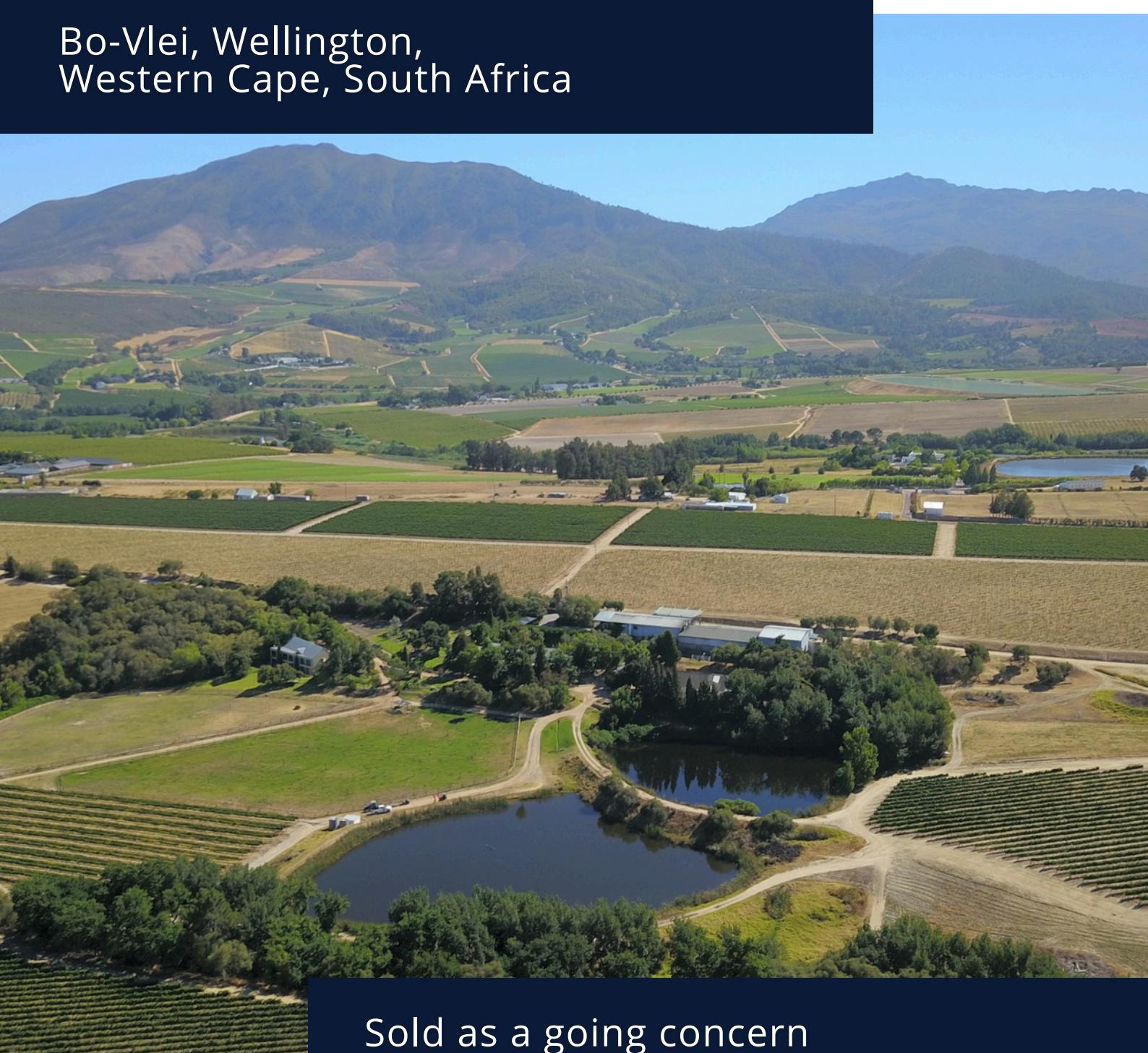




BEKKER
GROUP
AUCTIONS | PROPERTIES | VALUERS

For Sale Napier Vineyards

Bo-Vlei, Wellington,
Western Cape, South Africa



Sold as a going concern



Unlock limitless commercial
& farm lifestyle opportunities

Sole & Exclusive Mandate



68 ha Farm with 350 - 400 ton Cellar Complex

Napier Vineyards represents a rare opportunity to acquire a fully operational, active wine estate in the Western Cape. Spanning **68 hectares** across two adjacent titles— Farms Napier and Ranzadale. The estate combines historic terroir with modern production capabilities, featuring a comprehensive distillery and winery infrastructure designed for premium output.

Wellington



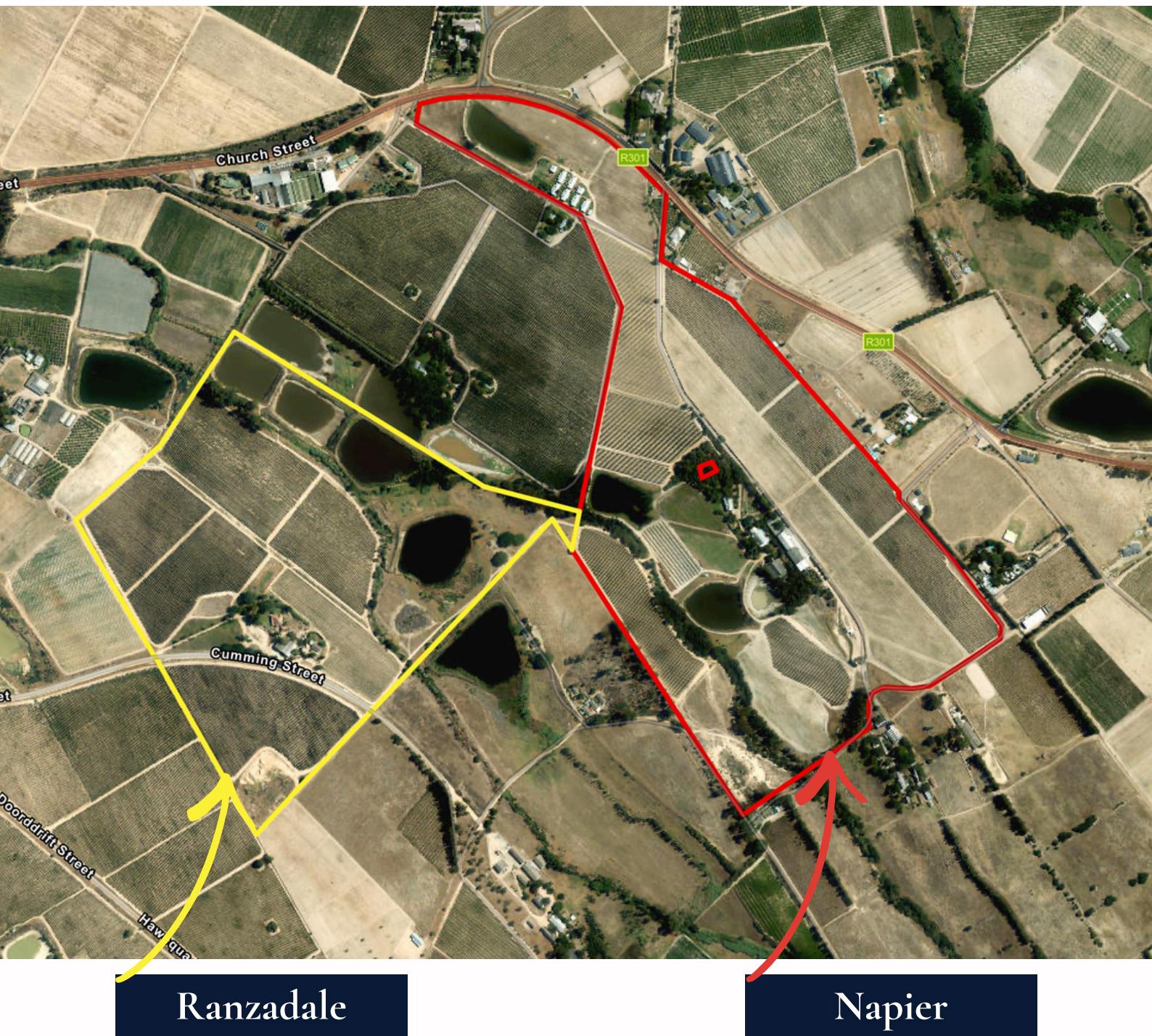
Location of Farms

Napier and Ranzadale are located approximately 4 km outside the sought-after Bo-Vlei, Wellington area, Western Cape, off the Bainskloof Road (R301). The main access to the properties are via the Bainskloof Road (R301). Ranzadale Farm is also accessible via the Cummings Street extension.

Climate

- **Climate type:** Mediterranean-like.
- **Seasons:** Mild, wet winters and relatively hot, dry summers.
- **Rainfall:** Moderate and frequent, especially in winter, with an annual average between 616 mm and 1,105 mm.
- **Summer (Dec-Feb):** Drier with more sunshine.
- **Winter (Jun-Aug):** Wetter and cloudier.
- **Temperature:** Average annual day temperature is around 22–24 °C.

Farm Outlines



Sale as a going concern includes

1. Land including improvements & infrastructure:

- Farm Napier : 38,1202 ha
- Farm Ranzadale : 29,8794 ha
- Total 68 ha

For Sale as a unit

2. Winery & Distillery equipment. (See Annexure "D")

3. All wine & brandy stock on hand. (please note that the stock varies monthly) (See Annexure "E")

4. All farm vehicles and equipment. (See Annexures "F & G")

Note on the 2026 Harvest: The purchaser is granted the exclusive first right of refusal to acquire the upcoming 2026 harvest. This allows the new owner to secure future production cycles immediately upon acquisition, with pricing to be negotiated separately from the primary asset purchase.



Summary of Land with Improvements

| | <u>Detail</u> | Napier | Ranzadale |
|---|------------------------------------|---|---|
| 1 | Total Size | 38.1202 ha | 29.8794 ha |
| 2 | Zoning | Agricultural (Mixed Use) | Agricultural |
| 3 | Register of water use registration | River/Stream Surface Water 64 100m ³ / annum (See Annexure "A") | River/Stream Surface Water 93 240m ³ / annum (See Annexure "A") |
| 4 | Irrigation & Water infrastructure | 3 Earthen Dams (See page 8) | 4 Earthen Dams (See page 9) |
| 5 | Irrigated Vineyard Status | 17,24 ha (See Annexure "B") | 9,19 ha (See Annexure "B") |
| 6 | Current Land Use Composition | See page 6 | See page 6 |
| 7 | Infrastructure / Improvements | See page 7 | See page 9 |
| 8 | Electricity | <ul style="list-style-type: none"> • 200 KVA Eskom • 100 KVA Eskom • 165 KVA Generator • Battery inverter system for office | <ul style="list-style-type: none"> • 150 KVA Eskom • 50 KVA Eskom |

Current Land Use Composition

NAPIER (38,1202 ha)

| | <u>Description</u> | <u>± Ha</u> |
|----------|------------------------------------|-------------|
| 1 | Vineyards under irrigation | 17,24 |
| 2 | Uprooted Vineyards | 1,7 |
| 3 | Paddock's under irrigation | 1 |
| 4 | Arable land | 3,35 |
| 5 | Earthen dams | 3,2 |
| 6 | Waste land & private service roads | 9,6302 |
| 7 | Open yards with built-up areas | 2 |
| | | 38,1202 |

RANZADALE (29,8794 ha)

| | <u>Description</u> | <u>± Ha</u> |
|--------------|---|-------------|
| 1 | Vineyards under irrigation | 9,19 |
| 2 | Irrigable land (Old uprooted vineyards) | 5,07 |
| 3 | Arable land | 2,69 |
| 4 | Earthen dams | 4,6 |
| 5 | Waste land & private service roads | 6,929 |
| 6 | Public Road | 0,3 |
| 7 | Open yards with built-up areas: | 1,1 |
| | | 29,879 |
| Total | | 67,9992 |

Napier

38.1202 ha

Infrastructure / Improvements:

- **Cellar complex (under-roof $\pm 1220m^2$) (capacity 350 - 400tons)**
 - Fermentation cellar
 - Wine storage room
 - Single-axel weigh bridge
 - Barrel room
 - Distilling area
 - Store room
 - Lab area
 - Open under-roof press area
 - Paved parking area with 4 car carports ($\pm 350m^2$)
 - Open under-roof press area
 - Enclosed dry storage area
- **Farm shed (under-roof $\pm 620m^2$)**
- **Chemical room (under-roof $\pm 45m^2$)**
- **Pump house ($\pm 10m^2$)**
- **Main farmhouse (under-roof $\pm 515m^2$)**
- **Second dwelling "House Napier" (under-roof $\pm 240m^2$)**
- **12 x duplex farmworker cottages (80m² each = 960m² total)**
- **2 x freestanding units (92m² each = 184m² total)**
- **Fencing:**
 - Portions of the farm are enclosed with 1,2 stock proof boundary fence
 - No boundary fence between Napier, Ranzadale and neighbouring farms

Water Infrastructure & Entitlements:

- **Irrigation volume needed for vineyards on Napier:**
 - 2300m³/ha/annum (max).
- **Status:** Active & Lawfully Authenticated Registration (Record No. 22164792).
- **Total Allocation:** 64,000 m³ per year comprising 61,900 m³ and 2,100 m³ allocations).
- **Primary Use:** Agricultural Irrigation.
- **Source:**
 - Reliable Surface Water (River/Stream) with a dedicated extraction point from a weir in Leeurivier on the neighbouring farm.
 - A water turn with a registered servitude 160mm pipeline gravity feeds the water to the dams on Napier.
 - During the winter months, there is ample surplus water available.
- The Leeurivier runs through Napier.
- **Irrigation of vineyards:**
 - PVC main pipelines (Water can be pumped/transferred) between Napier & Ranzadale)
 - Drip irrigation
 - 5 Hedge trellis system
 - Pump house (2 x 22kw pumps with sand filters)
 - 2 Paddocks with straight-line sprinkler irrigation
- **Earthen Dams:** 3
 - The top dam overflows into the 2 dams below.
 - Water is then pumped back to the top dam from where irrigation takes place.
 - 1 x Servitude earthen reservoir in favour of the neighbouring farm.
- **Borehole:** 1 (for domestic and cellar use only).
- Natural spring with servitude in favour of the neighbouring farm.
- **Water Storage / Reservoir:**
 - 3 x 10 000ℓ PVC tanks (Cellar)
 - 2 x 10 000ℓ PVC tanks
 - The above-mentioned tanks are filled from a borehole on "Ranzadale" however, the borehole on Napier is also connected.



Ranzadale

29.8794 ha

Infrastructure / Improvements:

- **Freestanding under-roof cold room (chiller) (under-roof ± 370m²)**
- **Farm shed with 2 car carports (under-roof ± 160m²)**
- **Outbuilding (± 30m²)**
- **Pump house (±10m²)**
- **Main house (under-roof ± 300m²)**
- **Freestanding cottage (under-roof ± 140m²)**
- **Fencing:**
 - Portions of the farm are enclosed with a 1,2 stock-proof boundary fence; however not entirely enclosed.

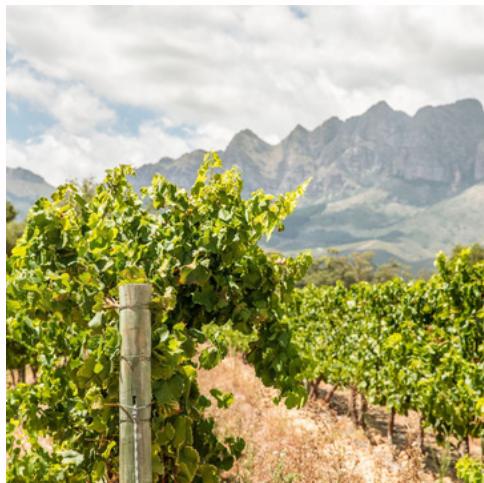
Water Infrastructure & Entitlements:

- **Irrigation volume needed for Ranzadale vineyards:**
 - 2300m³/ha/annum (max).
- **Status:** Active & Lawfully Authenticated Registration (Record No. 22139865).
- **Total Allocation:** 93,240 m³ per year.
- **Primary Use:** Agricultural Irrigation.
- **Source:** Reliable Surface Water (River/Stream).
- **Earthen Dams:** 4
 - The dams are filled from a stream during the winter.
 - Water is gravity-fed from the top 3 dams to the lowest 4th dam, from where irrigation takes place.
 - Water can also be pumped back to the dams of Napier if needed; however, it has never been necessary.
- **Borehole:** 1 (Domestic use and for the cellar on Napier).

Annexures

| <u>ANNEXURE</u> | <u>DESCRIPTION</u> |
|-----------------|--------------------|
| A | Water Registration |
| B | Vineyard Status |
| C | Grape Production |
| D | Winery Equipment |
| E | Stock on hand |
| F | Farm Vehicles |
| G | Farm Equipment |







BEKKER
GROUP
AUCTIONS | PROPERTIES | VALUERS

Asking Price as a “going concern:”
ZAR 45 million



Frederick Bekker



066 247 1374



044 050 0018

fred@bekkergroup.co.za

SAIA Membership Reg no. CA0230/01

PPRA Master Property Practitioner Reg no. 2023261064

SACPVP Professional Associated Valuer Reg no. 7775/8

“Passionate, Professional, Personal”



Napier



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

National Register of Water Use Registration Record 22164792

Water Use Registration Record 22164792 is issued in terms of the regulations requiring that a Water Use be registered, promulgated under Section 26(1)(c) of the National Water Act(Act 36 of 1998) to:

Applicant

Applicant Type: COMPANY
Name: MIKLO BEHEER BV SA
Enterprise Type EXTERNAL COMPANY
Business Registration Number: 2007/021118/10
Postal Address:
 PO BOX 638
 WELLINGTON
 7654
VAT Registration Number: 4860241845

Water Management Area

Name: BERG-OLIFANTS

Register Status

Status: ACTIVE

Water Uses

See attached Annexure(s)

| Water Use No. | Water Use | Volume | Volume Start Date | Volume End Date |
|---------------|-----------|------------------------------|-------------------|-----------------|
| 1 | 21(a) | 61 900 CUBIC METRES PER YEAR | 2012/01/01 | |
| 2 | 21(a) | 2 100 CUBIC METRES PER YEAR | 2012/01/01 | |
| 3 | 21(b) | | 2012/01/01 | |
| 4 | 21(b) | | 2012/01/01 | |
| 5 | 21(b) | | 2012/01/01 | |

National Register of Water Use Registration Record 22164792

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number: 22164792
 Water Use Number: 1
 Water Use Start Date: 2012/01/01
 Water Use Status Date: 2023/05/30
 Water Use Status: REGISTERED

Validation

Validation Status FINALISED
 Validation Status - Date Allocated 2023/03/15 09:51:18

Verification

Verification Status FINALISED
 Verification Status - Date Allocated 2023/03/15 09:51:18

Lawfulness Authentication

Finding: LAWFUL
 Finding Date: 2022/01/13
 Finding Reason: EXISTING LAWFUL WATER USE UNDER SECTION 35(4) OF THE NWA (ACT NO 36 OF 1998)

Finding Confirmed: YES

Late Registration

Late Registration: YES
 Late Registration Confirmation Date: 2022/01/13

Water Use Details

Water Use Sector(s)(i.e. Purpose(s) of Water Use): AGRICULTURE: IRRIGATION

Water Use): RIVER/STREAM

Source Type: SURFACE WATER

Water Resource Name:

Longitude 19.039343° east

Point of Abstraction:

Latitude 33.643229° south

Datum Type:

WGS-84

Quaternary Drainage Region:

G10D

Registered Volumes

Start Date 2012/01/01

Registered Volume (m³) Time Interval

61900 PER YEAR

End Date

2012/01/01

National Register of Water Use Registration Record 22164792

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number: 22164792
Water Use Number: 1
Water Use Start Date: 2012/01/01
Water Use Status Date: 2023/05/30
Water Use Status: REGISTERED

Property Where Water Use Occurs

Property Name: ERF14369 WELLINGTON
Property Number: 14369
Portion of Property: 0
SG Cadastral Code: C05500100001436900000
Deeds Office: CAPE TOWN
Registration Division: PAARL
Registration Division Province: WESTERN CAPE
Surveyor General Office: CAPE TOWN

WUN/Property Relationship Details

| Relationship Start Date | Relationship End Date |
|-------------------------|-----------------------|
| 2012/01/01 | |

Ramzadale.



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

National Register of Water Use Registration Record 22139865

Water Use Registration Record 22139865 is issued in terms of the regulations requiring that a Water Use be registered, promulgated under Section 26(1)(c) of the National Water Act (Act 36 of 1998) to:

Applicant

Applicant Type: COMPANY
Name: MIKLO BEHEER BV SA
Enterprise Type EXTERNAL COMPANY
Business Registration Number: 2007/021118/10
Postal Address: PO BOX 638
WELLINGTON
7654
VAT Registration Number: 4860241845

Water Management Area

Name: BERG-OLIFANTS

Register Status

Status: ACTIVE

Water Uses

See attached Annexure(s)

| Water Use No. | Water Use | Volume | Volume Start Date | Volume End Date |
|---------------|-----------|------------------------------|-------------------|-----------------|
| 1 | 21(e) | | 2016/12/01 | |
| 2 | 21(a) | 93 240 CUBIC METRES PER YEAR | 2008/07/01 | |
| 3 | 21(b) | | 2008/07/01 | |
| 4 | 21(b) | | 2008/07/01 | |
| 5 | 21(b) | | 2008/07/01 | |
| 6 | 21(b) | | 2008/07/01 | |
| 7 | 21(b) | | 2008/07/01 | |

National Register of Water Use Registration Record 22139865

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number: 22139865
Water Use Number: 2
Water Use Start Date: 2008/07/01
Water Use Status Date: 2023/05/30
Water Use Status: REGISTERED

Validation

Validation Status: FINALISED
Validation Status - Date Allocated: 2023/03/14 17:00:09

Verification

Verification Status: FINALISED
Verification Status - Date Allocated: 2023/03/14 17:00:09

Lawfulness Authentication

Finding: LAWFUL
Finding Date: 2022/02/13
Finding Reason: EXISTING LAWFUL WATER USE UNDER SECTION 35(4) OF THE NWA (ACT NO 36 OF 1998)

Finding Confirmed: NO

Late Registration

Late Registration: YES
Late Registration Confirmation Date: 2022/01/13

Water Use Details

Water Use Sector(s)(i.e. Purpose(s) of Water Use): AGRICULTURE: IRRIGATION
Source Type: RIVER/STREAM
Water Resource Name: SURFACE WATER
Point of Abstraction: Latitude 33.643862° south Longitude 19.031521° east
Datum Type: WGS-84
Quaternary Drainage Region: G10D

Registered Volumes

| Start Date | End Date | Registered Volume (m ³) | Time Interval |
|------------|----------|-------------------------------------|---------------|
| 2008/07/01 | | 93240 | PER YEAR |

National Register of Water Use Registration Record 22139865

Taking water from a water resource in terms of Section 21(a) of the National Water Act

Water Use Identification

Register Number: 22139865
Water Use Number: 2
Water Use Start Date: 2008/07/01
Water Use Status Date: 2023/05/30
Water Use Status: REGISTERED

Property Where Water Use Occurs

Property Name: ERF 1601 WELLINGTON
Property Number: 1601
Portion of Property: 0
SG Cadastral Code: C05500100000160100000
Deeds Office: CAPE TOWN
Registration Division: PAARL
Registration Division Province: WESTERN CAPE
Surveyor General Office: CAPE TOWN

WUN/Property Relationship Details

| Relationship Start Date | Relationship End Date |
|-------------------------|-----------------------|
| 2008/07/01 | |

Annexure B.

Current Status of Vineyards

| # | Block Number | Plant year | Cultivar / Rootstock | Planting Width | | Number Of Vines | Ha | Irrigation System | Trellising System | Single Vineyard Status | Status | Age yrs |
|--|--------------|------------|----------------------------------|-----------------------------------|--------|-----------------|-------|-------------------|-------------------|------------------------|--------|---------------|
| | | | | Between | In Row | | | | | | | |
| NAPIER VINEYARDS | | | | | | | | | | | | |
| 12 | N1A | 2009 | Chenin Blanc/ RICHTER 110 | 2,50 | 0,00 | 1,20 | 6 308 | 1,89 | Drip | 5H HEDGE | - | Production 16 |
| 13 | N1B | 2009 | Cabernet Franc/ RICHTER 110 | 2,50 | 0,00 | 1,20 | 3 320 | 1,00 | Drip | 5H HEDGE | - | Production 16 |
| 14 | N2A | 2001 | Merlot/ RICHTER 99 | 2,50 | 0,00 | 1,00 | 4 000 | 1,00 | Drip | 5H HEDGE | - | Production 24 |
| 15 | N2B | 2001 | Cabernet Sauvignon/ RICHTER 99 | 2,50 | 0,00 | 1,00 | 7 480 | 1,87 | Drip | 5H HEDGE | - | Production 24 |
| 32 | N3 | 2024 | Cabernet Franc/ 101-14 | 2,50 | 0,00 | 1,50 | 5 522 | 2,07 | Drip | 6DEX PEROLD | - | New 1 |
| 34 | N4A | 2024 | Cabernet Sauvignon/ 101-14 | 2,50 | 0,00 | 1,50 | 6 550 | 2,46 | Drip | 6DEX PEROLD | - | New 1 |
| 35 | N4B | 2024 | Merlot/ 101-14 | 2,50 | 0,00 | 1,50 | 3 440 | 1,29 | Drip | 6DEX PEROLD | - | New 1 |
| 3 | N5 | 2013 | Cabernet Sauvignon/ 101-14 | 2,50 | 0,00 | 1,20 | 3 333 | 1,00 | Drip | 5H HEDGE | - | Production 12 |
| 25 | N6/7 | 2011 | Chardonnay/ USVIT 8-7 | 2,50 | 0,00 | 1,20 | 0 | 1,70 | Drip | 5H HEDGE | - | Uprooted 0 |
| 29 | N8 | 2022 | Cabernet Sauvignon/ PAULSEN 1103 | 2,50 | 0,00 | 1,20 | 5 666 | 1,70 | Drip | 7DEX PEROLD | - | Production 3 |
| 30 | N9 | 2022 | Pinotage/ RICHTER 110 | 3,00 | 1,40 | 1,20 | 1 660 | 0,50 | Drip | 7DEX PEROLD | - | Production 3 |
| 10 | N10 | 2014 | Grenache (Red)/ 101-14 | 2,50 | 0,00 | 1,50 | 2 655 | 1,00 | Drip | 5H HEDGE | - | Production 11 |
| 11 | N11 | 2014 | Cabernet Sauvignon/ 101-14 | 2,50 | 0,00 | 1,50 | 1 929 | 0,72 | Drip | 5H HEDGE | - | Production 11 |
| 33 | H1 | 2024 | Cabernet Sauvignon/ 101-14 | 2,50 | 0,00 | 1,00 | 2 950 | 0,74 | Drip | 6DEX PEROLD | - | New 1 |
| Napier Irrigable (Ha): | | | | 18,94 (Including Uprooted) | | | | | | | | |
| Napier currently under vineyards (Ha) | | | | 17,24 (Excluding Uprooted) | | | | | | | | |

Annexure C.

Grape Production (tons/ha)

| | Ranzadale | | | | | | | | | | | | | |
|----------------|----------------------|-------|-------|-------|-------|--------|-------|--------|-------|------|--------|--------|--------|-------|
| Blok | Cultivar | Ha | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| R1A | Cab/Sau | 1,75 | 21,25 | 10,6 | 16,1 | 16,4 | 8,8 | 8,75 | 15 | 16 | 7,37 | 13,26 | 11,20 | 10,28 |
| R1B | Cab/Sau | 1,75 | 21,25 | 10,6 | 16,1 | 16,4 | 8,8 | 8,75 | 15 | 16 | 7,37 | 13,6 | 13,00 | 10,85 |
| R2 | Merlot | 1,63 | 25,8 | 26 | 27,7 | 28,5 | 16,7 | 17,25 | 24,6 | 36,2 | 21,5 | 31 | 19,20 | 16,47 |
| R3 | Cab/Franc | 1,63 | 19 | 18 | 21,7 | 17,8 | 21 | 17,3 | 23,3 | 25,4 | 16,1 | 20,4 | 14,20 | 14,20 |
| R4 | Malbec | 0,5 | 6 | 4,4 | 4,6 | 4,5 | 2,8 | 1,25 | 2,8 | 6,2 | 2,2 | 7,3 | 3,10 | 2,17 |
| R5 | Petit Verdot | 0,5 | 7 | 8 | 11,4 | 5,86 | 7,1 | 8 | 9,9 | 10 | 6,6 | 9,8 | 2,88 | 5,83 |
| R6 | Chenin Blanc/Cab Sau | 1,5 | 33 | 26,3 | 33,7 | 33 | 26,6 | 30,5 | 28,9 | 0 | 0 | 0,00 | 10,20 | |
| R7 | Shiraz | 1,3 | 14,6 | 10,6 | 14,8 | 17,45 | 10 | 13 | 10 | 26,3 | 12,4 | 16,2 | 14,30 | 0,00 |
| R8 | Shiraz | 0,7 | 14,6 | 10,6 | 14,8 | 11,5 | 7 | 12,6 | 10 | 13,1 | 9,66 | 8,1 | 7,75 | 0,00 |
| R9 | Shiraz | 2 | 29 | 21,3 | 22,3 | 30,4 | 17 | 28,17 | 10 | 35 | 22,7 | 22,16 | 17,30 | 0,00 |
| R10 | Cab/Sau | 1 | 10,8 | 7,3 | 7 | 7 | 5,6 | 5,4 | 6,4 | 9,8 | 4,8 | 4,8 | 2,50 | 0,00 |
| Total | | 12,76 | 202,3 | 153,7 | 190,2 | 188,81 | 131,4 | 150,97 | 155,9 | 194 | 110,70 | 146,62 | 105,43 | 70,00 |
| Average ton/ha | | 15,85 | 12,05 | 14,91 | 14,80 | 10,30 | 11,83 | 12,22 | 15,20 | 9,83 | 11,49 | 8,26 | 7,56 | |

11,26

382,6 306,8 375,9 391

30,41% 295,7 327,27 403,3 408,55 11,26

11,26
70,45 274,28 204,10 185,18

162,25
63,58

Annexure D.
Winery Equipment

| Description | Purchase date |
|---|----------------------|
| G-60 Mencarelli Pump in trolley | 01/04/2017 |
| 1.7kw Grinder pump | 01/04/2017 |
| Mobi steamer complete BS30 (30KW) | 01/04/2017 |
| Bin hopper | 01/04/2017 |
| Staal kabinet (WIETA) | 01/04/2017 |
| Off loading bin at cellar | 01/04/2017 |
| Just Steel: 9x single lockers (WIETA) | 18/07/2017 |
| Just Steel: 1x stationery cupboard (WIETA) | 18/07/2017 |
| Toyota Forklift: new battery for Forklift | 30/01/2018 |
| Napier Winery: Grape Receiving Frame | 01/02/2018 |
| 2019 purchases: | |
| Wintrust - Pera hopper and control panel | 07/01/2019 |
| Wine Machinery Group - Pump T-500 Impellor+i | 31/01/2019 |
| Wine Machinery Group - Pump T-180 Impellor+i | 31/01/2019 |
| Warwick Estate - Kappa Chrusher | 01/06/2019 |
| 2020 purchases: | |
| Bacchus - Rolltec Selection table | 06/12/2019 |
| Bacchus - Collection tank | 06/12/2019 |
| 2021 purchases: | |
| Battery charger | 2020/08/26 |
| 2022 Purchases | |
| Coldfact:Winery Equipment | 2021/11/08 |
| JNT Metal: Blend Manifold 316 Vlekvrye staal | 2021/11/23 |
| Kranzle: Barrel Washer | 2021/11/23 |
| Rudera: Mashcooler | 2022/01/01 |
| Servosol: Olavin S/Steel stackable tank 1,000lt | 2022/01/17 |
| Servosol: Olavin S/Steel stackable tank 2,200lt | 2022/01/17 |
| Leading Edge: 3m Vibration Table-Winery | 2022/03/01 |
| JNT Metal: new footplate, catwalk & fanshield (health & safety) | wi |
| 2023 Purchases | |
| Steel equipment on tank | 2023/02/28 |
| Cellar equipment | 2023/02/28 |
| Conveyor Crusher walking rail | 2023/02/28 |
| Vinquip S/S tank Floating Lids | 2023/02/28 |
| Stainless steel tops for tanks | 2023/02/28 |
| Safety rails | 2023/02/28 |
| Drainage tank | 2023/02/28 |
| Fiber glass tank | 2023/02/28 |

| | |
|-------------------------------|-------------------|
| Brandy candle filter | 2023/02/28 |
| Crates | 2023/02/28 |
| Peninsulair Aircons | 2023/02/28 |
| Peninsulair chiller cellar | 2023/02/28 |
| Peninsulair cooling system | 2023/02/28 |
| Vinquip cooling pipe | 2023/02/28 |
| Vinquip membrane for press | 2023/02/28 |
| Pump | 2023/02/28 |
| Tank | 2023/02/28 |
| Vinquip S/S Mashline | 2023/02/28 |
| Brandy bottler | 2023/02/28 |
| Generator | 2023/02/28 |
| BB cranes Crane and cable | 2023/02/28 |
| Aircon | 2023/02/28 |
| York aircon | 2023/02/28 |
| Catwalk winery steelwork | 2023/02/28 |
| Reggazine pump | 2023/02/28 |
| Tank | 2023/02/28 |
| Vinquip S/S Tank floating lid | 2023/02/28 |
| Vinquip S/S tank closed | 2023/02/28 |
| Vinquip 3 to press | 2023/02/28 |
| Equipment upgrade pump | 2023/02/28 |
| Vinery tanks | 2023/02/28 |
| Vinquip water treatment | 2023/02/28 |
| Copper removal system | 2023/02/28 |
| Stem Slicer | 2023/02/28 |
| Satelite tanks x 2 | 2023/02/28 |
| Destemmer chutes x 2 | 2023/02/28 |

| | |
|---|------------|
| Destemmer mounting frame | 2023/02/28 |
| NW100 juice line | 2023/02/28 |
| Rolltec mounting frame | 2023/02/28 |
| Saniworks: Inverter + Battery | 2023/06/12 |
| 2024 Purchases | |
| M2Powergeneration: Grupel 165kVA Baudouin Powered Diesel Generator, Leroy Somer Alternator, Datakom Controller with GSM monitoring, ABB CB, Sound & Weatherproof Canopy; ATS 250Amp with Mains Breaker + Saniworks - Installation | 2024/05/08 |
| 2025 Purchases | |
| New Forklift charger-Ranzadale | 2024/09/04 |
| | |
| <u>Improvements and equipment fitted to permanent structure:</u> | |
| Vibrating offloading hopper | |
| Fixed s/steel mashed grape line | |
| Underground offloading area construction | |
| Scale | |
| Safety rails added to cellar catwalk | |
| Chemical store construction | |
| Sigma Press (new) | |
| Catwalk & stairs for vibratinghopper) | |
| Catwalk & catladder for press | |
| Napier loading area with roof | |

Annexure E.

| Stock on Hand End Dec 25 (Varies every month) | | | | | |
|--|-------------------------------------|------------------------|-----------------------|--------------------|---------------------|
| <u>Code</u> | <u>Description</u> | <u>Category</u> | <u>On Hand</u> | <u>Cost</u> | <u>Value</u> |
| BOT001 | Bordelaise Qintas 1855 | 09. Dry Stock | 96 | R 44,50 | R 4 272,00 |
| BOT002 | Brandy (750ml) | 09. Dry Stock | 1960 | R 16,35 | R 32 046,00 |
| BOT003 | Brandy Islay 750ml | 09. Dry Stock | 1782 | R 39,20 | R 69 854,40 |
| BOT004 | Brandy (500ml) | 09. Dry Stock | 4522 | R 16,35 | R 73 934,70 |
| BOT005 | BN591 Burgundy | 09. Dry Stock | 7448 | R 7,10 | R 52 880,80 |
| BOT006 | DLG Stelvin 1441 - Feather - Consol | 09. Dry Stock | 233 | R 4,49 | R 1 046,17 |
| BOT007 | 1777 AN Burgundy 13274 - Consol | 09. Dry Stock | 600 | R 8,15 | R 4 890,00 |
| BOT008 | JUST Bottle | 09. Dry Stock | 1000 | R 9,43 | R 9 430,00 |
| BOT010 | 1777 FL Burgundy 13475 - Consol | 09. Dry Stock | 1079 | R 6,71 | R 7 240,09 |
| BOT011 | Claret 1337 Tapered - Consol | 09. Dry Stock | 531 | R 12,05 | R 6 398,55 |
| BOX002 | Lion Creek box | 09. Dry Stock | 1255 | R 6,35 | R 7 969,25 |
| BOX003 | Napier Generic | 09. Dry Stock | 1192 | R 32,00 | R 38 144,00 |
| BOX004 | Qintas Per Bottle incl divider | 09. Dry Stock | 1267 | R 22,80 | R 28 887,60 |
| BOX005 | Box Qintas Large Outer Carton | 09. Dry Stock | 215 | R 115,00 | R 24 725,00 |
| BOX006 | 14 Homes (Box 12-BN1441) | 09. Dry Stock | 161 | R 10,96 | R 1 764,56 |
| BOX007 | 12BN 725 G+A Kaap Agri Box(6141134) | 09. Dry Stock | 16 | R 13,40 | R 214,40 |
| BOX008 | Box 12x1337 Upright | 09. Dry Stock | 165 | R 39,17 | R 6 463,05 |
| CAP001 | Capsule Tin - Qintas | 09. Dry Stock | 1153 | R 3,12 | R 3 612,96 |
| CAP002 | Capsule Tin Napier Old Black & Gold | 09. Dry Stock | 7935 | R 3,48 | R 27 613,80 |
| CAP003 | Capsule Tin Brandy (500ml) | 09. Dry Stock | 3744 | R 3,12 | R 11 681,28 |
| CAP004 | Capsule Tin Napier Black & Gold | 09. Dry Stock | 27913 | R 1,19 | R 33 216,47 |
| CAP005 | Capsule Tin White | 09. Dry Stock | 473 | R 2,27 | R 1 073,71 |
| COR001 | Corks Brandy | 09. Dry Stock | 500 | R 3,50 | R 1 750,00 |
| COR002 | Reserva Corks 47x24 (SV CS 2023) | 09. Dry Stock | 96 | R 4,30 | R 412,80 |
| COR009 | Reserva Corks 47x24 | 09. Dry Stock | 250 | R 4,31 | R 1 077,50 |
| DIV001 | Dividers 3BG | 09. Dry Stock | 691 | R 1,13 | R 780,83 |
| DIV003 | Divider Qintas | 09. Dry Stock | 1267 | R 0,01 | R 12,67 |
| DIV004 | 15995 - Divider Card Kaap Agri | 09. Dry Stock | 100 | R 0,98 | R 98,00 |
| DIV005 | Divider Wine SFree S1 Kaap Agri | 09. Dry Stock | 300 | R 2,72 | R 816,00 |
| DIV006 | Divider 14 Homes box(12xBN1441) | 09. Dry Stock | 188 | R 7,08 | R 1 331,04 |

| <u>Code</u> | <u>Description</u> | <u>Category</u> | <u>On Hand</u> | <u>Cost</u> | <u>Value</u> |
|--------------------|--|------------------------|-----------------------|--------------------|---------------------|
| DIV007 | 12BN Wine Divider C/Board(15998) | 09. Dry Stock | 147 | R 2,61 | R 383,67 |
| DIV008 | Divider 12x1337 Upright | 09. Dry Stock | 180 | R 16,70 | R 3 006,00 |
| DUN001 | Dunnage Bags | 09. Dry Stock | 31 | R 88,00 | R 2 728,00 |
| GLA001 | Wine Glass Branded | 09. Dry Stock | 230 | R 36,21 | R 8 328,30 |
| LAB019B | Label St Helen Chenin Bl 2019 (B) | 09. Dry Stock | 3300 | R 0,69 | R 2 277,00 |
| LAB019F | Label St Helen Chenin Bl 2019 (FR) | 09. Dry Stock | 3300 | R 3,32 | R 10 956,00 |
| LAB038 | Label Napier Cab/Sauv 2019(F&B) | 09. Dry Stock | 600 | R 5,42 | R 3 252,00 |
| LAB039 | Label Napier Klein Louis 2022 (F&B) | 09. Dry Stock | 440 | R 4,20 | R 1 848,00 |
| LAB040 | Label Napier Petite Marie 2022(F&B) | 09. Dry Stock | 1137 | R 4,20 | R 4 775,40 |
| LAB041 | Label Napier Red Medallion 2018(F&B) | 09. Dry Stock | 600 | R 5,67 | R 3 402,00 |
| LAB042 | Label Lion Creek Chen/Sauv 2022 (F&B) | 09. Dry Stock | 486 | R 1,90 | R 923,40 |
| LAB043 | Label Napier Sir George Brandy 500ml 2011(F&B) | 09. Dry Stock | 4700 | R 6,13 | R 28 811,00 |
| LAB044 | Label Napier Sir George Brandy 750ml 2011(F&B) | 09. Dry Stock | 2100 | R 8,34 | R 17 514,00 |
| LAB048 | Napier Petite Marie Rose 2024 (F&B) | 09. Dry Stock | 500 | R 4,66 | R 2 330,00 |
| LAB049 | Napier Klein Louis 2024 (F&B) | 09. Dry Stock | 300 | R 4,66 | R 1 398,00 |
| LAB050 | MZ Bordeaux Blend 2020 (F&B) | 09. Dry Stock | 100 | R 7,26 | R 726,00 |
| LAB051 | Label Red Medallion 2020(Front) | 09. Dry Stock | 975 | R 5,16 | R 5 031,00 |
| LAB052 | Label Red Medallion 2020(Back) | 09. Dry Stock | 975 | R 3,77 | R 3 675,75 |
| LAB053 | Label Cape Blend 2023(Front) | 09. Dry Stock | 200 | R 6,50 | R 1 300,00 |
| LAB054 | Label Cape Blend 2023 (Back) | 09. Dry Stock | 200 | R 4,50 | R 900,00 |
| SCR001 | Screw Cap White Guala - Sir Napier | 09. Dry Stock | 1630 | R 2,66 | R 4 335,80 |
| SCR002 | Screw Cap White Lion Creek | 09. Dry Stock | 2800 | R 1,49 | R 4 172,00 |
| SCR004 | Screw Cap Black No Name | 09. Dry Stock | 2430 | R 0,96 | R 2 332,80 |
| SCR005 | Screw Cap Black 14 Homes (Silver & Black) | 09. Dry Stock | 9389 | R 1,71 | R 16 055,19 |
| SCR006 | Screw Cap White & Black Logo Roaring | 09. Dry Stock | 26000 | R 1,55 | R 40 300,00 |
| SCR008 | Screwcap White Wellington SA | 09. Dry Stock | 4500 | R 1,50 | R 6 750,00 |
| SCR009 | Screwcap 14 homes | 09. Dry Stock | 1270 | R 1,55 | R 1 968,50 |
| SCR010 | Screw Cap Blue De Stier | 09. Dry Stock | 335 | R 1,34 | R 448,90 |
| SCR011 | Screw Cap Napier Black Gold Saranex | 09. Dry Stock | 2294 | R 1,65 | R 3 785,10 |
| | | | | R | 637 351,44 |

| <u>Code</u> | <u>Description</u> | <u>Category</u> | <u>On Hand</u> | <u>Cost</u> | <u>Value</u> |
|--------------------|-----------------------------------|-------------------------------|-----------------------|--------------------|---------------------|
| BSB.02 | Bulk Spirits Brandy 68% 2002 | 05. Bulk Spirits | 727 | R 15,00 | R 10 905,00 |
| BSB.03 | Bulk Spirits Brandy 61% 2003 | 05. Bulk Spirits | 1380 | R 15,00 | R 20 700,00 |
| BSB.05 | Bulk Spirits Brandy 65% 2005 | 05. Bulk Spirits | 600 | R 15,00 | R 9 000,00 |
| BSB.06 | Bulk Spirits Brandy 65% 2006 | 05. Bulk Spirits | 1200 | R 15,00 | R 18 000,00 |
| BSB.07 | Bulk Spirits Brandy 65% 2007 | 05. Bulk Spirits | 1000 | R 15,00 | R 15 000,00 |
| BSB.08 | Bulk Spirits Brandy 72% 2008 | 05. Bulk Spirits | 1500 | R 15,00 | R 22 500,00 |
| BSB.09 | Bulk Spirits Brandy 70% 2009 | 05. Bulk Spirits | 2000 | R 15,00 | R 30 000,00 |
| BSB.10 | Bulk Spirits Brandy 66% 2010 | 05. Bulk Spirits | 1500 | R 15,00 | R 22 500,00 |
| BSB.11 | Bulk Spirits Brandy 63.5% 2011 | 05. Bulk Spirits | 1600 | R 15,00 | R 24 000,00 |
| BSB.12 | Bulk Spirits Brandy 55.5% 2012 | 05. Bulk Spirits | 3000 | R 15,00 | R 45 000,00 |
| BSB.13 | Bulk Spirits Brandy 2013 Low Wine | 05. Bulk Spirits | 4800 | R 15,00 | R 72 000,00 |
| BSB.99 | Bulk Spirits Brandy 66% 1999 | 05. Bulk Spirits | 93 | R 15,00 | R 1 395,00 |
| BU23.19 | Bulk Red Medallion 2023 | 23 . Bulk Wine (2023 Vintage) | 9699 | R 31,96 | R 309 980,04 |
| BU23.22 | Bulk Shiraz 2023(DGB) | 23 . Bulk Wine (2023 Vintage) | 363 | R 23,50 | R 8 530,50 |
| BU24.10 | Bulk Grenache Noir 2024 | 24 . Bulk Wine (2024 Vintage) | 1556 | R 10,50 | R 16 338,00 |
| BU24.22 | Bulk Red Medallion 2024 | 24 . Bulk Wine (2024 Vintage) | 6300 | R 60,48 | R 381 024,00 |
| BU25.01 | Bulk Chenin Blanc 2025 | 25. Bulk Wine (2025 vintage) | 6053 | R 10,33 | R 62 527,49 |
| BU25.02 | Bulk Chardonnay 2025 | 25. Bulk Wine (2025 vintage) | 8721 | R 11,50 | R 100 291,50 |
| BU25.04 | Bulk Cabernet Franc 2025 | 25. Bulk Wine (2025 vintage) | 9505 | R 36,00 | R 342 180,00 |
| BU25.06 | Bulk Cabernet Sauvignon 2025 | 25. Bulk Wine (2025 vintage) | 6123 | R 35,00 | R 214 305,00 |
| BU25.09 | Bulk Pinotage 2025 | 25. Bulk Wine (2025 vintage) | 7042 | R 34,25 | R 241 188,50 |
| BU25.11 | Bulk Petit Verdot 2025 | 25. Bulk Wine (2025 vintage) | 3300 | R 42,00 | R 138 600,00 |
| BU25.13 | Bulk Cabernet Franc RM 2025 | 25. Bulk Wine (2025 vintage) | 6095 | R 45,00 | R 274 275,00 |
| BU25.14 | Bulk Gren Noir Rose 2025 | 25. Bulk Wine (2025 vintage) | 5270 | R 10,50 | R 55 335,00 |
| BU25.15 | Bulk L/C Cab Shiraz 2025 | 25. Bulk Wine (2025 vintage) | 6237 | R 32,82 | R 204 698,34 |
| BU25.16 | Bulk 14 Homes 2025 | 14. 14 Homes | 76794 | R 38,77 | R 2 977 303,38 |
| | | | | R | 5 617 576,75 |

| <u>Code</u> | <u>Description</u> | <u>Category</u> | <u>On Hand</u> | <u>Cost</u> | <u>Value</u> |
|--------------------|--|-----------------------------------|-----------------------|-----------------------|---------------------|
| DS2023 | De Stier 2023 | De Stier | 202 | R 39,19 | R 7 916,38 |
| L22221 | Napier Petite Marie Rose 2022 | 02. Napier Wines | 1765 | R 29,83 | R 52 649,95 |
| L22241 | Napier Petite Marie Rose 2024 | 02. Napier Wines | 1549 | R 29,11 | R 45 091,39 |
| L24181 | Napier Saint Helen Chenin Blanc 2018 | 02. Napier Wines | 1461 | R 31,86 | R 46 547,46 |
| L26231 | Napier Cape Blend 2023 | 02. Napier Wines | 2246 | R 62,82 | R 141 093,72 |
| L27211 | Napier Klein Louis Sauvignon Blanc 2021 | 02. Napier Wines | 1476 | R 35,12 | R 51 837,12 |
| L27241 | Napier Klein Louis Sauvignon Blanc 2024 | 02. Napier Wines | 3439 | R 34,68 | R 119 264,52 |
| L3071 | Napier Red Medallion 2007 | 02. Napier Wines | 3 | R 30,00 | R 90,00 |
| L3081 | Napier Red Medallion 2008 | 02. Napier Wines | 500 | R 30,00 | R 15 000,00 |
| L3091 | Napier Red Medallion 2009 | 02. Napier Wines | 597 | R 30,00 | R 17 910,00 |
| L3201 | Napier Red Medallion 2020 | 02. Napier Wines | 2484 | R 57,28 | R 142 283,52 |
| L5211 | Roaring Chenin Blanc Sauv Blanc 2021 | 03. Lion Creek Wines | 1215 | R 19,54 | R 23 741,10 |
| L7191 | Napier Single Vineyard Cabernet Sauvignon 2019 | 02. Napier Wines | 571 | R 53,77 | R 30 702,67 |
| L9111 | Sir George Qintas 2011 | 01. Sir George Premium Wines | 556 | R 75,65 | R 42 061,40 |
| L9201 | Roaring Cabernet Sauvignon 2020 | 03. Lion Creek Wines | 5348 | R 22,87 | R 122 308,76 |
| PCC23 | Penny Chemin Chardonnay 2023-Labelled | 08. Limited Edition Wines (Penny) | 78 | R 29,64 | R 2 311,92 |
| | | | | R 860 809,91 | |
| UL17.SV | Napier Single Vineyard Cabernet Sauv 2017 (UNL) | 10. Unlabelled | 4464 | R 21,65 | R 96 645,60 |
| UL19.RM | Napier Red Medallion 2019 (UNL) | 10. Unlabelled | 6616 | R 61,78 | R 408 736,48 |
| UL20.NSVCS | Napier Single Vineyard Cabernet Sauvignon 2020 (UNL) | 10. Unlabelled | 4029 | R 27,69 | R 111 563,01 |
| UL20.RM | Napier Red Medallion 2020 (UNL) | 10. Unlabelled | 819 | R 46,44 | R 38 034,36 |
| UL21.NSVCS | Napier Single Vineyard Cabernet Sauvignon 2021 (UNL) | 10. Unlabelled | 3536 | R 27,26 | R 96 391,36 |
| UL21.RM | Napier Red Medallion 2021 (UNL) | 10. Unlabelled | 11466 | R 28,70 | R 329 074,20 |
| UL22.RM | Napier Red Medallion 2022 UNL | 10. Unlabelled | 12861 | R 44,69 | R 574 758,09 |
| UL23.NSVCS | Napier Single Vineyard Cabernet Sauvignon 2023 UNL | 10. Unlabelled | 4378 | R 44,14 | R 193 244,92 |
| UL23.PC | Unlabelled Penny 2023 | 10. Unlabelled | 170 | R 21,00 | R 3 570,00 |
| | | | | R 1 852 018,02 | |
| Total: | | | | R 8 967 756,12 | |

Annexure F.**Farm Vehicles****Description**

Farm Tip Trailer

3 ton Harvest Trailer

10 ton 4-wheel trailer

Toyota Hilux pick-up 2,5 srx

John Deere 6420 Tractor

New Holland Cab TN 75

2014 Toyota Hilux Bakkie

3 ton Flat bed trailer - wine delivery

Kia K2700 Workhorse p/u S/c 2012

2019 purchases:

New Holland T4.75NDT CAB

4ton Side tipper harvest trailer

2022 purchases:

New Holland NEW T4.85NDT Cab

2023 purchases:

New Holland Trekker TT3.50DT 2022 - AANTT35R4NN005438

2024 purchases:

Used 2019 Toyota Hilux XC 2.8 GD6 4x4 Raider AT- CN37245

Annexure G.
Farm Equipment

Description

Harvest bin
Build Trimmer onto tractor
GSM Commander
Osam Fertiliser Spreader
Supply&install new dam transfer pump
New 22 kw Star delta
3 Tine Soil Ripper
Disc Plough
Roto Tank 5000L Water Tank
Power Harrow
IKAPA Trading: SDA fertiliser spreader
Kaap Agri:Matweld Inv Welding machine
Lumber&Lawn: Stihl mobile mistblower
Hydraberg Hydrolics: pipe installation for harvest bins

2019 purchases:

Irrigation Computer-entrance

2020 purchases:

Roller

2021 purchases:

Piket Implements: 2021 no-till cover crop disc planter 8 row (serial no UC054)

2022 purchases:

2deH Cima Dubbelry chemical sprayer
Rustfontein Boerdery: Vaderstud Carrier Plough 3M Disc
Steenkamp Wingerde: Pre-Prunner Pellenc:Farm Equipment @ Cost

2023 purchases:

Pellenc: Reversible Rang Effeuleuse 33W028
Pellenc: Hydraulic Unit Viti 44V047
Joubert implemente:4 Ton Side tipper harvest wagon
Joubert implemente:4 Ton Side tipper harvest wagon
Water Tank
Kontoerscraper 2,4 mtr
Mob. Chem toilette
10ton Harvest bin
Kaap Agri - Gentech Power Generator Electric 7.5KVA

2024 purchases:

BJP Supplies: Rumax 8 manure spreader

2025 purchases:

KH Trekkerdienste: Nuwe 2024 Kubota U50 Cab Excavator (SN:67107 EN:7RE4624

Pellenc: 2 x Fixion2 Pruners 29X00937 @R17800 each

Pellenc: 4 x Pruner C35-ULIB 150 26W09079 & 26W09081 @R22500 each

Goldwing Excavators: U50 1200mm Sandbak

Brockers Sweiswerke: Excavator trailer

FJ Holdings: Cement Mixer