



**Kimisitu Investment
Company PLC**

'Your umbrella in fair weather'



ANNUAL REPORT AND FINANCIAL STATEMENTS

2024



KIMISITU INVESTMENT COMPANY PLC

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST DECEMBER 2024

Table of Contents

Company Information	1
Board Chair's Report	2 - 4
General Manager's Report	5 - 6
Report Of The Directors	7 - 8
Statement of Director's Responsibilities	9
Report Of The Independent Auditor	10 - 12
Financial Statements	
Statement Of Profits Or Losses And Comprehensive Income	13
Statement Of Financial Position	14
Statement Of Changes In Equity	15
Statement Of Cash Flows	16
Notes To The Financial Statements	17 - 27

KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2024

COMPANY INFORMATION

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

Directors	Mr. Simon M Mubachia	Chairman
	Ms. Gladys Kalimi	Vice Chairman
	Mr. Patrick Alubbe	Board Secretary
	Ms. Jennifer K. Musyoki	Director
	Mr. Moses Mung'oni	Director
	Mr. Elijah Kiema	Director
	Ms. Justa K. Mwangi	Director
	Mr Philip Nzioki	Director- Sacco Nominee

Company Secretary Lumallas Achieng & Kavere Advocates
Law Firm & Certified Public Secretary
P.O Box 20568 - 00100
Reg No. BN/2016/429228

Registrars C&R Registrars
Registrar Services
IKM Place, 5th Ngong Avenue, Off Bishop Road.
P.O Box 8484 - 00100
Nairobi, Kenya

Independent auditor MD LIGHT & ASSOCIATES
Certified Public Accountant of Kenya
3rd Floor, Skygo Building, Mombasa Road
P.O. Box 46852 -00100
Nairobi, Kenya

Registered office Association of Evangelicals in Africa (AEA) Plaza
Valley Road.
P.O. Box 37159 - 00200
Nairobi, Kenya

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

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



On behalf of the Board, I take this opportunity to welcome you warmly to our 14th Annual General Meeting. I am glad to have the opportunity to present to you this Board report and the Annual Financial Report for the year ended 31st December 2024. As the Board Chair, let me mention that the Company has embraced financial stability in the year under review while offering quality services to its stakeholders. The goal has been to lay a strong foundation that will yield and enhance good returns to our investors.

Simon Mburu.
Kimisitu Investment Board Chair.

Kimisitu Investment Co. PLC Environment

In the year under review, Kimisitu PLC has stood firm despite tough economic environment.

Economic

The country and global economic landscape have experienced shocks and instabilities, some of which have had an impact to our business and Company operations. Unpredictable tax policy changes at national and county levels in the form of steep levies, stamp duty and other statutory deductions have affected our client's income set for investment, thereby significantly affecting our business revenues.

Regulatory.

The Company has keenly observed and maintained its compliance status as per laid down laws and regulations of the land which include, The Company's Act Cap 486, KRA Regulations, International Accounting Standards among others and is always abreast with the changes being enacted by our Country's legislative arm and other regulatory bodies in the industry.

In the year 2024, despite the turbulence caused by the infamous Finance Bill 2024, the Company has been in conformity with the NSSF Act Bill enactment, Housing Levy and SHIF. There were also changes in the stamp duty rates on title transfers for municipalities from 2% to 4% w.e.f. May 2024, increase in surveying and title processing related fees and, other statutory requirements required by law.

Political and Legal

Year 2024 has been a year with political and democratic turbulences caused by the changes in the Country's policies especially finance bill 2024/2025 have affected our Company's business operations in various ways. This led to our customers being conservative in their investments hence the Company suffering of lower target sales. The upheaval led economic lockdowns and uncertainties for a few months during the year and the economy is still on recovery from the effects.

Land as an instrument of wealth has been put under test due demolitions at Athi River where we have invested in a few projects, land grabbing, public land embezzlement, affordable housing projects, freehold vs leasehold land possessions etc. The impact of these listed occurrences in the year has made the Company consider a more robust reviews of any proposed or potential investments where thorough and rigorous verification exercise of any investment made is done by employing due care and diligence measures.

Way Forward;

Company Financial Strategies;

The Company in the year 2024 focused on financial stability strategies that will enable diversification of her business channels and product lines sustainably.

Project- Diversity.

The Company has offered her customers projects in diverse locations with price differentiation based on market segmentation to meet her clientele's varied needs. The company is eyeing attractive parcels at Kiserian – Olooseos, Kiambu – along Thika Road, Kisumu among others.

Ngelani Redpine Unveiling;

The Company in the recent past has had Ngelani Redpine Gardens banked which has held our Company's capital. In the year under review, the Company has repackaged the project by fencing, regrading of roads etc. The parcel now is open for sale at Cash Price of Kes 730,000 and the company intends to utilize her resources in fast moving investments for quick returns to her shareholders.



Investments Mix.

Besides land, the Company has invested heavily in water business where extra capacity of 60,000 litres of water was installed in Kitengela Milimani projects, Borehole drilled at Tulivu Gardens, Lukenya and a water tower to serve the project residents and neighborhood is under construction



Water Purification Plant.

As you are aware, borehole water unless with further purification may have limited uses in households and other human consumption needs. In this regard, we are at an advance stage of starting a water purification plant at our Kitengela Milimani project that we project to be of great value as an alternative income revenue generator. Please note we were more motivated towards this project by a suggestion by one of our shareholders during the last AGM.



Customer Centric Financing; Kimisitu Sacco-Kimisitu PLC MOU.

For the 1st time, the Company has been able to assist her customers in securing a collateral-based agreement where a Sacco member can secure a property with Kimisitu Investment Company PLC without a security and guarantors. The acquired property becomes the security of the loan granted. Please visit the two institutions for more information on your property acquisition journey.

Dividend Payment.

With the hard and fluid economic turmoil in the year under review, the Company financial performance was moderate. However, with the results registered, the Board of Directors have recommended that the payment of dividends be maintained at Kshs 0.80 per share for the financial year ended 31st December 2024.

Closing remarks.

The Company has laid down progressive strategies that will propel her to offer improved returns from her operations.

The Board, the staff members and all the stakeholders are fully committed to sacrificing their energies and skills in spurring Kimisitu Investment Co. PLC forward for better returns in the coming periods.

We pledge to serve you selflessly and move the Company through her strategic plan and reap the benefits of our investments.

God Bless You, God Bless Kimisitu Investment Company PLC.



GENERAL MANAGER'S STATEMENT

The Kimisitu PLC Shareholders, the Board of Directors, the Management & Staff, Invited Guests, Ladies and Gentlemen, it is with utmost honor to welcome you to the 14th Annual General Meeting (AGM).

The year ended 31st December 2024 was indeed challenging not only to us but to the entire country in matters business. This was marked by reduced disposable incomes arising out of the effects of inflation, SHIF provisions, housing levy etc. just to mention but a few. There was reduced products patronage and some of the customers were not able to meet their financial obligations leading to plots purchase withdrawals and surrenders.

Despite the above challenges, Kimisitu PLC has delivered a strong performance for the year 2024 demonstrated by the key financial indicators shown below:

FINANCIAL AND OPERATING OVERVIEW.

Income and Pre-Tax Profit;

The Company posted total operating income of Kes.48.17 million for the financial year ended 31st December 2024. This was a 6% increase as compared to Kes.45.44 million achieved in financial year 2023. The increase in net income was mainly attributed to the increase in revenue from the sale of property and effective cost management measures put in place by the Board and Management.

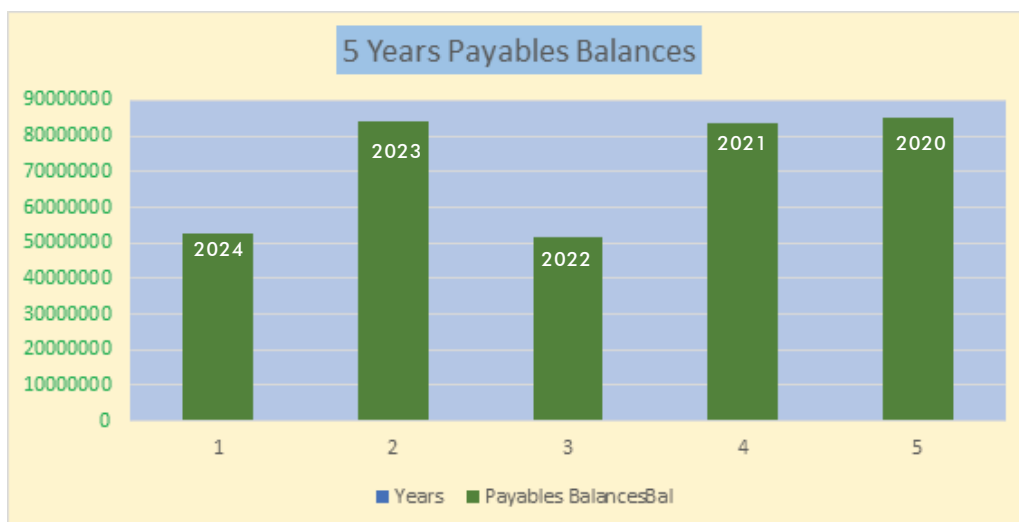
Net income from sale of property for the year increased by 5.5% (Kes.2.28 million) to Kes. 44.01 million

Working Capital Management;

In the year under review, the company has been able to achieve greatly in working capital management. This

• **Debtors' Management** – They emanate from acquisition of Company projects on instalment basis. In the year under review, our debtor's quality has improved and we have concrete repayment plans that are able to support the company and her debtors desire to own our projects.

• **Creditors Settlement** – The company has been able to meet her obligations with a match of 38%. This is a great indication of resilience and commitment despite hard economic environment.



• **Inventory Management** – Our main assets are stock, Plots held for sale at 60%. The company has embraced open first come first serve policy with a minimum deposit commitment to the plot of choice. This has improved our customers confidence where they visit the project, choose and pay for the plot of choice in earnest as opposed to bookings.

• **Smooth Office operations** – Through our Company policies, system improvement, co-operative and supportive staff towards achieving the corporate goal, the company is pushing hard to optimize on smooth operations that will prudently support the capital bestowed to her by the shareholders.

Marketing

In the year under review, the Company has embraced new marketing strategies by going deep in digital platforms. This has really improved our brand awareness, visibility and created leads for sales. Please subscribe to our digital spaces Facebook, Kimisitu Investment Co. PLC X (twitter) @Kimisituinvest and Website. www.kimisituinvestment.co.ke.

Looking Forward;

In the year 2025, our focus is to remain a strong brand of preferred choice with an edge on customer-centric products to increase our revenues. We also envision to increase on our products range through diversification in estate management and agency, installation of water purification plant and joint ventures etc. as stipulated in the 2023-2027 Strategic Plan. We shall always endeavor to offer seamless service to our stakeholders, deliver good returns to our shareholders and to have a stable and well-motivated workforce.



In Conclusion.

2024 was a remarkable year for the Company and despite the many challenges faced from the hostile operating environment, the Company still managed to deliver on its mandate of offering competitive products. I believe that with the support of the Board, the Secretariat, shareholders and Customers of Kimisitu PLC, we can say with confidence that 2025 will be better, ceteris paribus.

On behalf of Kimisitu PLC Secretariat, I would like to thank you all for your unparalleled support and belief in us. Together, we can!

May the Lord bless us all and long live Kimisitu PLC.

KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2024

REPORT OF THE DIRECTORS

The Board of Directors submit their report together with the audited financial statements for the year ended 31 December 2024 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 1.

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. Business Model

Kimisitu Investment Co. Limited Plc business model is focused on 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 2024, the company made a profit before tax of Kshs 9,872,769 compared to Kshs 13,412,332 in 2023. The company asset base decreased by 16% to Kshs 177,872,539 from Kshs 212,296,491 in 2023.

The results for the year ended 31 December 2024 are out on page 9.

6. Dividends

The board of directors has recommended a dividend payout ratio of 0.8 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 1.

KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2024

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 audits information and to establish that the company's auditor is aware of that information.

10 Terms and appointment of the auditor

MD Light & Associates were appointed during the year and 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 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 ^{8th} Feb 2025.

By order of the board



Chair of the Board

Date: 01/04/2025.

KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2024

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 Standard and in the manner required by the Kenyan Companies Act, 2015. They also accept responsibility for:

- i) designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the financial statements;
- ii) selecting and applying appropriate accounting policies; and
- iii) 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 8th February... 2025 and signed on its behalf by;



Chair of the Board



Director

Independent Auditor Report
To the members of Kimisitu Investment Company PLC
For the year ended 31st December 2024

Opinion

We have audited the accompanying financial statements of Kimisitu Investment Company PLC, set out on pages 9 to 23 which comprise the statement of financial position, statement of comprehensive income, statement of changes in equity and cash flows 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 December 2024 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 audit of financial statements of the current period. These matters were addressed in the context of our audit as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter	How our audit addressed the key Audit Matter.
<p>Non Current Assets held for sale</p> <p>This comprise of all parcels of land held by the company which where not sold during the year. Plots held for sale at the year end was Kshs 107.08 million as per note 8 of the financial statements which represents 60% of the total assets.</p> <p>We consider this a key audit matter because this stock are 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 for so long, the resultant statement of cashflow will not be favourable.</p>	<p>-We obtained stock schedules and tracked movement from opening balance, sales and purchases.</p> <p>-We reviewed valuation of stock as per valuation policy and confirmed stocks were properly valued. We also reviewed land and property acquisition policy.</p> <p>-We performed analytical review and obtained explanations for the changes.</p> <p>-Performed enquiry some of the land parcels had been set aside as utility plots</p>

Independent Auditor Report

To the members of Kimisitu Investment Company PLC

Other information

The directors are responsible for the other information. The other information comprises the Directors' Report, the Audit Committee's 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 members 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 2 is consistent with the financial statements.

The engagement partner responsible for the audit resulting in this independent auditor's report is CPA Daniel Dimba - Practicing Certificate No. 1978



MD LIGHT & ASSOCIATES - PF/514

Certified Public Accountants of Kenya



Date 04TH APRIL 2025.

KIMISITU INVESTMENT COMPANY PLC**(A Public company limited by shares)****Report and Financial Statements for the Year Ended 31st December 2024****A Statement of Profit and Loss for the Period Ended 31st December 2024**

INCOME FROM OPERATIONS	NOTE	2024 Kes	2023 Kes
Net Income from sale of property	2	44,014,850	41,734,831
Other Income	2	4,141,681	3,707,457
TOTAL OPERATIONS INCOME		48,156,531	45,442,288
EXPENDITURE			
Administration and Operational expenses	3	12,619,986	9,892,042
Staff costs	4	19,447,006	18,194,128
Governance costs	5	6,216,770	3,943,786
TOTAL COSTS		38,283,762	32,029,956
PROFIT FROM OPERATIONS BEFORE TAX		9,872,769	13,412,332
Taxation	6	(3,089,688)	(4,284,722)
PROFIT AFTER TAXATION		6,783,081	9,127,610

KIMISITU INVESTMENT COMPANY PLC**(A Public company limited by shares)****Report and Financial Statements for the Year Ended 31st December 2024****A Statement of Financial Position as at 31st December 2024**

ASSETS	NOTE	2024 Kes	2023 Kes
Property and equipments	7(i)	14,278,432	9,932,823
Investment Property-Land	7(i)	9,030,630	5,212,896
Other Investments		30,000	30,000
Non-Current Assets Held for Sale	8	107,079,704	166,715,517
Intangible Asset-Operating Software System	7(ii)	424,555	530,694
		<u>130,843,320</u>	<u>182,421,930</u>
CURRENT ASSETS			
Trade and other receivables	9	21,600,927	22,001,317
Prepayments	9	1,104,573	858,729
Cash and cash equivalents	10	24,519,795	7,014,516
		<u>47,225,294</u>	<u>29,874,561</u>
TOTAL ASSETS		<u>178,068,614</u>	<u>212,296,491</u>
CAPITAL EMPLOYED			
Share capital	12	100,000,000	100,000,000
Share premium		20,704,610	20,704,610
Retained earnings		3,365,047	4,581,966
TOTAL EQUITY		<u>124,069,657</u>	<u>125,286,576</u>
CURRENT LIABILITIES			
Trade and other payables	11	52,421,582	84,291,615
Dividend payable	13	906,996	714,179
Corporation tax payable	6	670,371	2,004,121
		<u>53,998,948</u>	<u>87,009,915</u>
TOTAL EQUITY & LIABILITIES		<u>178,068,614</u>	<u>212,296,491</u>

The financial statements on pages 9 to 22 were approved for issue by the board of Directors and authorised and signed on their behalf by;


Chairman
1st APRIL 2025
Date

Director
1st APRIL 2025
Date

KIMISITU INVESTMENT COMPANY PLC**(A Public company limited by shares)****Report and Financial Statements for the Year Ended 31st December 2024****A Statement of Changes In Equity for the Period Ended 31 December 2024**

	Share Capital	Share Premium	Proposed Dividend	Retained Earnings	Total
	Kes	Kes	Kes	Kes	Kes
AS AT 01.01.2024	100,000,000	20,704,610	714,179	4,581,966	126,000,755
Issued During the Year	-	-	-	-	-
Proposed dividend			8,000,000	(8,000,000)	-
2023 Dividends paid in 2024			(7,807,183)	-	(7,807,183)
Prior year adj	-	-	-	-	-
Profit for the Period After T	-	-	-	6,783,081	6,783,081
AS AT 31.12.2024	100,000,000	20,704,610	906,996	3,365,047	124,976,653
AS AT 01.01.2023	100,000,000	20,704,610	560,074	2,238,342	123,503,026
Issued during the Year	-	-	-	-	-
Proposed dividend	-	-	6,000,000	(6,000,000)	-
Proposed directors' fee			-	-	-
2022 Dividends paid in 2023			(5,845,895)	-	(5,845,895)
Prior year adjustments	-	-	-	(783,986)	(783,986)
Profit for the year	-	-	-	9,127,610	9,127,610
AS AT 31.12.2023	100,000,000	20,704,610	714,179	4,581,966	126,000,755

KIMISITU INVESTMENT COMPANY PLC**(A Public company limited by shares)****Report and Financial Statements for the Year Ended 31st December 2024****A Statement of Cash Flows for the Period Ended 31st December 2024**

	2024	2023
	Kes	Kes
Cash flow from Operations		
Profit before taxation for the period	9,872,769	13,412,332
Adjustments for:		
Depreciation	1,876,310	1,419,649
Amortisation	106,139	132,673
Prior period adjustment	-	(783,986)
Final tax for year 2023 paid in year 2024	(2,003,694)	(1,318,427)
Cash flow from Operations before working Capital changes	9,851,524	12,862,242
Decrease in Accounts Receivables	154,546	23,045,322
Increase in trade and other payables	(31,870,033)	27,115,679
Decrease (Increase) in Non-Current Assets held for sale	59,635,814	(62,259,227)
Income tax paid during the period	(2,419,745)	(2,288,899)
	35,352,106	(1,524,882)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchase of Non-Current Assets during the period (PPE)	(10,052,035)	(552,760)
Non-Current Assets NBV Disposed during the period (PPE)	63,381	-
Purchase of Shares & Other Investments	-	(2,000)
	(9,988,654)	(554,760)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Issue of Share Capital during the period	-	-
Dividends paid	(7,807,183)	(5,845,895)
	(7,807,183)	(5,845,895)
Net (decrease)/increase in Cashflows	17,556,279	(7,925,538)
Cash and Cash Equivalents at the start of the year	7,014,516	14,940,055
Cash and Cash Equivalents at the end of the period	24,570,795	7,014,516

KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2024

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

1) 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 January 2019).
- IFRS 16, Leases: New lessee accounting model (As revised in 2016: Effective for annual periods beginning on or after 1 January 2019)
- IFRS 15, Income Recognition from Contracts (As Revised in 2015; Effective for annual periods beginning on or after 1 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.

KIMISITU INVESTMENT COMPANY PLC**(A Public company limited by shares)****Report and Financial Statements for the Year Ended 31st December 2024****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.

KIMISITU INVESTMENT COMPANY PLC**(A Public company limited by shares)****Report and Financial Statements for the Year Ended 31st December 2024****NOTES FORMING PART OF THE FINANCIAL STATEMENTS (Continued)**

Accounting policies (Contd...)**g) Property and equipment**

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

Depreciation is charged so as to allocate the cost of assets less their residual values over their estimated useful lives, using reducing balance method. The following annual rates are used for the depreciation of property, plant and equipment:

Computers	25.0%
Furniture and fittings	10.0%
Office equipments	10.0%
Motor vehicle	25.0%
Borehole building	2.0%
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 and other receivables

Trade and other 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

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 2024****Notes to the Financial Statements for the Year Ended 31st December 2024**

2 NET INCOME FROM SALE OF PROPERTY	2024	2023
Sales	Kshs.	Kshs.
Tulivu Gardens	10,972,628	48,179,822
Harmony Gardens	4,432,929	18,820,577
Kimuka Gardens	1,233,900	3,535,999
Kimisitu Olives	3,253,000	3,719,600
Mbuni Gardens	795,000	7,331,000
Baraka Gardens	605,000	284,250
Kiserian Phase 2	-	-
Kiserian Phase 3	-	-
Tulivu 2 Gardens	83,522,000	22,236,000
Sidai Gardens	5,624,041	21,489,000
Malili Breeze Konza.	21,707,001	-
	132,145,499	125,596,248
COST OF SALES		
Opening Stock	166,715,508	104,456,289
Purchase of Malili Breeze- Konza	28,494,835	146,120,635
	195,210,343	250,576,924
Cost of goods available for sale		
Closing Stock (NOTE 8)	(107,079,694)	(166,715,508)
	88,130,649	83,861,417
Gross Profit From Property Sales	44,014,850	41,734,831
OTHER INCOME		
Water sales	2,332,505	2,962,702
Interest on fixed & call deposits	560,553	26,224
Gail/Loss on Disposal	(51,409)	-
Other incomes	1,300,032	718,531
	4,141,681	3,707,457
Total net income	48,156,531	45,442,288

KIMISITU INVESTMENT COMPANY PLC**(A Public company limited by shares)****Notes to the Financial Statements for the Year Ended 31st December 2024.**

	2024	2023
	Kes	Kes
NOTE A - CLOSING STOCK		
Ngelani	39,441,154	39,441,154
Tulivu Gardens	2,806,516	10,290,558
Harmony Gardens	1,011,218	2,022,437
Mbuni Gardens	1,590,145	2,120,194
Lukenya Silver Oak Gardens	6,708,372	6,708,372
Kimisitu Olives	1,676,736	2,235,648
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	748,004	748,004
Kitengela Milimani 2	932,403	932,403
Kiserian Phase 3	605,357	605,357
Baraka Gardens	1,023,984	1,023,984
Kitengela 1	301,717	301,717
Joska 1	212,957	212,957
Joska 3	228,324	228,324
Joska 4	207,036	207,036
Sidai Gardens	592,741	3,556,443
Tulivu 2 Gardens	31,071,673	92,143,582
Malili Breeze Gardens	13,984,009	
	107,079,704	166,715,507

3 ADMINISTRATIVE AND OPERATING EXPENSES

Rent Expenses	2,873,080	1,920,000
Borehole expenses	1,794,217	860,191
Depreciation	1,876,309	1,419,658
Travelling & Property Search Expenses	365,052	454,118
Marketing & Public Relations	1,595,231	920,345
Consultancy Services	363,801	469,368
Office Expenses	395,821	543,903
Share Registry Services Fees	283,272	281,602
Software Licences	546,312	558,511
ERP Support Fees	336,400	324,830
Bank Charges	180,925	184,147
Company Secretarial Services	141,750	233,570
Water & Electricity Expense	153,276	230,281
Insurance - Office Equipment	198,941	169,929
Email, Internet & Intranet	273,954	162,997
Operating System - Amortisation	106,140	132,672
Vehicle Running Expenses	300,612	138,368
Telephone/Business Mobile & Postage	49,450	71,020
Printing & Stationery	180,709	116,557
Legal fees	-	507,360
Office Building maintenance	299,120	-
Support & Maintenance - Equipment	242,267	53,793
Travelling Expenses	63,347	78,087
Business Licence	-	56,200
Website development & Hosting	-	4,536
	12,619,986	9,892,042

KIMISITU INVESTMENT COMPANY PLC**(A Public company limited by shares)****Notes to the Financial Statements for the Year Ended 31st December 2024****4 STAFF COSTS**

	2024	2023
	Kes	Kes
Salaries and Wages	12,827,690	10,826,222
Sales Commissions	504,074	1,646,108
Staff Medical Insurance	3,555,215	3,573,261
Staff pension cost	1,039,639	810,580
Special Events - Team building expense	553,808	-
Staff welfare and benefits	126,349	290,688
Staff allowances	-	160,044
Staff life assurance	92,971	96,186
Staff training and development	26,909	32,470
Staff recruitment expenses	158,616	410,953
NSSF contribution	360,720	173,640
Personal accident cover	-	5,401
Staff housing levy	201,014	106,175
Professional subscription	-	62,400
	19,447,006	18,194,128

5 GOVERNANCE COSTS

	Kes	Kes
Board allowances & travelling expenses	2,436,964	1,991,750
Board training & development	918,723	35,132
AGM expenses	2,003,976	1,146,072
Audit fees	212,538	198,738
Directors indemnity insurance	102,090	44,234
Hospitality	8,405	23,191
Shareholders expenses	3,001	250
Board Housing levy expense	37,296	10,641
Directors fees	493,777	493,777
	6,216,770	3,943,786

6 CURRENT TAX

Tax Payable b/f 2024	2,004,121	1,326,724
Tax charge for the year	3,089,688	4,284,722
Tax paid	(2,003,694)	(1,318,427)
Installment Tax Paid During the Year	(2,338,036)	(2,285,614)
Withholding Tax on Interest Income	(81,709)	(3,285)
Tax payable/(receivable) as at 31.12.2024	670,371	2,004,121

KIMISITU INVESTMENT COMPANY PLC**(A Public company limited by shares)****Notes to the Financial Statements for the Year ended 31st December 2024.****COMPUTER SOFTWARE ALLOWANCE**

	2024
	Kshs.
WDV AS AT 01.01.2024	530,694
ADDITIONS	-
	<u>530,694</u>
Allowance @ 20%	106,139
Total Allowance	-
WDV AS AT 31.12.2024	<u><u>424,555</u></u>

7 (i) NON-CURRENT ASSETS MOVEMENT SCHEDULE (see worksheet - PPE)**7 (ii) INTANGIBLE ASSETS****Computer software**

	2024	2023
	Kshs.	Kshs.
Cost		
At start of the year	530,694	663,367
Addition	-	-
At the end of the year	<u>530,694</u>	<u>663,367</u>
Amortisation		
Charge for the year	106,139	132,673
At the end of the year	<u>106,139</u>	<u>132,673</u>
Net book Value	<u><u>424,555</u></u>	<u><u>530,694</u></u>

8 NON-CURRENT ASSETS HELD FOR SALE**Asset Description**

Tulivu 2 Gardens (86 plots)	31,071,673	92,143,582
Ngelani (89 Plots)	39,441,154	39,441,154
Tulivu Gardens (11 plots)	2,806,516	10,290,558
Harmony Gardens (2 plots)	1,011,218	2,022,437
Mbuni Gardens (4 Plots)	1,590,145	2,120,194
Lukenya Silver Oak Gardens (22 Plots)	6,708,372	6,708,372
Kimisitu Olives 4 plots)	1,676,736	2,235,648
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 (2 plots)	748,004	748,004
Kitengela Milimani 2 (2 Plot)	932,403	932,403
Kiserian Phase 3 (3 Plots)	605,357	605,357
Baraka Gardens (2 plots)	1,023,984	1,023,984
Kitengela 1 (1 Plot)	301,717	301,717
Joska 3 (1 Plot)	228,324	228,324
Joska 1 (1 Plot)	212,957	212,957
Joska 4 (1 plot)	207,036	207,036
Sidai Gardens (1 plots)	592,741	3,556,443
Malili Breeze Gardens (29 plots)	13,984,009	-
	<u><u>107,079,694</u></u>	<u><u>166,715,508</u></u>

KIMISITU INVESTMENT COMPANY PLC

(A Public company limited by shares)

Report and Financial Statements for the Year Ended 31st December 2024

Notes to the Financial Statements for the Year Ended 31st december 2024

9 TRADE & OTHER RECEIVABLES

	2,024 Kes	2023 Kes
Tulivu Gardens	1,083,000	2,749,349
Harmony Gardens	695,000	2,808,729
Kimisitu Olives	-	2,418,700
Kitengela Milimani 1C	-	306,450
Kimuka Gardens	373,100	1,010,987
Baraka Gardens	235,000	413,000
Kitengela Milimani Project Contributions Receivables	1,098,545	1,098,545
Mbuni Gardens	84,000	114,000
Refundable deposits	1,191,984	528,984
Other debtors	294,795	193,770
Malili Breeze	1,685,999	-
Staff receivable	20,663	6,352
Tulivu 2 Gardens	13,747,881	8,681,950
Sidai Gardens	1,090,959	1,670,500
	21,600,927	22,001,317

10 CASH AND CASH EQUIVALENTS

Co-operative bank current account	3,335,972	3,581,932
KCB current account	3,313,489	2,214,390
Coop Bank Dollar Account (Kes)	-	10,969
Kimisitu sacco corporate account	2,071,137	193,335
Fixed deposit account	13,689,733	(0.05)
Mpesa holding control account	18,134	241,878
M-Pesa float	189,130	55,320
Cash in hand	3,940	17,477
Savings Account- Sacco NWD	1,898,260	699,215
	24,519,795	7,014,516

11 TRADE AND OTHER PAYABLES

Deferred income projects	12,931,843	13,930,715
Trade payables	5,449,564	23,119,504
Accrued Office Expenses	537,526	1,082,514
Accrued Expenses - Kitengela Milimani	9,004	9,004
Plot booking deposits	8,385,131	5,487,000
Accrued expenses - Tulivu gardens	3,363,433	3,659,383
Accrued expenses - Harmony gardens	1,819,468	1,957,718
Accrued expenses - Kitengela Milimani 1C	2,063,145	2,127,245
Accrued expenses - Kimuka gardens	1,079,917	1,176,398
Accrued expenses - Mbuni Gardens	1,286,897	1,388,053
Accrued expenses - Baraka Gardens, Komarock	1,389,308	1,396,028
Other payables	996,662	6,286,439
Accrued Expenses - Kitengela Milimani 2	-	(16,050)
Accrued Expenses - Kiserian Phase 3	-	(11,740)
Accrued expenses - Kitengela Milimani 1B	594,296	594,296
Accrued expenses - Lukenya Silver Oak	723,227	723,227
Accrued expenses - Nakuru Springs	-	662,702
Payroll control account	503,757	281,892
Accrued expenses - Kimisitu Olives	136,171	264,652
Accrued directors fees	509,799	509,799
	41,779,148	64,628,780

KIMISITU INVESTMENT COMPANY PLC**(A Public company limited by shares)****Report and Financial Statements for the Year Ended 31st December 2024****Notes to the Financial Statements for the Year Ended 31 December 2024**

	2,024	2023
	Kes	Kes
TRADE AND OTHER PAYABLES CONT...	41,779,148	64,628,780
Undetermined deposits	887,473	916,881
Rescource gardens - Payment for apartments	435,283	435,283
Rescource gardens - Unutilized marketing funds	430,647	430,647
Water connection fees	404,000	404,000
Accrued office expenses	-	1,082,514
Staff payroll cost - PAYE	377,317	187,752
Deferred income water	344,049	236,520
Sunset boulevard - marketing funds	26,595	26,595
Withholding vat payable	-	-
Staff payroll cost - NHIF	42,658	20,100
Housing fund levy	60,576	46,765
Lawyers Fees	25,420	48,000
Unpaid Dividends - 2014 & 2015	-	3,125
Staff payroll cost - NSSF	62,880	32,640
Accrued expenses - Katani	121,542	121,542
Pension payable control account	21,841	(4)
Accrued expenses - Kitengela Milimani 5	-	(22,000)
Accrued expenses - Kona Baridi	-	(150,991)
Accrued expenses - Ngelani	(2,714,742)	(2,290,614)
Provisions Sidai Gardens	1,065,712	1,943,838
Provisions Tulivu 2 Gardens	5,589,897	17,272,755
Project Provisions - Malili Breeze Project	3,152,822	-
Accrued Company Secretarial Services	92,800	-
Accrued Audit Fees	212,538	-
Wht Vat Payable.	3,125	-
	52,421,582	85,374,129
12 SHARE CAPITAL		
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		
At the start of the year	-	-
Issued during the year	-	-
As at the end of the year	-	-
13 PROPOSED DIVIDEND		
At the start of the year	714,179	560,074
Paid during the year	(7,807,183)	(5,845,895)
Adjustment - Balance	-	-
Proposed div during the year	8,000,000	6,000,000
	906,996	714,179
14 PRIOR YEAR ADJUSTMENTS	-	-

PROPERTY AND EQUIPMENTS

	Computers and Accessories Kes	Office & Other Equipment Kes	Furniture, Fittings & Equipment Kes	Buildings Kes	Motor Vehicle Kes	Land Kes	Total Kes
Cost as at 01.01.24	4,514,402	3,770,174	1,954,572	7,217,579	2,578,541	5,212,896	25,248,164
Additions	350,900	-	2,211,390	3,672,011	-	381,773	10,052,035
Disposals During the year	-	-	(204,952)	-	-	-	(204,952)
Cost as at 31.12.2024	4,865,302	3,770,174	3,961,010	10,889,589	2,578,541	9,030,630	35,095,247
Acc. dep. as at 01.01.24	3,592,280	1,710,339	1,318,480	1,402,691	2,078,654	-	10,102,445
Charge for the period	318,255	205,984	278,410	948,690	124,972	-	(141,571)
Acc. dep. as at 31.12.24	3,910,536	1,916,323	1,455,319	2,351,381	2,203,626	-	11,837,184
NBV as at 31.12.2024	954,766	1,853,852	2,505,691	8,538,208	374,915	9,030,630	23,258,062
NBV as at 31.12.2023	922,121	2,059,835	636,092	5,814,887	499,887	5,212,896	15,145,719

KIMISITU INVESTMENT COMPANY PLC
TAX COMPUTATION - 2024

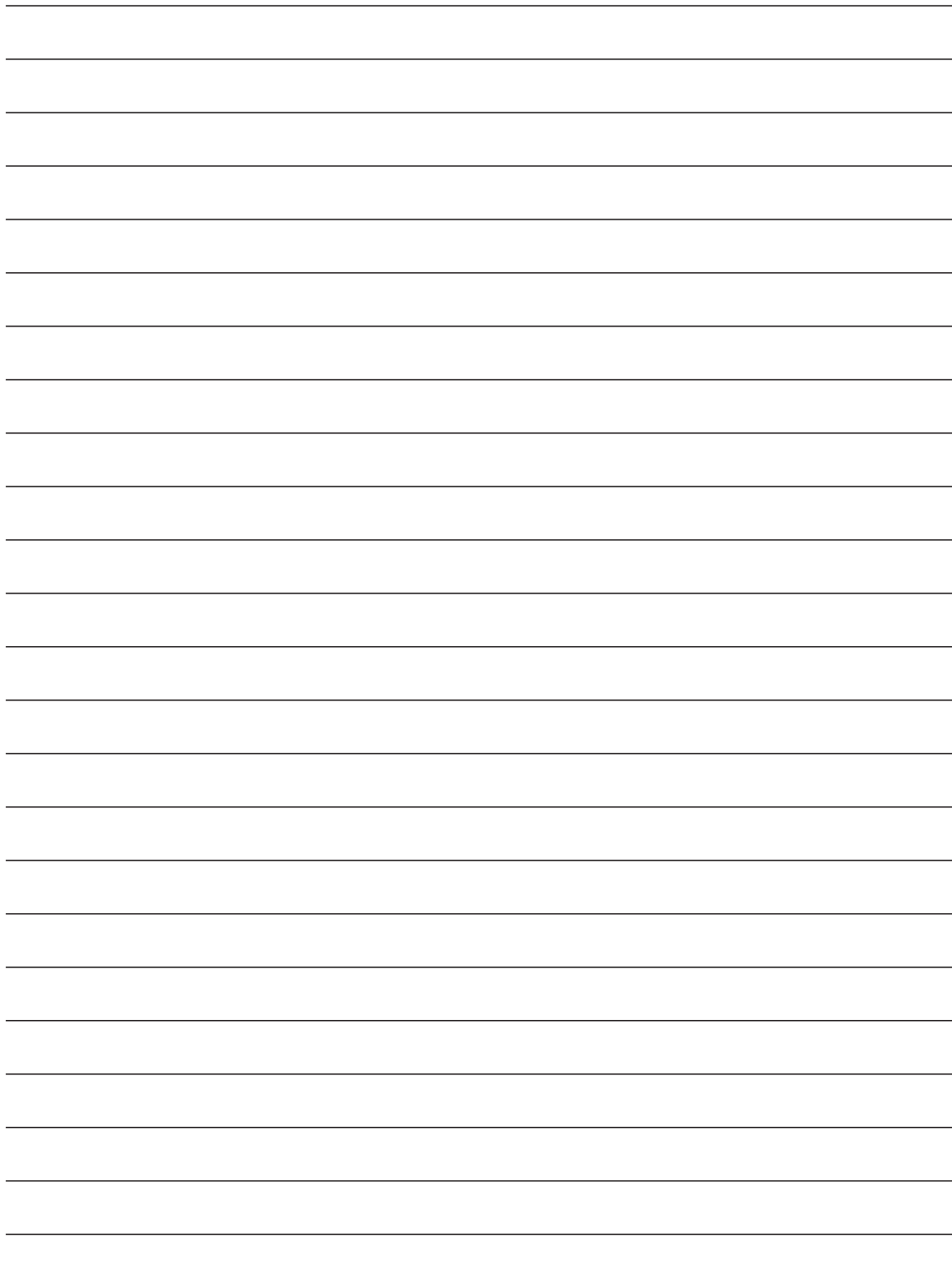
		2024	2023
PIN NO:	P051339151H	Kes	Kes
Net profit the year		9,872,769	13,412,332
Add Back Disallowable Expenses			
Pension	374,783		223,977
Depreciation	1,876,310		1,419,649
Amortisation	106,139		-
Loss on Disposal	51,409		132,673
		2,408,642	
Less Allowable Expenses			
Wear and Tear	(1,876,311)		(773,560)
Computer Software Allowance	(106,139)		(132,673)
Computer Software allowance Claimed	-	(1,982,449)	-
Adjusted Taxable Profit / (Loss)		10,298,962	14,282,395
Tax thereon @ 30%		3,089,688	4,284,719
Less:			
Tax Payable b/f 2024		2,004,117	1,326,724
Tax paid		(2,003,694)	(1,318,427)
Installment Tax Paid During the Year		(2,338,036)	(2,285,614)
Withholding Tax on Interest Income		(81,709)	(3,285)
Tax Payable/(Receivable) as at 31.12.2024		670,366	2,004,117

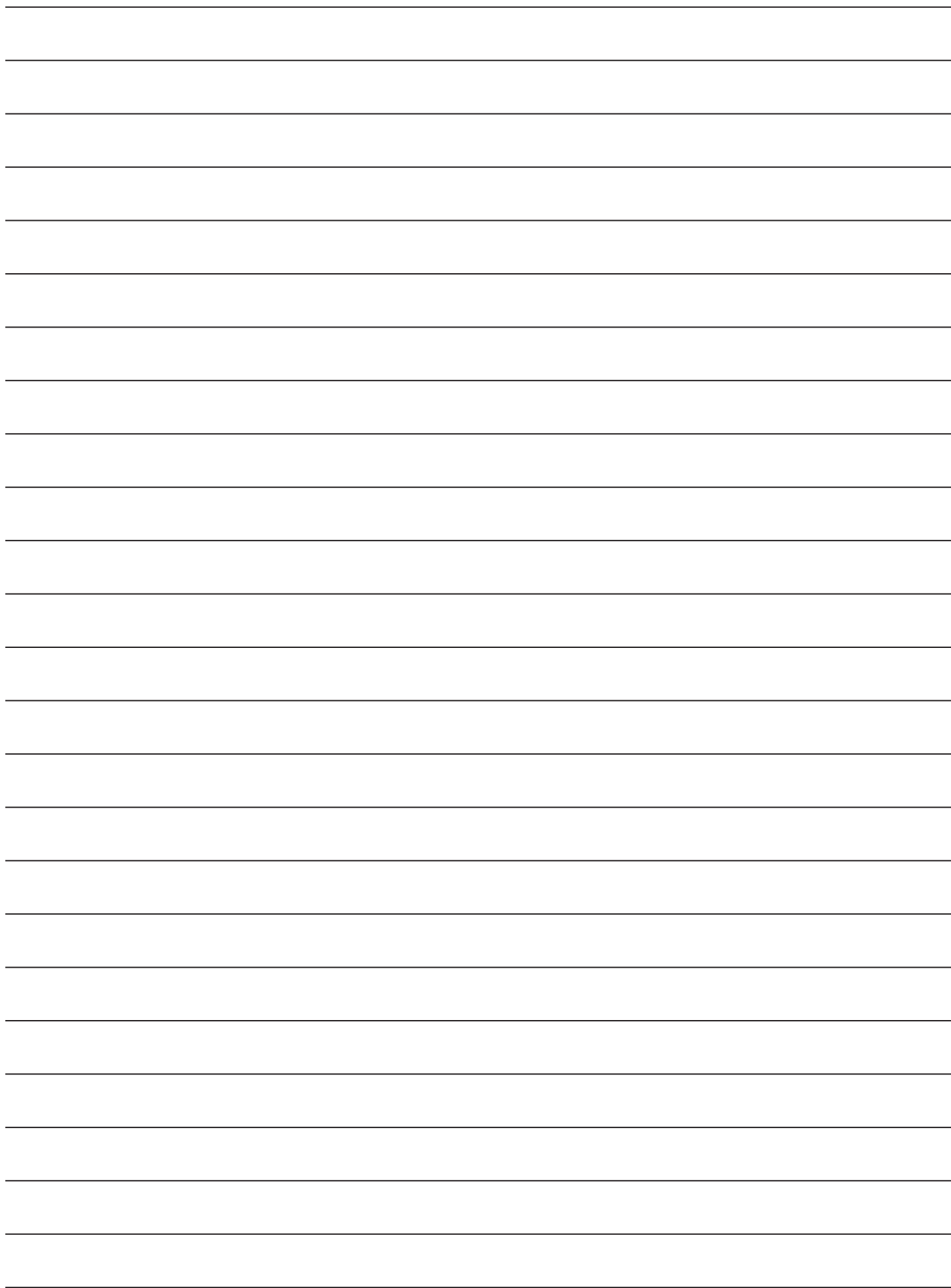
WEAR AND TEAR SCHEDULE

	Class A	Class B	Total
	25.0%	10.0%	
	Kes	Kes	Kes
W.D.V as at 1 January 2024	1,422,008	8,510,815	9,932,823
Additions	350,900	5,883,401	6,234,301
Disposals NBV	-	(63,381)	(63,381)
	1,772,908	14,330,835	16,103,743
Wear and tear allowance	(443,227)	(1,433,084)	(1,876,311)
W.D.V as 31 December 2024	1,329,681	12,897,752	14,227,433

SOFTWARE ALLOWANCE

	Kes
W.D.V as at 1 January 2024	530,684
Additions	-
	530,684
Allowance @ 20%	106,139
Additional Allowance	-
W.D.V as 31 December 2024	424,545







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ANNUAL REPORT AND FINANCIAL STATEMENTS

2024