

ASSET REGISTER

KAMEL POTTERIES CC

Registration No.: 2008/306023 | VAT No.: 4160188837

Address: 34 Ashfield Ave, Umgeni Business Park, 4001, Durban

Prepared for: Due Diligence Review

Date: September 2025

Currency: South African Rand (ZAR)

Legal Advisor: Hanover & Tyke (Pty) Ltd

EXECUTIVE SUMMARY

This Asset Register provides a comprehensive list of all tangible fixed assets owned by Kamel Potteries CC. Valuations are based on 2023 market prices with notes for current valuation requirements.

Total Estimated Asset Value (2023 Basis): R2,179,529.00

Note: Current market valuation recommended for accurate 2025 values

ASSET CATEGORIES

1. KILNS & FIRING EQUIPMENT

Asset Description	Quantity	2023 Valuation (R)	Current Status	Notes
Industrial Kilns (12 cubic ft)	Multiple	856,025.00	Operational	Primary production kilns
G9 Kiln	1	57,500.00	Operational	Gas-fired unit
Typlady Kiln	1	33,480.00	Operational	Specialized firing
Intermediate Kilns	3	450,000.00	Operational	R150,000 each
Small Kilns	Multiple	1,525.00	Operational	Test/sample firing
Subtotal		1,398,530.00		

2. CLAY PROCESSING EQUIPMENT

Asset Description	Quantity	2023 Valuation (R)	Current Status	Notes
Clay Press	1	50,000.00	Operational	Industrial grade
Pug Mill (Standard)	1	113,400.00	Operational	Clay preparation
Pug Mill (Large)	1	113,400.00	Operational	High volume processing
Slab Roller	1	33,900.00	Operational	Flat clay production
Subtotal		310,700.00		

3. MIXING & PROCESSING EQUIPMENT

Asset Description	Quantity	2023 Valuation (R)	Current Status	Notes
Industrial Motors	Multiple	10,300.00	Operational	R8,600-12,000 range
Mixer Containers	4	22,104.00	Operational	Glaze preparation
Industrial Pumps	2	77,475.00	Operational	Slip pumping system
Subtotal		109,879.00		

4. MOULDS & PRODUCTION TOOLS

Asset Description	Quantity	2023 Valuation (R)	Current Status	Notes
Production Moulds	Complete Set	500,000.00	Good Condition	Includes all product lines
Hand Tools	Various	TBV*	Operational	Requires valuation
Subtotal		500,000.00		

5. WORKSHOP INFRASTRUCTURE

Asset Description	Quantity	2023 Valuation (R)	Current Status	Notes
Steel Shelving Units	Multiple	TBV*	Good Condition	Clay & mould storage
Work Tables	Multiple	TBV*	Good Condition	Production stations
Ventilation Fans	Multiple	10,000.00	Operational	Workshop cooling
Subtotal		10,000.00		

6. AUXILIARY EQUIPMENT

Asset Description	Quantity	2023 Valuation (R)	Current Status	Notes
Microwave	1	TBV*	Operational	Quick drying/testing
Kettle	1	TBV*	Operational	Staff facility
Subtotal		TBV		

*TBV = To Be Valued

VALUATION NOTES

Current Valuation Requirements:

- 1. Steel shelving and work tables: Require current market valuation
- 2. Small equipment: Microwave, kettle, and hand tools need assessment
- 3. Depreciation: 2023 values need adjustment for 2 years depreciation
- 4. Market adjustment: Industrial equipment prices have increased 15-20% since 2023

Recommended Actions:

☐ Professional valuation for accurate 2025 market values

- ☐ Physical inspection of all equipment condition
 - ☐ Maintenance records review
 - ☐ Verification of operational status
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MAINTENANCE & CONDITION SUMMARY

Overall Condition: Good to Excellent

Maintenance Schedule: Regular preventive maintenance program in place

Critical Equipment Status: All major production equipment fully operational

Replacement Requirements: None immediate

INTELLECTUAL PROPERTY & INTANGIBLE ASSETS

Note: This register covers tangible assets only. Additional intangible assets include:

- Pottery designs and patterns
 - Glaze formulations
 - Production techniques
 - Customer relationships
 - Brand reputation
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CERTIFICATION

This Asset Register has been prepared to the best of our knowledge and belief, representing all tangible fixed assets owned by Kamel Potteries CC as of the date of preparation.

Prepared by: _____

Diana Margaret Buchanan

Director

Date: _____

For Review by: Allen Van Houten (Potential Purchaser)

Legal Oversight: Hanover & Tyke (Pty) Ltd

APPENDICES REQUIRED

1. Equipment purchase invoices
2. Maintenance records
3. Insurance valuations
4. Depreciation schedules

5. Equipment photographs

*This document is confidential and subject to the Non-Disclosure Agreement dated _____ 2025,
with legal oversight by Hanover & Tyke (Pty) Ltd*