ANALYSIS OF THE ARTICLES

NEWS24: "SECOND ARREST FOR CAPE TOWN LUXURY ACCOMMODATION SCAMMER SUSPECTED OF POCKETING MILLIONS". 14 JANUARY 2023 CARIN SMITH.

"SECOND ARREST FOR CAPE TOWN LUXURY ACCOMMODATION SCAMMER SUSPECTED OF POCKETING MILLIONS". 14.1.23 CARIN SMITH. NEWS24

"Johan Victor, the legal representative of some of the victims, and WdS, a private investigator, are coordinating the various claims and suspect there might be even more victims they do not know of yet. Currently, there are six criminal and six civil charges against Russell."

This statement is both false and highly misleading. Firstly, *"Johan Victor, the legal representative of some of the victims"* is factually inaccurate. (1) Johan Victor was not the legal representative of "victims." (2) He was the legal representative of the landlords themselves, including Keith Broad and Ragi Moonsamy. (3) By misrepresenting him as the attorney for the victims, this builds a false and damaging picture of some sort of class action and creates the false narrative of significant litigation (criminal and civil) underway. (4) To our knowledge, Johan Victor did not have a mandate from any guests, and if that is so, this is a significant breach not only of the Press Code but also of the ethical codes that govern attorneys. (5) Johan Victor has never corresponded with me or my attorneys on behalf of guests or "victims." (6) However, he has corresponded with my attorneys on behalf of his real clients, Keith Broad and Ragi Moonsamy. (7) By referencing "some of the victims," the article sets up the premise that there were existing victims and implies that more were being represented. (8) It clearly implies a significant number of victims, given that the article states that one attorney is representing "some" of them. This is a clear misrepresentation.

(9) Regarding WdS, who is described as a private investigator, by the time this article was published in January 2023, there can have been no confusion as to what WdS's role was in this campaign. (10) In articles published four months earlier, it was already acknowledged that WdS worked for the landlords, so this was already known. (11) By this point, there had been full articles written detailing his role in the arrests and evictions, and WdS had been present at both of my arrests and every court hearing since, which by then numbered almost a dozen. (12) His role in the July 22 and July 24 evictions was a matter of significant public record. (13) Therefore, by the time this article was written, there was no illusion that he was anything other than highly partisan and deeply invested in achieving the owners' objectives to retake the property. (14) Yet the journalist makes no attempt to provide this context or to explain what WdS's role and mandate were. (15) Referring to him simply as a "private investigator" without the necessary context paints him as independent and professional, which is misleading, especially given how the article portrays me as the villain he has been focused on tracking and exposing. (16) Neither Johan Victor nor WdS were neutral parties. (17) They are in fact long-standing colleagues and friends, as is evidenced by their collaboration on the "Lost Boys" investigation, which was covered by the same News24 platform. (18) They were not state-appointed investigators and had no official role in the court case or prosecution, although the articles give the clear impression that they were working in close collaboration with SAPS. (19) In fact, on one occasion when Johan Victor attempted to address the court on behalf of the landlords, he was told to sit down and reminded by the judge that he had no standing in the proceedings. (20) On that occasion, Victor had attempted to prevent me from using my own home as a bail address, thereby making it more difficult for me to secure bail. This action shows that he was acting solely for the landlords, not any "victims." (21) By calling them "victims," this statement misrepresents the role of the landlords and lends undue credibility to their false narrative. This narrative rewards the unlawful tactics and criminal behaviour that characterized their campaign against me. (22) The references to WdS in this article, as in others, consistently omit any mention of the illegal, immoral, and criminal actions that underpinned his management of the campaign. (23) The term "suspect there might be even more victims" is speculative and entirely baseless, given that there were no actual victims to begin with. (24) This unqualified allegation serves only to reinforce an inflammatory and damaging narrative without any evidence or foundation. (25) The journalists, who had attended the court proceedings, would have known that these so-called victims were landlords themselves, not tenants or guests. (26) The statement "Currently, there are six criminal and six civil charges against Russell" is highly misleading. (27) Every one of these charges was either initiated by the landlords or was motivated by them. For example, (28) Keith Broad's protection order was obtained through perjury, (29) Paula Disberry's malicious prosecutions were

intended to disrupt the proceedings, and (30) my arrest in August had already been thrown out of court, with no connection to fraud, despite how it was framed in the article. (31) Moreover, some of these charges, including the conflict with Paula Disberry, had already been settled legally four months earlier. (32) Not only does the article conceal the identity and motives of those who initiated these cases, but it also presents false information to the reader. **PRESS CODE: [1.0]** (failure to report truthfully**), [1.1]** (failure to verify facts**), [2.1]** (misleading headline).**REF: [F], [I].**

"Darren Russell, a British citizen who arrived in South Africa in December 2020 on a visitor's visa, remains in custody until a bail hearing in early February."

While the statement about the bail hearing is accurate, (1) it lacks critical context regarding the visa issue, which is essential to fully understanding the situation. (2) The article implies that the visa issue was a direct result of my own negligence or wrongdoing. (3) However, the truth is that my passport was illegally withheld by WdS and then Sergeant Duna followed by sergeant stevens, both of whom took full advantage of my inability to extend my visa as a result. (4) The article completely omits this fact, failing to mention how my legal status in South Africa was deliberately compromised by external actors, who orchestrated this situation to fabricate a case against me. (5) Without this critical context, the statement is highly misleading as it gives the impression that I was in South Africa illegally. (6) In reality, my immigration issue was not of my own making but was part of the wider campaign by WdS and others to undermine me and create a false legal narrative. (7) The failure to include this crucial background information skews the reader's perception of the events and supports a false narrative about my legal status. **PRESS CODE: [1.0]** (failure to report truthfully), **[1.1]** (failure to verify facts). **REF: [A], [K], [M].**

"He was first arrested in about mid-2022 and released on bail. He has now been arrested on more fraud charges as more victims have come to the fore."

This statement continues the misrepresentation of the facts. (1) The article again refers to my arrest, implying that the charges were legitimate, when in fact, they were based on fabricated claims stemming from civil disputes over property rentals, not fraud. (2) The article conveniently omits crucial information: the charges from this arrest were thrown out in October 2022. (3) It is extremely troubling that the publication fails to report this significant fact, despite revisiting the story multiple times. (4) This omission clearly shows selective reporting, leaving out key facts that discredit the narrative being driven by WdS and his associates. (5) Furthermore, it reinforces the concern that WdS has been feeding these stories to the journalists without any independent investigative work on their part. (6) By failing to mention the dismissal of charges, the article misleads the reader into thinking these fraud accusations were still ongoing, when in reality, they had already been dismissed months earlier. (7) The statement that I have now been arrested on "more fraud charges" is categorically false. (8) The phrase "more fraud charges" implies that I was previously arrested for fraud, which is entirely untrue. (9) The charges from my arrest in August 2022 were not related to fraud but to fabricated allegations surrounding property disputes. (10) There were no fraud charges at the time of my first arrest, making the claim of "more fraud charges" an outright misrepresentation. (11) This is yet another attempt to paint me as a repeat offender without any factual basis, and it perpetuates the false narrative orchestrated by WdS and his associates. (12) The part of the statement that claims "more victims have come to the fore" is equally misleading. (13) The claim that "more victims" have emerged is entirely false. (14) The charges that led to my arrest were based on three complaints from December 2021, which had been thoroughly investigated by the Investigating Officer, who dismissed them as having no criminal element, and the docket was closed. (15) No additional victims came forward in the year leading up to my arrest, and certainly not in the four months between my first and second arrests. (16) The suggestion that new victims emerged is part of the false narrative being driven by WdS to bolster the defamation campaign against me. (17) There is no evidence to support this claim, yet the article presents it as fact, further contributing to the ongoing defamation against me. **PRESS CODE: [1.0]** (failure to report truthfully), **[1.1]** (failure to verify facts), **[2.1]** (misleading headline). **REF: [B], [E], [L].**

"Johan Victor, the legal representative of some of the victims, and WdS, a private investigator, are coordinating the various claims and suspect there might be even more victims they do not know of yet. Currently, there are six criminal and six civil charges against Russell."

; This statement is both false and highly misleading. (1) *"Johan Victor, the legal representative of some of the victims"* is factually inaccurate. (2) Johan Victor was not the legal representative of "victims"; (3) he represented the landlords themselves, including Keith Broad and Ragi Moonsamy. (4) By misrepresenting him as the attorney for the victims, this builds a false and damaging picture of some sort of class action and creates the false narrative of significant litigation (criminal and civil) being underway. (5) To our knowledge, Johan Victor did not have any mandate from a single guest, and if that is so, the comment is not only a significant breach of the Press Code but also of the ethical codes that govern attorneys. (6) Johan Victor has never corresponded with me or my attorneys on behalf of guests or "victims." (7) However, he has corresponded with my attorneys on behalf of his real clients—Keith Broad and Ragi Moonsamy. (8) By referencing "some of the victims," the article sets up the premise that there were existing victims and that more were being represented, which is untrue. (9) This clearly implies a significant number of victims, as one attorney is representing "some" of them. This is a clear misrepresentation. (10) Regarding WdS, described as *"a private investigator,"* by the time this article was published in January 2023, there was no confusion about WdS's role in this campaign. (11) In articles published four months earlier, it had already been acknowledged that WdS worked

for the owners, so this was well-known. (12) By this time, there had been full articles written detailing his role in the arrests and evictions, and WdS had been present at both of my arrests and every court hearing since, which by then numbered almost a dozen. (13) His role in the July 22 and July 24 evictions was a matter of significant public record. (14) Therefore, by the time this article was written, there could be no illusion that he was anything other than highly partisan and deeply invested in achieving the owners' objectives to retake the property. (15) Yet, the journalist makes no attempt to provide this context or to explain what WdS's role and mandate were. (16) Referring to him simply as a *"private investigator"* without this necessary context paints him as independent and professional, which is misleading, especially given how the article portrays me as the villain he has been focused on tracking and exposing. (17) Neither Johan Victor nor WdS were neutral parties. (18) They are long-standing colleagues and friends, as is evidenced by their collaboration on the *"Lost Boys"* investigation, which was covered by the same News24 platform. (19) They were not state-appointed investigators and played no official role in the court case or prosecution, although the article implies that they were working closely with SAPS. (20) Indeed, on one occasion when Johan Victor tried to address the court on behalf of the landlords, the judge told him to sit down and reminded him that he had no standing in the proceedings. (21) On that occasion, Victor had attempted to prevent me from using my own home as a bail address, thereby making it more difficult for me to secure bail. This action shows that he was acting solely for the landlords, not for any "victims." (22) By referring to them as *"victims,"* this statement misrepresents the role of the landlords and lends undue credibility to their false narrative. (23) This narrative rewards their unlawful tactics and criminal behaviour. (24) The reference to WdS in this and other articles consistently omits any mention of the illegal, immoral, and criminal actions that were integral to his management of this campaign. (25) The phrase *"suspect there might be even more victims"* is speculative and baseless, given that there were no actual victims to begin with. (26) This unqualified allegation serves only to reinforce an inflammatory and damaging narrative without any evidence or foundation. (27) The journalists, who had attended the court proceedings, would have known that these so-called victims were landlords, not guests or tenants. (28) Lastly, the statement *"Currently, there are six criminal and six civil charges against Russell"* is highly misleading. (29) Every one of these charges was either initiated by the landlords or motivated by them. For example, (30) Keith Broad's protection order was obtained through perjury, (31) Paula Disberry's malicious prosecutions were intended to disrupt proceedings, and (32) an August arrest that had already been thrown out of court was framed as fraud, though it was unrelated. (33) Some of these cases, including the conflict with Paula Disberry, had already been legally settled four months prior to this article. (34) The article fails to identify the true motives and connections behind these cases, presenting false information. **PRESS CODE: [1.0]** (failure to report truthfully), **[1.1]** (failure to verify facts), **[2.1]** (misleading headline). **REF: [F], [I].**

"Russell's attorney, Theodore Swartz, told News24 on Friday that he does not have any comment at this stage." While this statement may be factually correct, (1) it raises significant questions about Media24's journalistic approach. (2) My attorney's lack of comment is standard legal procedure, especially during an ongoing case, but (3) the article frames it in a way that implies guilt and secrecy. (4) More importantly, Media24 made only superficial attempts to get a comment from my attorney when I was in Pollsmoor Prison. (5) They allegedly sought a comment on both occasions of my incarceration, yet (6) they failed to seek any comment or input from me before publishing the articles in August or directly afterward, when I was not in Pollsmoor. (7) Why did they not seek comment from me in the period between August and December, when I was out on bail and not in Pollsmoor? (8) Why did they not reach out to me or my legal team during the six months after I was granted bail and prior to the withdrawal of the fabricated immigration charge? (9) After the charge was thrown out, I contacted them to correct the record, (10) but they dismissed my approach, (11) using false reasons to justify their rejection of my input. (12) This selective approach to seeking comment clearly reflects biased reporting and further supports the false narrative being perpetuated against me. **PRESS CODE: [1.2]** (reporting with fairness and balance) and **[1.3]** (the duty to seek comments and verify facts from the subject of critical reportage).**REF: [G], [H].**

"Multiple bookings."

: (1) The use of this phrase sets up the reader to assume that fraudulent activity involving multiple bookings took place, which is false. (2) The article immediately picks up on the theme from previous articles, which falsely accused me of fraud and falsely claimed that my first arrest was for fraud. (3) Media24 monitored the unfolding story, starting in August with the initial articles, and then built on that narrative with additional articles, including those published in December, January, and February. (4) Instead of telling a complete story, Media24 selectively published only the chapters that could be portrayed in the most damaging way possible, thereby creating a misleading narrative. (5) The article also implies a prosecution wholly different from reality. Rather than explaining that the case involved only three charges—each of which was over a year old at the time of my arrest—the article suggests an ongoing pattern of criminality. (6) The charges related to a property portfolio of six large residences, accommodating between 7,000 and 10,000 guests annually. (7) Even if the three charges were not the baseless, misrepresented cases that they were, it would still be insignificant if a hotel or host of comparable size had three complaints over that period. By December 2022, we had been operating for two full years, meaning that guest figure could be doubled to reflect an even larger volume of guests. (8) The article fails to provide any context or proportionality, instead opting for an absolutist portrayal of just these three cases, grossly misrepresenting the facts. (9) It also fails to mention the glaring inconsistency: if I had been running a scam or fraudulent operation, why were there no complaints before the Omicron wave, during the extremely busy year prior, or in the even busier year that followed? (10) Nothing about the evidence or facts suggests that this was a fraudulent operation, and the selective reporting reinforces this false narrative. (11) Furthermore, the charges

themselves related to a single incident on Christmas Day, a peak day in the holiday season when our booking system experienced a failure. I even offered my own home to accommodate guests affected by this issue. (12) Had we operated a practice of double, triple, or quadruple booking, the number of guests would have been multiplied several times over, leading to thousands of additional guests, yet there were no such complaints in the years either side of Omicron. If the journalist had been investigating the story properly, they would have uncovered significant and relevant information that would have led them in a very different direction. Instead, they were not investigating the story—they were simply writing a narrative based on homemade dossiers, perjury, and fabrications, all of which had a clear end goal. (13) At the time this article was published, no one knew what the final charges would be, so the article's suggestion that the statements made by WdS and others were accepted facts is deeply misleading. (14) At the point this article was written, the August charges had already been thrown out and the December charges had not yet been reviewed by the prosecution. I had not been convicted of anything related to this alleged double or quadruple booking operation, and WdS's attempts to date had been proven to be bogus, malicious, and without foundation. Yet none of this is mentioned, and the clear impression given by the article is one of constant, ongoing, and widespread criminality. **PRESS CODE: [1.0]** (reporting truthfully), **[1.2]** (balance), **[1.3]** (seeking comment and verification), **[2.1]** (misleading headline). **REF: [J], [O], [P].**

"According to Victor and De Swardt, Russell's modus operandi was to let luxury accommodation—usually worth between R40 million and R110 million."

This was an extremely damning inclusion in the articles. **According to Victor and De Swardt:** (1) Referring to these individuals as the source for claims about my alleged modus operandi immediately creates bias. (2) Johan Victor was never the legal representative of victims but rather of the landlords, including Keith Broad and Ragi Moonsamy. (3) This framing serves to falsely present the appearance of independent sources to bolster a fraudulent narrative, reinforcing the conspiracy against me by these coordinated actors. (4) Both Victor and De Swardt played orchestrated roles, feeding stories that helped misrepresent the events. (5) Media24, failing to critically examine the credentials and motivations of these sources, allowed their narrative to shape the perception of events without verifying the facts. **Russell's modus operandi:** (6) The use of the term "modus operandi" is both misleading and defamatory. (7) It is a term typically used to imply a pattern of criminal behaviour, which is entirely unfounded in my case. (8) There was no fraudulent "modus operandi"—my business was a legitimate one, run with proper legal agreements and full transparency. (9) The article's use of this term was designed to make the reader believe that I was engaged in systematic fraud, despite there being no evidence to support this. (10) This is an intentional effort to manipulate the narrative and damage my reputation, portraying ordinary business practices as part of a criminal scheme. **Usually worth between R40 million and R110 million:** (11) This claim about the value of the properties I managed is wholly untrue. (12) The properties in question were worth a fraction of that sum—this is a blatant attempt to sensationalize the story. (13) By inflating the value of the properties, the article gives the false impression that I was dealing with ultra-luxury estates far beyond their actual worth, adding an additional layer of drama to the accusations. (14) This misrepresentation further undermines the credibility of the article, which repeatedly uses exaggeration and misleading information to paint a picture of criminality that simply does not exist. **PRESS CODE: [1.0]** (reporting truthfully), **[2.1]** (misleading headline). **REF:** [B], [D].

"He paid the rent three months in advance for a property in Camps Bay at R90 000 per month, and also ended up renting a property in Hout Bay and two in Llandudno. For one of the properties, he paid a total of R1.2 million rent in advance for a lease of 12 months."

This is one of the few statements that comes close to the truth. (1) I did pay R1.2 million in advance for one property, and I did rent two properties in Llandudno, although the claim about paying R90,000 per month for the property in Camps Bay is inaccurate. (2) The R90,000 monthly payment in advance for three months actually applied to the other Llandudno property, not the Camps Bay property. (3) Although a minor inaccuracy, this statement highlights a deeper inconsistency. (4) The articles suggest that I caused significant damage to the properties, did not have permission to rent them out, or carried out work without consent. Yet, at the same time, the publication acknowledges that I paid R1.2 million in advance for a full calendar year. (5) Common sense should question the narrative being pushed—what tenant pays such a large sum in advance and then allegedly undertakes actions that would surely lead to eviction, resulting in the loss of that money? (6) Many landlords would welcome a tenant who paid R1.2 million upfront and was willing to invest in property renovations, a point ignored by the article. (7) Why would I embark on such an expensive project, paying significant sums of rent in advance, only to supposedly cause damage without permission? (8) Regarding the R90,000 per month payment, this refers to Keith Broad's property at 16 Woodman's Road, for which I paid R90,000 quarterly in advance, including for the months of October, November, and December 2021, as well as January through June 2022. (9) This fact entirely undermines the allegation of rent arrears, as there were no arrears during this period, which coincides with the time when Keith Broad was most active in claiming victimhood through civil court actions. (10) While the article raises suspicion about the advance payments, paying rent in advance is standard practice in high-end property rentals, especially in seasonal markets like Cape Town's Atlantic Seaboard. (11) The article implies that these payments were manipulative, but in reality, they were simply part of a legitimate business model. (12) There is nothing illegal or fraudulent about paying rent in advance, and this should not have been framed as part of an alleged scheme. **PRESS CODE: [1.0]** (reporting truthfully), **[2.1]** (misleading headline). **REF: [C], [K].**

"These advance payments usually put the owners and their agents at ease. He then set about advertising the properties on platforms like Booking.com, Airbnb, sometimes making double, triple, or even quadruple bookings for the exact dates. It seems he sometimes uses various aliases or variations on his name. Visitors started arriving only to find other people already in the properties."

This statement attempts to twist a positive action into something with a sinister or criminal motivation. (1) Paying rent in advance gave landlords peace of mind and shifted the balance of power to them, something I have only ever known to be viewed by agents and landlords in an entirely positive action and one whose sole beneficiary is the landlord, yet the article suggests that these payments were made with the intention to deceive. (2) The publication not only attributes a negative motive but goes as far as to claim they know my intentions, suggesting I made these payments specifically to "put owners and agents at ease" as part of a trick to exploit later. (3) **"He then set about advertising the properties on platforms like Booking.com, Airbnb, sometimes making double, triple, or even quadruple bookings for the exact dates."**

This has been dealt with at length in the preceding response and the complaint itself. (4) However, it is worth noting again that the language and tone in this section present these statements as fact, not allegations. (5) The way the article is framed, any reader would walk away believing that Media24 was imparting facts, when, in reality, there is no evidence to support these claims. (6) **"It seems he sometimes uses various aliases or variations on his name."**

This is entirely false. (7) I did not use aliases; WdS manipulated the fact that my surname is long, as he well knew that I had taken the surname of my fiancé, combining both surnames. (8) This is another in the series of lies, like the fabricated Interpol story WdS told. When trying to motivate others to join or aid the campaign or force people to sign witness statements that had been written for them and were not true, WdS, the Broads, Disberry et al told a series of the same lies - that I was wanted by Interpol, had fled the Uk, had done so on a fake passport, had millions stashed in secret bank accounts around the world, was wanted for frauds in multiple countries and was under investigation for a massive scam I SA. they would be prosecuted for being complicit in fraud and faced ten to thirty years in prison, unless they agreed to act as witnesses on scripts provided for them and sign witness statements written for them. If they agreed, they would be given immunity from prosecution. (9) **"Visitors started arriving only to find other people already in the properties."**

This has also been addressed in the previous response and the complaint. (10) The article again phrases this as fact, despite the complete lack of any evidence that such incidents occurred, even though, if true, such actions would have generated a wealth of evidence. **PRESS CODE: [1.0]** (reporting truthfully), **[1.1]** (verifying facts).**REF: [G], [H], [M].**

"Since his second arrest on December 9, families who booked and paid via his adverts arrived for what they thought was their luxury summer holiday. They were from as far as Canada, Sweden, Germany, and Dubai, according to de Swardt."

This statement is false and unsupported by any verifiable facts. (1) The article provides no evidence of these alleged families arriving to find their accommodations unavailable. (2) According to the documented plan initiated by WdS, his objective was to create victims by manipulating events and fabricating evidence. (3) The post-arrest plan details how de Swardt sought to use false claims about guests to create the appearance of fraud. (4) No independent investigation by the media verified whether these bookings or arrivals actually occurred. (5) In fact, the alleged victims cited in the article, including families from abroad, were never contacted for verification, and no documentation proving their payments or arrival was presented. (6) This is a critical omission by the publication, as it failed to perform even basic due diligence in verifying these serious claims before publishing them. (7) By relying solely on de Swardt's narrative, the article perpetuates a falsehood, reinforcing an unsubstantiated story without factual basis. (8) This demonstrates a clear failure of responsible journalism, as Media24 did not independently verify the facts or investigate the reliability of the claims being made. **PRESS CODE: [1.0]** (reporting truthfully), **[2.1]** (misleading headline).**REF: [K], [L].**

"One family from Canada paid R780,000 in advance for eight days only to arrive to find a double booking."

This statement is entirely unverified and factually baseless. (1) There is no record of any family from Canada paying this amount or encountering a double booking. (2) The article fails to provide evidence of this transaction, nor does it cite any source that could verify the claim. (3) According to de Swardt's post-arrest plan, he deliberately fabricated these victim stories to paint a false picture of fraud. (4) This was not an isolated omission—no effort was made by Media24 to contact the supposed family or corroborate the claims with any supporting documentation, such as booking confirmations, payment records, or correspondence. (5) Furthermore, the publication had access to records that would have demonstrated the legitimate nature of my business dealings and bookings, yet these were ignored. (6) This deliberate omission and reliance on a single, biased source (de Swardt) allowed the media to publish unverified and highly damaging allegations. (7) The failure to investigate these claims or provide balanced reporting violates the core principles of factual, fair reporting. **PRESS CODE: [1.0]** (reporting truthfully), **[2.1]** (misleading headline).**REF: [N], [O], [P].**

"This statement is blatantly false. The only reason any of these families or groups were at the properties at all was because de Swardt, the Broads, and Sergeant Stevens deliberately failed to inform booking platforms of the change in property control. This

was a calculated move to ensure unsuspecting guests would still arrive, only to discover they had nowhere to stay, serving the exact purpose of generating complaints and distress. Most of the guests referenced in the dossier created by de Swardt for his client Keith Broad were individuals who had already been scammed by Mario, Dalton, and Johan, whom de Swardt knew were involved due to his close collaboration with them, particularly Dalton. The dossier itself, used by Broad in December to justify retaking the property, is nothing short of perjury, and there is every reason to believe this same fraudulent dossier was provided to Media24. The fact that this dossier came from someone known to have been appointed specifically by Broad for this purpose should have set off alarm bells about its credibility. Instead, Media24 ignored these glaring issues, choosing not only to rely on its contents without investigation but to entirely avoid seeking any response from me as the subject of these accusations. This failure to vet such an obviously biased and agenda-driven account is inexcusable. PRESS CODE: [1.0] (reporting truthfully), [2.1] (misleading headline). REF: [K], [L]."

"One family from Canada paid R378,000 in advance for eight days only to arrive to find a double booking."

See above. **PRESS CODE: [1.0]** (reporting truthfully), **[2.1]** (misleading headline). **REF: [N]**, **[O]**, **[P]**.

"Those who managed to track him down and confront him about what he was doing were told to 'take me to court.'"

This statement is a complete fabrication. (1) At no point did any guest ever need to track me down, as I was living in the very same properties that were being leased to them. (2) The narrative being pushed by WdS—that I was evading guests, evading the police, and hiding from responsibility—is wholly false and contradicted by the facts. (3) I was not on the run or in hiding; I resided openly in the very same properties we advertised, and my home was the property owned by Keith Broad, de Swardt's own client, and I was never away from these properties during the periods in question. (4) No guest ever had to hunt or search for me, nor was there any need for such an effort, as I was always available to address any legitimate concerns. (5) The suggestion that I told people to "take me to court" is equally false and is entirely fabricated by de Swardt. (6) I never uttered these words, and no such interaction occurred. (7) The article, by repeating de Swardt's false claims, builds a misleading narrative that paints me as a "slippery crook" avoiding accountability, which is completely at odds with the facts. (8) Media24 has once again failed to verify these claims or investigate their truthfulness, relying solely on de Swardt's deceptive narrative without scrutiny. **PRESS CODE: [1.0]** (reporting truthfully), **[2.1]** (misleading headline). **REF: [G], [F].**

The Prevention of Illegal Eviction from an Unlawful Occupation of Land Act (PIE) provides procedures for the eviction of occupants and prohibits unlawful evictions. The statement that "When owners tried to evict him, he simply claimed the property was his residence, and then the owners had to turn to the courts—a long and expensive procedure" is both misleading and highly disingenuous, distorting the facts to support an inaccurate narrative. (1) The PIE Act was specifically created to protect lawful tenants from rogue landlords and ensure clear procedures for landlords to regain possession. Mandatory grounds for regaining possession include rent arrears, unlawful occupancy, or the end of the lease term. However, none of these applied in my case. There were no rent arrears, the lease still had nearly five years left, and I occupied the property legally under a valid agreement. (2) The reason Keith Broad's efforts to reclaim the property via the civil courts failed was that there were no legitimate grounds. He fabricated reasons to terminate the lease, such as falsely claiming that the refurbishments I completed were actually "malicious tenant damage."

This is a complete reversal of the truth—Keith induced me into a lease with the expectation that I would invest heavily to refurbish the property. In return, I was granted a five-year lease to recover my investment. As soon as the refurbishment was completed, Keith attempted to take the property back to benefit from the increased value, while simultaneously denying me the time to recover my significant investment. (3) Unsurprisingly, I refused to let that happen. Keith had expected little or no resistance. This sparked a malicious campaign by Keith Broad and others, using every tactic to force me out, including multiple illegal evictions. Keith's efforts to use intimidation and illegal means failed, which led him to hire WdS to take the property back through any means necessary. **The PIE Act itself is extremely relevant to our conflict, but in the opposite way to how the article intended.** (4) While the PIE Act outlines clear procedures for eviction, these must be followed properly and are only applicable where there is legitimate cause. The procedures do not exist to aid a landlord in reclaiming a property under false pretences, and certainly not to facilitate concurrent criminal and illegal actions, as Keith attempted. (5) The Act's prohibition of unlawful evictions is precisely what it was designed to prevent. In my case, Keith Broad carried out multiple illegal evictions, none of which followed proper legal procedures. These actions were blatant violations of my rights as a lawful tenant. (6) The property was my residence. I lived there, invested significant sums of money and time transforming it, and treated it as my home. The suggestion that claiming it as my residence was some opportunistic or deceitful tactic is demonstrably false. (7) Keith and Inge Broad's allegations that they were unaware of the refurbishments, the short-term rentals, or that rent was in arrears are complete fabrications designed to justify their immoral and illegal actions, painting me as a rogue tenant when the opposite was true. (8) The claim that the owners had to turn to the courts as a last resort is highly misleading. They were not using the courts as a final option—they were using the courts alongside multiple illegal methods to try and force me out. The portrayal of them as victims of a long and expensive legal process is a deliberate misrepresentation. They instigated and perpetuated the proceedings for illegal reasons, attempting to obtain legal legitimization of an unlawful goal. They alone are responsible for the absolute waste of money. (9) In reality, Media24 was used to legitimize the narrative crafted by WdS, who manipulated and

deceived News24 into publishing his false version of events. Media24 published his manifesto, presenting lies and fabrications as fact.

Keith's plan was a calculated attempt to achieve a direct transfer of wealth. He induced me to transform and fund the property with the intention of benefiting from the improvements. While I do not believe my arrest was initially part of the plan when it was conceived in September 2021, Keith and Inge showed no hesitation in having me imprisoned in Pollsmoor for months to gain a strategic advantage in taking back the property. They had no qualms about keeping me incarcerated for as long as necessary to prevent any chance of me recovering it. Keith's decision to postpone the June hearing was deliberate. He was asking the court to void a five-year lease and evict a tenant who was fully up to date with rent and bills, and who by that point had paid over a million Rand in rent and bills, with a further significant investment in transforming the property. By delaying the hearing until November, Keith and WDS bought themselves enough time to take the property back illegally—a far quicker, cheaper, and more certain outcome than the court proceedings, which were destined to fail.

The illegal evictions: Over the course of my tenancy, Keith executed at least 28 different unlawful attempts to take back the property, the first coming less than three months into a five-year lease, with rent and bills up to date, and my significant investment already made. These evictions included: 24 December 2021 – Keith demanded early rent payment, threatening eviction II 27 January 2021 – Attempted eviction based on fabricated utilities payment disputes II 27 February 2021 – Early utilities payment demand, followed by more eviction threats II 1 March 2022 – Forced entry into the property with Bobby Broad II Numerous pre-July 2022 attempts II 22 July 2022 – WDS and hired thugs forcefully evicted guests under the false preteens of a scam II 24 July 2022 – Another physical eviction, with housekeepers assaulted in the process II 29 July 2022 – A false protection order used for a forced eviction II 1 August 2022 – False theft charges deployed to justify an eviction II 9 August 2022 – A bail objection based on fabricated claims to prevent my return II 7 August 2022 – RM stationed a senior manager to seize control if bail was denied II 9 August 2022 – WDS and IO provided false evidence to obstruct my return II 21 August 2022 – A false affidavit submitted by PD to further the eviction campaign II 23 August 2022 – Bail was granted, but RM locked down the property to block my access II 23 August 2022 – RM changed the locks after my bail release II 15 September 2022 – The property was handed back after sustained pressure but not for long II 11 November 2022 – Demands for unpaid rent, followed by further threats of eviction II 7 December 2022 – A fraudulent seven-day notice for payment or eviction II 14 December 2022 – An arrest operation used to execute an illegal eviction II 14 December 2022 – The property was handed back to RM immediately after my arrest II 19 December 2022 – Bail objections based on false claims aimed at preventing my return II 6 January 2023 – Keith denied bail addresses, despite the property being mine II 6 January 2023 – Denial of access to bail addresses continued II 2 February 2023 – Multiple obstruction efforts leading to yet another illegal eviction II 23 March 2023 – Continued efforts by WDS and IO to block my return with more fabricated claims.

Each of these eviction attempts was illegal, and many involved false accusations, forced entries, or manipulated court actions. Instead of following the proper legal procedures outlined in the PIE Act, Keith and his associates chose criminal methods to force me out. And while the article tries to frame their actions as legitimate, the reality is that they consistently failed to evict me through legal channels and turned to unlawful and unethical means. The PIE Act exists precisely to protect tenants from this kind of illegal behaviour. The article attempts to paint my actions as an abuse of the system, but in truth, invoking the PIE Act was my legal right to defend myself from their malicious and illegal attacks. **PRESS CODE: [1.0]** (reporting truthfully), **[1.1]** (verifying facts), **[1.8]** (dignity and reputation). **REF: [A], [D], [H], [K].**

INGE INTERVIEW "INGE BROAD SECTION OF THE INTERVIEW. REFERRED TO AS 'INGE':

INTRODUCTION:. This needs specific mention because it demonstrates and highlights the fundamental premise of the complaint. This article prominently features an interview with "Inge" Broad, though her surname is strategically withheld. This anonymity raises immediate concerns about transparency and accountability, as it was unlikely to be for privacy or safety reasons. Rather, the anonymity served a calculated purpose: the Broads intended to use this article as a tool in future legal battles, providing supposed corroborative evidence to support fabricated claims. By withholding her surname, Keith Broad could present these articles in court without drawing attention to the underlying deceit in their narrative. A glaring double standard emerges. On one hand, Inge makes severe accusations, portraying herself and Keith as victims, while in reality, the opposite was true. Her statements were false, malicious, and deceitful. The articles functioned as the only platform through which the Broads could substantiate their fabricated narrative, a crucial element for their application while I was detained in Pollsmoor. This article—and others like it—relentlessly attacked me, providing my opponents with a far-reaching stage to spread falsehoods, all while I was systematically denied the chance to respond or clarify. Why did Media24 allow these individuals to use the publication as a tool to further their agenda, turning falsehoods into purported truths without any filter, context, or investigation?

One principal motive behind WDS's push for these articles was to fabricate credibility for their lies—lies about rent arrears, property damage, and lack of consent to subletting—none of which could ever withstand scrutiny in court. Their failures in 2022, particularly in civil court, highlighted the baseless nature of their claims. By orchestrating these articles, they sought to create an appearance of legitimacy, but this tactic required keeping Keith Broad's name disconnected from the narrative. The decision

to withhold Inge's surname was not based on any genuine journalistic reason; it was an intentional move to ensure these articles could later be weaponized in court. This manipulation represents a clear violation of the Press Code, particularly [1.0] (reporting truthfully) and [1.8] (dignity and reputation). REF: [B], [O]. This pattern of deceit reveals a profound confidence that their fabrications would remain undiscovered and an arrogance stemming from a belief that they are immune to accountability. This unchallenged impunity underscores a sense that, as privileged individuals, they are above the laws that bind others.

The hypocrisy in the Broads' statements and actions was staggering:

(1) They publicly portrayed me as a scammer while they were, in fact, scamming and defrauding me. **(2)** They accepted my rental payments while simultaneously undermining the income source intended to fund these payments, all the while telling others I was in arrears. **(3)** They persistently alleged rent arrears, accusing me of paying a month's rent and then stopping, despite my having paid them well over a million rand in rent and bills by the time the first articles were published—all this while they repeatedly breached the lease. **(4)** They claimed we hadn't paid utility bills, despite these being fully paid. In April, I even had to pay R60,000 to the municipality after they cut off our electricity, having discovered that Keith and Inge Broad had not passed along any of the R630,000 we had paid them by that point. **(5)** They defrauded me into a lease agreement so that I would transform the property, only to twist those improvements later, maliciously claiming them as "damage." **(6)** They led me into a lease agreement cantered on a short-term rental model to generate revenue, only to later assert that they neither knew about nor consented to such an arrangement. **(7)** They accused me of scamming guests and causing them financial losses while actively working to turn guests into victims by concealing my lack of control over the properties after my December arrest. **(8)** They claimed I scammed guests who arrived post-arrest, omitting the critical fact that I had taken those bookings when I was still in control, and it was their actions that removed that control. **(9)** They feigned empathy for affected guests while intentionally creating situations that led to guest losses, manipulating these guests away from resolution to further their own interests. **(10)** They lamented the lack of legal support for landlords while failing to acknowledge their own baseless eviction attempts, which faltered due to the absence of legal justification. **(11)** They decried injustice yet manipulated and misused the criminal justice system to achieve a fundamental injustice. **(12)** They criticized PIE legislation and landlord obligations while consistently violating these fundamental rules, embodying the rogue landlord behaviours that the legislation was enacted to prevent. **(13)** They alleged that groups of guests were prevented from checking in due to our actions, while they caused these incidents nearly every time they conducted illegal evictions. **(14)** They publicly displayed heartbreak over guest and property issues while systematically working to cause maximum distress and suffering to as many people as possible in pursuit of their financial goals. **(15)** They accused me of criminal conduct when, between them, their PI, and the SAPS officers they coordinated with, they collectively committed over 400 criminal offenses. **(16)** They bemoaned injustice while knowingly laying false charges to incarcerate me in Pollsmoor for their strategic advantage. **(17)** They claimed I caused them financial losses, yet they cost me tens of millions of rand, stole the property back, and advertised it at R13 million more than its pre-renovation value. **(18)** They alleged lost rental income while I faced millions in lost revenue due to their constant platform attacks, and they profited by renting the property at R25,000 per night (R7.5 million annually) due to the improvements I made, which they labelled as "malicious damage." **(19)** They secured a protection order through deceit, claiming to the judge that 16 Leirmans Road was their family home, and falsely alleged that the men WDS brought to assault and eject the occupants were my "henchmen" sent to harass them. **(20)** They manipulated the court to have me sent to Pollsmoor over the alleged theft of worthless items, deceptively claiming these items were valuable assets. Yet when the time came to retrieve them, Inge Broad showed no interest in the alleged valuables but only asked about an office printer. **(21)** They labelled my rent for July to November as arrears, despite their July illegal eviction that barred me from using the property, compounded by a deceptive 500-meter exclusion zone they had the court enforce. **(22)** WDS included in his dossier guests who had booked with his associates—Denis, Johan, and Mario—all of whom he knew had embezzled R1.2 million, with Denis Dalton even participating in WDS's illegal operations and safe searches in my home during my arrest. **(23)** The landlords tried to cut off all revenue sources while publicly shaming me for not paying rent. **(24)** The landlords denied the existence of a consortium yet simultaneously acknowledged their joint actions, cooperation, and coordinated attacks against me. **(25)** They vilified me over losses related to Omicron's chaos and then spent a year attempting to bankrupt us, hoping to block refunds to guests and create similar issues in the future. **(26)** They falsely claimed we scammed guests during Omicron while corralling them into one indistinct group with a misleading promise of assistance, all while their true goal was to ruin my business and prevent guest reimbursements. **(27)** They accused me of causing guests losses of thousands of rands while orchestrating plans to induce losses on a much larger scale. **(28)** They berated me for losses while knowingly steering guests away from remedial routes, ensuring permanent losses instead. **(29)** They cited newspaper articles as proof of allegations, despite those articles being knowingly fuelled by the landlords. **(30)** They referenced my arrests and detentions as evidence of guilt, ignoring the fact that these events were orchestrated by the landlords. **(31)** They told guests arriving on the weekend of July 22-24 they had been scammed by a criminal, after having eight thugs forcibly enter the property and attempt a physical eviction during the guests' stay, claiming the thugs were the "real guests." **(32)** They stole my passport to obstruct my visa extension, then used this fact to their advantage in both civil and criminal courts as well as in Media24 articles. **(33)** They withheld my passport illegally and then attempted to have my bail revoked, citing my inability to present proof of an extended visa they knew I held because it was in that passport. **(34)** They accused me of intentionally not extending my visa, and when a replacement passport arrived, they stole and illegally held that one as well.

THIS APPROACH IS EPITOMIZED BY THE INTERVIEW WITH INGE.

Through their articles, Media24 provided credibility and legitimacy to outright lies, with the allegations and fabricated narrative advanced in the articles being not just untrue; in most cases, they are the polar opposite of what actually happened. Reviewing the evidence reveals a narrative so drastically at odds with reality that it could easily be mistaken for fiction. This is where Media24 played a crucial role, enabling Keith and Inge to "launder" their falsehoods, turning lies into accepted truths and allowing WdS's version not only to dominate public perception but to exclusively inform it. By failing to publish any of the real facts, Media24 disregarded journalistic integrity entirely. While I would still like to believe they were simply misled, the stark contrast between the truth and what they published suggests otherwise. Using Inge's interview as a case study, it's impossible to imagine that Media24 could publish such a piece without either **(a)** there being sinister intent or significant conflicts of interest, or **(b)** the most gross journalistic negligence conceivable, in effect rubber-stamping and publishing WdS's authored body of work and allegations without question, substantiation, or filter. Whatever the reason, Media24 transformed WdS's malicious propaganda into "truth" in the minds of their readership.

THE HYPOCRISY OF THE INTERVIEW:

As a microcosm of their conduct over the year and a half of their campaign, the statements published by Media24 could not have been more treacherous, duplicitous, or more scandalously hypocritical: **(1)** The hypocrisy of stating, "No matter what we tried to get him out legally, the odds seemed always to be stacked in his favour," when the real reason for their frustration was that it had always been their intention to get me out of the property once I had finished refurbishing it; they were just not finding it as easy as they had expected. **(2)** Or making such allegations, when they knew the only reason the civil courts had not granted an eviction order was that there was absolutely no justification, while at the same time repeatedly breaking the law and executing illegal evictions. **(3)** Of stating, "A wall leading to the storage areas was broken through, and some of our private possessions were removed," when the Jack and Jill bathroom was their idea, and after they retook the property, they not only kept the changes but featured them in the sales literature. **(4)** While omitting to mention that the first arrest and bail application was the result not of fraud charges but the fact that the same Inge had falsely accused me of stealing those possessions when she knew they were in safe storage. **(5)** The double standards of stating, "The flooring was changed, and the furniture reupholstered," when they had praised and encouraged the changes at the time, and the changes had been made because what was there was filthy, old, and infested, then going on to use the changes to obtain a higher selling and renting price. **(6)** Of stating, "The house was filthy," when, in fact, the filthy condition they reference is the condition we found it in after the months the property was unoccupied solely as a result of the protection order they obtained by perjuring themselves, which excluded me from going within 500 meters of it. **(7)** The hypocrisy of stating, "It is costing us a fortune to repair the damage to our property which was supposed to provide us with an income," when they knew I had spent almost R100,000 repairing it in November 2022 after returning once the 500-meter exclusion zone had been confirmed as withdrawn, only to find the damage caused during the occupation by the 8 thugs that had concluded many parties and the neglect by the Broads in the four months I was not allowed near the property. **(8)** The hypocrisy of stating, "We tried blocking his adverts each time we saw any, but he kept creating new ones," when those adverts were the means by which I would recover my investment and the basis on which the agreement stood. **(9)** The hypocrisy of stating, "The laws are really not fair towards property owners," when it was their rogue conduct that was the cause of their lack of success in the civil courts, and when "fairness" to them is defined as the ability to steal back the property after my investment had significantly increased its value, while denying me the 5-year tenure that would have funded it. **(10)** The hypocrisy of stating, "The pumps of the Jacuzzis burnt out, the inverter was not working, the steam bath was not working, and neither was the sauna," when they knew that was the result of the damage caused by the thugs they had paid to squat after the July arrest who used it as a party venue while they tried to keep me in Pollsmoor. **(11)** The hypocrisy of stating, "According to Inge, after Russell was finally out of the house, she was there one day cleaning up when a family of twelve people arrived from overseas for a wedding in Cape Town," when the only reason Inge was there was to catch each group of arriving guests, to give them the speech about being scammed and manipulate them towards loss and filing a police report. **(12)** The hypocrisy of stating, "Inge told News24 they had fallen for one of the fraud adverts and paid in advance," when she knew I had taken bookings in good faith on properties that were mine to do so on, and that she had had me arrested and jailed to take back the properties, thereby denying legitimate guests somewhere to stay. **(13)** The hypocrisy of stating, "According to Inge, she managed to find them alternative accommodation at short notice," not just because the only reason the guest had nowhere to stay was the result of Inge's theft of the property and subsequent plan to keep Booking.com ignorant of that, but also the fact every guest who had made a booking with a platform would have been found an alternative villa of equal or better standard had the same Inge not tried to dissuade every guest from contacting the platform, as their plan required the guests to suffer losses. **(14)** (As a point of note, the statement itself is false, as she made no effort to find any guest somewhere to stay, and she expects us to believe that a group of guests with whom they had such little interaction that they did not even get their names, they put effort into finding them somewhere to stay.) **(15)** The hypocrisy of stating, "The prevention of illegal eviction laws in South Africa is problematic for owners like us," when they know the problematic element they refer to is the inability of a rogue landlord to kick out a tenant who has done nothing wrong so that they can steal both the property and the contents. **(16)** The hypocrisy of stating, "No matter what we tried to get him out legally, the odds seemed always to be stacked in his favour," when they knew

every attempt made, whether through the civil courts or direct illegal evictions, was both illegal and criminal, and that during that same period they used corruption, criminality, harassment, extortion, assault, malicious prosecutions, and criminal defamation to achieve their illegal aims. **(17)** The hypocrisy of stating, "That was despite the damage caused to the property," when the "damage" they are referencing is the full refurbishment that included two new kitchens, full landscaping of the gardens, creation of an amphitheatre, full interior design and furnishings, and that same "damage" is both what is featured in sales literature and what accounted for the R13 million jump in value. **(18)** The hypocrisy of stating, "Russell allegedly rented properties without the owners' consent," when the proposal was their idea. **(19)** The hypocrisy of stating, "In due course, they became aware of the short-term lettings, and that started causing further issues," when they knew from before the lease was even signed, when that was also the sole purpose of the leases, when this was referenced in multiple communications, and when that was the only way I would have recovered my investment. **(20)** Of stating that "Visitors started arriving only days after Russell's eviction, further complicating matters," when I was arrested, not evicted, because the arrest was to disguise the illegal eviction. There was no eviction order. **(21)** [Especially shocking is that the publication, which would have known there was no court order permitting eviction, referred to my being evicted on the same day as the arrest, expecting us to believe they did not connect the arrest and "eviction."] **(22)** The hypocrisy of stating, "Inge (surname withheld) told News24 it was heartbreaking and frustrating to see what was done to her and her husband's luxury property," when **(a)** the withholding of the surname was a calculated action so they could use the article in multiple ways and particularly in the application that was going through the courts at the time, and **(b)** what was done to her property was that it was improved beyond recognition, which was the whole purpose of their deceit, allowing them to sell it for R13 million more to repay their crippling debts and get their life back on track.

"HEARTBREAKING":

Her reference to "heartbreaking" is especially hypocritical, profoundly disingenuous, and a complete inversion of the truth. **(A)** In reality, the Broads were thrilled with the transformation of the property throughout the renovation process, frequently expressing their appreciation—so much so that they began attempting to reclaim the property as soon as the refurbishment was completed. **(B)** They made repeated efforts throughout 2022 to take back the property, with the intention of profiting from its increased value without honouring the remainder of the lease. Far from "heartbreaking," the Broads stood to benefit greatly from the extensive improvements I made, all funded out of my own pocket. **(C)** The renovations included a complete overhaul: full refurbishment, professional interior design, landscaping, new kitchens, full redecoration, new flooring, and even the construction of an amphitheatre and outdoor terrace—improvements that increased the market value of the property by an estimated R13 million. **(D)** It is telling that immediately after my illegal eviction, the property was listed for sale using the very features I had added as selling points. **(E)** If the property had truly been in the poor condition they alleged, or if I had undertaken unauthorized work, one must ask why they never reversed any of the improvements I made and instead used them to command a higher selling price. **(F)** This gross misrepresentation of the property's post-tenancy condition reveals the duplicity in the Broads' narrative, which was designed to elicit sympathy and divert attention from their own illegal actions. **(G)** While this statement paints a picture of emotional and financial harm, it conveniently ignores the fact that they stood to benefit financially from the property's increased value.

It is especially galling to read comments like this when the truth is literally the polar opposite. If the publication wants to hear about what is truly "heartbreaking," rather than fabricated lies to cover up misdeeds and criminality, they may wish to consider the following: **Heartbreaking is** spending a year transforming a property, investing life savings, and pouring love and care into the project, only to spend the next year fighting tooth and nail to keep it. **Heartbreaking is** battling people with no morals, people who would stop at nothing and commit any crime to achieve their goal. **Heartbreaking is** seeing the media give these individuals an unchecked platform to spread their lies, providing a megaphone for deceit that destroyed everything I had worked for. **Heartbreaking does not even begin to describe** being illegally arrested, unlawfully detained, and then subjected to the appalling conditions of Pollsmoor Prison. **Heartbreaking is** sitting inside those prison walls, knowing that the very people responsible for these injustices were actively ensuring I would remain there. **Heartbreaking is** coming out of Pollsmoor in August, only to discover that WDS, Inge, and Keith Broad had frightened my staff so much with their lies that there were none left, leaving my business in ruins. **Heartbreaking is** returning to find my entire jewellery collection stolen and my livelihood destroyed. **Heartbreaking is** watching as everything I built is dismantled, piece by piece. **Heartbreaking is** standing in the property you poured your heart into, being dragged away, and watching your keys handed from the investigating officer to WDS, knowing that within the hour, WDS would pass them to the landlord. **Heartbreaking is** being dragged away from your three dogs, knowing that no one will be there to love and care for them, and that they have no home. I spent the first few weeks in Pollsmoor frantic to hear they were okay, only to be further heartbroken when I learned, after my release, that they spent three weeks confused and terrified, having been dumped in a garage by the owners with no food or water. **Heartbreaking is** being granted bail, only to have it revoked through lies from the investigating officer. **Heartbreaking is** standing in court, helpless and unable to afford an attorney, listening to Johan Victor, representing the landlords, deny me the use of my Llandudno properties as a bail address, despite having no legal grounds to do so, in an effort to undermine my bail application. **Heartbreaking is** returning to Pollsmoor for a second time, knowing that this time, those responsible would ensure there were no mistakes in keeping me there. **Heartbreaking is** attending court appearance after court appearance, hearing the investigating officer tell more lies to extend my detention, and knowing that justice was being trampled on at every turn. **Heartbreaking is** finally leaving Pollsmoor with nothing but the clothes on your back. **Heartbreaking is** spending the next year and a half with no life, trying to pull together the pieces and evidence needed to motivate investigations and achieve justice in a system that is apathetic at best. **Heartbreaking**

is knowing that at the end of 2021, I had created a truly unique collection of properties, with R30 million in movable assets, an extensive art collection, an extensive jewellery collection, and a portfolio that would generate R20 million a year in profits—a well-earned reward for countless years of working 18-hour days, every day of the year. **And heartbreaking is** walking out of Pollsmoor with nothing but the few mouldy clothes returned to me by the owner of Fisherman's and a large debt to my mother for the legal bills. **Heartbreaking is** not having seen my mother since 2020, first due to COVID-19 and then due to the actions of Keith, Inge, WDS, Sergeant Duna, Sergeant Stevens, and others. Now, I must fight to get my immigration status normalized, all while having been diagnosed with lung cancer in 2022. I lost a year in which I should have been able to travel, and I now live in fear that by the time I can, it will be too late. **Heartbreaking is** having built a portfolio with immense pride in both the properties themselves and in hosting guests, ensuring their perfect stay, only for those who stole everything from me to have rewritten the public narrative. They painted me as the scammer, fraudster, and villain, while they enjoy the fruits of my labour, free of consequences—so far.

. **PRESS CODE: [1.0]** (reporting truthfully), **[1.8]** (dignity and reputation). **REF: [B], [O].**

"SHE ALLEGED THE COUPLE WERE ALMOST FINANCIALLY RUINED DUE TO RUSSELL NOT HAVING PAID RENT OR UTILITIES FOR ABOUT A YEAR"

This statement is deliberately deceitful and a complete distortion of the facts. **1)** The Broads had financially ruined themselves long before I ever entered into a lease agreement with them. **2)** They had amassed crippling personal debts over the years, which had left them in dire financial straits. **3)** It was this mountain of debt that forced them into a position where they needed to sell the property, and it was their desperation to sell that led them to deceive me into the lease arrangement. **4)** Far from being responsible for their financial ruin, I was actually the one stabilizing their precarious financial situation. **5)** The lease commenced on 15 October 2021, and within the first six months alone, I had paid approximately R900,000 in rent and utilities. **6)** In addition, I took on the cost of essential repairs and maintenance—responsibilities that should have been the landlord's but were paid out of my pocket. **7)** Despite Keith Broad's continuous attempts to evict me illegally, including half a dozen illegal evictions, multiple civil court attempts, and attacks on our business platforms, profiles, and income streams, I continued to meet my financial obligations. **8)** Keith also enlisted WDS to pursue these efforts, yet they failed to take the property back through legitimate means. **9)** To further demonstrate the dishonesty of the narrative of financial ruin: Keith Broad was over a million rand better off because of the rent and bill payments I made during my tenancy, and my substantial investments added over R10 million to the property's value. **10)** In fact, within the first six months of my lease, I paid the Broads more in rent and bills than Keith had generated from letting the property in the previous two years combined. **11)** The claim of financial ruin is a fabrication intended to evoke sympathy and conceal their fraudulent actions aimed at regaining control of a property that had increased significantly in value due to my investments. **12)** The article omits critical facts that are not only significant but essential to understanding the broader context. **13)** In August 2022, Keith Broad obtained a protection order against me by perjuring himself in court. **14)** He claimed the property was his family home, conveniently omitting that I was the legal tenant and had been living there under a valid lease. **15)** This protection order included an exclusion zone of 500 meters around the property, effectively barring me from entering the property between July and November 2022. **16)** During this time, Keith, WDS, and their hired associates took possession of the property unlawfully, causing substantial damage. **17)** Despite this, I continued to meet my financial commitments, paying rent quarterly in advance up to July 2022. **18)** Therefore, the claim that I did not pay rent for a year is patently false. **19)** I was barred from accessing the property for the six months leading up to December due to their fraudulent actions in obtaining the exclusion order. **20)** In November 2022, I was finally able to return to the property briefly, where I began undoing the damage they had caused, only to be arrested again in December under false pretences. **21)** The article fails to report this timeline of events and instead portrays a false narrative designed to paint me as being in arrears, when in fact I was illegally prevented from accessing the property. **22)** The last rental payment I made covered the period through July 2022, and I continued to honour my lease until I was unlawfully evicted. **23)** These significant omissions and the failure to seek my comment demonstrate the journalistic failures in this article. **24)** Had the journalist made any effort to investigate the court records—many of which are public—or even sought my side of the story, they would have uncovered the truth. **25)** It should have raised questions for any responsible journalist: if I had supposedly been in rent arrears for a year, why hadn't the Broads succeeded in evicting me? **26)** Why wasn't there a court order in place after a full year of alleged non-payment? **27)** The journalist's failure to investigate, verify facts, or reach out to me for comment not only breaches fundamental journalistic principles but also contributes to the spread of damaging falsehoods. **PRESS CODE: [1.0] (reporting truthfully), [1.1] (verifying facts), [1.8] (dignity and reputation). REF: [A], [L].**

"I THOUGHT WE FOLLOWED ALL THE RIGHT PROCEDURES WHEN WE LET THE PROPERTY TO HIM."

This is a misleading statement that seeks to shift blame for their illegal actions onto the legitimacy of the leasing process. **1)** I entered into a legitimate and legally binding lease agreement with the Broads, which clearly outlined my rights as a tenant, including the right to sublet the property to short-term guests—a key part of my business model. **2)** The suggestion that they followed "all the right procedures" is an attempt to create the illusion that their subsequent actions were justified. **3)** However, their repeated attempts to illegally evict me, without following any proper legal process, directly contradict this claim. **4)** Furthermore, the Broads knowingly engaged in these unlawful actions despite being fully aware of the terms of the lease agreement and the nature of my business. **5)** Their attempts to terminate the lease were based on fabrications, such as false claims of tenant damage and rent arrears, which they knew were untrue. **6)** This statement is part of a broader effort to rewrite history and absolve themselves of responsibility for their illegal conduct, despite the fact that they stood to benefit significantly from the increase in the property's value. **PRESS CODE: [1.0]** (reporting truthfully), **[1.1]** (verifying facts). **REF: [C], [P].**

"NO MATTER WHAT WE TRIED TO GET HIM OUT LEGALLY, THE ODDS SEEMED ALWAYS TO BE STACKED IN HIS FAVOUR."

This statement is entirely misleading and fails to acknowledge the real reason their legal eviction attempts failed: (1) they were based on falsehoods and illegal actions from the outset. The odds were not "stacked in my favour," but rather, the legal system recognized my rights as a lawful tenant under a valid lease. (2) I had entered into a five-year lease agreement, paid rent in full and in advance, and undertook substantial renovations with the full knowledge and approval of the owners. Keith and Inge Broad, however, sought to reclaim the property without fulfilling their obligations, after I had invested significant time and money into improving it. (3) Their claims of tenant damage, unpaid rent, and unauthorized use of the property were complete fabrications. (4) The courts dismissed these baseless claims because they lacked any legal foundation. (5) What the Broads fail to mention is that they tried to benefit from the increased value of a property I refurbished at my own expense while denying me the time necessary to recoup my investment, thus revealing the real motive behind their efforts. (6) Their hypocrisy is further highlighted by the fact that their eviction attempts were not confined to legal avenues—they executed multiple illegal evictions, resorted to intimidation, and enlisted WdS to forcibly take back the property. Their narrative in this article is a gross distortion of the truth, portraying themselves as victims when in fact, they were the aggressors engaged in a fraudulent scheme to enrich themselves at my expense. **PRESS CODE: [1.0]** (failure to report truthfully), **[1.1]** (failure to verify facts), **LEGEND KEY: [I], [M].**

"A WALL LEADING TO THE STORAGE AREAS WAS BROKEN THROUGH AND SOME OF OUR PRIVATE POSSESSIONS WERE REMOVED."

This statement is a deliberate distortion. 1) The work on the wall was not only approved but also suggested by Keith Broad himself. 2) I had renovated the room off of the courtyard that housed some old junk the Broads had left behind when they moved out in early October, items they no longer needed but did not want to throw away yet, but also were not worth either taking with or paying for storage. As a Favor, I had agreed that the items could remain for a couple of weeks. When two months had passed and I could not hold off the work on that room any longer, I hired a professional independent inventory firm to catalogue everything in the room, including photographs. 3) I leased a professional storage unit to house the items safely and securely, which I funded despite there being no good reason why I should. I also put Keith Broad on the contract so he had equal and unlimited access. I then hired a professional removal firm to take the items from the house to the unit and had the inventory company return to catalogue everything again, so I had proof that everything was accounted for and every item was as it was when we found them. 4) As per Keith Broad's suggestion, I then installed a doorway between the master bathroom and the new room. This had the effect of creating an ensuite for the new room, and also meant the previously separate room was now connected to the main house. 5) There was no extensive construction work; the wall was not load-bearing, and I simply installed a door. 6) The sheer underhandedness of this claim is evident when you consider that, in all the sales literature for the property, this improvement is featured and celebrated as a positive selling point. 7) It is just as revealing that Keith Broad has never tried to undo the work I did. 8) They not only had no issue with the new doorway, but they also suggested it, welcomed it, and benefited from it. 9) But when the opportunity to misrepresent it for their benefit arose, they made sure to exploit it. 10) Considering that Keith rushed to list the property for sale after my arrest, and the fact that he appointed around eight different agents to sell it, there would have been considerable internet presence for that sale, with each agent having their sales particulars online and on nationwide property websites like Property24. In these adverts, as easy to find as typing in "houses for sale Llandudno," the journalist would have seen the property advertised just days after my arrest, looking spectacular. The very things the Broads accused me of damaging in their interview were, in fact, being featured as selling points. 11) These adverts, each with dozens of photos, showed not only that their comments were completely at odds with reality, but that what they represented as damage was being used to market the property and command a new price 70% higher than it was just a year earlier. 12) This journalist, like all the others at Media24, did not even attempt to contact me. Had she done so, I could have

provided considerable information that exposed these lies. 13) For reasons I still fail to understand, the journalist felt it was acceptable to publish an article that would not only damage but destroy me, without even contacting me or checking their information. 14) At the very least, the most basic research on the internet would have raised red flags. 15) Basic research would have also produced photos of the property just before I leased it, and sales particulars showing a property that was dark, old-fashioned, drab, and rundown—completely different from its condition after I transformed it. 16) The version of events given by "Inge" and the readily available evidence are irreconcilable. 17) I have no idea if the journalist even interviewed Inge or if the quotes were provided, but as WDS was working for Inge and Johan Victor was Inge's attorney, there should have been significant concerns. 18) While I have no doubt that WDS packaged his narrative very well, providing a comprehensive but false dossier (just as he did for Keith in his December attempt via the High Court), to my mind, the more neatly packaged a story is, the more suspicious a journalist should be. 19) Instead, everything WDS and Inge said was published verbatim, presented as fact, and no attempt was made to investigate or establish the truth. 20) Circling back to the storage unit, after Inge laid the false charge that I stole three old TVs, conscious that it would result in my getting bail, she and WDS changed the charge to allege that I stole the contents of the back room. 21) Considering the above and the fact that Inge and Keith were fully aware that the items were taken to professional storage, it becomes clear how malicious the prosecution was and how unfounded the charges were. 22) Furthermore, it is easier to understand how underhanded it was to then claim those items—items they had no interest in taking with them and never went to check on while in storage—were suddenly worth nearly a million Rand. 23) The purpose was to elevate the offense to a Schedule 5 crime, making bail exceptionally difficult to obtain. 24) After I was granted bail in August, my attorneys set up a meeting at the storage unit with Inge, her attorney, and the Investigating Officer. The storage unit was opened, and there was everything, just as it had been left eight months earlier. Inge did not even bother to feign relief or surprise, as she had known all along that the items were there. Nor did she pretend that the claim of the items being valuable was true; her only question was which box contained the office printer and the orange glass bowl. **PRESS CODE: [1.0]** (reporting truthfully), **[1.1]** (verifying facts). **REF: [B], [O]**.

"WE DID IT THROUGH A REPUTABLE AGENT AND PAID THEM FOR A BACKGROUND CHECK."

1) The reference to an agent is an important point that reveals yet another journalistic failure. 2) One of the first actions any responsible publication should take when making serious accusations is to contact key sources, and in this case, the agent involved. **3)** How is it possible to publish an article that makes accusations of rent arrears and other misconduct, mentions an agent, and then fails to even contact that agent for comment? **4)** Had the journalist reached out to Anton Moller, the agent who facilitated the lease, they would have learned a very different story. **5)** In fact, Anton Moller provided an affidavit that would have directly contradicted many of the false claims made by the Broads. **6)** This failure to even attempt to verify the facts through available and easily accessible sources reflects a glaring lack of diligence and professionalism on the part of the publication. **7)** This is yet another instance of the publication publishing allegations without conducting the most basic fact-checking. **PRESS CODE: [1.0] (reporting truthfully), [1.1] (verifying facts), [1.2] (seeking comment). REF: [A], [K].**

"I MET MR. RUSSELL BRIEFLY, AND HE WAS VERY CHARMING AND FRIENDLY, AND THE AGENT THOUGHT HE WAS WONDERFUL," SAID INGE.

1) The "agent" referenced here is Gail Broad, Keith Broad's sister, who introduced Keith to me in the first place. **2)** The journalist should have easily verified this fact with even a cursory inquiry into the background of the parties involved. **3)** The omission of this critical relationship between the "agent" and the Broads raises questions about the objectivity and fairness of the article. **4)** The failure to disclose that the agent was, in fact, a family member of the landlords is a significant journalistic oversight. **5)** Not only does it undermine the credibility of the Broads' narrative, but it also casts doubt on the impartiality of the article itself. **PRESS CODE: [1.0] (reporting truthfully), [1.1] (verifying facts), [1.8] (dignity and reputation). REF: [B], [O].**

"IN DUE COURSE, THEY BECAME AWARE OF THE SHORT-TERM LETTING SCHEME."

1) This statement is a complete and deliberate lie, and one of the most blatant of the many contained within the article **2)** The Broads knew about the short-term letting arrangements well before the lease was even agreed upon. **3)** In fact, the short-term rentals were the most fundamental part of the lease agreement from the very beginning and it was the sole reason for the agreement, lease and relationship. **4)** It was explicitly understood that I would be subletting the property to guests, as this was how I intended to recoup my substantial investment in the refurbishment and improvements I made to the property. **5)** The Broads cannot feign ignorance of a key element of the lease that they themselves agreed to. **6)** This lie is particularly egregious given that the short-term rentals were openly discussed and agreed upon prior to the signing of the lease, and the Broads' attempt to misrepresent this now is a clear attempt to distort the truth. **7)** Once again, had the journalist taken even the smallest effort to investigate, they would have found clear evidence supporting the truth. **8)** amongst the reams of evidence that expose

this lie are the thousands of messages exchange with Keith Broads managing agent Anton Moller, as well as his cousin and agent Gail Broad. **9)** further, in not a single email of the hundreds exchanged, whether between landlord and agent, myself and the agent, attorneys to attorney was it ever even suggested that there was no knowledge or permission to do short term rentals. **10)** Considering that there cannot be a scrap of evidence to substantiate that claim how did it make it into the article. **PRESS CODE: [1.0] (reporting truthfully), [1.1] (verifying facts), [1.2] (seeking comment). REF: [A], [M].**

"NO MATTER WHAT WE TRIED TO GET HIM OUT LEGALLY, THE ODDS SEEMED ALWAYS TO BE STACKED IN HIS FAVOUR."

1) This statement is a gross misrepresentation of the situation. **2)** The odds were not "stacked in my favour," the law was. **3)** The reason the Broads failed in their repeated attempts to evict me was because they had no legal grounds to do so. **4)** The law protects tenants from being scammed into spending millions on refurbishments, only to have their landlords try to steal the property back once the work is done. **5)** The Broads' legal failures were due to the fact that they were attempting to commit what amounts to property theft—taking back a fully refurbished and significantly more valuable property without honouring the terms of the lease. **6)** The courts were not on "my side"; they were upholding the law and protecting my legal rights as a tenant. **7)** This false narrative that the legal system was somehow biased against them is nothing more than an attempt to disguise their own illegal actions and manipulations. 8) had the publication done any investigation or looked through the publicly available curt records and documents this would have been abundantly clear. **PRESS CODE: [1.0] (reporting truthfully), [1.1] (verifying facts). REF: [B], [L].**

"THAT WAS DESPITE THE DAMAGE CAUSED TO THE PROPERTY."

1) This is one of the most outrageous lies published in the article. **2)** Not only did I not cause any damage to the property, but I actually improved it significantly during my tenancy. **3)** The property underwent extensive renovations, all paid for by me, which increased its market value by an estimated R13 million. **4)** There is ample evidence to disprove this claim, including hundreds of photographs, guest reviews, and listings on Instagram and other platforms showcasing the high quality of the property during my tenure. **5)** Furthermore, when the property was eventually sold, the very features and improvements that I had made were highlighted in the sales materials, and the Broads were able to sell it for millions more than it was worth prior to my renovations. **6)** If I had caused "damage" to the property, why did they use my renovations as selling points to increase the value? **7)** This claim is a blatant attempt to discredit me and distract from the real issue: that the Broads benefited financially from my work and are now trying to rewrite the narrative to cover their own illegal actions. **PRESS CODE: [1.0] (reporting truthfully), [1.8] (dignity and reputation), [2.1] (misleading headline). REF: [N], [O], [P].**

"THE FLOORING WAS CHANGED, AND THE FURNITURE REUPHOLSTERED."

1) This statement is misleading and distorts the reality of the situation. 2) The original flooring in the property was a filthy, 30-year-old carpet that was not fit for habitation. It was badly stained, had lice, and was completely unsanitary. 3) I removed the carpet and replaced it with brand new ceramic tiles after screeding the floors, which not only improved the property's appearance but also made it habitable again. 4) The sofas were in a similar state—old, filthy, infested, and likely 30+ years old. 5) Instead of discarding them and buying new ones, I chose to have them professionally reupholstered. This was not only a far more costly option, but it also preserved the original pieces out of respect for the Broads. 6) The fabric chosen was of a high standard, expensive, and durable, making the sofas look and feel brand new. 7) Any reasonable person comparing before and after photos would see that the difference was remarkable. 8) What makes this particularly disingenuous is that I know for a fact that the Broads were delighted with the changes and viewed them as a massive improvement. 9) This is evidenced by the fact that after taking the property back, they made no attempt to reverse the improvements I made, and these very changes were featured front and centre in the sales literature when they listed the property for a much higher price.

PRESS CODE: [1.0] (reporting truthfully), [1.1] (verifying facts), [1.8] (dignity and reputation). REF: [C], [P].

"THE WALLS WERE SPRAY PAINTED. THE HOUSE WAS FILTHY."

1) This is another outright lie. 2) The walls were not "spray painted" haphazardly, as implied. 3) I hired professional decorators to repaint both the exterior and interior of the property, ensuring the work was done to the highest standard. 4) The claim that the house was "filthy" is equally false. 5) The property was meticulously maintained during my occupancy, as evidenced by guest reviews, my online profiles, and the numerous photos taken throughout my tenancy. 6) In addition, I undertook a complete kitchen refurbishment at my own cost, updating old, greasy brown mosaic tiles to a sleek chrome finish, which transformed the entire space. 7) It's worth noting that these very improvements were highlighted as key features in the sales literature when the property was later put on the market, completely undermining the claim that these were "damages" I caused. 8) The transformation of the property—from old, dark, and rundown to modern and vibrant—is plainly visible in any comparison of photos taken before and after my lease.

PRESS CODE: [1.0] (reporting truthfully), [2.1] (misleading headline). REF: [I], [M].

"THE LAWS ARE REALLY NOT FAIR TOWARDS PROPERTY OWNERS," SHE TOLD NEWS 24.

1) This statement is designed to evoke sympathy while completely distorting the legal reality. 2) The laws are indeed fair to both tenants and property owners, provided that everyone acts within the law. 3) What the law does not cater for, and rightfully so, is property owners who deceive tenants into signing leases, allow them to invest millions into refurbishing the property, and then attempt to steal the property back once the improvements have been made. 4) This was precisely the scenario the Broads found themselves in, which is why their repeated legal attempts to evict me failed. 5) The suggestion that the law was unfair to them is laughable; the reality is that the law prevented them from benefiting from their fraud and illegal actions. 6) The involvement of WDS and Media24 in distorting the legal narrative was instrumental in aiding the Broads in their attempts to deceive both the courts and the public. **PRESS CODE: [1.0] (reporting truthfully), [1.8] (dignity and reputation). REF: [B], [L].**

"THE PUMPS OF THE JACUZZIS BURNT OUT, THE INVERTER WAS NOT WORKING, THE STEAM BATH WAS NOT WORKING, AND NEITHER WAS THE SAUNA," SHE ADDED.

1) This is yet another complete fabrication. 2) At the time of the illegal eviction on 24 July, the property was in exceptional condition, exactly as it appeared in the photos on our online profiles. 3) After WDS and his thugs forcibly took over the property, they left it in complete disrepair. 4) It's well-documented that the thugs threw a party at the property the very first night they squatted there, and security firms confirmed that members of the Nigerian mafia were among the guests. 5) When I finally regained access to the property briefly in November, the damage caused by these squatters was undeniable. 6) The garden was overgrown, the expensive bougainvillaea's I had purchased were dead, the Jacuzzi and other facilities were in disrepair, and the interior of the property was filthy. 7) These damages were caused by the squatters, not me, and this is further evidenced by the fact that I spent three weeks repairing everything the squatters had destroyed before being illegally evicted again in December. 8) The Broads' claim that I caused the damage is not only false, but deeply deceitful, as it was their own actions and the neglect of the property that led to its condition. **PRESS CODE: [1.0] (reporting truthfully), [1.1] (verifying facts). REF: [J], [O].**

"IT IS COSTING US A FORTUNE TO REPAIR THE DAMAGE TO OUR PROPERTY."

1) This statement is particularly outrageous given the facts. 2) It was me, not the Broads, who bore the cost of repairing the damage caused by their thugs after the illegal eviction. 3) The property was in pristine condition when I was illegally forced out, and it was only after the squatters took over that it fell into disrepair. 4) I then spent a fortune and considerable time restoring the property, only for them to claim that they were the ones burdened with repair costs. 5) The suggestion that I caused the damage is a complete reversal of reality. **PRESS CODE: [1.0] (reporting truthfully), [1.8] (dignity and reputation). REF: [N], [O].**

"WHICH WAS SUPPOSED TO PROVIDE US WITH AN INCOME."

1) This is an incredibly misleading statement. 2) In reality, the Broads banked over a million rand during the first few months of my tenancy alone. 3) They would have continued to receive substantial income from the lease had they not illegally evicted me and destroyed my business by repeatedly sabotaging my online presence. 4) They actively blocked my legitimate business advertisements and profiles at every opportunity, intentionally cutting off the very source of income they now claim to have lost.

5) It's especially dishonest to claim financial loss when they were responsible for sabotaging the income streams and were in fact profiting from my tenancy up until the point they decided to unlawfully terminate the lease. **PRESS CODE: [1.0] (reporting truthfully), [1.8] (dignity and reputation). REF: [K], [N].**

"WE TRIED BLOCKING HIS ADVERTS EACH TIME WE SAW ANY, BUT HE KEPT CREATING NEW ONES," SAID INGE.

1) This is an outright admission of their efforts to sabotage my business, which is utterly outrageous. 2) The founding principle of the lease agreement was that I would sublet the property to generate income, allowing me to recover the costs of the extensive refurbishments I made at my own expense. 3) The Broads' efforts to block my legitimate rental advertisements on platforms like Airbnb and Booking.com were an intentional attempt to cripple my business operations and force me out. 4) This deliberate interference in my business, compounded by Media24's willingness to publish this narrative without fact-checking, is a blatant distortion of the truth. 5) The fact that the Broads felt emboldened to admit this sabotage in a public forum only underscores the injustice of this entire situation. 6) It is appalling that Media24 gave them a platform to openly admit to these malicious actions without any investigation into the veracity of their claims or the legality of their actions. **PRESS CODE: [1.0] (reporting truthfully), [1.1] (verifying facts), [1.8] (dignity and reputation). REF: [H], [L].**

"ACCORDING TO INGE, AFTER RUSSELL WAS FINALLY OUT OF THE HOUSE, SHE WAS THERE ONE DAY, CLEANING UP, WHEN A FAMILY OF TWELVE PEOPLE ARRIVED FROM OVERSEAS FOR A WEDDING IN CAPE TOWN."

1) This is one of the most disgusting lies contained within the article. 2) After I was arrested—an arrest ordered by Inge and Keith Broad and executed by their private investigator WDS—the Broads made no effort to inform platforms like Booking.com or Airbnb that I had been arrested and could no longer manage guest bookings. 3) If they had truly been concerned about guests arriving with no accommodation, they would have informed these platforms immediately, which would have allowed those platforms to offer the guests alternative accommodation or refunds. 4) Instead, they deliberately kept these platforms in the dark, allowing guests to arrive at the property, only to find out upon arrival that they had no place to stay. 5) This was done intentionally to create a narrative that I was defrauding guests when, in fact, the only reason these guests had no accommodation was because the Broads and WDS chose not to inform the platforms. 6) Further, after the guests arrived, the Broads took advantage of the situation by falsely telling them that I had "scammed" them and that they had no legal recourse, furthering their fraudulent narrative to harm my reputation. 7) They intentionally misled the guests about their rights and about the real reason why they had no accommodation, even going so far as to tell them not to bother contacting Booking.com or Airbnb for a refund. 8) This deliberate misrepresentation of the situation caused immense distress to these guests and was part of a broader strategy to generate false criminal charges against me. 9) It is important to highlight that the media, particularly News24, failed to investigate this claim and allowed such a defamatory lie to be published without verifying the facts or seeking comment from me. **PRESS CODE: [1.0] (reporting truthfully), [1.1] (verifying facts), [1.8] (dignity and reputation). REF: [B], [G].**

"INGE TOLD NEWS24 THEY HAD FALLEN FOR ONE OF THE FRAUD ADVERTS AND PAID IN ADVANCE."

1) This is categorically false. 2) All bookings taken prior to my arrest were legitimate, and I had every right to accept those bookings as part of my business operations. 3) This was also acknowledged in the December to March court proceedings, where WDS produced a dossier claiming that I had taken bookings for 11 groups of guests. 4) However, upon review, it became clear that only one of those bookings had been accepted by me. 5) The rest were bookings made by Dennis Dalton and Mario Buffa; two other individuals involved in property management. 6) WDS knew this and yet still chose to misrepresent the facts in both the dossier and to the media. 7) Furthermore, the Broads were the ones who created the situation in which guests arrived at the property with no place to stay by deliberately failing to inform the platforms of my arrest, as discussed in the previous section. 8) It is outrageous that such blatant falsehoods were printed without any verification or investigation by News24. **PRESS CODE: [1.0] (reporting truthfully), [1.1] (verifying facts), [1.8] (dignity and reputation). REF: [C], [M].**

"THEY WERE EVEN TOLD THE PROPERTY WAS WHEELCHAIR FRIENDLY AS THEY HAD AN OCTOGENARIAN COMING ALONG. WHEN THE PROPERTY IS NOT SUITED FOR THAT," INGE SAID, ADDING THAT THE FAMILY WAS SHOCKED WHEN THEY REALIZED THEY HAD BEEN DEFRAUDED."

1) This claim is patently false. 2) The only property I managed that was advertised as wheelchair friendly was Fisherman's Bend, which had a lift that made it accessible to all floors. 3) None of the other properties, including Monterey or Hive, were ever listed as being wheelchair accessible, nor would I have advertised them as such. 4) This is another example of how the Broads and

WDS fabricated details to paint me as a fraud when the reality is that no such misrepresentation occurred. 5) It is deeply troubling that News24 published this false claim without seeking any verification, either by checking the booking platforms or by asking me to comment. 6) This level of negligence in fact-checking is a gross breach of journalistic standards and resulted in significant harm to my reputation. **PRESS CODE: [1.0] (reporting truthfully), [1.1] (verifying facts), [2.1] (misleading headline). REF: [B], [D].**

"ACCORDING TO INGE, SHE MANAGED TO FIND THEM ALTERNATIVE ACCOMMODATION AT SHORT NOTICE."

1) This claim is highly questionable, if not outright false. 2) The dossier prepared by WDS, which was used in court proceedings, clearly states that the group of guests found their own alternative accommodation, not that Inge found it for them. 3) Further, if Inge had truly been concerned about the guests' wellbeing, she could have simply contacted Booking.com or Airbnb and allowed them to make alternative arrangements. 4) Instead, she and WDS deliberately allowed the situation to escalate, creating a crisis that they could use to falsely accuse me of fraud. 5) This shows a calculated and malicious intent to harm both me and the guests involved. 6) It is deeply disturbing that this publication has allowed such a serious misrepresentation to be printed without checking the facts. **PRESS CODE: [1.0] (reporting truthfully), [1.1] (verifying facts). REF: [H], [M].**

END INGE INTERVIEW

"THE RENTAL AGENT FOR A LUXURY VILLA IN LLANDUDNO WHO REQUESTED TO REMAIN ANONYMOUS BUT WHOSE IDENTITY IS KNOWN TO NEWS24, SAID HE BELIEVED HE AVOIDED FALLING VICTIM. HE RELATES THAT HE ENCOUNTERED RUSSELL BUT INSISTED ON BEING PAID UPFRONT IN FULL. WHEN HE WAS MADE AWARE OF RUSSELL'S ALLEGED SCHEMES, THE LATTER'S LEASE WAS UP, AND HE GOT HIM TO LEAVE."

1) This description does not match any of the rental agents I have ever dealt with, nor does it reflect the reality of any of my leases. 2) For one, there was no agent involved in the lease for Hive Road, which completely undermines this claim. 3) Monterey One and Two were leased through Rawson's, and I did not pay upfront for those properties; I paid quarterly. 4) Leirmans was also handled by Rawson's, where I paid quarterly as well. 5) The only property where I paid a year in advance was Fisherman's Bend, and the agent there was a woman, not a man. 6) Furthermore, I was not evicted because my lease was up—I was unlawfully arrested and evicted from Fisherman's Bend through the illegal actions of WDS, the Broads, and the corrupt police officers involved in the case. 7) After my arrest, they pocketed my R450,000 deposit and rent payment and kept R4 million worth of my possessions. 8) This anonymous agent's story is both factually inaccurate and deliberately misleading, raising questions about whether this person even exists. 9) It is highly suspicious that this supposed agent would request anonymity, and it is even more suspicious that News24 would accept such a claim without properly verifying it. **PRESS CODE: [1.0] (reporting truthfully), [1.1] (verifying facts). REF: [F], [L].**

"WE HAVE TO ENSURE THAT HE DOES NOT GET OUT ON BAIL AGAIN," SAYS VICTOR. "VICTIMS WHO WANT TO JOIN THE COORDINATED PROCESS ARE WELCOME TO CONTACT DE SWARDT OR ME AT JOHAN@JVAA.CO.ZA OR WOUTER@FOXFORENSICS.CO.ZA."

This statement demonstrates the deliberate and malicious campaign of persecution that I have been subjected to by WdS (WDS), Johan Victor, and others. 2) The reference to a "coordinated process" is deeply troubling, as it reveals the premeditated and orchestrated nature of their actions against me, which included false arrests, fabricated charges, and a concerted public smear campaign. 3) The fact that they were openly encouraging alleged "victims" to join their effort—without any objective legal scrutiny—shows that this was not about justice but rather about destroying me both personally and professionally. 4) News24's decision to publish this statement without questioning its legitimacy or the ethical concerns of encouraging such a process, especially without evidence of wrongdoing, is a gross failure of journalistic responsibility. 5) This also raises an important issue: by this point, Media24 had already published four comprehensive and damning articles, calling for alleged "victims" to come forward. Likewise, WDS had made multiple similar appeals, yet, in all this time, no credible victims had emerged. Surely one of the most critical elements of any investigation, particularly one conducted by four different journalists at a major publication with enormous resources, would have been to follow up on these appeals. The fact that not a single victim came forward should have raised serious questions about the legitimacy of the accusations. 6) The accusation that I scammed people out of R34 million is astronomical and would have, by definition, involved several thousand guests over a sustained period. Each of these transactions would have left a clear trail—bank records, credit card payments, platform communications—and each guest would have had the ability to initiate investigations through their bank, platform, or even law enforcement. 7) Given the sheer scale implied by these accusations, there would have been an avalanche of complaints, reviews, investigations, and online posts if

there had been any truth to these claims. The fact that no such evidence materialized, despite repeated calls for victims to come forward, is perhaps the clearest indication that there was no scam operation to speak of. 8) What is even more shocking is that not one of the journalists involved thought to question why, after such repeated and extensive appeals, no victims came forward—an omission that defies comprehension and journalistic integrity. **PRESS CODE: [1.0] (reporting truthfully), [1.8] (dignity and reputation). REF: [K], [N].**

DE SWARDT DESCRIBES RUSSELL AS 'VERY INTELLIGENT AND VERY CHARMING.'

Even this supposed compliment is loaded with negative connotations. 2) It serves to further the narrative that I am a deceitful, charming scammer who can manipulate people with my intelligence. 3) This is a common tactic used in smear campaigns, where a person's positive traits are twisted to serve a negative narrative. 4) The insinuation is that I used my intelligence and charm to deceive people, rather than the truth—that I was running a legitimate business and was targeted by individuals with malicious intent. 5) The statement is deliberately designed to paint me as a master manipulator, reinforcing the article's biased narrative. 6) The phrase "intelligent and charming" in this context implies that I am not to be trusted, and it plays into the wider defamatory theme of the article, which seeks to portray me as someone who is using those qualities for dishonest purposes. 7) This is a deeply misleading and harmful implication, one that is not based on any verifiable fact but is instead designed to sway public opinion against me. 8) If the journalist had made any attempt to investigate the claims being made, they would have found that there is no evidence to support the notion that I was manipulating or deceiving anyone. 9) Rather, the truth is that I was the one being targeted by individuals like De Swardt, Keith Broad, and Inge Broad, who were using every tactic at their disposal—including false accusations and smear campaigns—to destroy my reputation and take control of my properties.. This statement is particularly damaging because it frames my intelligence and charm—qualities that should be viewed positively—as tools of deception. 11) It suggests that I am not being targeted because of any wrongdoing on their part, but rather because of my supposed ability to outsmart or manipulate others. 12) The journalist failed to balance this narrative with any facts or statements from my side, further underscoring the bias in this report. 13) This kind of insinuation, presented without evidence, serves to damage my reputation and dignity while promoting the false narrative that I am some kind of criminal mastermind. 14) The public has been presented with a heavily distorted view of the events, one that is entirely at odds with the reality that I was a legitimate businessperson targeted by a group with ulterior motives. **PRESS CODE: [1.0] (reporting truthfully), [1.8] (dignity and reputation). REF: [E], [M], [B].**

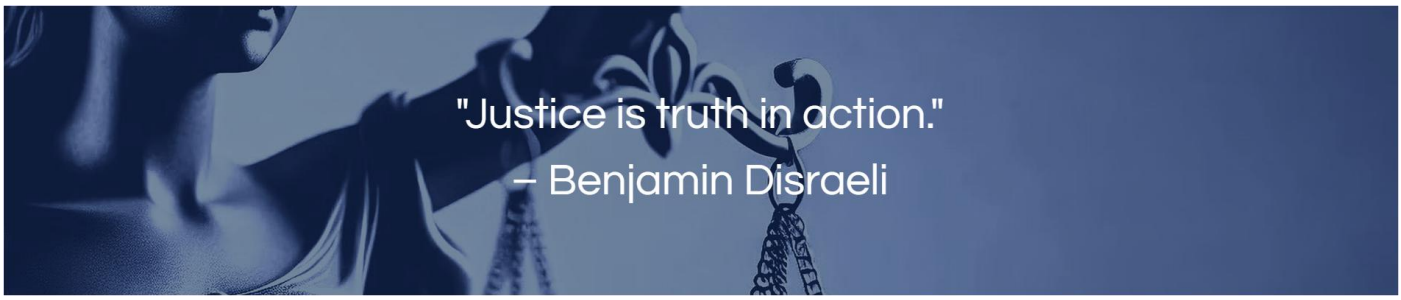
"IT SEEMS HE THOUGHT HE WAS UNTOUCHABLE."

1) This statement is not only baseless but also defamatory. 2) Prior to my first arrest, I had no reason to believe I would ever be detained because I had done nothing wrong. 3) There was no "scam operation," as De Swardt and his associates claim, which makes this accusation nothing more than an attempt to vilify me in the public eye. 4) The phrase "thought he was untouchable" is designed to imply that I was operating outside the law, knowing full well that the authorities couldn't or wouldn't stop me. 5) In reality, I was always confident that my business was legitimate, and I followed all legal processes meticulously. 6) It is deeply unfair and misleading for this statement to be published without any supporting evidence, and the fact that News24 printed it without question shows a clear bias. **PRESS CODE: [1.0] (reporting truthfully), [1.8] (dignity and reputation). REF: [B], [K].**

"WE ESTIMATE THAT HE HAD AN INCOME OF ABOUT R34 MILLION DURING THE PAST TWO YEARS," SAYS DE SWARDT.

1) This is one of the most extraordinary and unfounded claims made in the article, and the sheer magnitude of the figure raises serious questions about how it was allowed to be published without any investigation or fact-checking. 2) The claim of R34 million is astronomical and would place this alleged "scam" among the biggest fraud cases ever tried by Cape Town SAPS and its courts, and by far the largest in the history of villa rental scams in the region. 3) A claim of this magnitude should have triggered an exhaustive investigation, not just by the police, but certainly by any responsible journalist or news outlet before publication. 4) Why did News24, with all its resources and supposed journalistic standards, feel it was acceptable to publish this figure without verifying it through any due diligence? 5) This figure was published without any attempt to contact me for comment, to seek evidence of my business dealings, or to scrutinize the details behind such a sensational and serious allegation. 6) In fact, the article does not even offer any breakdown of how De Swardt or "we" came to this figure—there are no financial records, no bank statements, no contracts or invoices cited—nothing that would substantiate such an extreme claim. 7) Given the gravity of this accusation, one would expect News24 to have carried out a meticulous investigation before printing it. 8) Yet, no such investigation appears to have been done, raising serious concerns about whether the article was published with an ulterior motive. 9) What makes this even more suspicious is the timing of the article, coming just weeks before a critical civil court hearing where Keith Broad and his legal team would present these same articles as "evidence" of their claims against me. 10) With no other evidence to back up these extreme allegations, it appears that Media24 allowed itself to be used as a tool to lend

credibility to false claims, giving Keith Broad's allegations the appearance of legitimacy. 11) This was not just a failure of journalistic standards—it was complicity in the obstruction of justice. By publishing these wild figures and baseless accusations, the article gave the illusion of wrongdoing where none existed, providing Keith and his legal team with "evidence" that was nothing more than a media fabrication. 12) Media24, through this article, played a direct role in aiding perjury and obstruction of justice by allowing unfounded accusations to be used as legal evidence in a case where no actual evidence could be produced in court. 13) The publication of such an extreme and baseless figure without speaking to me, without verifying the claim, and without exercising the most basic standards of due diligence is a gross violation of the PRESS CODE. It demonstrates a reckless disregard for the truth and a willingness to damage reputations and lives for the sake of sensationalism. **PRESS CODE: [1.0] (reporting truthfully), [1.1] (verifying facts), [1.8] (dignity and reputation). REF: [D], [L], [F].**

"IN MY VIEW, IF I DID NOT TRACK HIM DOWN AND FIND EVIDENCE AGAINST HIM, HE WOULD STILL BE CONTINUING WITH HIS SCAMS EVEN NOW."

1) This statement by De Swardt is not only false but also an attempt to glorify his own role in the illegal actions taken against me. 2) I was not "tracked down" by De Swardt or anyone else. 3) I had been living openly in the same property for over a year, with my address known to the authorities and publicly available. 4) The claim that I was somehow evading capture or operating a scam that required "tracking" is patently absurd. 5) Furthermore, if De Swardt had truly uncovered "evidence" of a scam, why was this not presented during any of the legal proceedings that followed? 6) The truth is that there was no scam to uncover, and the narrative of De Swardt heroically "tracking me down" is nothing more than self-serving fiction designed to enhance his reputation. 7) It is shameful that News24 chose to publish this statement without questioning its validity or seeking evidence to back it up. **PRESS CODE: [1.0] (reporting truthfully), [1.1] (verifying facts). REF: [E], [F].**