BEKKER GROUP
AUCTIONS | PROPERTIES | VALUERS

Information Pack:

Farm Napier & Farm Ranzadale

Bo-Vlei, Wellington, Western Cape, South Africa







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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 Inclusions & Exclusions

Included in the sale:
Land including improvements & infrastructure:

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

Farm Napier: Winery equipment including generator & forklift (See Annexure "D")

Farm Napier: Stock on hand (See Annexure "E")

Excluded from sale:

- Farm implements & vehicles
- Other movables

Should a prospective buyer wish to include the moveable assets, an additional amount may be negotiated and added to the purchase price, or a separate purchase agreement may be executed for those movable assets.

Farm Napier - Special condition: The sale is subject to the transfer of all employment and lease obligations to the new owner. In accordance with the South African Labour Relations Act, all 14 permanent farm workers, the winemaker/manager, and the cellar assistant (16 employees in total), together with their resident families, will remain on the property, with their employment and housing rights transferring to the new owner. All current lease agreements will similarly be honoured and transferred as part of the transaction.

Summary of Land with Improvements

	Detail	Napier	Ranzadale
1	Total Size	38.1202 ha	29.8794 ha
2	Zoning	Agricultural (Mixed Use)	Agricultural
3	Municipal account	± R3,172 per month	± R 1,104.53 per month
4	Register of water use registration	River/Stream Surface Water 64 100m³ / annum (See Annexure “A”)	River/Stream Surface Water 93 240m³ / annum (See Annexure “A”)
5	Irrigation & Water infrastructure	3 Earthen Dams (See page 7)	4 Earthen Dams (See page 8)
6	Irrigated Vineyard Status	17,24 ha (See Annexure “B”)	9,19 ha (See Annexure “B”)
7	Current Land Use Composition	See page 5	See page 5
8	Infrastructure / Improvements	See page 6	See page 8
9	Electricity	• 200 KVA Eskom • 100 KVA Eskom • 165 KVA Generator • Battery inverter system for office	• 150 KVA Eskom • 50 KVA Eskom

Current Land Use Composition

NAPIER (38,1202 ha)		
	Description	**± Ha**
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)		
	Description	**± Ha**
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 ± 1220m²) Please note the cooling system is working, but it must be upgraded.**
  (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 (± 350m²)
  - Open under-roof press area
  - Enclosed dry storage area
- **Farm shed (under-roof ± 620m²)**
- **Chemical room (under-roof ± 45m²)**
- **Pump house (± 10m²)**
- **Main farmhouse (under-roof ± 515m²)**
- **Second dwelling "House Napier" (under-roof ± 240m²)**
- **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

Napier
38.1202 ha

Water Infrastructure & Entitlements:

- **Irrigation volume needed for vineyards on Napier:**
- 3500m³/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:

- **Warehouse (± 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:**
- 3500m³/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).



Click here to view video of farms.



Summary of Conditions of Sale

The purchaser shall be bound to the following conditions of sale:

- 10% Deposit payable into the auctioneer's trust account
- 3.45% (inclusive of VAT) of the buyer commission payable to the auctioneer
- Zero rated. However, should SARS not allow zero rated transaction, the purchaser will be liable to pay the VAT on top of the purchase price.
- The purchaser shall within 30 days of acceptance of this offer furnish the Seller's Conveyancers with an acceptable guarantee for payment of the balance of the purchase price or in cash to the conveyancer's trust account.
- The sale is NOT SUBJECT to any suspensive conditions.
- All costs in respect of giving and taking of Transfer (Seller will appoint conveyancer).
- No arrear municipal rates & taxes payable by the purchaser.
- The SELLER shall at his own cost obtain the COC's in respect of electrical, gas installations and borer beetle certificates.
- This property is being sold subject to confirmation by the seller.
- Occupation upon registration of transfer or earlier negotiated.
- The property is purchased and sold "voetstoots" as is and the seller shall not be liable for any defects, patent, latent, or otherwise in the property nor for any damage occasioned to or suffered by the purchaser by reason of such defect. The Purchaser confirms that he or she has affected the necessary enquiries with the local authority regarding compliance or noncompliance of improvements located on the property in respect of statutory requirements.
- **Labour & Lease Agreements:** The sale is subject to the transfer of all employment and lease obligations to the new owner. In accordance with South African Labour Relations Act, all 14 permanent farm workers, the winemaker/manager, and the celler assistant (16 employees in total), together with their resident families, will remain on the property, with their employment and housing rights transferring to the new owner. All current lease agreements will similarly be honoured and transferred as part of the transaction.

Contact Details

BEKKER GROUP
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Frederick Bekker

Auctioneer

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SAIA Membership Reg no. CA0230/01
PPRA Master Property Practitioner Reg no. 2023261064
SACPVP Professional Associated Valuer Reg no. 7775/8

This information pack is subject to amendments.

Frederick Bekker

"Passionate, Professional, Personal"

Annexures

ANNEXURE	DESCRIPTION
A	Water Registration
B	Vineyard Status
C	Grape Production
D	Winery Equipment
E	Stock on hand
F	Disclosures
G	Zoning Certificates

Annexure "A"

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	
Source Type:	RIVER/STREAM	
Water Resource Name:	SURFACE WATER	
Point of Abstraction:	**Latitude** 33.643229° south	**Longitude** 19.039343° east
Datum Type:	WGS-84	
Quaternary Drainage Region:	G10D	

Registered Volumes

Start Date	End Date	Registered Volume (m^3)	Time Interval
2012/01/01		61900	PER YEAR

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	Age yrs
				Between		In Row							
				Wide	Narrow								
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)

Current Status of Vineyards

#	Block Number	Plant year	Cultivar / Rootstock	Planting Width			Number Of Vines	Ha	Irrigation System	Trellising System	Single Vineyard	Status	Age Yrs
				Between		In Row							
				Wide	Narrow								
RANZADALE VINEYARDS													
4	R1	2002	Cabernet Sauvignon/ RICHTER 99	2,50	0,00	1,00	7 000	1,75	Drip	5H HEDGE	BLOCKS R1 & R1A	Production	23
24	R1A	2002	Cabernet Sauvignon/ RICHTER 99	2,50	0,00	1,00	7 000	1,75	Drip	5H HEDGE	BLOCKS R1 & R1A	Production	23
5	R2	2002	Merlot/ RICHTER 99	2,50	0,00	1,00	6 500	1,63	Drip	5H HEDGE	-	Production	23
6	R3	2002	Cabernet Franc/ PAULSEN 1103	2,50	0,00	1,00	6 500	1,63	Drip	5H HEDGE	-	Production	23
7	R4	2002	Malbec/ RICHTER 99	2,50	0,00	1,00	2 000	0,50	Drip	5H HEDGE	-	Production	23
8	R5	2002	Petit Verdot/ PAULSEN 1103	2,50	0,00	1,00	2 000	0,50	Drip	5H HEDGE	-	Production	23
28	R6	2022	Cabernet Sauvignon/ RICHTER 110	2,50	0,00	1,20	4 766	1,43	Drip	7DEX PEROLD	-	Production	3
36	R7		Shiraz	2,50				1,00				Uprooted	0
37	R8		Shiraz	2,50				1,00				Uprooted	0
38	R9		Shiraz	2,50				2,00				Uprooted	0
39	R10		Cab Sauv	2,50				1,07				Uprooted	0
Ranzadale irrigable & suitable for vineyards (Ha)								**14,26**	(Including uprooted)				
Ranzadale currently under vineyards (Ha)								**9,19**	(Excluding Uprooted)				
Total Vineyards (ha) (Napier & Ranzadale)								**26,43**					
Total land irrigable & suitable for vineyards (Ha)								**33,20**					

Annexure C.

Grape Production (tons/ha)

	Napier	**Cultivar/block/vintage**												
Blok	**Cultivar**	**Ha**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
H1	Chenin Blanc/Cab/Sau	0,7	21	25,8	25,4	20	12	20,4	18,2	22,5	0	0	0,00	0,00
N1A	Chenin Blanc	1,9	23,6	19	32	36	16	24,8	41	34	37,20	34,13	26,50	17,80
N3	Chenin Blanc/Cab Franc	2	24,7	19,2	18,2	22,6	19	18	15,6	31,7	11,60	0,00	0,00	0,00
N6/7	Chardonnay	1,7	11	9,3	17,3	17,8	17,5	10,6	21,7	22,9	20,47	15,10	12,52	12,30
N8A	Chardonnay/Cab Sau	1,75	17,3	15	17,8	16,65	11	7,8	20	0	0	0	0,00	9,60
N9	Colombar/Pinotage	0,5	9,5	6,5	7,4	10	7	10	7,5	8,1	0	0	1,35	8,88
N1B	Cab/Franc	1	9,2	7	7,5	10	6,5	7,5	9,6	10,4	10,4	10,1	6,55	8,50
N4A	Cab Franc/Cab Sau	1	10,4	8,3	9	9,33	8,1	7,4	11,8	0	0	0	0,00	0,00
N2A	Merlot	1	13,7	11	15	11,12	8	8,6	11,9	16	15,1	12	7,10	7,10
N5	Cab/Sau	1	0	0	4	6,2	9,5	8,3	11,4	13,35	10,54	10,5	7,77	10,90
N2B	Cab/Sau	1,6	19	15,6	16,2	15,8	11,7	10,5	13,8	22,3	11,8	13	7,68	11,80
N4B	Cab/Sau/Merlot	2	18,6	12,8	14,3	13	11,4	10,2	21,1	0	0	0	0,00	0,00
N11	Cab/Sau	0,7	0	0	0	3,4	6,5	5,4	10,2	9,2	7,7	9,4	6,00	8,20
N8B	Cab/Sau	0,3	2,3	3,6	1,6	1,6	2,1	1,8	3,8	0	0	0	0,00	0,00
N10	Grenache Noir	1	0	0	0	12,7	18	25	29,8	24,1	34,94	23,43	23,20	20,10
	Total	9,9	180,3	153,1	185,7	206,2	164,3	176,3	247,4	214,55	159,75	127,66	98,67	115,18
	Average ton/ha		11,56	9,81	10,55	11,46	9,13	9,79	13,74	16,38	13,42	12,39	9,49	9,48
		4,05									11,9			
											136,35	114,66		

	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	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					30,41%			11,26	11,26			
			382,6	306,8	375,9	395,01	295,7	327,27	403,3	408,55	270,45	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
Tank	2023/02/28
Tank	2023/02/28
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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
Reggazinne 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
Improvements and equipment fitted to permanent structure:	
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						
WINE, BRANDY AND DRY STOCK_6 OCTOBER 2026						
Code	**Description**	**Category**	**Active**	**On Hand**	**Cost**	**Value**
L9111	Sir George Qintas 2011	01. Sir George Premium Wines	Yes	550	75,65	R 41 607,50
L22221	Napier Petite Marie Rose 2022	02. Napier Wines	Yes	1763	29,83	R 52 590,29
L22241	Napier Petite Marie Rose 2024	02. Napier Wines	Yes	776	29,11	R 22 589,36
L24181	Napier Saint Helen Chenin Blanc 2018	02. Napier Wines	Yes	1461	31,86	R 46 547,46
L26231	Napier Cape Blend 2023	02. Napier Wines	Yes	189	62,82	R 11 872,98
L27211	Napier Klein Louis Sauvignon Blanc 2021	02. Napier Wines	Yes	1474	35,12	R 51 766,88
L27241	Napier Klein Louis Sauvignon Blanc 2024	02. Napier Wines	Yes	3040	34,68	R 105 427,20
L3071	Napier Red Medallion 2007	02. Napier Wines	Yes	3	30,00	R 90,00
L3081	Napier Red Medallion 2008	02. Napier Wines	Yes	8	30,00	R 240,00
L3091	Napier Red Medallion 2009	02. Napier Wines	Yes	3	30,00	R 90,00
L3201	Napier Red Medallion 2020	02. Napier Wines	Yes	625	57,28	R 35 800,00
L3211	Napier Red Medallion 2021	02. Napier Wines	Yes	2847	63,81	R 181 667,07
L7191	Napier Single Vineyard Cabernet Sauvignon 2019	02. Napier Wines	Yes	541	53,77	R 29 089,57
L7231	Napier S/V Cab/Sauv 2023	02. Napier Wines	Yes	16	65,65	R 1 050,40
L13251	L/C Cab/Sauv Shiraz 2025	03. Lion Creek Wines	Yes	2943	49,97	R 147 061,71
L5211	Roaring Chenin Blanc Sauv Blanc 2021	03. Lion Creek Wines	Yes	370	19,54	R 7 229,80
L9201	Roaring Cabernet Sauvignon 2020	03. Lion Creek Wines	Yes	3515	22,87	R 80 388,05
PCC23	Penny Chenin Chardonnay 2023-Labelled	08. Limited Edition Wines (Penny)	Yes	55	29,64	R 1 630,20
DS2023	De Stier 2023	De Stier	Yes	135	39,19	R 5 290,65
						R 822 029,12
DUN001	Dunnage Bags	09. Dry Stock	Yes	31	88,00	R 2 728,00
GLA001	Wine Glass Branded	09. Dry Stock	Yes	230	36,21	R 8 328,30
						R 11 056,30
BOT001	Bordelaise Qintas 1855	09. Dry Stock	Yes	96	44,50	R 4 272,00
BOT002	Brandy (750ml)	09. Dry Stock	Yes	1960	16,35	R 32 046,00
BOT003	Brandy Islay 750ml	09. Dry Stock	Yes	1782	39,20	R 69 854,40
BOT004	Brandy (500ml)	09. Dry Stock	Yes	4522	16,35	R 73 934,70
BOT006	DLG Stelvin 1441 - Feather - Consol	09. Dry Stock	Yes	233	4,49	R 1 046,17
BOT007	1777 AN Burgundy 13274 - Consol	09. Dry Stock	Yes	600	8,15	R 4 890,00
BOT008	JUST Bottle	09. Dry Stock	Yes	1000	9,43	R 9 430,00
BOT010	1777 FL Burgundy 13475 - Consol	09. Dry Stock	Yes	1079	6,71	R 7 240,09
BOT011	Claret 1337 Tapered - Consol	09. Dry Stock	Yes	531	12,05	R 6 398,55
BOX002	Lion Creek box	09. Dry Stock	Yes	348	6,35	R 2 209,80
BOX003	Napier Generic	09. Dry Stock	Yes	772	38,01	R 29 343,72
BOX004	Qintas Per Bottle incl divider	09. Dry Stock	Yes	1267	22,80	R 28 887,60
BOX005	Box Qintas Large Outer Carton	09. Dry Stock	Yes	215	115,00	R 24 725,00
BOX006	14 Homes (Box 12-BN1441)	09. Dry Stock	Yes	161	10,96	R 1 764,56
BOX008	Box 12x1337 Upright	09. Dry Stock	Yes	165	39,17	R 6 463,05
CAP001	Capsule Tin - Qintas	09. Dry Stock	Yes	1158	3,12	R 3 612,96
CAP002	Capsule Tin Napier Old Black & Gold	09. Dry Stock	Yes	7935	3,48	R 27 613,80
CAP003	Capsule Tin Brandy (500ml)	09. Dry Stock	Yes	3744	3,12	R 11 681,28
CAP004	Capsule Tin Napier Black & Gold	09. Dry Stock	Yes	19453	1,19	R 23 149,07
CAP005	Capsule Tin White	09. Dry Stock	Yes	473	2,27	R 1 073,71
COR001	Corks Brandy	09. Dry Stock	Yes	500	3,50	R 1 750,00
COR002	Reserva Corks 47x24 (SV CS 2023)	09. Dry Stock	Yes	96	4,30	R 412,80
COR009	Reserva Corks 47x24	09. Dry Stock	Yes	250	4,31	R 1 077,50
DIV001	Dividers 3BG	09. Dry Stock	Yes	366	1,13	R 413,58
DIV003	Divider Qintas	09. Dry Stock	Yes	1267	0,01	R 12,67

DIV004	15995 - Divider Card Kaap Agri	09. Dry Stock	Yes	100	0,98	R	98,00
DIV005	Divider Wine S/Free S1 Kaap Agri	09. Dry Stock	Yes	300	2,72	R	816,00
DIV006	Divider 14 Homes box(12xBN1441)	09. Dry Stock	Yes	188	7,08	R	1 331,04
DIV007	12BN Wine Divider C/Board(15998)	09. Dry Stock	Yes	147	2,61	R	383,67
DIV008	Divider 12x1337 Upright	09. Dry Stock	Yes	180	16,70	R	3 006,00
LAB019B	Label St Helen Chenin Bl 2019 (B)	09. Dry Stock	Yes	3300	0,69	R	2 277,00
LAB019F	Label St Helen Chenin Bl 2019 (FR)	09. Dry Stock	Yes	3300	3,32	R	10 956,00
LAB038	Label Napier Cab/Sauv 2019(F&B)	09. Dry Stock	Yes	600	5,42	R	3 252,00
LAB039	Label Napier Klein Louis 2022 (F&B)	09. Dry Stock	Yes	440	4,20	R	1 848,00
LAB040	Label Napier Petite Marie 2022(F&B)	09. Dry Stock	Yes	1137	4,20	R	4 775,40
LAB041	Label Napier Red Medallion 2018(F&B)	09. Dry Stock	Yes	600	5,67	R	3 402,00
LAB042	Label Lion Creek Chen/Sauv 2022 (F&B)	09. Dry Stock	Yes	486	1,90	R	923,40
LAB043	Label Napier Sir George Brandy 500ml 2011(F&B)	09. Dry Stock	Yes	4700	6,13	R	28 811,00
LAB044	Label Napier Sir George Brandy 750ml 2011(F&B)	09. Dry Stock	Yes	2100	8,34	R	17 514,00
LAB048	Napier Petite Marie Rose 2024 (F&B)	09. Dry Stock	Yes	500	4,66	R	2 330,00
LAB049	Napier Klein Louis 2024 (F&B)	09. Dry Stock	Yes	300	4,66	R	1 398,00
LAB050	MZ Bordeaux Blend 2020 (F&B)	09. Dry Stock	Yes	100	7,26	R	726,00
LAB051	Label Red Medallion 2020(Front)	09. Dry Stock	Yes	975	5,16	R	5 031,00
LAB052	Label Red Medallion 2020(Back)	09. Dry Stock	Yes	975	3,77	R	3 675,75
LAB053	Label Cape Blend 2023(Front)	09. Dry Stock	Yes	200	6,50	R	1 300,00
LAB054	Label Cape Blend 2023 (Back)	09. Dry Stock	Yes	200	4,50	R	900,00
LAB057	Label Napier SV Cab 2023-Front	09. Dry Stock	Yes	128	9,65	R	1 235,20
LAB058	Label Napier SV Cab 2023-Back	09. Dry Stock	Yes	128	2,05	R	262,40
LAB059	Label Napier Red Medallion 2021 Back	09. Dry Stock	Yes	120	2,07	R	248,40
LAB060	Label Napier Red Med 2021-Front	09. Dry Stock	Yes	120	10,17	R	1 220,40
LAB061	Label L/C Cab/Shiraz 2025-Front	09. Dry Stock	Yes	157	2,68	R	420,76
LAB062	Label L/C Cab/Shiraz 2025- Back	09. Dry Stock	Yes	157	1,48	R	232,36
SCR001	Screw Cap White Guala - Sir Napier	09. Dry Stock	Yes	1630	2,66	R	4 335,80
SCR002	Screw Cap White Lion Creek	09. Dry Stock	Yes	2800	1,49	R	4 172,00
SCR004	Screw Cap Black No Name	09. Dry Stock	Yes	2430	0,96	R	2 332,80
SCR005	Screw Cap Black 14 Homes (Silver & Black)	09. Dry Stock	Yes	9389	1,71	R	16 055,19
SCR006	Screw Cap White & Black Logo Roaring	09. Dry Stock	Yes	18589	1,55	R	28 812,95
SCR008	Screwcap White Wellington SA	09. Dry Stock	Yes	4500	1,50	R	6 750,00
SCR009	Screwcap 14 homes	09. Dry Stock	Yes	1270	1,55	R	1 968,50
SCR010	Screw Cap Blue De Stier	09. Dry Stock	Yes	335	1,34	R	448,90
SCR011	Screw CapNapier Black Gold Saranex	09. Dry Stock	Yes	2294	1,65	R	3 785,10
						R	**540 338,03**

UL.19.RM	Napier Red Medallion 2019 (UNL)	10. Unlabelled	Yes	6139	61,78	R	379 267,42
UL17.SV	Napier Single Vineyard Cabernet Sauv 2017 (UNL)	10. Unlabelled	Yes	4464	21,65	R	96 645,60
UL20.NSVCS	Napier Single Vineyard Cabernet Sauvignon 2020 (UNL)	10. Unlabelled	Yes	4029	27,69	R	111 563,01
UL21.NSVCS	Napier Single Vineyard Cabernet Sauvignon 2021 (UNL)	10. Unlabelled	Yes	3536	27,26	R	96 391,36
UL21.RM	Napier Red Medallion 2021 (UNL)	10. Unlabelled	Yes	1900	28,70	R	54 530,00
UL22.RM	Napier Red Medallion 2022 (UNL)	10. Unlabelled	Yes	12861	44,69	R	574 758,09
UL23.PC	Unlabelled Penny 2023	10. Unlabelled	Yes	58	21,00	R	1 218,00
							R 1 314 373,48

BSB.02	Bulk Spirits Brandy 68% 2002	05. Bulk Spirits	Yes	727	15,00	R	10 905,00
BSB.03	Bulk Spirits Brandy 61% 2003	05. Bulk Spirits	Yes	1380	15,00	R	20 700,00
BSB.05	Bulk Spirits Brandy 65% 2005	05. Bulk Spirits	Yes	600	15,00	R	9 000,00
BSB.06	Bulk Spirits Brandy 65% 2006	05. Bulk Spirits	Yes	1200	15,00	R	18 000,00
BSB.07	Bulk Spirits Brandy 65% 2007	05. Bulk Spirits	Yes	1000	15,00	R	15 000,00
BSB.08	Bulk Spirits Brandy 72% 2008	05. Bulk Spirits	Yes	1500	15,00	R	22 500,00
BSB.09	Bulk Spirits Brandy 70% 2009	05. Bulk Spirits	Yes	2000	15,00	R	30 000,00
BSB.10	Bulk Spirits Brandy 66% 2010	05. Bulk Spirits	Yes	1500	15,00	R	22 500,00
BSB.11	Bulk Spirits Brandy 63.5% 2011	05. Bulk Spirits	Yes	1600	15,00	R	24 000,00

BSB.12	Bulk Spirits Brandy 55.5% 2012	05. Bulk Spirits	Yes	3000	15,00	R 45 000,00
BSB.13	Bulk Spirits Brandy 2013 Low Wine	05. Bulk Spirits	Yes	4800	15,00	R 72 000,00
BSB.99	Bulk Spirits Brandy 66% 1999	05. Bulk Spirits	Yes	93	15,00	R 1 395,00
BU23.19	Bulk Red Medallion 2023	23 .Bulk Wine (2023 Vintage)	Yes	6785	31,96	R 216 848,60
BU24.22	Bulk Red Medallion 2024	24 . Bulk Wine (2024 Vintage)	Yes	6300	60,48	R 381 024,00
BU25.04	Bulk Cabernet Franc 2025	25. Bulk Wine (2025 vintage)	Yes	9205	36,00	R 331 380,00
BU25.06	Bulk Cabernet Sauvignon 2025	25. Bulk Wine (2025 vintage)	Yes	5700	35,00	R 199 500,00
BU25.09	Bulk Pinotage 2025	25. Bulk Wine (2025 vintage)	Yes	7042	34,25	R 241 188,50
BU25.11	Bulk Petit Verdot 2025	25. Bulk Wine (2025 vintage)	Yes	3300	42,00	R 138 600,00
BU25.13	Bulk Cabernet Franc RM 2025	25. Bulk Wine (2025 vintage)	Yes	6095	45,00	R 274 275,00
BU26.02	Bulk Chenin Blanc 2026	26.Bulk Wine (2026 Vintage)	Yes	0	10,50	R -
BU26.03	Bulk Grenache noir 2026	26.Bulk Wine (2026 Vintage)	Yes	0	10,50	R -
BU26.04	Bulk Merlot 2026	26.Bulk Wine (2026 Vintage)	Yes	0	14,00	R -
BU26.05	Bulk Pinotage 2026	26.Bulk Wine (2026 Vintage)	Yes	0	13,50	R -
BU26.07	Bulk Petit Verdot 2026	26.Bulk Wine (2026 Vintage)	Yes	0	15,00	R -
BU26.08	Bulk Cabernet Franc 2026	26.Bulk Wine (2026 Vintage)	Yes	0	15,00	R -
BU26.09	Bulk Cabernet Sauv 2026	26.Bulk Wine (2026 Vintage)	Yes	0	14,50	R -
BU26.10	Bulk Cabernet franc Blend 2026	26.Bulk Wine (2026 Vintage)	Yes	0	15,00	R -
BU26.12	Cab/Merlot 2026 Coastal Region	26.Bulk Wine (2026 Vintage)	Yes	0	16,78	R -
						R 2 073 816,10

TOTAL **R 4 761 613**

BEKKER GROUP
AUCTIONS | PROPERTIES | VALUERS

DISCLOSURE LETTER

8 October 2026

Sale of Land, Improvements, Winery Movable Assets, and Stock
(the "Agreement")
between
Napier Vineyards Proprietary Limited
(the "Seller")
and
(the "Purchaser")

relating to the sale of the land with improvements, movable winery assets, and stock of Napier Vineyards Proprietary Limited (the "Company").

1. SPECIFIC DISCLOSURES

The following specific disclosures are made without prejudice to the generality of the General Disclosures above:

1.1. Properties and Immovable Assets

The Company owns the following farms (collectively the "Properties").

1.1.1. Farm Napier (ERF 14369, Wellington, Western Cape)

- **Occupiers and ESTA Rights:** There are currently 14 families residing in farm cottages on the property who have lived there for more than 10 years and may have acquired life rights in terms of the Extension of Security of Tenure Act (ESTA).
- **Employee Accommodation:** The farm manager and winemaker, Leon Bester, currently resides in the main old farmhouse on the property and has been living there for more than 10 years. He may accordingly also have acquired occupancy rights in terms of ESTA.
- **Water Rights:** Water rights are allocated to the farm; however, these rights are currently registered in the name of Miklo Beheer (Pty) Ltd. The process to transfer these water rights into the name of Napier Vineyards (Pty) Ltd is currently underway.
- **Environmental — Invasive Plants:** There may be invasive alien plant species present on the property.
- **Boundaries and Neighbours:** A portion of the farm's boundary adjoining a neighbouring property is unfenced. The neighbouring property contains dilapidated buildings and appears to be occupied by informal settlers/hawkers residing near the boundary line.
- **Building Plans — Wine Cellar:** The Seller is in possession of approved building plans for the wine cellar building.

Bekker Alliance (PTY) Ltd t/a Bekker Group (2018/297285/07)
VAT nr: 4320283320
20 Pioneer Street, Pacaltsdorp Industria, George 6530 | P.O. Box 9827, George, 6530
066 247 1374 | fred@bekkergroup.co.za | www.bekkergroup.co.za

- **Building Plans — Old Farmhouse (Leon Bester's Residence):** The Seller is not in possession of any building plans for the old farmhouse currently occupied by the farm manager and winemaker, Leon Bester.
- **Building Plans — House Napier:** A sketch plan of House Napier is available; however, no approved building plans are available for this structure.
- **Building Plans — Workers' Cottages and Main Entrance Gate:** Approved building plans are available for the workers' cottages on Napier, as well as for the main entrance gate.
- **Building Plans — Other Buildings:** No approved building plans are available for any other buildings on the farm, including but not limited to the chemical room and pump houses.
- **Asbestos:** There is one store on Farm Napier with an asbestos roof and asbestos cladding on the sides. In addition, there may be other smaller buildings on the property that also have asbestos roofing materials.
- **Vineyard Virus:** Some of the older vineyards on the farm are infected with a virus that is common in the Boland region. The Seller confirms that, based on the available service reports and production reports, this infection has not materially affected production to date. The service reports and production reports are available for inspection.
- **Cellar Cooling System:** The cooling system in the cellar is operational but requires regular attention and maintenance. The Seller discloses that significant ongoing repairs and maintenance are needed and recommends that the system be upgraded within the next few years. The refrigeration at the cellar is old, and a significant amount of money is spent each year to repair it in time for harvest/pressing season. This will also need to be replaced in future.
- **Cellar Equipment:** The grape pump in the cellar, which pumps grapes to the tanks, broke at the end of the pressing season and has not been replaced.
- **Cellar Infrastructure:** Tiles are broken and missing in parts of the cellar floor. Replacement tiles are no longer available. Ceiling panels above the press in the cellar are missing.
- **Warehouse Registration:** The warehouse number of the cellar, under which Napier exports, is still registered in the name of Napier Winery and not Napier Vineyards. An application has already been submitted but has not yet been approved and updated.
- **Labour Claims:** The Seller is not aware of any claims against Napier Vineyards (Pty) Ltd by any current or former labourers or employees, including those employees and their families who are residing on the farm.
- **Buildings and Improvements — Compliance:** The Seller and the Agent cannot confirm or guarantee that all buildings and improvements on the property are in accordance with approved building plans in terms of size and compliance with local authority building rules and regulations. The Seller can only disclose what is available in terms of building plans.
- **Zoning Certificate:** A zoning certificate for Farm Napier is available for inspection.
- **Occupancy (Koos Fortuin's Sons):** 2 sons of a deceased man (Koos Fortuin), who worked at Napier, are living in a 1-bedroom house on the property. Koos Fortuin has since passed away. The sons are residing on the Napier premises but are not employed by Napier Vineyards (Pty) Ltd.

Bekker Alliance (PTY) Ltd t/a Bekker Group (2018/297285/07)
VAT nr: 4320283320
20 Pioneer Street, Pacaltsdorp Industria, George 6530 | P.O. Box 9827, George, 6530
066 247 1374 | fred@bekkergroup.co.za | www.bekkergroup.co.za

1.1.1. Farm Ranzadale (ERF 1601, Wellington, Western Cape)

- **Building Plans and Sizes:** Approved building plans are provided; however, the exact sizes and dimensions of the built structures on the property cannot be verified or guaranteed.
- **Fencing:** Large portions of the farm are not enclosed by boundary fencing.
- **Environmental — Invasive Plants:** There may be invasive alien plant species present on the property.
- **Occupiers and Life Rights:** A woman currently resides in a dilapidated house on the property and holds (or may hold) a life right of occupancy. She is not employed by Napier Vineyards (Pty) Ltd. Her children also visit her on the property from time to time.
- **Tenancies:** The residential buildings on the property are currently occupied by rent-paying tenants.
- **Water Rights:** The Seller is in possession of the water rights certificates for the farm. These rights are currently registered in the name of Miklo Beheer (Pty) Ltd, and the process to transfer them into the name of Napier Vineyards (Pty) Ltd is currently underway.
- **Asbestos:** There is one store on Farm Ranzadale with an asbestos roof and asbestos cladding on the sides. In addition, there may be other smaller buildings on the property that also have asbestos roofing materials.
- **Cold Room:** The cold room refrigeration unit on Ranzadale is obsolete and out of order. The cooling system is no longer functional, and the cold room is currently being used as a warehouse.
- **Labour Claims:** The Seller is not aware of any claims against Napier Vineyards (Pty) Ltd by any current or former labourers or employees, including those employees and their families who are residing on the farm.
- **Buildings and Improvements — Compliance:** The Seller and the Agent cannot confirm or guarantee that all buildings and improvements on the property are in accordance with approved building plans in terms of size and compliance with local authority building rules and regulations. The Seller can only disclose what is available in terms of building plans.
- **Zoning Certificate:** A zoning certificate for Farm Ranzadale is available for inspection.

1.2. General Disclosures Applicable to the Properties

- **Maintenance:** Both Properties are active farms. As such, the need for general, day-to-day maintenance and repairs to infrastructure, buildings, and equipment is evident and disclosed as normal for ongoing farming operations. All houses and structures on the Properties require attention and repainting.
- **Movable Assets, Cellar Equipment, and Farm Implements:** The movable assets, cellar equipment, and farm implements included in the sale are as per the inventories provided with the advertising brochure. The stock list as provided will be updated and finalised at the effective date of sale.
- **Wine Stock:** A full and final stock take of all wine stock was conducted on 26 June 2026. This stock take includes all dry stock, wine in barrels, bottled wine, and bulk wine, and represents the current stock position as at the date of this Disclosure Letter.

Bekker Alliance (PTY) Ltd t/a Bekker Group (2018/297285/07)
VAT nr: 4320283320
20 Pioneer Street, Pacaltsdorp Industria, George 6530 | P.O. Box 9827, George, 6530
066 247 1374 | fred@bekkergroup.co.za | www.bekkergroup.co.za

- **Due Diligence:** The Seller confirms that the Purchaser has been afforded ample time to investigate and satisfy himself regarding all aspects of the transaction. The Purchaser had full opportunity to enquire into and obtain information relating to, amongst other things, the land, buildings and improvements, water rights, labour and occupancy matters, movable winery assets, servitudes, and any other matter relevant to the Properties and the Company. Both farms were at all times accessible to the Purchaser and any experts, consultants, or advisors appointed by Purchaser to conduct inspections or investigations. The farm manager, Leon Bester, was available to respond to queries and to facilitate access to the Properties. The appointed auctioneer, Frederick Bakker, was available to address questions and to assist the Purchaser throughout the marketing campaign.

2. INTERPRETATION

2.2. Nothing in this Disclosure Letter constitutes an admission of the materiality of any disclosed matter or extends the scope of any Warranty.

2.3. The disclosure of any matter shall not imply any representation or warranty as to its accuracy or completeness.

SIGNED AT _____ON THE _____DAY OF _____ 2026

_____

PURCHASER

_____

AUCTIONEER (Frederick Bekker)

_____

SELLER (Napier Vineyards Proprietary Limited)

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Civic Centre, Berg River Boulevard, Paarl 7646

Enquiries: Mr. C Petersen
Contact number: 021 807 6351
Reference: 15/4/1 (14369) W
Date: 22 May 2026

ZONING CERTIFICATE – ERF 14369 WELLINGTON

It is hereby certified that Erf 14369 Wellington, is zoned in terms of the Drakenstein Municipality Zoning Scheme By-Law, 2018, as:

AGRICULTURE ZONE

	PERMITTED	TECHNICAL APPROVAL	CONSENT	PROHIBITED
PRIMARY	• Agricultural buildings • Agriculture • Conservation • Dwelling house • Employee housing (1unit) • Second dwelling house	None	• Animal care facilities • Intensive animal farming • Special use	• Airport • Apartment building • Commercial gymnasium • Container depot • Freight transport facility • Fuel retail • Funeral parlour • Group housing • Healthcare facility • Heliport • Hotel • Hostel • Industry • Light industry • Liquor outlet • Military facility • Mortuary • Noxious industry • Parking garage • Place of instruction >250m² • Risk industry • Sectional title • Utility plant • Vehicle depot • Vehicle sales • Vehicle services

ADDITIONAL	• Green infrastructure
	• Open space
	• Occasional use (x1)
	• From Operator occupied dwelling/second dwelling or employee housing
	  ○ Business
	  ○ Visitors' accommodation
	  ○ Lodging accomodation
	  ○ Community residential
		• Abattoir<threshold
		• Agricultural building > 2000m²
		• Agricultural processing ≤ 2000m²
		• Crop cover
		• Employee housing (>1 unit)
		• Monument
		• Museum
		• Non-motorised transport
		• Place of instruction ≤250m²
		• Plant nursery
		• Utility services
		• Visitors' accommodation <
		• Visitors' facilities
		• From operator occupied dwelling unit:
		  ○ House shop
			• Abattoir >threshold
			• Agricultural processing > 2000m²
			• Additional use exceeding the parametres in this zone
			• Conference facility
			• Dwelling units (max 4 additional)
			• Freestanding mast
			• Function venue
			• Helipad
			• Occasional use (<1x)
			• Renewable energy generation
			• Rooftop base station
			• Service depot
			• Visitors' accommodation >threshold
			• Visitors facilities >threshold
			• Wellness centre	

Please Note:

- **The subject property is located within a Scenic Route Overlay Zone.**
- **The rights allocated to site(s) in accordance with the above-mentioned zoning does not exempt adherence to the requirements of any other legislation or regulations.**

H. G. STRIJDOM
SENIOR MANAGER: LAND DEVELOPMENT MANAGEMENT

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Civic Centre, Berg River Boulevard, Paarl 7646

Enquiries: Mr. K Ziervogel
Contact number: 021 807 6485
Reference: 15/4/1 (1601) W
Date: 22 May 2026

ZONING CERTIFICATE – ERF 1601 WELLINGTON

It is hereby certified that Erf 1601 Wellington, is zoned in terms of the Drakenstein Municipality Zoning Scheme By-Law, 2018, as:

AGRICULTURE ZONE

	PERMITTED	TECHNICAL APPROVAL	CONSENT	PROHIBITED
PRIMARY	• Agricultural buildings • Agriculture • Conservation • Dwelling house • Employee housing (1unit) • Second dwelling house	None	• Animal care facilities • Intensive animal farming • Special use	• Airport • Apartment building • Commercial gymnasium • Container depot • Freight transport facility • Fuel retail • Funeral parlour • Group housing • Healthcare facility • Heliport • Hotel • Hostel • Industry • Light industry • Liquor outlet • Military facility • Mortuary • Noxious industry • Parking garage • Place of instruction >250m² • Risk industry • Sectional title • Utility plant • Vehicle depot • Vehicle sales • Vehicle services

ADDITIONAL	• Green infrastructure
	• Open space
	• Occasional use (x1)
	• From Operator occupied dwelling/second dwelling or employee housing
	  ○ Business
	  ○ Visitors' accommodation
	  ○ Lodging accomodation
	  ○ Community residential
		• Abattoir<threshold
		• Agricultural building > 2000m²
		• Agricultural processing ≤ 2000m²
		• Crop cover
		• Employee housing (>1 unit)
		• Monument
		• Museum
		• Non-motorised transport
		• Place of instruction ≤250m²
		• Plant nursery
		• Utility services
		• Visitors' accommodation <
		• Visitors' facilities
		• From operator occupied dwelling unit:
		  ○ House shop
			• Abattoir >threshold
			• Agricultural processing > 2000m²
			• Additional use exceeding the parametres in this zone
			• Conference facility
			• Dwelling units (max 4 additional)
			• Freestanding mast
			• Function venue
			• Helipad
			• Occasional use (<1x)
			• Renewable energy generation
			• Rooftop base station
			• Service depot
			• Visitors' accommodation >threshold
			• Visitors facilities >threshold
			• Wellness centre	

Please Note:

- **The rights allocated to site(s) in accordance with the above-mentioned zoning does not exempt adherence to the requirements of any other legislation or regulations.**

H. G. STRIJDOM
SENIOR MANAGER: LAND DEVELOPMENT MANAGEMENT