351,043**	**35,346,233**

	Group		Company	
Reconciliation of deferred tax asset / (liability)	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
At beginning of year	**37,778,940**	**19,219,227**	**35,346,233**	**17,129,783**
Provisions for bonus	1,160,025	(1,280,378)	1,160,025	(1,280,378)
Accelerated depreciation	(193,028)	(266,727)	(193,028)	(266,727)
Loan impairment	(715,174)	877,456	(2,143,241)	462,229
Deferred income	(373,651)	(1,156,567)	(373,651)	(1,156,567)
Deferred and prepaid expenses	(782,768)	171,086	(782,265)	171,990
Unlisted investments	(287,558)	174,194	(287,558)	174,194
Fair value adjustment- derivatives	(2,457,267)	880,607	(2,609,776)	951,668
Investment properties	(6,660,125)	(524,757)	(6,660,125)	(524,757)
Lease liability	(16,215)	156,008	(16,215)	156,008
Deferred tax asset on assessed loss	25,910,645	19,528,791	25,910,644	19,528,790
	53,363,824	**37,778,940**	**49,351,043**	**35,346,233**

The deferred tax balance at year end is considered non-current.

18. Share capital and premium

Ordinary shares are classified as equity. Any amounts received from the issue of shares in excess of par value is classified as 'share premium'. Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction against share premium.

Dividends when declared and not paid in the same financial period are recognised as a liability in the company.

		Group		Company	
Authorised	**Company**	**2024**	**2023**	**2024**	**2023**
40 000 000 ordinary shares of R 0.0001 each	TUHF Limited	4,000	4,000	4,000	4,000
100 Ordinary shares of R1 each	TUHF Urban Finance (RF) Limited	100	100	-	-
100 Ordinary shares of R1 each	Vuselela Warehouse SPV (RF) Proprietary Limited	100	100	-	-
1000 Ordinary shares of R1 each	Vuselela Collections SPV (RF) Proprietary Limited	1,000	1,000	-	-
1000 Ordinary shares of R1 each	Urban Ubomi 1 (RF) Limited	1,000	1,000	-	-

Unissued shares

Unissued ordinary shares are under the control of the directors in terms of a resolution of shareholders passed at the last annual general meeting. This authority remains in force until the next annual general meeting.

			Group		Company	
Issued	**Company**	**Issued to**	**2024**	**2023**	**2024**	**2023**
			R	**R**	**R**	**R**
14 280 000 ordinary shares at no par value	TUHF Limited	TUHF Holdings Limited	1,428	1,428	1,428	1,428
14 280 000 shares at a premium R 0.69951 each	TUHF Limited	TUHF Holdings Limited	9,989,000	9,989,000	9,989,000	9,989,000
100 Shares	Vuselela Warehouse SPV (RF) Proprietary Limited	Vuselela Warehouse SPV Owner Trust	100	100	-	-
100 Shares	Vuselela Collections SPV (RF) Proprietary Limited	Vuselela Collections SPV Owner Trust	100	100	-	-
100 Shares	TUHF Urban Finance (RF) Limited	TUHF Urban Finance Owner Trust	100	100	-	-
100 Shares	Urban Ubomi 1 (RF) Limited	Urban Ubomi 1 Issuer Owner Trust	100	100	-	-
			9,990,828	**9,990,828**	**9,990,428**	**9,990,428**

19. Non-distributable reserves

A grant agreement was entered into between the company and National Treasury to advance R200 million to the company over 3 years. The funds were included in R800 million senior debt to lend to end user clients. To date R157.5 million has been received and on lent to end users. The project has successfully come to an end and no further funds will be received.

	Group		Company	
	2024	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Non-distributable reserve	157,499,759	157,499,759	157,499,759	157,499,759
	157,499,759	**157,499,759**	**157,499,759**	**157,499,759**

Financial Liabilities

Classification

Financial instruments held by the group are classified in accordance with the provisions of IFRS 9 Financial Instruments (IFRS9).

IFRS 9 introduced requirements for the classification and measurement of financial liabilities as well as accounting requirements for impairment of financial assets measured at amortised cost.

Classification and subsequent measurement of debt instruments depends on:

- the entity's business model for managing the asset; and
- the cash flow characteristics of the asset.

Based on these factors, the entity classifies its debt instruments into one of the following two measurement categories:

- Amortised cost. This category applies only when the contractual terms of the instrument give rise, on specified dates, to cash flows that are solely payments of principal and interest on principal, and where the instrument is held under a business model whose objective is met by holding the instrument to collect contractual cash flows; or
- Fair value through profit or loss. This classification automatically applies to all debt instruments which do not qualify as amortised cost or at fair value through other comprehensive income.

20. Trade and other payables

Trade payables are obligations to pay for goods or services that have been acquired or incurred in the ordinary course of business from suppliers and service providers.

Related party creditors are obligations that arise due to timing differences in the ordinary course of business from related group companies. Trade payables are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer).

Trade payables are initially measured at fair value, and are subsequently measured at amortised cost, using the effective interest rate method.

	Group		Company	
Financial instruments	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Trade payables	11,194,749	14,955,292	9,223,202	13,117,816
Bonus accrual	9,634,947		9,634,947	
Other payables	138,844	5,545,215	138,854	5,468,025
Non-financial instruments:				
VAT payable	231,360	68,716	231,360	68,716
	21,199,900	**20,569,223**	**19,228,363**	**18,654,557**

The balance at year end is considered current. The carrying value of trade and other payables approximates fair value as these are short term in nature and not subject to material changes in credit risk and fair value.

21. Financial liabilities

Details of the group and company's non-derivative financial liabilities:

Held at amortised cost

Group and company	2024	Interest payment	2023	Interest payment	Capital advanced	Interest rate %	Final maturity date
	R	R	R	R	R		
National Housing Finance Corporation SOC Limited	**244,306,017**	**(29,442,330)**	**278,281,422**	**(25,426,255)**	**545,000,000**		
	4,206,365	(659,773)	8,119,860	(721,588)	50,000,000	Prime minus 2%	September 2024
	16,597,667	(1,900,394)	19,612,249	(1,513,495)	50,000,000	Prime minus 2%	November 2024
	37,440,184	(3,937,305)	43,552,287	(3,340,221)	100,000,000	Prime minus 2%	July 2028
	9,075,471	(934,441)	10,202,170	(771,581)	25,000,000	Prime minus 2%	July 2029
	27,404,664	(3,803,869)	39,106,143	(3,897,195)	120,000,000	Prime minus 0.5%	December 2025
	149,581,666	(18,206,548)	157,688,713	(15,182,175)	200,000,000	Prime plus 0.25%	February 2033
Development Bank of Southern Africa Limited	**25,186,656**	**(4,704,461)**	**57,248,113**	**(5,909,730)**	**300,000,000**		
	3,681,311	(983,073)	14,137,623	(1,420,461)	100,000,000	Prime minus 2%	June 2024
	21,505,345	(3,721,388)	43,110,490	(4,489,269)	200,000,000	Prime minus 1%	December 2024
Public Investment Corporation	**112,658,288**	**(12,067,139)**	**133,134,724**	**(10,391,272)**	**300,000,000**		
	112,658,288	(12,067,139)	133,134,724	(10,391,272)	300,000,000	Prime minus 2%	December 2027
Nedbank Limited	**199,097,685**	**(12,944,247)**	**98,291,948**	**(8,946,391)**	**100,000,000**		
	199,097,685	(12,944,247)	98,291,948	(8,946,391)	100,000,000	Prime	July 2029
Novo Impact Fund	**10,092,298**	**(1,111,834)**	**10,083,945**	**(862,394)**	**10,000,000**		
	10,092,298	(1,111,834)	10,083,945	(862,394)	10,000,000	Prime plus 0.5%	October 2025
Ashburton Asset Managers	**181,044,664**	**(17,154,246)**	**90,796,438**	**(8,213,425)**	**180,000,000**		
	90,782,260	(10,548,493)	90,796,438	(8,213,425)	90,000,000	Prime	May 2024
	90,262,404	(6,605,753)	-	-	90,000,000	Prime	August 2028
Proparco	**206,233,022**	**(13,007,303)**	**-**	**-**	**203,810,000**		
	206,233,022	(13,007,303)	-	-	203,810,000	3-month JIBAR plus 1.28%	July 2028
Company financial liabilities at amortised cost	**978,618,630**	**(90,431,560)**	**667,836,590**	**(59,749,467)**	**1,638,810,000**		
The Standard Bank of South Africa Limited	**715,533,505**	**(62,304,535)**	**585,682,169**	**(32,747,631)**	**1,000,000,000**		
	715,533,505	(62,304,535)	585,682,169	(32,747,631)	1,000,000,000	3-month JIBAR plus 3.25%	August 2041
Group financial liabilities at amortised cost	**1,694,152,135**	**(152,736,095)**	**1,253,518,759**	**(92,497,098)**	**2,638,810,000**		

Domestic Medium -Term Note Programme

Group and company	2024	Interest payment	2023	Interest payment	Capital advanced	Interest rate %	Final maturity date
	R	R	R	R	R		
Sanlam Asset Management	283,643,536	(32,462,617)	285,246,632	(22,518,030)	280,000,000	3-month JIBAR plus 2.85%	October 2024
	283,643,536	**(32,462,617)**	**285,246,632**	**(22,518,030)**	**280,000,000**		

Mortgage-backed securities

Group	2024	Interest payment	2023	Interest payment	Capital advanced	Interest rate % 3-month JIBAR plus	Final maturity date	Step up date
	R	R	R		R			
TUHF Urban Finance (RF) Limited	**254,859,918**	**(32,579,749)**	**350,675,937**	**(30,448,404)**	**585,000,000**			
A Class Note	217,724,146	(27,071,733)	299,580,872	(24,941,039)	500,000,000	2.22%	May 2039	January 2025
B Class Note	25,329,823	(3,685,451)	34,851,471	(3,662,259)	58,000,000	4.00%	May 2039	January 2025
D Class Note	11,805,949	(1,822,565)	16,243,594	(1,845,106)	27,000,000	4.75%	May 2039	January 2025
Urban Ubomi 1 (RF) Limited	**1,396,770,202**	**(181,586,443)**	**1,246,489,482**	**(78,817,294)**	**1,577,000,000**			
Class A1 Noteholders	79,789,962	(8,906,307)	108,928,737	(9,014,058)	202,000,000	1.55%	May 2043	May 2026
Class A2 Noteholders:	313,115,050	(71,208,424)	312,676,253	(23,077,830)	309,000,000	2.2%	May 2043	May 2026
Class A4 Noteholders	15,009,100	(1,701,229)	20,490,248	(1,736,612)	27,000,000	1.7%	May 2043	May 2026
Class A5 Noteholders	286,822,299	(29,516,574)	286,419,260	(21,604,685)	283,000,000	2.35%	May 2043	May 2026
Class A7 Noteholders:	96,819,415	(10,751,496)	132,177,403	(2,256,867)	150,000,000	1.5%	May 2043	May 2026
Class A8 Noteholders	136,848,879	(14,282,845)	136,656,062	(2,264,194)	135,000,000	2.5%	May 2043	May 2026
Class A10 Noteholders	41,474,123	(3,479,442)	-	-	50,000,000	1.45%	May 2043	May 2026
Class A11 Noteholders	136,823,358	(11,193,120)	-	-	135,000,000	2.35%	May 2043	May 2026
Class B Noteholders:	224,071,826	(23,072,168)	193,377,936	(15,140,819)	221,000,000	2.5% to 2.74%	May 2043	May 2026
Class C Noteholders	65,996,190	(7,474,838)	55,763,583	(3,722,229)	65,000,000	3.7% to 4%	May 2043	May 2026
	1,651,630,120	**(214,166,192)**	**1,597,165,419**	**(109,265,698)**	**2,162,000,000**			

Fair value through profit and loss

Group and company	2024	Interest payment	2023	Interest payment	Capital advanced	Interest rate %	Final maturity date	Step up date
	R	R	R	R	R			
Eskom Pension and Provident Fund	178,331,803	(4,257,975)	205,593,004	(6,537,792)	200,000,000	3-month JIBAR plus 1.72%	May 2031	-
Company fair value through profit and loss	**178,331,803**	**(4,257,975)**	**205,593,004**	**(6,537,792)**	**200,000,000**			

Group and company	2024	Interest payment	2023	Interest payment	Capital advanced	Interest rate %	Final maturity date	Step up date
	R	R	R	R	R			
Class A9 Noteholders	62,214,900	(5,653,085)	61,861,653	-	60,000,000	Fixed rate of 10.24%	May 2043	May 2026
Group fair value through profit and loss	**240,546,703**	**(9,911,060)**	**267,454,657**	**(6,537,792)**	**260,000,000**			

	Group		Company	
Financial Liabilities	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Financial liabilities at amortised cost	1,694,152,135	1,253,518,759	978,618,630	667,836,590
Domestic Medium-Term Note Programme	283,643,536	285,246,632	283,643,536	285,246,632
Mortgage-backed securities	1,651,630,120	1,597,165,419	-	-
Fair value through profit and loss	240,546,703	267,454,657	178,331,803	205,593,004
Deferred raising fee expense*	(12,174,299)	(8,842,492)	(12,174,300)	(8,842,492)
	3,857,798,195	**3,394,542,975**	**1,428,419,669**	**1,149,833,734**

** The current portion of the deferred raising fee is R 4,991,693 (2023: R3,297,677).

The carrying value of interest bearing borrowings approximates fair value. The following methods and assumptions were used to estimate the respective fair values:

The fair value is calculated on a discounted cash flow basis with future cash flows discounted using market related credit yields on similar interest bearing structured credit facilities. These are not actively traded on the South African interest rate market and therefore the discount rates are not directly observable. As such credit spreads from recent facilities procured by the company are used to discount the projected cash flows payable under the respective facilities.

22. Share based payment reserve

The company's holding company, TUHF Holdings Limited operates a conditional share plan, under which the company receives services from employees as consideration for equity instruments of TUHF Holdings Limited. The fair value of the employee services received in exchange for the grant of the shares is recognised as an expense.

For share-based payment transactions, the goods or services acquired and the liability incurred are measured at the fair value of the liability. Until the liability is settled, the fair value of the liability is re-measured at each reporting date and at the date of settlement, with any changes in fair value recognised in profit or loss for the period.
The total amount to be expensed is determined by reference to the fair value of the shares granted:-

- Excluding the impact of any service and non-market performance vesting conditions (for example profitability, sales growth targets and remaining an employee of the company over a specified period); and
- Non-market vesting conditions are included in assumptions about the number of shares that are expected to vest.

The total expense is recognised over the vesting period, which is the period over which all of the specified vesting conditions are to be satisfied. At the end of each reporting period, the company revises its estimates of the number of shares that are expected to vest based on the non-market vesting conditions. It recognises the impact of the revision to original estimates, if any, in profit or loss, with a corresponding adjustment to share-based payment liability and is accounted for as part of employee cost (Note 30).

	Group		Company	
Share based payment liability	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Liability raised for shares awarded not yet vested	11,183,663	6,281,261	11,183,663	6,281,261
	11,183,663	**6,281,261**	**11,183,663**	**6,281,261**

As an incentive for current and prospective employees of TUHF Limited, TUHF Holdings Limited has established a Conditional Share Plan ("CSP") for which the board has approved that 10% of the shares in issue are available for award and vesting to the employee share scheme.

Conditional awards made are subject to TUHF Holdings Limited achieving performance metrics (such as, return on equity, growth in profit after tax, total capital impaired and other non-financial metrics) and are measured between a two to five year performance period. Conditional awards that employees become entitled to as a result of the Remuneration Committee and management's deliberations are vested into their name, equally over a three year period.

Following the vesting of conditional awards, TUHF Limited is required to procure the settlement of the shares to be vested from TUHF Holdings Limited. Such shares are allotted and issued at the market value per share at no cost to the employee. The employee bears the taxation cost when the shares vest based on the current value per share.

In terms of the rules of the CSP, if an employee should leave the employment of TUHF Limited, TUHF Limited has the right of first refusal to purchase those shares registered in the employee's name at the current market value per share based on a valuation of TUHF Holdings Limited.

TUHF Holdings Limited may withhold any amounts or make such arrangements as are necessary to meet any liability for taxation or any other liabilities and costs in respect of the vesting of a conditional award.

At the end of the period under review, TUHF Limited held 1,548,867 (2023:1,482,859) treasury shares in TUHF Holdings Limited.

The fair value at grant date is determined using management’s best estimates of the following assumptions;

- 100% probability of meeting performance conditions; and
- 11% (2023:5%) attrition rate for qualifying employees.

23. Interest income

Interest income is recognised in the statement of profit or loss and other comprehensive income using the effective interest rate method. The effective interest rate method is a method of calculating the amortised cost of a financial asset and of allocating the interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts over the expected life of the financial assets, or when appropriate, a shorter period to the net carrying amount of the financial asset. When calculating the effective interest rate, the company estimates cash flows considering all contractual terms of the financial instrument (e.g. prepayment options) but does not consider future credit losses.

Raising fees that are integral to the effective interest rate are capitalised to the value of the loan and are amortised to profit or loss and other comprehensive income over the expected life of the loan using the effective interest rate method.

	Group		Company	
	2024	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Interest on advances	546,785,422	396,822,874	163,097,191	153,810,998
Interest on advances to related company	14,055,285	6,982,063	56,470,063	41,117,730
Interest on bank balances	14,264,998	7,620,299	3,661,404	1,944,154
Interest on guarantee deposits	1,369,684	759,681	1,369,684	759,681
Interest on staff loans	-	2,424	-	2,424
Interest received from SARS	237,613	163,476	237,613	120,802
Interest received on hedge	-	152,082	-	24,982
	576,713,002	**412,502,899**	**224,835,955**	**197,780,771**

Raising fee income of R 14,777,051 (2023: R13,303,042) was recognised in the financial year under review and is included in interest on advances for group.

24. Interest expenses

Interest expenses are recognised in the statement of profit or loss and other comprehensive income using the effective interest rate method. The effective interest rate method is a method of calculating the amortised cost of a financial liability and of allocating the interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts over the expected life of the financial liability, or when appropriate, a shorter period to the net carrying amount of the financial liability. When calculating the effective interest rate, the company estimates cash flows considering all contractual terms of the financial instrument (e.g. prepayment options) but does not consider future credit losses.

Raising fees and legal fees incurred that are integral to the to the effective interest rate are capitalised to the value of the financial liability and are amortised to profit or loss and other comprehensive income over the expected life of the financial liability using the effective interest rate method.

	Group		Company	
Interest expenses	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Interest on advances from related company	(26,258,972)	(18,567,499)	(26,258,972)	(18,567,499)
Interest on borrowings	(387,636,512)	(278,108,011)	(136,995,666)	(123,803,765)
Interest and fees on bank accounts	(99,993)	(19,356)	(12,923)	(4,345)
Interest paid - derivatives	(8,642,671)	(4,975,285)	(8,545,861)	(4,975,285)
Interest paid to SARS	(92,061)	(915,837)	(19,737)	-
Interest expense - lease liability	(1,065,183)	(1,338,654)	(1,065,183)	(1,338,654)
	(423,795,392)	**(303,924,642)**	**(172,898,342)**	**(148,689,548)**

Raising fees and legal fees of R4,401,274 (2023: R3,500,565) were recognised in the financial year under review and are included in interest on borrowings for group.

25. Expected credit losses

	Group		Company	
	2024	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
IFRS 9 Impairments				
Stage 1	(312,206)	7,051,445	(73,464)	4,741,307
Stage 2	(2,925,576)	(16,065,734)	(2,833,791)	(9,216,831)
Stage 3	(42,805,778)	(37,790,780)	(23,420,166)	(37,723,512)
	(46,043,560)	**(46,805,069)**	**(26,327,421)**	**(42,199,036)**

	Group		Company	
	2024	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Suspended Interest	10,657,461	32,540,411	7,532,331	25,448,784
Recoveries	-	928,377		928,377
Impairments on Interco loans				
Stage 1	2,763,810	(843,141)	5,841,069	(1,854,711)
Stage 2	-	-	-	-
Stage 3	(250,403)	-	(250,403)	-
	2,513,407	**(843,141)**	**5,590,666**	**(1,854,711)**
	(32,872,692)	**(14,179,422)**	**(13,204,424)**	**(17,676,586)**

26.(Losses)/gains arising from deregonised assets

	Group		Company	
	2024	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Write off in excess of impairment	(21,141,323)	-	(20,090,342)	-
Recoveries	2,267,190	-	2,267,191	-
	(18,874,133)	**-**	**(17,823,151)**	**-**

27. Other operating income

Penalties

Penalties includes penalties charged on late payment of installments by clients as well as early prepayment penalties charged to clients that prematurely settle their loans.

Rental income

Rental income is recognised equally over the period of the lease taking into consideration the clauses affecting the rental charge.

Management fee income

Management fee income earned from the provision of management services is recognised in the accounting period in which the services are rendered, with reference to the stage of completion of the service.

Dividends received

Dividends income includes dividends paid from unlisted investments and by group companies. Dividends are recognised when the entity's right to receive payment is established, it is probable the economic benefits will flow to the entity and the amount can be measured reliably.

	Group		Company	
Other operating income	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Penalties and other sundry income	5,871,362	5,298,283	2,721,750	3,465,755
Rental income	1,687,391	839,348	1,687,391	839,348
Management fees	230,415	238,372	230,415	238,372
Dividends received	-	286,988	8,937,358	286,988
Admin and servicer fees	25,000	25,000	25,774,073	19,696,335
Loss with the sale of property in possession	(915,360)	-	(915,360)	
	6,898,808	**6,687,991**	**38,435,627**	**24,526,798**

28. Other operating gains/(losses)

Other operating gains and losses comprise of the aggregated total of the fair value gains and losses of financial instruments.

Fair value gains/(losses)	Group 2024 R	Group 2023 R	Company 2024 R	Company 2023 R
Financial assets mandatorily at fair value through profit or loss	**41,298,139**	**2,169,509**	**41,705,267**	**2,031,727**
Derivatives	9,132,942	546,536	9,540,070	408,754
Interest bearing borrowing	151,493	(44,590)		
Unlisted investments	1,331,284	(806,455)	1,331,284	(806,455)
Investment property	30,833,913	2,429,428	30,833,913	2,429,428
Net (loss)/profit on the hedged item in fair value hedges	(183,447)	(3,763,453)	125,767	(3,933,451)
	41,266,185	**(1,638,534)**	**41,831,034**	**(1,901,724)**

29. Operating expenses

	Group 2024 R	Group 2023 R	Company 2024 R	Company 2023 R
Auditors remuneration*	(6,725,907)	(6,851,670)	(5,944,483)	(5,737,720)
Consulting fees	*(20,839,519)*	*(17,261,235)*	*(20,613,899)*	*(17,086,061)*
Consulting fees – Funding and Finance**	(10,160,042)	(9,767,973)	(10,157,042)	(9,767,973)
Consulting fees - Legal and Litigation	(7,226,385)	(4,959,735)	(7,226,385)	(4,959,735)
Consulting fees- Other	(3,453,092)	(2,533,527)	(3,230,472)	(2,358,353)
Depreciation and amortisation	(4,017,021)	(2,847,502)	(4,017,021)	(2,847,502)
Depreciation - Leases	(3,976,686)	(3,904,745)	(3,976,686)	(3,904,745)
Employee costs (Note 31)	(71,594,470)	(62,016,379)	(71,594,470)	(62,016,379)
Information technology costs	(6,111,212)	(3,933,506)	(6,111,212)	(3,933,506)
Marketing	(2,377,781)	(2,651,377)	(2,377,781)	(2,651,377)
Office management costs	(22,500,307)	(19,916,856)	(18,629,817)	(17,050,420)
Controlled entities administrative costs	(3,438,227)	(2,831,872)	-	-
Portfolio Management	(3,665,878)	(2,792,219)	(3,665,878)	(2,792,219)
Training and skills development	(1,402,290)	(3,714,348)	(1,402,290)	(3,714,348)
	(146,649,298)	**(128,721,709)**	**(138,333,537)**	**(121,734,277)**

*Audit remuneration includes the following amounts paid to Deloitte and Touche:

- R6.5 million (2023: R6.1 million) (Group) R5.8 million (2023: R5.01 million) (Company) for services rendered as external auditors to TUHF Limited group and company.
- R0.07 million for services rendered as auditors of a project as per agreed upon procedures for Basel III.

**The following amounts paid to Deloitte and Touche is included in consulting fees - funding and finance:

- R0.64 million (2023 R:0.52 million) group and company for services rendered as professionals for the establishment of the TUHF Services cost recovery model to be implement later in the 2025 financial year.

30. Employee benefit expense

Short-term employee benefits

The cost of short-term employee benefits, (those that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service), are recognised in the period in which the employee renders the related service.

The expected cost of compensated absences is recognised as an expense as the employees render services that increase their entitlement or, in the case of non-accumulating absences, when the absence occurs.

The accruals have been calculated at undiscounted amounts based on current salary rates.

Defined contribution plans

A defined contribution plan is a retirement plan under which the group pays fixed contributions into a separate entity. The group has no legal or constructive obligations to pay further contributions if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

For defined contribution plans, the group pays contributions to privately administered pension insurance plans on a mandatory, contractual or voluntary basis. The group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

	Group		Company	
Employee costs	**2024**	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Employee costs salaried staff	(56,159,319)	(43,747,238)	(56,159,319)	(43,747,238)
Directors emoluments	(6,859,780)	(8,798,764)	(6,859,780)	(8,798,764)
Non-executive directors	(4,731,998)	(4,944,503)	(4,731,998)	(4,944,503)
Share-based payment (Note 22)	(3,843,373)	(4,525,874)	(3,843,373)	(4,525,874)
	(71,594,470)	**(62,016,379)**	**(71,594,470)**	**(62,016,379)**

TUHF Limited has a defined contribution provident plan governed by the Pension Funds Act, 1956, as amended, to ensure all permanent employees are required to join. Payments to the provident plan are charged as an expense as they fall due.

The group has no obligations for post-retirement health benefits.

The group's expense in respect of defined contribution plans is:

	Group		Company	
	2024	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Provident fund	(7,174,171)	(6,860,181)	(7,174,171)	(6,860,181)
	(7,174,171)	**(6,860,181)**	**(7,174,171)**	**(6,860,181)**

31. Taxation

Tax expense

The tax expense for the period comprised of current and deferred tax. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. For those items tax is also recognised in other comprehensive income or directly in equity, respectively.

Current income tax

Current tax is the expected tax payable on table income for the year, using the tax rate enacted or substantively enacted at the reporting date. The normal South African company tax rate applied for the year ended 31 March 2024 is 27% (2023: 27%). Management periodically evaluates the tax position taken in tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes liabilities where appropriate on the basis of amounts expected to be paid to the tax authorities.

Income tax expense

	Group		Company	
	2024	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Current tax expense				
Current tax	(15,662,954)	(11,014,875)	-	-
Prior year	(185,971)	-	-	-
	(15,848,925)	**(11,014,875)**	**-**	**-**
Deferred income tax				
Increase in deferred tax assets	28,339,780	21,780,191	27,070,670	20,998,979
Decrease in deferred tax assets	(3,073,593)	(2,802,932)	(3,385,061)	(2,436,946)
Increase in deferred tax liabilities	(9,681,347)	(863,934)	(9,680,798)	(791,484)
Decrease in deferred tax liabilities	45	446,384	-	445,900
	15,584,884	**18,559,709**	**14,004,811**	**18,216,449**
	(264,041)	**7,544,834**	**14,004,811**	**18,216,449**

Reconciliation of the tax expense

	Group		Company	
	2024	**2023**	**2024**	**2023**
	R	**R**	**R**	**R**
Profit/ (loss) before taxation	**2,686,480**	**(29,273,418)**	**(37,156,838)**	**(67,694,567)**
Tax at the applicable tax rate of 27% (2023: 27%)	725,350	(7,903,823)	(10,032,346)	(18,277,533)
Tax effect of adjustments on taxable income				
Non-deductible expense	356,949	579,368	177,543	172,214
Non taxable Income	(1,736,921)	(165,128)	(4,150,008)	(165,128)
Assessed loss unprovided for	586,318	-	-	-
Reduction in assessed loss carried forward	-	53,998	-	53,998
Effect of consolidation entries on assessed loss group position	332,345	(109,249)	-	-
	264,041	**(7,544,834)**	**(14,004,811)**	**(18,216,449)**

32. Related parties

Relationship	**Party**
Ultimate holding company	TUHF21 NPC
Holding company	TUHF Holdings Limited
Servicer for	Vuselela Warehouse SPV (RF) Proprietary Limited
	Vuselela Collections SPV (RF) Proprietary Limited
	TUHF Urban Finance (RF) Limited
	Urban Ubomi (RF) Limited
Fellow subsidiaries	TUHF Bridge Proprietary Limited
	Intuthuko Equity Fund Proprietary Limited

Relationship	**Party**
	uMaStandi Proprietary Limited
	uMaStandi Fund 1 SPV (RF) Proprietary Limited
	TUHF Equity Proprietary Limited
	Jeppestown Urban Trust
	Better Urban Living 2 Proprietary Limited
	Silverkey Proprietary Limited
Shareholders of holding company	National Housing Finance Corporation SOC Limited
	Futuregrowth on behalf of OMLACSA
	Government Employees Pension Fund (PIC)

Related party balances and transactions

2024	**Loan accounts - Owing (by)/ to related parties**	**Interest expense**	**Interest income**	**Management fees income**	**Admin Fee income**	**Servicing fee income**	**Total**
	R	**R**	**R**	**R**	**R**	**R**	**R**
TUHF21 NPC	13,803,316	1,273,992	-	(230,415)	-	-	1,043,577
TUHF Holdings Limited	110,398,066	24,984,980	(12,548,790)	-	-	-	12,436,190
TUHF Bridge Proprietary Limited	(23,289,724)	-	(1,506,496)	-	-	-	(1,506,496)
TUHF Urban Finance (RF) Limited	-	-	-	-	(173,663)	(2,952,275)	(3,125,938)
Vuselela Warehouse SPV (RF) Proprietary Limited	(144,640,317)	-	(8,753,100)	-	(1,026,317)	(5,815,794)	(15,595,211)
Urban Ubomi 1 (RF) Limited	(157,208,031)	-	(27,685,935)	-	(2,367,154)	(13,413,871)	(43,466,960)
Jeppestown Urban Trust	(10,544,239)						-
	(211,480,929)	**26,258,972**	**(50,494,321)**	**(230,415)**	**(3,567,134)**	**(22,181,940)**	**(50,214,838)**
Amounts included in loans and advances							
Jeppestown Urban Trust	(149,770,971)		(16,043,890)				(16,043,890)
Better Urban Living 2 Proprietary Limited	(64,713,375)						-
Silverkey Proprietary Limited	(23,536,364)						-
	(238,020,710)	**-**	**(16,043,890)**	**-**	**-**	**-**	**(16,043,890)**
Company	**(449,501,639)**	**26,258,972**	**(66,538,211)**	**(230,415)**	**(3,567,134)**	**(22,181,940)**	**(66,258,728)**
Group	**(147,653,291)**	**26,258,972**	**(30,099,176)**	**(230,415)**	**-**	**-**	**(4,070,619)**

2023	Loan accounts - Owing (by)/ to related parties	Interest expense	Interest income	Management fees income	Admin Fee income	Servicing fee income	Total
	R	R	R	R	R	R	R
TUHF21 NPC	11,972,560	600,561	(5,787)	(238,372)	-	-	356,402
TUHF Holdings Limited	103,879,762	17,911,882	(6,819,274)	-	-	-	11,092,608
TUHF Bridge Proprietary Limited	(11,255,982)	55,056	(157,002)	-	-	-	(101,946)
TUHF Urban Finance (RF) Limited	-	-	-	-	(250,408)	(4,256,930)	(4,507,338)
Vuselela Warehouse SPV (RF) Proprietary Limited	(97,500,423)	-	(6,461,618)	-	(660,822)	(3,744,660)	(10,867,100)
Urban Ubomi 1 (RF) Limited	(138,619,092)	-	(20,862,015)	-	(2,056,382)	(11,652,833)	(34,571,230)
Jeppestown Urban Trust	(10,544,239)						-
	(142,067,414)	**18,567,499**	**(34,305,696)**	**(238,372)**	**(2,967,612)**	**(19,654,423)**	**(38,598,604)**
Amounts included in loans and advances							
Jeppestown Urban Trust	(126,663,011)	-	(11,475,371)	-	-	-	(11,475,371)
Better Urban Living 2 Proprietary Limited	(62,422,888)	-	14,908	-	-	-	14,908
Silverkey Proprietary Limited	(23,444,920)	-	5,528	-	-	-	5,528
	(212,530,819)	**-**	**(11,454,935)**	**-**	**-**	**-**	**(11,454,935)**
Company	**(354,598,233)**	**18,567,499**	**(45,760,631)**	**(238,372)**	**(2,967,612)**	**(19,654,423)**	**(50,053,539)**
							-
Group	**(118,478,718)**	**18,567,499**	**(18,436,998)**	**(238,372)**	**-**	**-**	**(107,871)**

Key management compensation:

All members of the board are considered key management. Refer to note 33 for details of fees paid to directors.

The following shareholders in TUHF Holdings, the holding company of TUHF Limited have provided bilateral loan facilities as stated below to TUHF Limited amounting to R943.6 million (2023: R943.6 million).

Company and Group 2024	Total Facilities	Loan balance as at 31 March	Interest expense	Interest and capital paid
	R	R	R	R
National Housing Finance Corporation SOC Limited	643,594,757	244,306,017	29,124,250	63,099,655
Public Investment Corporation	299,980,457	112,658,288	11,887,901	32,364,337
	943,575,214	**356,964,305**	**41,012,151**	**95,463,992**

Company and Group 2023	Total Facilities	Loan balance as at 31 March	Interest expense	Interest and capital paid
	R	R	R	R
National Housing Finance Corporation SOC Limited	643,594,757	278,281,422	25,971,416	63,099,655
Futuregrowth Asset Management Proprietary Limited	-	-	28,815,515	335,658,533
Public Investment Corporation	299,980,457	133,134,724	10,741,040	35,367,528
	943,575,214	**411,416,146**	**65,527,971**	**434,125,716**

33. Directors' emoluments

Group

Executive 2024	Cash component	Bonus	Provident fund	Other	Shares vested	Total
	R	R	R	R	R	R
PGN Jackson	3,376,734	-	649,753	224,026	-	4,250,513
IL Roodt	2,153,736	-	400,281	55,249	-	2,609,266
	5,530,470	**-**	**1,050,034**	**279,275**	**-**	**6,859,779**

2023	Cash component	Bonus	Provident fund	Other	Shares vested	Total
	R	R	R	R	R	R
PGN Jackson	3,168,277	1,350,000	613,736	234,143	-	5,366,156
IL Roodt	2,017,065	470,000	377,174	568,368	-	3,432,607
	5,185,342	**1,820,000**	**990,910**	**802,511**	**-**	**8,798,763**

Non-executive

Directors fees	Resignation/ Appointment date	2024	2023
		R	R
SS Moraba	Resigned 1 July 2023	605,125	622,860
TM Adler	Resigned 1 July 2023	526,617	768,495
C Coovadia	-	492,365	700,560
RR Emslie	Resigned 1 July 2023	736,498	761,723
JF Howard	-	465,248	398,234
JK Mamatela	Resigned 6 December 2022	-	74,182
JS Strelitz	Resigned 1 July 2023	124,350	261,135
L Vutula	Resigned 6 December 2022	-	177,607
B Mapongwana	Appointed 6 December 2022	404,415	293,948
NHFC	Retainer fee paid to NHFC	-	54,950
P Kadi	Appointed 6 December 2022	248,925	53,287
S Bolipombo	Appointed 6 December 2022	372,390	79,100
V Ramokgopa	Resigned 28 June 2024	68,650	52,535
N Tetyana	Appointed 1 August 2023	137,300	-
F Khanyile	Appointed 1 August 2023	137,300	-
R Wesselo	Appointed 1 July 2023	412,815	-
		4,731,998	**4,298,616**

34. Events after the reporting period

No matter which is material to the financial affairs of the company has occurred between the reporting date and the date of the approval of the financial statements.

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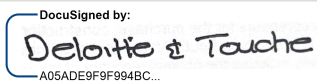
Deloitte & Touche nmavuso@deloitte.co.za Security Level: Email, Account Authentication (None), Digital Certificate **Signature Provider Details:** Signature Type: DocuSign Protect & Sign (Client ID: DDE5E85D-4085-40B6-8785-DA3CCD16D81E) Signature Issuer: DocuSign Cloud Signing CA - SI1 Authentication: SMS (+27 72 224 5216) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	 Signature Adoption: Uploaded Signature Image Using IP Address: 163.116.164.113 Signature Provider Location: https://ps-ws.dsf.docusign.net/ds-server/s/noauth/psm/tsp/sign	Sent: 8/7/2024 8:41:09 AM Viewed: 8/7/2024 10:28:03 AM Signed: 8/7/2024 10:33:11 AM

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Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
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Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps