

# Cytonn Investments Management Limited

Consolidated Annual Financial Statements for the 15 months period ended December 31, 2015



## KEY HIGHLIGHTS

Cytonn Investments is an independent investment management firm, with offices in Nairobi - Kenya and D.C. Metro - U.S. We are primarily focused on offering alternative investment solutions to individual high net-worth investors, global and institutional investors and Kenyans in the diaspora interested in the high-growth East-African region.

## Financial Performance

1. Strong balance sheet, with total assets of Kshs 6.5 billion and total equity of Kshs 3.6 billion
2. Group profit of Kshs 630.8 million
3. 14 real estate developments
4. Kshs 73 billion of projects under mandate, primarily in real estate

## Unique Franchise

1. Unrivalled capabilities through Cytonn Real Estate:
  - a. Fundraising
  - b. Joint Venture Structuring
  - c. Site Acquisition
  - d. Market Research
  - e. Project Management
  - f. Quality Assurance
  - g. Agency & Facilities Management
2. Structured products & high-yield solutions for our high net-worth investors
3. Private Equity investments in 4 key sectors:
  - a. Financial Services
  - b. Education
  - c. Technology
  - d. Renewable Energy
4. Cytonn Co-operative to provide members with access to attractive alternative investment opportunities
5. Diaspora platform to connect East-Africans in the diaspora to attractive investment opportunities in the region
6. Robust distribution platform for investment and real estate solutions
7. Presence in 3 regions – Africa, North America & Europe

## Community

1. Cytonn Entrepreneurs Hub (Cytonn e-Hub):

Training and mentorship programme for young and upcoming entrepreneurs that seeks to enhance knowledge and capabilities on how to start, develop and run successful enterprises.
2. Cytonn Young Leaders Programme (CYLP):

Cytonn's main talent pool; CYLP is training programme that exposes fresh university talent to the office environment and culture. We expose programme participants to challenging and fulfilling career options, with an emphasis on leadership and problem solving.

## INDEPENDENT AUDITOR'S REPORT

To the members of Cytonn Investments Management Limited & Subsidiaries

### Opinion

In our opinion, the consolidated annual financial statements present fairly, in all material respects, the financial position of Cytonn Investments Management Limited & Subsidiaries as at December 31, 2015, and its financial performance and its cash flows for the 15 months period then ended in accordance with International Financial Reporting Standards, and in the manner required by the Kenyan Companies Act, 2015 and Limited Liability Partnership Act of 2011.



Grant Thornton  
Kenya

## STATEMENT OF FINANCIAL POSITION AS AT DECEMBER 31, 2015

	GROUP	COMPANY
	Kshs	Kshs
<strong>Assets</strong>		
<strong>Non-Current Assets</strong>		
Property, plant and equipment	22,792,417	21,291,986
Investment property	5,756,259,819	-
Investments in subsidiaries	-	200,000
Investments in associates	10,736,600	10,736,600
	<strong>5,789,788,836</strong>	<strong>32,228,586</strong>
<strong>Current Assets</strong>		
Inventories	94,026,126	-
Trade and other receivables	97,089,424	129,248,232
Investments	528,304,889	30,236,572
Prepayments	3,312,051	-
Cash and cash equivalents	19,709,519	5,886,581
	<strong>742,442,009</strong>	<strong>165,371,385</strong>
<strong>Total Assets</strong>	<strong>6,532,230,845</strong>	<strong>197,599,971</strong>
<strong>Equity and Liabilities</strong>		
<strong>Equity</strong>		
Equity Attributable to Equity Holders of Parent		
Share capital	23,867,290	23,867,290
Accumulated profit	389,276,745	17,802,175
	<strong>413,144,035</strong>	<strong>41,669,465</strong>
Non-Controlling interest	3,229,808,278	-
<strong>Total Equity</strong>	<strong>3,642,952,313</strong>	<strong>41,669,465</strong>
<strong>Liabilities</strong>		
<strong>Non-Current Liabilities</strong>		
Land owners contribution	175,000,000	-
Borrowings	3,313,275	3,313,275
Other financial liabilities	431,307,502	-
	<strong>609,620,777</strong>	<strong>3,313,275</strong>
<strong>Current Liabilities</strong>		
Trade and other payables	187,793,626	82,689,481
Borrowings	1,934,758,039	1,029,160
Current tax payable	15,106,229	15,106,229
Unallotted share capital	53,792,361	53,792,361
Other liabilities	88,207,500	-
	<strong>2,279,657,755</strong>	<strong>152,617,231</strong>
<strong>Total Liabilities</strong>	<strong>2,889,278,532</strong>	<strong>155,930,506</strong>
<strong>Total Equity and Liabilities</strong>	<strong>6,532,230,845</strong>	<strong>197,599,971</strong>

## STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Kshs	Kshs
Revenue	185,704,917	144,273,112
Cost of sales	(18,922,644)	-
<strong>Gross profit</strong>	<strong>166,782,273</strong>	<strong>144,273,112</strong>
Other income	59,064,923	2,389,125
Operating expenses	(214,645,530)	(113,061,388)
<strong>Operating profit</strong>	<strong>11,201,666</strong>	<strong>33,600,849</strong>
Investment revenue	26,337,509	780,407
Fair value adjustments	611,437,265	-
Finance costs	(4,206,735)	(2,579,399)
<strong>Profit before taxation</strong>	<strong>644,769,705</strong>	<strong>31,801,857</strong>
Taxation	(13,999,682)	(13,999,682)
<strong>Profit for the 15 months period</strong>	<strong>630,770,023</strong>	<strong>17,802,175</strong>
Other comprehensive income	-	-
<strong>Total comprehensive income for the 15 months period</strong>	<strong>630,770,023</strong>	<strong>17,802,175</strong>
<strong>Profit attributable to:</strong>		
Owners of the parent	389,276,745	17,802,175
Non-controlling interest	241,493,278	-
	<strong>630,770,023</strong>	<strong>17,802,175</strong>
<strong>Total comprehensive income attributable to:</strong>		
Owners of the parent	389,276,745	17,802,175
Non-controlling interest	241,493,278	-
	<strong>630,770,023</strong>	<strong>17,802,175</strong>