

2022

# ANNUAL REPORT

**FINANCIAL STATEMENTS**



**KIMISITU INVESTMENT  
COMPANY PLC**

*'Your umbrella in fair weather'*



**KIMISITU INVESTMENT COMPANY PLC**

**ANNUAL REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31ST DECEMBER 2022**

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## KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2022

### COMPANY

Directors who served during the year and to the date of this report were: -

Directors	Mr. Jacob Mwisyo	Chairperson
	Ms. Gladys Kalimi	Vice Chairperson
	Mr. Patrick Alubbe	Board Secretary
	Ms. Jennifer Katee Musyoki	Director
	Mr. Moses Mung'oni	Director
	Mr. Patrick Alubbe	Director
	Mr. Simon Mburu Mubachia	Director
	Mr. Elijah Kiema	Director (Served from 23 <sup>rd</sup> April 2022)
	Mr. Isaac Ochieng Odul	Director (Served upto 12 <sup>th</sup> March 2022)
Secretaries	Ms. Evaline Ochieng	Director - Sacco Nominee (Served from 30 <sup>th</sup> April 2022)
	Gilbert Nyamweya Omoke Certified Public Secretary P.O Box 20621 - 00100 CPS No.2274	

**Registrar** C&R Registrars  
Registrar Services

**Independent Auditor** Mbaya & Associates  
Certified Public Accountants (K)  
3<sup>rd</sup> Floor, Western Heights  
Karuna Road, Westlands  
P.O. Box 45390-00100  
Nairobi, Kenya

**Registered office** Woodlands Court, House No.10  
Woodlands Road, Kilimani  
P.O. Box 37159 - 00200  
Nairobi, Kenya

**Principal Bankers** Kenya Commercial Bank Limited  
Moi Avenue Branch,  
P.O. Box 48231 - 00100  
Nairobi, Kenya

Co-operative Bank of Kenya  
Nairobi Business Center Branch  
P.O Box 3259 - 00100  
Nairobi, Kenya



## KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2022

### CHAIRMAN'S STATEMENT



**Jacob Mwisyo**  
Chairman of the Board

#### Company Adaptability And Alignment.

Good morning Kimisitu PLC shareholders and stakeholders.

As the Chairman of the Board, I take pleasure in welcoming you warmly to our 12th Annual General Meeting as I present to you 2022 Annual Financial Report. This is after two years of virtual meetings brought about by Covid-19 pandemic restrictions. In the year under review, Kimisitu PLC has taken bold steps in providing its customers with purpose led real estate investments in attempts to fulfill your needs. My Board, staff and all stakeholders strive to live to our slogan, **"Umbrella in fair weather"**.

#### Macro Environment Factors of Kimisitu PLC;

Kimisitu PLC operated in an environment that has external factors affecting its business

##### Political

2022 was an electioneering year in our country and for the better part of the year, the investment uncertainty was high. Kimisitu PLC in its operations made a deliberate move to offer products that were more in cosmopolitan areas to remain in business. County government regulation and change of regime were also factors in play in relation to our business.

##### Economic

The highest spender in the country is the government. With limited spending of the entity, our business flow was affected. The Company adapted in selling Kimuka Gardens which is a relatively low-end product, Harmony Gardens and Tulivu Gardens which are relatively high-end and competitive.



**Harmony Gardens Caption during the project handover.**

## KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

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### Technological

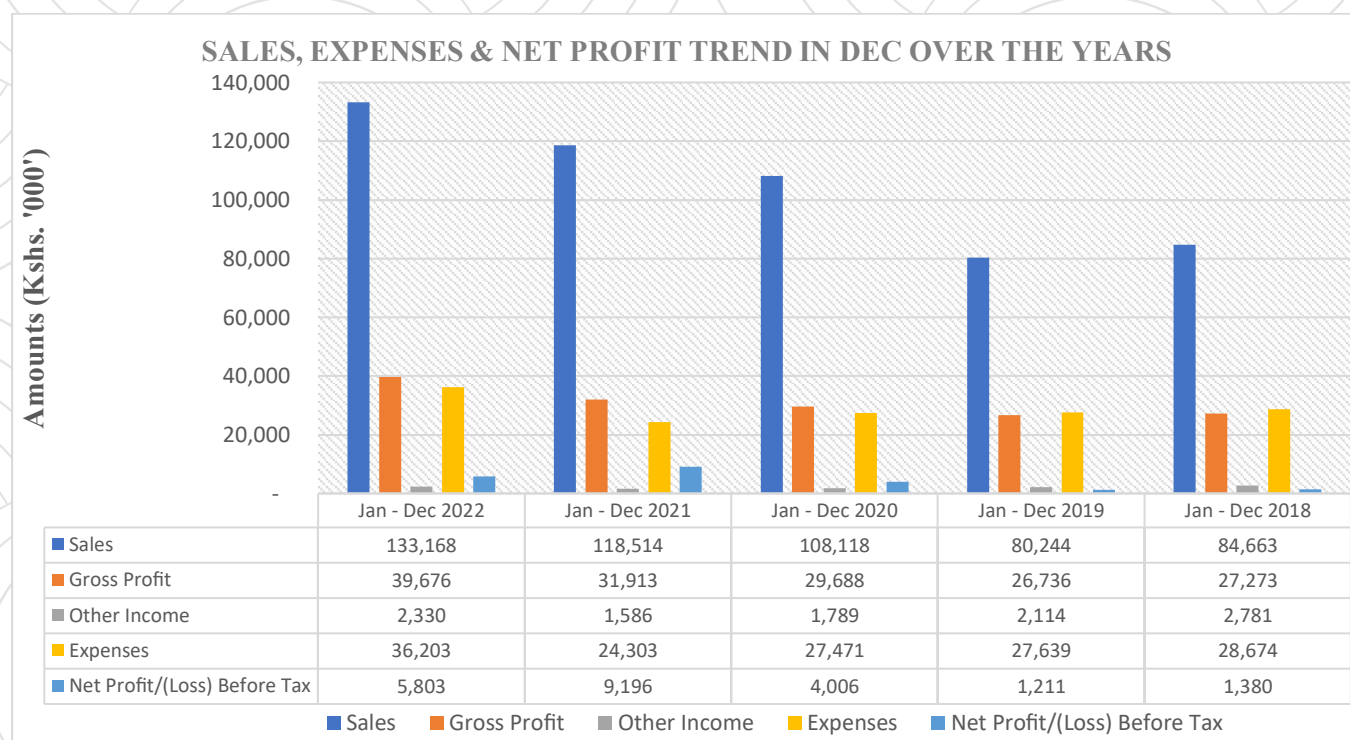
The speed in technology advancement in the current world is immense. Company adaptability to it is not an option. Marketing, presentations, communication channels, Company ERP system etc require us to be abreast with the current trends. Kimisitu PLC has run with the technology and the space is wide for more advancements.

### Legal

The Company has at all times thrived with the laid down regulations, complied with the Company's Act Cap 486, KRA Regulations, International Accounting Standards etc. In the year under review, Kimisitu PLC adopted IFRS 15 – Income Recognition from Contracts under the International Accounting Standards. (W.e.f 01.01.2018). This has affected the way we recognize income as demonstrated in our accounts. However, the company will recover strongly in the current year as the deferred income will be realized.

### Company's Progress

The Company has made tremendous growth over the years in its operations. The Board, secretariat and all stakeholders have strived to ensure they give the best service and provide value for money to its customers. In income, the year under review was not an exception.



A graph showing the company's performance in the last 5 Years.

*'Your umbrella in fair weather'*



## KIMISITU INVESTMENT COMPANY PLC

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### Strategic Plan

Kimisitu PLC Strategic Plan 2018-2022 had come to an end in the year under review. The Board and Management analyzed the just concluded strategic plan and formulated the year 2023-2027 Strategic Plan. Much has been learnt from the previous document but I assure you with the new SP, the future looks bright.

### New Strategies – Diversification.

Water business has proved to be a viable business. In this regard, we shall endeavor to do boreholes in projects that are within settlement areas to add value to the project, promote sales as well as supply water to both internal and external customers.

Kimisitu PLC has reserved plots in selected projects that are available for Company investment and residents' utility purposes. The Board and the management are formulating options of utilizing them for the benefit of the company shareholders. e.g., drilling boreholes, recreation centers etc.

### Dividend Payment

Despite the electioneering year, hard economic times and adoption of new accounting system, the financial performance of the company improved during the financial year ended 31st December 2022. The Board of Directors have recommended the payment of a dividend equivalent to KShs 0.60 per share for the financial year ended 31st December, 2022.

### General Manager's End of Contract

Our former GM, Ms. Esther. N. Ongera left the Company by mutual consent after the end of her contract. We sincerely thank her for the selfless service she offered the Company in the last six years. To bring diverse ideas into the company, we are in the replacement process of the position.

### Chairman's End of Term

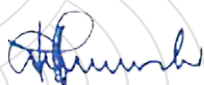
As per the Company Articles and Memorandum of Association, I have served the institution for the allowed period of ten (10) consecutive years. I am not eligible for re-election and therefore today is my retirement day.

I wish to thank you the Company shareholders for the trust your have bestowed in me, my current and previous board members, my current and previous staff members, customers and all stakeholders whom we have walked together in Kimisitu PLC for the last nine years.

Its my pledge that, as I relinquish my directorship, I will remain as a good shareholder and loyal to this Company.

*God Bless You, God Bless Kimisitu Investment Company PLC.*

**Jacob Mwisyo**  
Chairman of the Board





**Customers Entering Tulivu 1 Gardens Grand Open Day.**

## GENERAL MANAGER'S STATEMENT



**Chrispus Ogoti**  
**Acting General Manager**

The Kimisitu PLC Shareholders, the Board of Directors, all Invited Guests, my fellow staff, all protocols observed, Ladies and Gentlemen. Good morning!

It is my great honour and pleasure to welcome you to the 12th Annual General Meeting (AGM). I wish to first thank all of you for your attendance and participation at this 12th AGM of Kimisitu PLC. For the last two years we did not hold physical AGMs but virtual ones because of the government restrictions on physical gatherings for purposes of curbing the spread of Covid-19 pandemic. Now that the pandemic is under control resulting to the lifting of the restrictions thereof, I am glad we are gathered here today to transact the 2023 AGM business. Our esteemed shareholders, your attendance is a demonstration of your unwavering support and commitment to the Company affairs which is a show of your sustained interest. To our invited guests, I wish to thank you for your effort of creating time despite your busy schedules to grace this occasion.

Kimisitu PLC has delivered a strong performance for the year 2022 in spite of significant market volatility during the year coupled with the implementation of IFRS 15 which requires an entity to recognize revenue once the full cost of the product has been paid for. This is unlike the prior years when revenue was recognized at least once a customer had made downpayment.

We have demonstrated that when we lay out long-term growth plans and execute well, we can deliver good earnings and consistently high returns. More broadly, our strong performance is a reflection of the hard work of our colleagues, and their commitment to delivering an exceptional real estate and investment experience to our customers.



### FINANCIAL PERFORMANCE

#### Pre-Tax Profit

The Company posted Pre-Tax Profit of Kshs. 5.8 million for the financial year ended 31st December 2022. This was a 50% decrease as compared to Kshs. 10.6 million achieved in financial year 2021.

The decrease in profitability is mainly attributed to the implementation of the International Financial Reporting Standards (IFRS) 15.

#### Sales

Sales from property for the year went up by 10% (Kshs. 15.1 million) to Kshs. 133.168 million during the year under review from Kshs. 118.097 million recorded in for the year 2021.

This increase is largely attributed to launch of attractive high end and low-end products in the year.

#### Operating Expenditure

In the FY 2022, Kimisitu PLC operating expenditures increased by 30% to Kshs. 37.836 million from the previous year's Kshs. 29.456 million.

The increase was mainly attributed to increase in staff costs particularly on sales staff retainer salaries, indiscriminatory medical insurance and commissions.

#### Financial Position

The Company's cash reserves went up by 50% to Kshs 14.94 million in 2022 from Kshs. 7.4 million in 2021. This was largely due to improved debt collections and cash sales.

The overall Company financial position went down to Kshs 182.005 million in 2022 from Kshs. 209.638 million in 2021. The was attributed to decrease in plot stock due to high sales.

#### Looking Forward

At the time of preparing this report, based on the plans, a number of our projections changed due to the devastating effects of the COVID-19 pandemic and IFRS 15 implementation. However, this was a lesson and we should be cognizant of the fact that while working towards delivering on our objectives, we should always be aware that adverse effects might affect the way we do our business hence the need to always work in mitigating them.

Our positioning remains a great focus for our brand. We have plans to expand our product propositions through diversification as envisaged in the New Strategic Plan 2023-2027. We shall always endeavor to offer seamless service to our stakeholders and deliver good returns to our shareholders. The outlook beyond 2022 remains optimistic and promising. We are well positioned to seize the opportunities in the market and maximize them.

The next five years will be the time which the Company has committed itself in constructing her own apartments for rent and sale in prime locations within Nairobi and its environs. I must say that the search for a commercial plot is ongoing and we expect to procure it in the course of 2023. This is in addition to more diversified land, estate management, project management and real estate agency products based on customer tastes and preferences.

## KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

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### Conclusion



**Kimisitu PLC Staff During Team Building**

2022 was a remarkable year for the Company and having a supportive Board, the secretariat, customers of Kimisitu PLC has made this journey worthwhile. Moving forward we have a lot of work to do in order to deliver on our mandate. I am optimistic that we will make the Company known for its purpose – “Umbrella in fair weather”, by inspiring and enabling our stakeholders to do great things through investments. For our customers, we shall continue to invest in you by delivering excellent customer experience by being your partner along your journey to an economic better life.

For our colleagues, we will provide an inclusive and fair environment which will encompass learning, growth, development and have meaningful careers. Finally for our shareholders, we shall do whatever we can to deliver leading returns on investments in the right way.

With the launch of the New Strategic Plan 2022-2023, the years ahead are exciting! Kimisitu PLC is here to support you realize your expectations.

Allow me to finish by quoting the famous phrase by J. S. Mbiti “I am, because we are; and since we are therefore, I am”

Thank you and all the best.

**Chrispus Ogoti**  
**Acting General Manager**



## REPORT OF THE DIRECTORS

The Board of Directors submit their report together with the audited financial statements for the year ended 31 December 2022 which disclose the state of affairs of the company.

### 1. Incorporation

The company is domiciled in Kenya where it is incorporated as a public company limited by shares under the Kenyan Companies Act, 2015. The address of the registered office is set out on page 3.

### 2. Principal activities

The principal activity of the company is purchase and selling of land, leasing of properties and mortgaging of properties.

### 3. Business review

Kimisitu Investment Company PLC continues to offer a wide range of innovative financial solutions leveraging on heavy investment in multi-channels and with a focus on excellent customer experience and a highly motivated and talented team.

### 4. Our Business Model

Our business model is focused in contributing to sustainable wealth creation for our shareholders by pooling resources for sound, innovative and market-driven investment products that are professionally managed and offer optimum returns through strategic planning, efficient operations, risk management and governance.

### 5. Financial review

In 2022, the company made a profit before tax of Kshs. 5,801,886 compared to Kshs. 10,649,392 in 2021. This is as a result of IFRS 15 adoption in 2022. The company asset base decreased by 23% to Kshs. 121,60,265 from Kshs. 158,195,130 in 2021.

The results for the year ended 31<sup>st</sup> December 2022 are out on page 17.

### 6. Dividends

The board of directors has recommended a dividend payout ratio of 0.6 to members for the period under review.

### 7. Directors

The directors who held office during the year and to the date of this report are set out on page 3.



## KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2022

### 8. Events after the reporting period

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

### 9. Statement of disclosure to the company auditor

With respect to each director at the time this report was approved:

- (a) There is, so far as the person is aware, no relevant audit information of which the company auditor is unaware: and
- (b) The person has taken all the steps that the person ought to have as a director so as to be aware of any relevant audit information and to establish that the company's auditor is aware of that information.

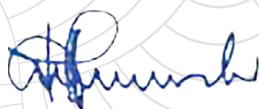
### 10. Terms and appointment of the auditor

Mbaya & Associates have expressed their willingness to continue in office in accordance with the company's Articles of Association and Section 719 of the Companies Act, 2015. The directors also approve the annual audit engagement contract which sets out the terms of the auditor's appointment and the related fees. The agreed auditor's remuneration of Kshs.265,000 has been charged to profit or loss in the year.

### 11. Approval of the financial statements

The financial statements were approved at a meeting of the directors held on 24...March... 2023.

By order of the board



Mr. Jacob Mwisyo  
Chair of the Board

Date: 24...March... 2023.

## **STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The Kenyan Companies Act, 2015 requires the directors to prepare financial statements for each financial year that give a true and fair view of the financial position of the company as at the end of the financial year and of its profit or loss for that year. It also requires the directors to ensure that the company keeps proper accounting records that: (a) show and explain the transactions of the company; (b) disclose, with reasonable accuracy, the financial position of the company; and (c) enable the directors to ensure that every financial statement required to be prepared complies with the requirements of the Companies Act, 2015.

The directors accept responsibility for the preparation and presentation of these financial statements in accordance with the International Financial Reporting Standards and in the manner required by the Kenyan Companies Act, 2015.

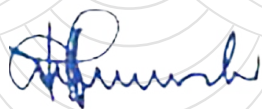
### **They also accept responsibility for:**

Designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of the financial statements selecting and applying appropriate accounting policies; and selecting and making accounting estimates and judgments that are reasonable in the circumstances.

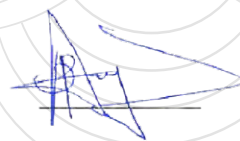
Having made an assessment of the company's ability to continue as a going concern, the directors are not aware of any material uncertainties related to events or conditions that may cast doubt upon the company's ability to continue as a going concern.

The directors acknowledge that the independent audit of the financial statements does not relieve them of their responsibilities

Approved by the board of directors on 24 March 2023 and signed on its behalf by;



**Mr. Jacob Mwisyo**  
**Chair of the Board**



**Director**

## INDEPENDENT AUDITOR REPORT

To the shareholders of Kimisitu Investment Company PLC  
For the Year Ended 31st December 2022

### Opinion

We have audited the accompanying financial statements of Kimisitu Investment Company PLC, set out on pages 17 to 34 which comprise the statement of financial position as at 31<sup>st</sup> December 2022, the statement of comprehensive income, statement of changes in equity and cash flows statement for the year ended, and notes, including a summary of significant accounting policies.

In our opinion the accompanying financial statements give a true and fair view of the financial position of the company as at 31<sup>st</sup> December 2022 and of its financial performance and cash flows for the year then ended in accordance with the International Financial Reporting Standards and the Kenyan Companies Act, 2015.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements in Kenya, and we have fulfilled our ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Key Audit Matter

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

## KEY AUDIT MATTER

### 1. Revenue from sale of land

The company derives its income from buying and selling of land. In the year under review, the company registered a net income of Kshs 43,638,579 an increase of 9% from the prior period (2021: Kshs. 40,105,907.)

#### How our audit addressed the key Audit Matter.

- We obtained sales schedules and support documents and ascertained accuracy and completeness.
- We evaluated the internal controls for instance we observed that there was proper segregation of duties.



## INDEPENDENT AUDITOR REPORT

To the shareholders of Kimisitu Investment Company PLC  
For the Year Ended 31st December 2022

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- We considered revenue from sale of land as a key audit matter because :
  - a. It was a material balance.
  - b. It was the major source of income, that is 91% of the total income
  - c. Susceptibility of sale of land transactions to fraud and misstatements.
- We also assessed recognition of these sales in accordance with IFRS 15.  
We noted that the company adopted this standard in the year under review.

### 2. Assets held for sale

These comprise of all parcels of land held by the company which were not sold during the year. Closing stock at the year end was Kshs 104.4 million as per note 8 of the financial statements which represents 86% of the total assets.

#### How our audit addressed the key Audit Matter.

- We obtained stock schedules and tracked movement from opening balance, sales and purchases.
- We reviewed valuation of stock as per valuation policy and confirmed stocks were properly valued.
- We performed analytical review and obtained explanations for the changes. There was a slight decrease in stock of 26% compared to prior year attributed to acquisition of additional land for sale during the year.
- We consider this a key audit matter because this stock is held in trust of the company's shareholders. They are sold off and thus generate income which is utilized to settle the company's obligations and for the benefit of shareholders in form of dividends. If the assets held for sale are misstated, the resultant statement of financial position will also be misstated.

### 2. Compliance with regulations and policies

The company is a public limited incorporated under the Kenyan Company's Act 2015. The company has documented policies and manuals which are used as a guideline for daily operations. We consider this a key audit matter as regulations, policies and manuals act as control measure in any institution. Adequate policies and manual safeguards the organization from accidental or fraudulent mismanagement of resources.

- We reviewed company's compliance with laws and regulations and confirmed adherence.
- We reviewed the organizations policies and manuals and ensured that they were adequate and appropriately applied.

## **INDEPENDENT AUDITOR REPORT**

To the shareholders of Kimisitu Investment Company PLCC  
For the Year Ended 31st December 2022

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### **To the shareholders of Kimisitu Investment Company PLC**

#### **Other Information**

The directors are responsible for the other information. The other information comprises the Directors' Report and the Detailed Income Statement as required by the Companies Act 15 of 2015 of Kenya, which we obtained prior to the date of this report. Other information does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### **Directors' responsibility for the financial statements**

The directors are responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards and the requirements of the Companies Act 15 of 2015, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

## INDEPENDENT AUDITOR REPORT

To the shareholders of Kimisitu Investment Company PLC  
For the Year Ended 31st December 2022

### To the shareholders of Kimisitu Investment Company PLC Auditor's responsibilities for the audit of the financial statements (continued)

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

### Report on other legal requirements

In our opinion the information given in the report of the directors on page 10 is consistent with the financial statements.

The engagement partner responsible for the audit resulting in this independent auditor's report is CPA Andrew Bulemi - Practicing Certificate No. 2071

*Mbaya & Associates*

**Mbaya & Associates**



Date 31 March 2023

**MBAYA & ASSOCIATES**  
CERTIFIED PUBLIC ACCOUNTANTS  
P. O. Box 45390-00100, NAIROBI.



## KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2022

### A Statement of Profit and Loss for the Period Ended 31st December 2022

INCOME FROM OPERATIONS	NOTE	2022	2021
		Kshs	Kshs
Net Income from sale of property	2	39,676,128	36,649,928
Other Income	2	3,962,451	3,455,980
<b>TOTAL OPERATIONS INCOME</b>		<b>43,638,579</b>	<b>40,105,907</b>
<b>EXPENDITURE</b>			
Administration and Operational expense	3	11,350,007	11,319,941
Staff costs	4	22,572,137	14,365,846
Governance costs	5	3,914,549	3,770,728
<b>TOTAL COSTS</b>		<b>37,836,693</b>	<b>29,456,515</b>
<b>PROFIT FROM OPERATIONS BEFORE TAX</b>		<b>5,801,886</b>	<b>10,649,392</b>
Taxation	6	(2,077,831)	(3,271,652)
<b>PROFIT AFTER TAXATION</b>		<b>3,724,055</b>	<b>7,377,740</b>

## KIMISITU INVESTMENT COMPANY PLC

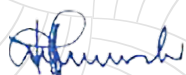
(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2022

### A Statement of Financial Position as at 31st December 2022

ASSETS	NOTE	2022	2021
		Kshs	Kshs
Non-Current Assets	7(i)	10,799,711	9,961,686
Investment Property	7(i)	5,212,896	5,212,896
Other Investments		28,000	
Non-Current Assets Held for Sale	8	104,456,290	142,391,338
Intangible Asset-Operating Software System	7(ii)	663,367	629,209
		<b>121,160,265</b>	<b>158,195,129</b>
<b>CURRENT ASSETS</b>			
Trade and Other Accounts Receivables	9	38,740,354	43,248,838
Prepayments		7,165,014	773,212
Deferred Tax Asset	6		
Cash and Cash Equivalents	10	14,940,053	7,421,570
		<b>60,845,421</b>	<b>51,443,620</b>
<b>TOTAL ASSETS</b>		<b>182,005,685</b>	<b>209,638,749</b>
<b>EQUITY &amp; LIABILITIES</b>			
Share Capital	12	100,000,000	99,845,613
Share Premium		20,704,610	20,577,245
Retained Earnings		2,238,342	4,875,106
<b>TOTAL EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Trade and Other Payables	11	57,175,936	83,661,722
Dividend Payable	13	560,074	287,390
Corporation Tax Payable	6	1,326,725	391,673
<b>TOTAL EQUITY &amp; LIABILITIES</b>		<b>182,005,685</b>	<b>209,638,749</b>

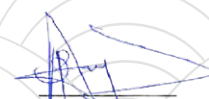
The financial statements on pages 9 to 23 were approved for issue by the board of Directors and authorised.



Chairman

24 March 2023

Date



Director

24 March 2023

Date

# KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2022

## A Statement of Changes In Equity for the Period Ended 31 December 2022

Note	Share Capital Kshs	Share Premium Kshs	Proposed Dividend Kshs	Re-stated Retained Earnings Kshs	Total Kshs
<b>AS AT 01.01.2022</b>	99,845,613	20,577,245	287,390	4,875,108	125,585,356
Issued During the Year	154,387	127,365	-	-	-
Proposed dividend	-	-	-	-	-
Proposed directors' fee	-	-	-	-	-
Prior Period Adjustments	-	-	-	(370,086)	(370,086)
2021 Dividends Paid In 2022	-	-	27,2684	(5,990,737)	(5,718,053)
Profit for the Period After Taxation	-	-	-	3,724,055	3,724,055
<b>AS AT 01.01.2022</b>	<b>100,000,000</b>	<b>20,704,610</b>	<b>560,074</b>	<b>2,238,342</b>	<b>123,503,026</b>
AS AT 01.01.2021	99,149,613	20,003,045	18,647	4,238,954	23,410,259
Issued During the Year	696,000	574,200	-	-	1,270,200
Proposed dividend	-	-	4,426,644	(4,426,644)	-
Proposed directors' fee	-	-	634,307	(634,307)	-
Prior Period Adjustments	-	-	-	(1,680,637)	(1,680,637)
Profit for the Period After Taxation	-	-	-	7,377,740	7,377,740
	<b>99,845,613</b>	<b>20,577,245</b>	<b>5,079,598</b>	<b>4,875,106</b>	<b>130,377,562</b>
2020 DIVIDENDS PAID IN 2021	-	-	(4,792,208)	-	( 4,792,208)
AS AT 31.12.2021	99,845,613	20,577,245	287,390	4,875,106	125,585,354



## KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2022

### A Statement of Cash Flows for the Period Ended 31st December 2022

	2022	2021
	Kshs	Kshs
<b>Cash flow from Operations</b>		
Profit before taxation for the period	5,801,886	10,294,998
<b>Adjustments for:</b>		
Depreciation	1,092,924	1,092,924
Amortisation	165,842	157,302
Prior period adjustment	(370,086)	(1,680,637)
Final tax for year 2021 paid in year 2022	(395,796)	-
<b>Cash flow from Operations before working Capital changes</b>	<b>6,294,770</b>	<b>9,864,589</b>
Decrease in Accounts Receivables	1,883,318	2,970,110
Increase in trade and other payables	(26,485,832)	3,933,338
Decrease in Non-Current Assets held for sale	37,935,048	-
Income tax paid during the period	(746,933)	32,434
	<b>15,113,736</b>	<b>(9,268,021)</b>
Purchase of Non-Current Assets during the period (PPE)	(2,130,950)	(33,140)
Purchase of Shares & Other Investments	(28,000)	-
	<b>(2,158,950)</b>	<b>(33,140)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
Issue of Share Capital during the period	281,752	1,270,200
Dividends paid	(5,718,054)	(4,792,208)
	<b>(5,436,302)</b>	<b>(3,522,008)</b>
Net (decrease)/increase in Cashflows	7,518,484	(12,823,169)
Cash and Cash Equivalents at the start of the year	7,421,572	20,244,741
<b>Cash and Cash Equivalents at the end of the period</b>	<b>14,940,055</b>	<b>7,421,572</b>

## **SIGNIFICANT ACCOUNTING POLICIES**

The principal accounting policies adopted in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

### **a) Basis of Preparation and Summary of significant accounting policies**

The financial statements are prepared on the historical cost basis in accordance with International Financial Reporting Standards. The financial statements comprise the income statement and statement of comprehensive income (as one statement), the statement of financial position, the statement of changes in equity, the statement of cash flows, significant accounting policies and the notes.

#### *(i) Standards and interpretations effective in current period*

The following new interpretations issued by the International Financial Reporting Interpretations Committee and revised standards are effective in the current period:

- IAS12, Income tax: Tax consequence on dividends (As revised in 2017: Effective for annual periods beginning on or after 1<sup>st</sup> January 2019).
- IFRS 16, Leases: New lessee accounting model (As revised in 2016: Effective for annual periods beginning on or after 1<sup>st</sup> January 2019).
- IFRS 15, Income Recognition from Contracts (As revised in 2015: Effective for annual periods beginning on or after 1<sup>st</sup> January 2018).

The directors have assessed the relevance of the new standards, interpretations and amendments to existing standards with respect to the scheme's operations and concluded that they will not impact on the financial statements.

### **b) Going Concern**

-The Company forecasts and projections, taking account of reasonably possible changes in trading performance, show the Company should be able to operate within their current funding levels into the foreseeable future.

-The aforementioned situation will have an effect on the Company's performance for the subsequent year. The Company's management have carried out an assessment on each of the portfolio companies with the metrics considered being; staff collaboration, business activity, supply chain, liquidity and financial performance. They have then put in place mitigating measures to combat the risks identified in these areas.

-Management has put in place ample measures such as remote working for some employees and setting up robust IT infrastructure for the employees, directors and shareholders to be able to safely access relevant IT applications and conduct virtual meetings. The Directors have a reasonable expectation that the Company have adequate resources to continue in operational existence for the foreseeable future. The financial statements therefore have been prepared on a going concern basis.

### **c) Revenue**

Revenue from sale of services is recognized upon performance of the service and customer acceptance based on the proportion of actual service rendered to the total services to be provided. Revenue is measured at the fair value of the consideration received or receivable, net of discounts and sales-related taxes collected on behalf of the government of Kenya.

**NOTES FORMING PART OF THE FINANCIAL STATEMENTS****d) Borrowing costs**

All borrowing costs are recognized in statement of comprehensive income in the period in which they are incurred.

**e) Dividends**

Dividends on ordinary shares are charged to equity in the year in which they are declared. Proposed dividends are shown as a separate component of equity until they have been ratified at the Annual General Meeting.

**f) Income tax**

Income tax expense represents the sum of the tax currently payable and deferred tax. The current tax is based on taxable profit for the year, determined in accordance with the Kenyan Income Tax Act.

**g) Deferred tax**

Deferred income tax is recognized on differences between the carrying amounts of assets and liabilities in the financial statements and their corresponding tax bases (known as temporary differences). Deferred tax liabilities are recognized for all temporary differences that are expected to increase taxable profit in the future. Deferred tax assets are recognized for all temporary differences that are expected to reduce taxable profit in the future and any unused tax losses or unused tax credits. Deferred tax assets are measured at the highest amount that, on the basis of current or estimated future taxable profit, is more likely than not to be recovered.

The net carrying amount of deferred tax assets is reviewed at each reporting date and is adjusted to reflect the current assessment of future taxable profits. Any adjustments are recognized in statement of comprehensive income.

Deferred tax is calculated at the tax rates that are expected to apply to the taxable profit (tax loss) of the periods in which it expects the deferred tax asset to be realized or the deferred tax liability to be settled, on the basis of tax rates that have been enacted or substantively enacted by the end of the reporting period.

**h) Translation of foreign currencies**

All transactions in foreign currencies are initially recorded in Kenya Shillings, using the spot rate at the date of the transaction. Foreign currency monetary items at the statement of financial position date are translated using the closing rate. All exchange differences arising on settlement or translation are recognized in statement of comprehensive income.



## NOTES FORMING PART OF THE FINANCIAL STATEMENTS (continued)

### g) Property, plant and equipment

Items of property, plant and equipment are measured at cost less accumulated depreciation and any accumulated impairment losses.

Computers	30%
Furniture and fittings	12.5%
Office equipments	12.5%
Motor vehicle	25.0%
Borehole building	2%
Amortisation of software	20.0%

Full depreciation is charged in the year of purchase and none in the year of asset disposal. On disposal, the difference between the net disposal proceeds and the carrying amount of the item sold is recognised in the statement of comprehensive income.

### h) Trade receivables

Trade receivables are carried at original invoiced amount less an estimate made for doubtful receivables based on a review of all outstanding amounts at the year-end. Bad debts are written off in the year in which they are identified.

### i) Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and other short term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

### j) Financial liabilities

Financial liabilities are initially recognised at the transaction price (including transaction costs). Trade payables are obligations on the basis of normal credit terms and do not bear interest. Interest bearing liabilities are subsequently measured at amortised cost using the effective interest method.

### k) Employee benefits: post-employment benefits

#### i) Retirements benefits

The company and its employees also contribute to the National Social Security Fund (NSSF). Contributions are determined by local statute and the company's contributions are charged to the statement of comprehensive income in the year which they relate.

#### ii) Provident fund

The company contributes to a Staff Provident Fund held by Britam at the rate of 12.5 % of the employee's pensionable pay while the employees contributes 5% of their individual.

#### iii) Staff accident and medical insurance cover

The company operates a group personal accidents cover and a group life assurance cover for their staff, and a medical insurance cover for the employees and their immediate families.

## KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2022

### Notes to the Financial Statements for the Period Ended 31st December 2022

2.NET INCOME FROM SALE OF PROPERTY	2022	2021
Sales	Kshs.	Kshs.
Tulivu Gardens	49,478,800	-
Harmony Gardens	42,124,294	42,539,200
Kimuka Gardens	31,394,001	7,535,000
Kimisitu Olives	8,090,400	28,943,400
Baraka Gardens	1,210,750	2,940,000
Kiserian Phase 2	500,000	1,090,400
Kiserian Phase 3	370,000	930,000
Kitengela Milimani 1C	-	19,409,000
Kitengela Milimani 1B	-	6,295,000
Mbuni Gardens	-	5,091,867
Ngelani	-	2,553,240
Nakuru Springs	-	770,000
	133,168,245	118,097,107
COST OF SALES		
Opening Stock	142,391,338	116,322,813
Purchases		
Harmony Gardens & Kimuka Gardens	55,557,068	107,515,704
Cost of goods available for sale	197,948,407	223,838,517
Prior Period Adjustments	-	-
Closing Stock (NOTE A)	(104,456,290)	(142,391,338)
Cost of sales	93,492,117	81,447,179
Gross Profit From Property Sales	39,676,128	36,649,928
OTHER INCOME	Kshs.	Kshs.
	2022	2021
Water Revenue	2,900,447	2,607,241
Bank Interest on Fixed & Call Deposits	901,549	338,285
Other Incomes	160,455	510,453
	3,962,451	3,455,980
Total Net Income	43,638,579	40,105,907

## KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2022

### Notes to the Financial Statements for the Period Ended 31st December 2022.

NOTE A - CLOSING STOCK	2022	2021
Ngelani	39,441,154	39,441,154
Tulivu Gardens	31,807,180	-
Harmony Gardens	7,078,529	45,504,830
Mbuni Gardens	6,890,629	7,420,677
Lukenya Silver Oak Gardens	6,708,372	6,708,372
Kimisitu Olives	4,471,296	10,619,328
Kitengela 2	1,560,824	1,560,824
Kitengela Milimani 1B	1,196,291	1,196,291
Lukenya Maanzoni	1,180,223	1,180,223
Kimuka Gardens	1,122,006	24,310,122
Kitengela Milimani 2	932,403	932,403
Kiserian Phase 3	605,357	807,142
Baraka Gardens	511,992	1,535,976
Kitengela 1	301,717	301,717
Joska 1,3 & 4	228,324	648,317
Kitengela Milimani 1C	-	-
Kiserian Phase 2	-	-
	<b>104,456,290</b>	<b>142,391,338</b>

3. ADMINISTRATIVE AND OPERATING EXPENSES	2022	2021
Rent Expenses	1,800,000	1,840,000
Depreciation	1,092,924	738,530
Travelling & Property Search Expenses	938,641	668,431
Marketing & Public Relations	910,078	1,163,490
Consultancy Services	767,613	554,123
Office Expenses	551,750	500,990
Fines & Penalties	484,009	-
Share Registry Services Fees	453,359	2,012,760
Software Licences	366,674	384,405
ERP Support Fees	268,764	-
Bank Charges	225,965	192,810
Land Related Expenses	220,400	100,000
Company Secretarial Services	218,400	200,000
Water & Electricity Expense	207,354	176,680
General Office Insurance - Office Equipment	196,234	141,037
Email, Internet & Intranet	167,790	158,533
Operating System - Amortisation	165,844	157,304



## KIMISITU INVESTMENT COMPANY PLC

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Report and Financial Statements for the Year Ended 31st December 2022

### Notes to the Financial Statements for the Period Ended 31st December 2022.

Vehicle Running Expenses	154,512	118,157
Telephone/Business Mobile & Postage	148,503	196,377
Printing & Stationery	100,015	74,260
Support & Maintenance - Equipment	98,654	166,139
Travelling Expense	92,792	89,761
Business Licence	77,000	98,200
Website development & Hosting	10,006	10,000
Legal Fees	-	-
Microsoft Dynamics Enhancement Plan	-	-
	<b>11,350,007</b>	<b>11,319,941</b>

<b>4. STAFF COSTS</b>	<b>2022</b>	<b>2021</b>
Salaries and Wages	11,478,317	9,211,648
Sales Commissions	5,191,179	1,993,691
Staff Medical Insurance	4,066,718	2,121,221
Staff Pension Cost	940,999	768,813
Special Events - Team Building Expense	327,795	-
Staff Welfare and Benefits	161,095	67,073
Staff Allowances	135,494	-
Staff Life Assurance	90,483	70,816
Staff Training and Development	57,230	6,750
Staff Recruitment Expenses	40,669	42,883
NSSF Contribution	35,200	27,800
Personal Accident Cover	26,310	45,151
Professional Subscription	20,650	10,000
	<b>22,572,137</b>	<b>14,365,846</b>

<b>5. GOVERNANCE COSTS</b>	<b>2022</b>	<b>2021</b>
Board Allowances & Travelling Expenses	1,679,928	1,756,161
Board Training & Development	878,148	-
AGM Expenses	638,885	1,057,741
Audit Fees	265,000	265,000
Directors Indemnity Insurance	58,302	52,605
Hospitality	18,446	4,915
Shareholders Expenses	5,507	-
Directors Fees	370,333	634,306
	<b>3,914,549</b>	<b>3,770,728</b>

## KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2022

### Notes to the Financial Statements for the Period Ended 31st December 2022.

6. TAXATION	2022	2021
Adjusted Taxable Profit / (Loss)	6,926,103	10,905,507
Tax Thereon @30%	2,077,831	3,271,652
<b>Less:</b>		
Tax overpayment in 2020 b/f	-	(2,912,414)
Tax Payable b/f 2021	391,673	-
Taxes paid in 2022		
Installment Tax Paid During the Year	(395,846)	-
Withholding Tax on Interest Income	(135,233)	32,434
Tax Payable/(Receivable) as at 31.12.2022	<b>1,326,725</b>	<b>391,673</b>

#### CAPITAL ALLOWANCES COMPUTATION

WEAR & TEAR ALLOWANCE	Class A	Class B	Total
	25%	10%	
WEAR & TEAR ALLOWANCE	Class A	Class B	Total
WDV AS AT 01.01.2021	2,248,094	2,312,615	4,560,709
ADDITIONS	22,000	1,955,164	1,977,164
	2,270,094	4,267,779	6,537,873
Wear & Tear Allowance	22,000	1,955,164	1,977,164
WDV AS AT 31.12.2021	1,702,571	3,841,001	5,543,572
WDV AS AT 01.01.2022	1,702,571	3,841,001	5,543,572
ADDITIONS	-	1,317,310	-
	1,702,571	5,158,311	5,543,572
Wear & Tear Allowance	425,643	515,831	941,474
WDV AS AT 31.12.2022	1,276,928	4,642,48	4,602,098

#### COMPUTER SOFTWARE ALLOWANCE

	2022
	Kshs
WDV AS AT 01.01.2022	629,209
ADDITIONS	200,000
	829,209
Allowance @ 20%	165,842
Total Allowance	165,842
WDV AS AT 31.12.2022	663,367

## KIMISITU INVESTMENT COMPANY PLC

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Report and Financial Statements for the Year Ended 31st December 2022

### Notes to the Financial Statements for the Period Ended 31st December 2022.

#### 7 (i) NON-CURRENT ASSETS MOVEMENT SCHEDULE (see worksheet - PPE)

##### 7 (ii) INTANGIBLE ASSETS

Operating System

2022

2021

Initial Cost

-

Cost at at 01.01.2022

-

-

Addition

-

Amortisation Charge for the Year

-

-

Total Cost as at 31.12.2022

-

Cost at at 01.01.2022

629,209

786,511

Additions

200,000

-

Total Cost as at 31.12.2022

829,209

786,511

Amortisation Charge for the Month

165,842

157,302

Total Amortisation as at 31.12.2022

165,842

157,302

663,367

629,209

#### 8. NON-CURRENT ASSETS HELD FOR SALE

2022

2020

Asset Description

Ngelani (89 Plots)

39,441,154

39,441,154

Tulivu Gardens

31,807,180

-

Harmony Gardens (44 plots)

7,078,529

45,504,830

Mbuni Gardens (14 Plots)

6,890,629

7,420,677

Lukenya Silver Oak Gardens (22 Plots)

6,708,372

6,708,372

Kimisitu Olives (19 plots)

4,471,296

10,619,328

Kitengela 2 (5 Plots)

1,560,824

1,560,824

Kitengela Milimani 1B (1 Plot)

1,196,291

1,196,291

Lukenya Maanzoni (2 Plots)

1,180,223

1,180,223

Kimuka Gardens (64 plots)

1,122,006

24,310,122

Kitengela Milimani 2 (2 Plot)

932,403

932,403

Kiserian Phase 3 (4 Plots)

605,357

807,142

Baraka Gardens (3 plots)

511,992

1,535,976

Kitengela 1 (1 Plot)

301,717

301,717

Joska 3 (1 Plot)

228,324

228,324



## KIMISITU INVESTMENT COMPANY PLC

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Report and Financial Statements for the Year Ended 31st December 2022

### Notes to the Financial Statements for the Period Ended 31st December 2022.

Joska 4 (1 plot)	207,036	207,036
Kitengela Milimani 1C	-	-
Kiserian Phase 2 (1 Plot)		223,961
	<b>104,456,290</b>	<b>142,391,338</b>

9. TRADE & OTHER RECEIVABLES	2022	2021
	<b>Kshs.</b>	<b>Kshs.</b>
Tulivu Gardens	12,107,900	-
Harmony Gardens	10,159,785	13,927,164
Kimisitu Olives	5,272,200	11,559,490
Kitengela Milimani 1C	3,217,381	6,182,088
Kimuka Gardens	3,182,999	3,260,000
Baraka Gardens	2,110,050	2,517,800
Kitengela Milimani Project Contributions Receivables	1,098,545	1,098,545
Mbuni Gardens	753,000	752,367
Refundable deposits	535,983	533,984
Other Debtors	156,500	173,660
Kitengela Milimani 4	132,600	142,600
Staff Receivable	13,410	(443)
Kitengela Milimani 1B	-	1,419,402
Red Pine Ngelani	-	1,041,680
Kiserian Phase 3	-	356,500
Nakuru Springs	-	185,000
Kitengela Milimani 3	-	99,000
Kiserian Phase 1	-	-
Kona Baridi	-	-
Kitengela Milimani 2	-	-
	<b>38,740,354</b>	<b>43,248,838</b>

10. CASH AND CASH EQUIVALENTS	2022	2021
Co-operative Bank current Account	11,975,091	1,203,435
KCB Current Account	2,407,148	6,036,610
Kimisitu Sacco Corporate Account	183,160	58,000
Fixed Deposit Account	174,816	-
Mpesa Holding Control Account	104,389	78,220
M-Pesa Float	80,264	32,576
Cash in Hand	14,184	12,728
Savings Account- Sacco NWD	1,000	-
	<b>14,940,053</b>	<b>7,421,570</b>

## KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2022

### Notes to the Financial Statements for the Period Ended 31st December 2022.

11. TRADE AND OTHER PAYABLES	2022	2021
	Kshs.	Kshs.
Deferred Income Projects	17,145,026	
Trade Payables	12,345,288	42,417,926
Plot Booking Deposits	6,565,382	3,089,294
Accrued Expenses - Tulivu gardens	6,527,827	
Accrued Expenses - Harmony gardens	3,776,397	17,550,633
Accrued Expenses - Kitengela Milimani 1C	2,209,445	2,866,656
Accrued Expenses - Kimuka gardens	1,781,955	5,602,459
Accrued Expenses - Mbuni Gardens	1,474,700	2,016,584
Accrued Expenses - Baraka Gardens, Komarock	1,085,788	1,202,796
Other Payables	942,287	3,599,167
Accrued Expenses - Kitengela Milimani 1B	762,732	908,876
Accrued Expenses - Lukenya Silver Oak	736,996	736,996
Accrued Expenses - Nakuru Springs	662,702	698,502
Payroll Control Account	411,688	572,875
Accrued Expenses - - Kimisitu Olives	331,019	2,284,319
Accrued Directors Remuneration/Fees	386,355	650,329
Undetermined Deposits	766,473	529,330
Rescource Gardens - Payment for Apartments	435,283	535,283
Rescource Gardens - Unutilized Marketing Funds	430,647	430,647
Water Connection Fees	404,000	404,000
Accrued Office Expenses	268,764	-
Staff Payroll Cost - PAYE	265,040	259,416
Deferred Income Water	222,970	-
Sunset Boulevard - Marketing Funds	26,595	26,595
Withholding VAT Payable	23,747	55,907
Staff Payroll Cost - NHIF	22,800	21,200
Housing Fund Levy	11,572	11,572
Accrued Expenses - Kitengela Milimani	9,004	9,004
Staff Payroll Cost - NSSF	8,400	8,400
Accrued Expenses - Katani	7,342	7,842
Pension Payable Control Account	(3)	928
Accrued Expenses - Kitengela Milimani 5	(22,000)	(22,000)
Accrued Expenses - Kona Baridi	(717,791)	(717,270)
Accrued Expenses - Ngelani	(2,132,495)	(2,096,495)
	<b>57,175,936</b>	<b>83,661,722</b>

## KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2022

### Notes to the Financial Statements for the Period Ended 31st December 2022.

12. SHARE CAPITAL	2022	2021
	Kshs.	Kshs.
Authorized Share Capital		
10,000,000 Ordinary Shares of Kshs. 10 each	100,000,000	100,000,000
Issued and Fully Paid Up Share Capital	99,845,613	99,149,613
Issued During the year 2022	154,387	696,000
Share Premium	-	-
As at 31.12.2022	100,000,000	99,845,613

13. PROPOSED DIVIDENDS	2022	2021
	Kshs.	Kshs.
At the Start:	287,390	18,647
Paid During the Year	272,684	(4,157,901)
Proposed for the Year 2022	-	4,426,644
	560,074	287,390

### 14. PRIOR YEAR ADJUSTMENTS

This figure of 3,983,288 included under Statement of Changes in Equity relates to reversals of sales during the 2021 period.



**7 (i) NON-CURRENT ASSETS MOVEMENT SCHEDULE**

	Computers and Accessories	Office & Other Equipment	Furniture, Fittings & Equipment	Buildings	Motor Vehicle	Land	Total
	Kshs.	Kshs.	Kshs.	Kshs.	Kshs.	Kshs.	Kshs.
Cost as at 01.01.22	3,421,297	2,460,148	1,873,993	7,217,579	2,578,541	5,212,896	22,764,453
Additions	613,640	1,236,731	80,579	-	-	-	1,930,950
Cost as at 31.12.2022	<b>4,034,937</b>	<b>3,696,879</b>	<b>1,954,572</b>	<b>7,217,579</b>	<b>2,578,541</b>	<b>5,212,896</b>	<b>24,695,403</b>
Acc. dep. as at 01.01.22	2,963,465	1,164,981	1,146,836	624,736	1,689,853	-	7,589,872
Charge for the period	321,441	316,487	100,967	131,857	222,172	-	1,092,924
Acc. dep. as at 31.12.22	<b>3,284,907</b>	<b>1,481,468</b>	<b>1,247,803</b>	<b>756,593</b>	<b>1,912,025</b>	<b>-</b>	<b>8,682,796</b>
NBV as at 31.12.2022	<b>750,030</b>	<b>2,215,411</b>	<b>706,769</b>	<b>6,460,986</b>	<b>666,516</b>	<b>5,212,896</b>	<b>16,012,607</b>
NBV as at 31.12.2021	<b>457,831</b>	<b>1,295,167</b>	<b>727,157</b>	<b>6,592,843</b>	<b>888,688</b>	<b>5,212,896</b>	<b>15,174,582</b>

# KIMISITU INVESTMENT COMPANY PLC

## TAX COMPUTATION - 2022

**PIN NO: P051339151H**

Taxable Profit / (Loss)		<b>5,801,886</b>
Add Back Disallowable Expenses		
Pension	344,354.00	
Depreciation	1,092,924.39	
Fines and Penalties	484,009.00	
Amortisation	165,841.82	
		<b>2,087,129</b>

### Less Allowable Expenses

Wear and Tear	(797,071)	
Computer Software Allowance	(165,842)	
Computer Software allowance Claimed	-	(962,913)
Adjusted Taxable Profit / (Loss)		6,926,103
Tax thereon @ 30%		2,077,831
<b>Total Tax Liability</b>		<b>2,077,831</b>

### Less

Tax Payable b/f 2021		391,672
Final tax for year 2021 paid in year 2022		(395,846)
Installment Tax Paid During the Year		(611,700)
Withholding Tax on Interest Income		(135,233)
Tax Payable/(Receivable) as at 31.12.2022		1,326,724

### WEAR AND TEAR SCHEDULE

	Class A	Class B	
W.D.V as at 1.1.2021	1,702,571	3,841,001	5,543,572
Additions	-	4,640	4,640
	<b>1,702,571</b>	<b>3,845,641</b>	<b>5,548,212</b>
Wear and tear allowance	425,643	384,564	810,207
W.D.V as at 31.12.2021	1,276,928	3,461,077	4,738,005
W.D.V as at 1.1.2022	1,276,928	3,461,077	4,738,005
Additions	-	1,317,310	1,317,310
	1,276,928	4,778,387	6,055,315
Wear and tear allowance	319,232	477,839	797,071
WDV AS AT 31.12.2022	957,696	4,300,549	5,258,245

## KIMISITU INVESTMENT COMPANY PLC

### TAX COMPUTATION - 2022

#### SOFTWARE ALLOWANCE

	Kshs
W.D.V as at 1.1.2022	629,209
Additions	-
	629,209
Allowance @ 20%	165,842
Additional Allowance	-
<b>WDV AS AT 31.12.2022</b>	<b>463,367</b>



## NOTES

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## NOTES

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## NOTES

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