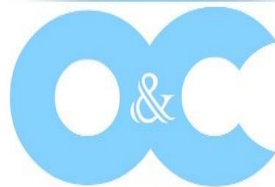




KENYA PORTS AUTHORITY PENSION SCHEME

**ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE ENDED
YEAR 31 DECEMBER 2025**



Obiria and Company
Certified Public Accountants

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SCHEME INFORMATION

TRUSTEES

- : Mr. Justus Omae Nyarandi (Appointed 12 May 2023)
- : Mr. David Bonyi (Appointed 1st January 2021)
- : Ms. Catherine Wangari (Appointed 12 May 2023)
- : Mr. Emmanuel Kibet Kirui (Appointed 30th July 2025)
- : Mr. Francis Tsuma (Appointed 12 May 2023)
- : Mr. Ferdinand K. Malumbo (Elected 30 November 2023)
- : Ms. Violet M.O. Mugambi (Elected 30 November 2023)
- : Ms. Susan W.K. Leli (Elected 30 November 2023)
- : Mr. Ahmed Ali Muktar-Appointed May 2025
- : Ms. Caroline Maina Njoki (Retired 2025)

CUSTODIAN

- : Kenya Commercial Bank Nominees Limited
- : C/O Kenya Commercial Bank Limited
- : P. O. Box 30664 - 00100
- : Nairobi

EMPLOYER/SPONSOR

- : Kenya Ports Authority
- : P. O. Box 95009 - 80104
- : Mombasa

SCHEME ADMINSTRATOR

- : Bernard Kibet
- : Keny Ports Authority Pension Scheme
- : Old Cannon Towers, 7th floor
- : Moi Avenue
- : P. O. Box 1019 - 80100
- : Mombasa

SECRETARY

- : Vincent Makaya Oweya
- : Kenya Ports Authority Pension Scheme
- : P. O. Box 1019 - 80100
- : Mombasa

ACTUARY

- : Ruparelia Consultants Limited
- : P.o Box 80234-80100
- : Mombasa

FUND MANAGERS

1. GenAfrica Asset Managers Limited
14 Riverside Business Park
P.O. Box 79217 - 00200
GPO Nairobi
2. African Alliance Kenya Asset Management Ltd
4th Floor, Kenya RE Towers, upperhill
P.O Box 27639-00606 NAIROBI

INDEPENDENT AUDITOR

- : Obiria & Co.
- : Certified Public Accountants
- : P. O. Box 282 - 80100
- : Mombasa

SCHEME INFORMATION (CONTINUED)

REGISTERED OFFICE

: Kenya Ports Authority Pension Scheme
: Old Cannon Towers, 7th Floor
: Moi Avenue
: P. O. Box 1019 - 80100
: Mombasa

BANKERS

- | | |
|---|---|
| 1. Citibank N. A.
P. O. Box 83615 - 80100
Mombasa | 2. KCB Bank Kenya Limited
P. O. Box 90254 - 80100
Mombasa |
| 3. Stanbic Bank Kenya Limited
P. O. Box 90131 - 80100
Mombasa | |

LAWYERS

1. M/s Lumatete Muchai & Company
2. M/s Miller and Company Advocates
3. M/s MMC Africa Law
4. M/s Munyithya Mutugi Umara & Muzna Advocates
5. M/s Nyiha Mukoma & Company
6. M/s Robson Harris & Company
7. M/s Kaplan & Stratton Advocates
8. M/s M/s J P Ngoya & Associates Advocates
9. M/s Cootow & Company Advocates

REPORT OF THE TRUSTEES

The trustees present their report together with the audited financial statements for the Kenya Ports Authority Pension Scheme (the "scheme") for the year ended 31 December 2025.

ESTABLISHMENT, NATURE, AND STATUS OF THE SCHEME

The scheme was established, and is governed by a trust deed with effect from 1 January 1998. It is a defined benefit scheme and provides, under the rules of the scheme, retirements benefits for the staff of Kenya Ports Authority. It is a tax exempt (92291B/1765) approved scheme under the Income Tax Act and is registered with the Retirement Benefits Authority. Employees contribute to the fund at the rate of 7.5% (2024: 7.5%) of their respective pensionable salaries. The employer contributes at rates based on periodic advice of the actuary. The employer's current contribution rate is 14.7% (2024: 14.7%) of employees' pensionable salaries.

SCHEME MEMBERSHIP	2025 Number	2024 Number
Total Members		
Contributing members	209	209
Non-contributing members	2,340	2,340
Pensioners	4,430	4,405
Pension beneficiaries	1,702	1,860
	8,681	8,764
Contributing members		
At start of year	209	305
Reinstatements	1	1.00
Less: Retired with pension	(89)	(98)
Died in service	(1)	-
Other secessionists	(9)	1
At end of year	111	305
Pensioners and pension beneficiaries		
At start of year	6,090	5,983
Add: Contributing members who retired	196	209
Widows, widowers and dependants pension becoming payable	142	158
Less: Ceased pensions	(238)	(260)
At end of year	6,190	5,983
	2025	2024
FINANCIAL REVIEW	Shs	Shs
Net assets		
At start of year	17,181,856,936	17,418,625,097
Increase / Decrease in net assets during the year	(169,601,416)	(236,768,168)
At end of year	17,012,255,527	17,181,856,936

REPORT OF THE TRUSTEES (CONTINUED)

INVESTMENT OF FUNDS

Under the terms of their appointment the fund managers GenAfrica Asset Managers & African Alliance Asset Management Limited are responsible for the investment of funds. The overall responsibility for investment and performance of funds lies with the trustees.

ACTUARIAL POSITION

The last actuarial valuation was carried out as at 31 December 2024 in 2025 by Actuarial Services EA Limited, an independent firm of actuaries, using the attained age method. According to the valuation at that date, the actuarial present value of promised benefits was as follows:

	2024	2023
	Shs '000,000	Shs '000,000
Vested benefits	13,627	12,366
Non vested benefits	<u>12,574</u>	<u>13,777</u>
Total	<u><u>26,201</u></u>	<u><u>26,143</u></u>

The fair value of the net assets available for benefits was Shs 17,182 (2023 :Shs 17,419) billion resulting in a deficit of Shs 9,020 (2023 :Shs 8,724) billion

The sponsor commissions an actuarial valuation on an annual basis as agreed with the Retirement Benefits Authority (RBA) although the RBA requires an actuarial valuation at least once in every three years.

REMEDIAL PLAN

A remedial plan to reduce the actuarial deficit has been agreed upon between the trustees, the employer and the Retirement Benefits Authority.

REPORT OF THE TRUSTEES (CONTINUED)

TRUSTEES

The trustees who held office to the date of this report are shown on page 1.

EXPENSES

The scheme meets all its expenses.

TAXATION

Kenya Ports Authority Pension Scheme has been approved by Kenya Revenue Authority and is exempt from income tax on its investment income.

INDEPENDENT AUDITOR

The scheme's auditor, Obiria & Co.(CPA) were appointed on 1/01/2025 for a period of three years.

BY ORDER OF THE BOARD OF TRUSTEES



TRUSTEE
MOMBASA

24th March 2026

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Kenyan Retirement Benefits Act requires the Trustees to prepare financial statements for each financial year which show a true and fair view of the financial transactions of the Scheme for the year and of disposition at year end of its assets and liabilities. It also requires the Trustees to ensure that the Scheme keeps proper accounting records which disclose with reasonable accuracy at any time the financial position of the Scheme. They are also responsible for safeguarding the assets of the Scheme.

The Trustees are responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards and in the manner required by the Kenyan Retirement Benefits Act, and for such internal controls as Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatements, whether due to fraud or error. They are also obligated to send to the members a summary of its audited financial accounts together with the members' benefits statements


The Trustees accept responsibility for the annual financial statements, which have been prepared using appropriate accounting policies supported by reasonable and prudent judgments and estimates, in conformity with International Financial Reporting Standards and the Scheme's rules. The Trustees are of the opinion that the financial statements give a true and fair view of the financial affairs of the Scheme and of its operating results. The Trustees further accept responsibility for the maintenance of accounting records which may be relied upon in the preparation of financial statements, as well as adequate systems of internal financial control.

The Trustees certify that, to their best knowledge and belief, the information furnished to the auditor for the purpose of the audit was correct and complete in every respect.

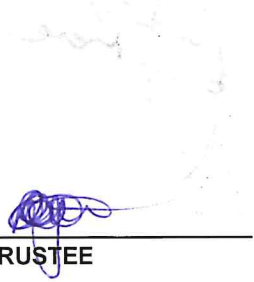
Nothing has come to the attention of the Trustees to indicate that the Scheme will not remain a going concern at least the next twelve months from the date of this statement.

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

Approved by the board of trustees on **24th March 2026** and signed on its behalf by:



TRUSTEE



TRUSTEE

CORPORATE GOVERNANCE STATEMENT

TRUSTEES IN OFFICE

Trustees who were in office during the year were as follows:-

Name of Trustee	Age	Category of Trustee	Gender	Certified	Qualification	Other board membership
Omae Nyarandi	57	Nominated	Male	Yes	Master of Business Administration, (Strategic Management)	Director General Kenya Maritime Authority
David Bonyi	64	Nominated	Male	Yes	Master of Laws (LLM)	None
Ferdinand Malumbo	61	Elected	Male	Yes	HND. Clinical Medicine & Surgery (Orthopaedics & Trauma)	None
Violet Mugambi	60	Elected	Female	Yes	PHD. In Arts in Counselling	None
Emmanuel Kibet Kirui	35	Nominated	Male	Yes	Advocate, High Court of Kenya, Bachelor of Laws (LLB)	Joint Secretary to Tribunal, Board Director KPA
Francis Tsuma Leli	51	Nominated	Male	Yes	Masters of Business Administration, (Strategic Management)	None
Catherine Wangari	53	Nominated	Female	Yes	MSC Human Resource Management	None
Susan W.K. Leli	67	Elected	Female	Yes	Degree in Office Management and Administration (Ongoing), Diploma in Leadership Management	None
Ahmed Ali Muktar	44	Nominated	Male	No	Master's in policy and management (Ongoing) Bachelor of Science degree in Computer Science	Director Kenya Ports Authority

BOARD COMMITTEES

The Scheme has the following sub-committees in place with terms of reference clearly defined to facilitate decision making of the Board in the

STANDING COMMITTEES

- 1.Finance & Investment Committee
- 2.Audit & Risk Committee
- 3.Administration & Communication Committee
- 4.Project Implementation Committee

The above sub-committees meet regularly to deliberate on issues that fall under their mandate.

MEETINGS HELD

The Board of Trustees held 8 meetings during the year ending the 31st December 2025

The meetings were held on the dates set out hereunder:-

Type of Meeting	Number held	Dates
Regular Board	4	24/03/2025,03/06/2025,27/08/2025,17/12/2025
Special Board	4	24/04/2025, 22/04/2025,27/05/2025,13/08/2025

CORPORATE GOVERNANCE STATEMENT (CONTINUED)

MEETINGS HELD (cont'd)

The number of Board and Committee meetings held during the year and attendance by individual Trustees is summarized in the schedule below:

Name of Trustee	Meeting type	Attendance		
		No	Out of	%
Justus Nyarandi	Regular Board	4	4	100%
	Special Board	3	4	75%
David Bonyi	Regular Board	3	4	75%
	Special Board	4	4	100%
	Administrative Committee	4	4	100%
	Finance and Investment	6	6	100%
Susan Leli	Regular Board	4	4	100%
	Special Board	4	4	100%
	Audit & Risk	2	2	100%
	Finance and Investment	6	6	100%
Ahmed Muktar	Regular Board	3	4	75%
	Special Board	2	4	50%
	Audit & Risk	1	2	50%
	Administrative Committee	1	4	25%
Ferdinand Malumbo	Regular Board	4	4	100%
	Special Board	4	4	100%
	Audit & Risk	2	2	100%
	Project Implementation	4	4	100%
Violet Mugambi	Regular Board	4	4	100%
	Special Board	4	4	100%
	Finance and Investment	6	6	100%
	Administrative Committee	4	4	100%
Catherine Wangari	Regular Board	3	4	75%
	Special Board	3	4	75%
	Administrative Committee	4	4	100%
	Project Implementation	4	4	100%
Francis Tsuma	Regular Board	4	4	100%
	Special Board	4	4	100%
	Finance and Investment	6	6	100%
	Project Implementation	4	4	100%
Emmanuel Kibet	Regular Board	2	4	50%
	Special Board	2	4	50%
	Finance and Investment	2	6	33%
	Project Implementation	1	4	25%
Caroline Maina	Regular Board	0	4	0%
	Special Board	0	4	0%
	Audit & Risk	1	2	50%
	Administrative Committee	1	4	25%

CORPORATE GOVERNANCE STATEMENT (CONTINUED)

FIDUCIARY RESPONSIBILITY STATEMENT

The Board of Trustees is the governing body of the Kenya Ports Authority Pension Scheme and is responsible for the corporate governance of the scheme.

The Trustees are responsible for ensuring that the administration of the scheme is conducted in the best interests of the scheme's members and the sponsor. To achieve this, the Trustees embraced their fiduciary responsibility by:

- a) Acting honestly and did not improperly use inside information or abuse their position.
- b) Exercising the highest degree of care and diligence in the performance of their duties that a reasonable person in a like position would exercise in the circumstances; and
- c) Performing their duties with the requisite degree of skill.

The scheme has complied with the laws, regulations and guidelines that govern retirement benefits schemes and the scheme's business operations.

The Trustees have ensured that the fund manager has carried out all scheme investments and that all scheme assets and funds are held by the custodian.

RESPONSIBLE CORPORATE CITIZENSHIP

The scheme has participated in socially responsible investments and operations and has not been involved in any activity that may undermine the well-being of the sponsor, members, or the community in which it operates.

KEY OUTCOMES

The Board of Trustees seeks to achieve the following:

- a) Building trust with the members and sponsor of the scheme so that they are satisfied with the administration of the scheme;
- b) Supporting innovation and developing solutions that meet the members' and sponsor's needs;
- c) Ensuring that the scheme's administrative processes remain transparent and accessible to members and the sponsor; and
- d) Ensure that the nomination of Trustees to the Board is staggered to achieve continuity.

CORPORATE GOVERNANCE STATEMENT (CONTINUED)

KEY OUTCOMES (cont'd)

The Board of Trustees will measure the progress towards these outcomes through quarterly reports and feedback to the sponsor.

ANNUAL GENERAL MEETING (AGM)

The Board of Trustees held the annual general meeting on the 07th of November 2025 at Kisumu Region, at which 410 members attended, making up 0.06 % of scheme members eligible to attend the meeting. The board adequately addressed the members. The low turn out was due to rotational AGM in Kisumu region since majority of Members are domiciled in Mombasa.

No.	Number of Attendees	No of people eligible to attend	Percentage
1	410	6,981	0.06%

MEMBERS' SENSITIZATION

Activities	Date held	No. of members who attended	Remarks
Annual General Meeting	17-11-25	410	Attendance were pensioners for Nyanza and Western Region since it was a rotational AGM to accommodate Pensioners for those Regions.
Retirement Planning Training	1. 16th-18th July 2025 2. 23rd- 25th July 2025 3. 29th-31st July 2025-Lamu 4. 6th-8th August 2025 5. 3rd-5th Sept 2025-Nairobi 6. 10th-12th Sept 2025	501	The training was held jointly with DC Scheme

During the sensitization forums, members were educated on the following: roles and responsibilities of members, complaints portal, changes in Retirement Act & Regulations.

TRUSTEES REMUNERATION

During the year under review, the Trustees were paid a gross sum of **Kshs.2,120,000.00**. The payments complied with the scheme's Trustees remuneration policy.

BOARD OF TRUSTEES EVALUATION

The board and individual Trustees undertook board evaluation in the year under review. The board review process was facilitated externally, and the process took the form of both interviews and questionnaire. The board was rated 96%.

In summary the board as an entity achieved an above average performance characterized by the Trustees promoting a positive image of the Scheme. Factors contributing to the performance include:-

- a) The Legal Instruments of the Scheme provides the Scheme with an effective process to nominate and select new Board Trustees.
- b) The Board's composition reflects the diversity of background, expertise, and other resources needed by the Scheme.
- c) The Scheme's management provides new Board of Trustees with a comprehensive orientation to the Scheme's services.
- d) The Scheme's establishing Act regarding the length of Board service and rotation of Board trustees ensures necessary leadership and synergy.
- e) The frequency of Board meetings is appropriate for the responsible discharge of the Board's responsibilities.

CORPORATE GOVERNANCE STATEMENT (CONTINUED)

BOARD OF TRUSTEES EVALUATION (cont'd)

- f) The frequency of Board meetings is appropriate for the responsible discharge of the Board's responsibilities.

- g) The size of the Board of Trustees is appropriate for effective governance of the Scheme and most Board of Trustees are actively engaged in work of the Scheme.

- h) Each appointed committee and task force has a stated purpose and work plan. Trustees come to meetings prepared

Signed:.....

Dated:24th March 2026

**OMAЕ NYARANDI
CHAIRPERSON**

**REPORT OF THE INDEPENDENT AUDITOR
TO THE MEMBERS OF KENYA PORTS AUTHORITY PENSION SCHEME****Opinion**

We have audited the accompanying financial statements of Kenya Ports Authority Pension Scheme set out on pages 14 to 36 which comprise the statement of net assets available for benefits as at 31 December 2025 and the statement of changes in net assets available for benefits, statement of cash flows for the year then ended, and notes to the financial statements, 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 scheme as at 31 December 2025, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards and the requirements of the Retirement Benefits Act, 1997 and the scheme's trust deed.

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' audit of the financial statements in Kenya, and we have fulfilled our other 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.

Emphasis of matter:**a) Project balances**

Included in receivables and payables are amounts of **Shs 1,585,859,485** and **Shs 48,219,678** respectively relating to completed property development projects undertaken by the scheme.

b) Actuarial deficit

We draw your attention to Note 21 in the notes to the financial statements which indicates that there was an actuarial deficit of **Shs 9.020** billion as at 31 December 2024.

A remedial plan to reduce the actuarial deficit has been agreed upon between the trustees, the employer and the Retirement Benefits Authority.

c) Non-compliance with Retirement Benefits Act investment guidelines

We draw your attention to Note 18 to the financial statements which indicates that investment in investment property is more than that stipulated in the Retirement Benefits Act.

d) Expired lease of leasehold property

We draw your attention to Note 8 to the financial statements which indicates the value of investment in investment property in a sum of **Shs 9,300,830,000**. Included in the amount is **Shs 128,700,000** relating to Property No. **Mombasa/Block/XXI/64** whose lease has expired.

Our opinion is not qualified in respect of this matters.

Other information

The trustees are responsible for the other information. The other information comprises the report of the trustees' but 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 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.

**REPORT OF THE INDEPENDENT AUDITOR
TO THE MEMBERS OF KENYA PORTS AUTHORITY PENSION SCHEME (CONTINUED)**

Responsibilities of Trustees for the Financial Statements

The trustees are responsible for the preparation of financial statements that give a true and fair view in accordance with International Financial Reporting Standards and the Retirement Benefits Act 1997, and for such internal control as management determines 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 trustees are responsible for assessing the Scheme'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 trustees either intend to liquidate the Scheme or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Scheme's financial reporting process.

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 ISAs 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.

As part of an audit in accordance with ISAs, we exercise professional judgment 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 scheme's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.
- Conclude on the appropriateness of the trustee'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 scheme'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 our auditor's report. However, future events or conditions may cause the scheme 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.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguard

The engagement partner responsible for the audit resulting in this independent auditor's report is CPA Gideon Obiria P/No. 2157



**For and on behalf of:
Obiria & Co.
Certified Public Accountants
Mombasa**

27th March 2025



UNIQUE CODE: 78751260409

STATEMENT OF CHANGES IN NET ASSETS AVAILABLE FOR BENEFITS

	Notes	2025 Shs	2024 Shs
Income from dealings with members			
Contributions received in the year	2.	1,286,002,720	1,259,780,743
Outgoings from dealings with members			
Benefits payable and paid	3.	(2,815,451,776)	(2,754,759,630)
Net reduction from dealings with members			
		(1,529,449,056)	(1,494,978,887)
Returns on investments			
Investment income	4.	711,673,329	698,541,750
Gain/(loss) on disposal of financial assets	5.(i)	341,271,086	(107,989,549)
Gain/(loss) on disposal of investment property	5.(ii)	(15,844,400)	18,850,000
Fair value gain / (loss) on investment properties	8	-	-
Changes in fair value of plan assets	5.(ii)	534,372,466	834,454,191
Investment management expenses	6.	(27,581,712)	(10,766,283)
Net return on investments			
		1,543,890,768	1,433,090,109
Administrative expenses	7.	(184,043,128)	(174,879,390)
(Decrease)/increase in net assets for the year			
		(169,601,416)	(236,768,168)
Net assets available for benefits			
At start of year		17,181,856,936	17,418,625,097
(Decrease)/increase		(169,601,416)	(236,768,168)
At end of year			
		17,012,255,525	17,181,856,936

The notes on pages 17 - 36 form an integral part of these financial statements.

Report of the independent auditor - pages 12 - 13.

STATEMENT OF NET ASSETS AVAILABLE FOR BENEFITS

		As at 31 December	
	Notes	2025 Shs	2024 Shs
Assets			
Investment properties	8.	9,300,830,000	9,459,830,000
Motor vehicle and equipments	9.	8,957,700	22,710,455
Assets classified as held for sale	10.	592,500,000	1,353,700,000
Plan investments	11.	5,462,356,016	4,957,267,281
Intangible assets	12.	31,671,096	33,897,090
Receivables and accrued income	13.	2,008,842,615	2,232,612,184
Cash and cash equivalents	14.	48,129,827	113,876,811
Total assets		17,453,287,255	18,173,893,822
Less: Liabilities			
Payables and accrued expenses	15	441,031,734	992,036,890
Net assets available for benefits		17,012,255,525	17,181,856,936

The financial statements on pages 14 to 36 were approved and authorised for issue by the Board of Trustees on 24th March 2026 and were signed on its behalf by:



TRUSTEE



TRUSTEE

The notes on pages 17 - 36 form an integral part of these financial statements.

Report of the independent auditor - pages 12 - 13.

STATEMENT OF CASH FLOWS

	Notes	2025 Shs	2024 Shs
Operating activities			
Reconciliation of decrease in net assets to cash from operating activities:			
Decrease in net assets (excluding fair value changes)		(703,973,882)	(963,232,253)
Adjustments for:			
Depreciation of motor vehicles and equipment	7.	15,859,735	15,709,783
Amortisation of intangible assets		4,425,994	4,409,118
Gain/(loss) on disposal of investment property		15,844,400	18,850,000
Gain/(loss) on revaluation of investment property		-	-
(Gain)/loss on disposal of financial assets	5.(i)	(341,271,086)	(107,989,549)
		(1,009,114,838)	(1,032,252,901)
Changes in:			
Receivables and accrued income		(122,648,100)	(53,406,794)
Payables and accrued expenses		(27,842,913)	(34,643,962)
Net cash used in operating activities		(1,159,605,851)	(1,120,303,657)
Investing activities			
Cash paid for purchase of PPE	9.	(2,106,981)	(995,859)
Proceeds from development Projects		346,712,200	212,222,992
Cash paid for purchase of intangible asset	12.	(2,200,000)	-
Purchase of plan assets	11.	(778,902,178)	(26,828,754)
Proceeds from sale of investment property		297,006,814	664,825,974
Proceeds from sale/maturity of financial assets	5.(i)	689,079,686	763,288,246
Net cash from investing activities		549,589,541	1,612,512,599
Decrease in cash and cash equivalents		(610,016,310)	492,208,943
Movement in cash and cash equivalents			
At start of year		815,499,969	323,291,026
Increase (decrease)		(610,016,310)	492,208,943
At end of year	14.	205,483,098	815,499,969

The notes on pages 17 - 36 form an integral part of these financial statements.

Report of the independent auditor - pages 12 - 13.

NOTES

1. MATERIAL 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

The financial statements have been prepared under the historical cost convention, except as indicated otherwise below and are in accordance with International Financial Reporting Standards (IFRS), Retirement Benefits Act, 1997 as amended, and with the Retirement Benefits (Occupational Retirement Benefit Schemes) Regulations, 2000. Historical cost convention is generally based on the fair value of the consideration given in exchange of assets. Fair value is the price to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or liability, the scheme takes into account the characteristics of the asset or liability if market participants would take those characteristics into when pricing the asset or liability at the measurement date.

In addition, for financial reporting purposes, fair value measurements are categorised into level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The financial statements summarise the transactions of the scheme and deal with the net assets available for benefits disposal of the trustees. They do not take account of obligations to pay pensions and benefits that fall due after the end of scheme year.

These financial statements are presented in Kenyan Shillings (Shs), rounded to the nearest thousand. The measurement applied is the historical cost basis, except where otherwise stated in the accounting policies.

Going concern

The financial performance of the scheme is set out in the trustees' report and in the statement of changes in net assets available for benefits. The financial position of the scheme is set out in the statement of net assets available for benefits. Disclosures in respect of risk management are set out in note 23.

Based on the financial performance and position of the scheme and its risk management policies, the trustees are of the opinion that the scheme is well placed to continue in business for the foreseeable future and as a result the financial statements are prepared on a going concern basis.

New and amended standards adopted by the scheme

A number of new and revised Standards and Interpretations have been adopted in the current year. Their adoption has had no material impact on the amounts reported in these financial statements.

NOTES (CONTINUED)

1. MATERIAL ACCOUNTING POLICIES (CONTINUED)

a) Basis of preparation (continued)

New standards, amendments and interpretations issued but not effective

At the date of authorisation of these financial statements the following Standards and Interpretations which have not been applied in these financial statements were in issue but not yet effective for the year presented:

- Amendments to IAS 40 'Transfers of Investment Property' (issued in December 2017) that are effective for annual periods beginning on or after 1 January 2018, clarify that transfers to or from investment property should be made when, and only when, there is evidence that a change in use of property has occurred.
- Amendment to IFRS 1 (Annual Improvements to IFRSs 2014–2016 Cycle, issued in December 2016) that is effective for annual periods beginning on or after 1 January 2018, deletes certain short-term exemptions and removes certain reliefs for first-time adopters.
- IFRS 9 'Financial Instruments' (issued in July 2014) will replace IAS 39 and will be effective for annual periods beginning on or after 1 January 2018. It contains requirements for the classification and measurement of financial assets and financial liabilities, impairment, hedge accounting and de-recognition.

In respect of financial liabilities, the most significant effect of IFRS 9 where the fair value option is taken will be in respect of the amount of change in fair value of a financial liability designated as at fair value through profit or loss that is attributable to changes in the credit risk of that liability is recognised in other comprehensive income (rather than in profit or loss), unless this creates an accounting mismatch.

In respect of impairment of financial assets, IFRS 9 introduces an "expected credit loss" model based on the concept of providing for expected losses at inception of a contract.

In respect of hedge accounting, IFRS 9 introduces a substantial overhaul allowing financial statements to better reflect how risk management activities are undertaken when hedging financial and non-financial risks.

- IFRS 15 'Revenue from Contracts with Customers' (issued in May 2014) effective for annual periods beginning on or after 1 January 2018, replaces IAS 11 'Construction Contracts', IAS 18 'Revenue' and their interpretations (SIC-31 and IFRIC 13,15 and 18). It establishes a single and comprehensive framework for revenue recognition based on a five-step model to be applied to all contracts with customers, enhanced disclosures, and new or improved guidance.
- IFRS 16 'Leases' (issued in January 2016) effective for annual periods beginning on or after 1 January 2019, replaces IAS 17 'Leases', IFRIC 4 'Determining whether an Arrangement Contains a Lease' and their interpretations (SIC-15 and SIC-27). IFRS 16 establishes principles for the recognition, measurement, presentation and disclosure of leases, with the objective of ensuring that lessees and lessors provide relevant information that faithfully represents those transactions.
- The trustees expect that the future adoption of IFRS 9 may have a material impact on the amounts reported. However, it is not practicable to provide a reliable estimate of the effects of the above until a detailed review has been completed. The trustees do not expect that adoption of the other standards and interpretations will have a material impact on the financial statements in future periods. The scheme plans to apply the changes above from their effective dates noted above.

NOTES (CONTINUED)

b) Key sources of estimation uncertainty

In the application of the accounting policies, the trustees are required to make the judgments, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other relevant factors. Such estimates and assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively.

In the application of the accounting policies, the trustees are required to make the judgments, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other relevant factors. Such estimates and assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively.

The trustees have made the following assumptions that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

- **Impairment of receivables and accrued income**- the scheme reviews their portfolio of receivables on an annual basis. In determining whether receivables are impaired, the management makes judgement as to whether there is any evidence indicating that there is a measurable decrease in the estimated future cashflows expected.

- **Fair value measurement and valuation process** - In estimating the fair value of an asset or a liability, the trustees uses market-observable data to the extent it is available. Where level 1 inputs are not available, the trustees makes use of financial models or engages third party qualified values to perform the valuation and provide inputs to the model.

c) Significant judgements made by management in applying the scheme's accounting policies

Trustees have made the following judgements that are considered to have the most significant effect on the amounts recognised in the financial statements:

- **Held to maturity financial assets** - The trustees have reviewed the scheme's held to maturity financial assets in the light of its capital maintenance and liquidity requirements and have confirmed the scheme's positive intention and ability to hold those assets to maturity.

d) Contributions receivable

Current service and other contributions are accounted for in the period in which they fall due.

e) Benefits payable

Pensions and other benefits payable are accounted for in the period in which they fall due.

f) Income from investments

i) Interest income is recognised for all interest bearing instruments on a accrual basis. Interest income includes coupons earned on fixed income investments and accrued discounts and premium on treasury bills and other discounted instruments.

ii) Dividends are recognised as income in the period in which the right to receive payment is established.

iii) Rental income is recognised in the period in which it is earned.

NOTES (CONTINUED)

1. MATERIAL ACCOUNTING POLICIES (CONTINUED)

g) Translation of foreign currencies

Transactions in foreign currencies during the year are converted into Kenya Shillings (the functional currency), at rates ruling at the transaction dates. At the end of each reporting period, items denominated in foreign currencies are retranslated at the rates prevailing at that date.

Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statements of changes in net assets available for benefits.

h) Motor vehicle and equipments

All motor vehicle and equipments are initially recorded at cost and thereafter stated at historical cost less depreciation. Historical cost comprises expenditure initially incurred to bring the asset to its location and condition ready for its intended use.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost can be reliably measured. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged to the income statement during the financial period in which they are incurred.

Depreciation is calculated on the straight line basis to write down the cost of each asset, to its residual value over its estimated useful life using the following annual rates:

Motor vehicle	- over 4 years
Computer and equipments	- over 5 years

The assets residual values and useful lives of the assets are reviewed, and adjusted if appropriate, at the end of each reporting date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposal of motor vehicles and equipment are determined by reference to their carrying amount and are taken into account in determining net return on investments.

i) Investment property

Investment property is carried at fair value representing open market value. Fair value is determined every three years by external independent valuers as required by the Retirement Benefits Act. Investment properties are not subject to depreciation. Changes in the carrying amount between reporting dates are processed through the statement of changes in net assets.

On disposal of an investment property, the difference between the net disposal proceeds and the carrying amount is charged or credited to the statement of changes in net assets.

Repairs and maintenance expenses in respect of investment property are charged to income in the period in which the expense is incurred.

NOTES (CONTINUED)

1. MATERIAL ACCOUNTING POLICIES (CONTINUED)

j) Financial instruments

Financial assets and financial liabilities are recognised when the scheme becomes a party to the contractual provisions of the instrument. Management determines all classification of financial assets at initial recognition.

- Financial assets

The scheme's financial assets which include quoted shares, government securities and corporate bonds and commercial paper and loans and receivables are carried at fair value and fall into the following categories:

Held-to-maturity: financial assets with fixed or determinable payments and fixed maturity where the management have the positive intent and ability to hold to maturity. Such assets are carried at amortised cost using the effective interest rate method. Changes in the carrying amount are recognised in the statement of changes in net assets available for benefits.

Available-for-sale: financial assets that are held for an indefinite period of time, which may be sold in response to needs for liquidity or changes in interest rate. Such assets are carried at fair value where fair value gains or losses are recognised directly in statement of changes in net assets available for benefits.

Interest on available-for-sale securities is calculated using the effective interest method and is recognised in statement of changes in net assets available for benefits as part of investment income. Dividends on available-for-sale equity instruments are also recognised in statement of changes in net assets available for benefits as part of investment income when the scheme's right to receive payments is established.

Receivables: financial assets that are created by the scheme by providing money directly to a debtor are carried at amortised cost using the effective interest rate method. Changes in the carrying amount are recognised in the statement of changes in net assets available for benefit.

Purchases and sales of financial assets are recognised on the trade date i.e. the date on which the scheme's fund managers commit to purchase or sell the asset.

Financial assets carried at fair value through statement of changes in net assets available for benefits are initially recognised at fair value and transaction costs are expensed in the statement of changes in net assets.

Financial assets are derecognised when the rights to receive cash and cash flows from the investments have expired or have been transferred and the scheme has transferred substantially all risks and rewards of ownership. Available-for-sale financial assets are subsequently carried at fair value.

A financial asset is impaired if its carrying amount is greater than its estimated recoverable amount. Impairment of financial assets is recognised in statement of changes in net assets available for benefits under administrative expenses when there is objective evidence that the company will not be able to collect all amounts due per the original terms of the contract. Significant financial difficulties of the issuer, probability that the issuer will enter bankruptcy or financial reorganisation, default in payments and a prolonged decline in fair value of the asset are considered indicators that the asset is impaired.

The amount of the impairment loss is calculated at the difference between the assets carrying amount and the present values of expected future cash flows, discounted at the financial instrument's effective interest rate. Impairment losses are recognised in statement of changes in net assets available for benefits.

NOTES (CONTINUED)

1. MATERIAL ACCOUNTING POLICIES (CONTINUED)

j) Financial instruments (continued)

- Financial assets (continued)

Subsequent recoveries of amounts previously written off/impaired are credited to changes in net assets available for benefits.

Gains and losses on disposal of assets whose changes in fair value were initially recognised in statement of changes in net assets available for benefits are determined by reference to their carrying amount and are taken into account in determining changes in net assets available for benefits.

Trustees classify investments as follows:

Quoted shares, government securities, corporate bonds and commercial paper are classified as available-for-sale financial instruments. The fair values of quoted shares are based on current bid prices at the reporting date.

Cash with financial institutions are classified as loans and receivables and are carried at amortised cost. Receivables are classified as loans and receivables and are carried at amortised cost.

A financial asset is impaired if its carrying amount is greater than its estimated recoverable amount. The amount of the impairment loss for assets carried at amortised cost is calculated as the difference between the assets carrying amount and the present values of expected future cash flows, discounted at the financial instrument's effective interest rate. Impairment losses are taken into account for determining increase/decrease in net assets for the year.

Trustees classify investments as follows:

Quoted investments are classified as 'available for sale' financial instruments. The fair values of quoted investments are based on current bid prices at the reporting date.

Government securities, corporate bonds and commercial paper are classified as held to maturity as the scheme has the intention and ability to hold these to maturity. These are carried at amortised cost.

Cash with financial institutions are classified as loans and receivables and are carried at amortised cost. Receivables are classified as loans and receivables and are carried at amortised cost.

Management classify the fair values of financial assets based on the qualitative characteristics of the fair valuation as at the financial year end. The three hierarchy levels used by management are:

- **Level 1:** where fair values are based on non-adjusted quoted prices in active markets for identical financial.
- **Level 2:** where fair values are based on adjusted quoted prices and observable prices of similar financial assets.
- **Level 3:** where fair values are not based on observable market data.

- Financial liabilities

The scheme's financial liabilities which includes payables fall into the following category:

Financial liabilities measured at amortised cost: These include payables. These are initially measured at fair value and subsequently measured at amortised cost, using the effective interest rate method.

Payables are initially recognised at fair value and are subsequently stated at amortised cost.

NOTES (CONTINUED)

1. MATERIAL ACCOUNTING POLICIES (CONTINUED)

j) Financial instruments (continued)

- Financial liabilities (continued)

All financial liabilities are classified as current liabilities unless the scheme has an unconditional right to defer settlement of the liability for at least 12 months after the date of the statement of financial position.

Financial liabilities are derecognised when, and only when, the scheme's obligations are discharged, cancelled or expired.

Benefits payable and other liabilities are classified as financial liabilities. Benefits payable to leaving members are taken into account as they fall due for payment.

Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of net assets available for benefits when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

k) Intangible assets - Software

Computer software is capitalised on the basis of the costs incurred to acquire and bring to use the specific software. These costs are amortised over their estimated useful lives which is estimated to be 5 years.

l) Cash and cash equivalents

For the purposes of the statement of cash flows, cash and cash equivalents comprise cash in hand, deposits held at call with banks and fixed and time deposits maturing within 90 days.

m) Taxation

The scheme is exempt from income tax under the Income Tax (Cap. 470).

n) Comparatives

Where necessary, comparative figures have been reclassified to conform to changes in presentation in the current year.

NOTES (CONTINUED)

2. Contributions received	2025 Shs	2024 Shs
Employer's contributions at 14.7% (2024: 14.7%)	30,780,527	48,164,313
Employees' contributions at 7.5% (2024: 7.5%)	16,822,193	25,816,430
Additional contribution	<u>1,238,400,000</u>	<u>1,185,800,000</u>
	<u>1,286,002,720</u>	<u>1,259,780,743</u>
There were no unremitted contributions as at 31st December 2025 and no penalty was paid by the sponsor for failure to remit contributions or accrued interest on unpaid benefits.		
3. Benefits payable and paid	2025 Shs	2024 Shs
Monthly pensions	2,019,966,434	2,036,055,952
Lump sum	777,338,764	700,494,976
Burial allowance	1,600,000	2,600,000
Last expense insurance	<u>16,546,579</u>	<u>15,608,702</u>
	<u>2,815,451,776</u>	<u>2,754,759,630</u>
4. Income from investment		
Rental income		
Gross rental income	380,750,497	379,287,947
Less: direct rental expenses	<u>(176,986,820)</u>	<u>(176,351,753)</u>
Net rental gain	203,763,677	202,936,195
Plan investment		
Dividends receivable on quoted shares (Kenya and offshore)	135,226,464	99,371,366
Interest and discounts receivable on Kenya Government securities, commercial paper and corporate bonds, and loans and receivables	357,667,960	388,087,203
Miscellaneous income	<u>15,015,228</u>	<u>8,146,987</u>
	<u>711,673,329</u>	<u>698,541,750</u>
5.(i) Gain/(loss) on disposal of plan investments	2025 Shs	2024 Shs
Sale proceeds on disposal of financial assets	689,079,686	717,516,989
Fair value of financial assets disposed	<u>(347,808,600)</u>	<u>(825,506,537)</u>
Net gain	<u>341,271,086</u>	<u>(107,989,549)</u>
5.(ii) Fair value gain/(loss) on investment properties & plan assets		
Fair value gain on investment properties	-	-
Changes in fair value of plan assets	534,372,466	834,454,191
Gain on disposal of investment property	<u>(15,844,400)</u>	<u>18,850,000</u>
	<u>518,528,066</u>	<u>853,304,191</u>

NOTES (CONTINUED)	2025 Shs	2024 Shs
6. Investment management expenses		
Fund managers' fees	24,581,951	8,400,958
Custodian's fees	2,999,762	2,365,325
	<u>27,581,712</u>	<u>10,766,283</u>
7. Administrative expenses		
Trustee meetings and allowances	8,283,904	12,279,600
Trustees' education	9,254,206	6,088,373
Trustee travelling	6,351,025	5,229,699
Trustees expenses	2,657,714	4,230,010
Trustee elections	-	-
AGM and member education	23,245,648	9,915,735
Census transport allowance	-	-
Staff duty travelling	1,835,825	2,928,085
Administration and processing:		
- printing and stationery, postage, internet and telephone	839,913	1,572,038
- pensioners' bank cheques, charges and commissions	1,674,115	1,833,237
Audit fees	2,320,000	2,750,000
Computer server and maintenance	10,974,463	7,555,874
Legal and professional fees	12,519,992	22,647,979
Consultancy fees	3,669,187	3,249,316
Tendering expenses	1,168,100	2,796,528
Conference fees	1,642,251	581,100
Office expenses	1,912,546	1,698,537
Staff costs	40,930,587	40,956,739
Staff gratuity earned	6,111,106	6,732,366
Staff Recruitment & Restructuring	1,204,500	1,606,101
Brokerage commission	67,870	200,643
Customer care week expense	151,027	367,500
Actuarial fees	2,033,306	1,740,000
Auctioneer fees	433,105	395,325
RBA levy	5,000,000	5,000,000
Fines & penalties	2,297	39,567
Depreciation on motor vehicle and equipments	15,859,735	15,709,784
Advertising	329,904	1,037,939
Insurance	118,418	195,437
Office consolidation expense	17,189,280	8,769,170
Subscription fees	138,250	100,000
Motor vehicle expenses	219,861	242,873
Armotisation of intangible assets	4,425,994	4,409,118
Internal audit expenses	1,479,000	2,020,720
	<u>184,043,128</u>	<u>174,879,390</u>

The scheme meets all its expenses.

NOTES (CONTINUED)

8. Investment properties	2025 Shs	2024 Shs
At start of year	9,459,830,000	10,433,630,000
Revaluation loss	-	-
Assets held for sale (Note 10)	<u>(159,000,000)</u>	<u>(973,800,000)</u>
At end of year	<u>9,300,830,000</u>	<u>9,459,830,000</u>

Included in the amount is **Shs 128,700,000** relating to Property No. **Mombasa/Block/XXI/64** whose lease has expired.

The carrying value of Mombasa Block XX/149, 150 & 151 (Motor Mart Building) amounting to **KES 210,000,000**, is inclusive of developments that existed on the properties as at prior periods. The Scheme notes that these developments were fully demolished by 31 December 2025, after which the land has since been lease out.

As at the reporting date, the carrying amounts have not been adjusted to reflect the demolition, as an updated independent valuation had not been undertaken. A valuation is planned for 2026, and the current carrying values may therefore differ materially from the fair value of the land in its present condition. Any resulting adjustments will be recognized in the 2026 financial statements.

Investment properties were professionally valued in November 2023 by Legend Valuers Limited independent valuers. All properties are scheduled for re valuation every three years in compliance with RBA requirements.

The properties were valued on the basis of open market value. The book values of the properties were adjusted to the revaluations and the resultant deficit was debited to the statement of changes in net assets available for benefits

The fair valuation of property, plant and equipment is considered to represent a level 3 valuation based on significant non-observable inputs being the location and condition of the assets and replacement costs for plant & machinery. Management does not expect there to be a material sensitivity to the fair values arising from the non-observable inputs. There were no transfers between level 1, 2 or 3 fair values during the year

In accordance with the requirements of the Retirement Benefits Act, valuations of investment properties are to be carried out every 3 years. The next valuation will be due in 2026.

Titles to the properties transferred from the sponsor are registered in the scheme's name. All other documents of title are in the name of Kenya Commercial Bank Nominees Limited as custodian trustee of Kenya Cargo Handling Services Limited Staff Pension Scheme and are in the process of being transferred to Kenya Ports Authority Pension Scheme.

There was no existence of restrictions on the realisability of investment properties or the remittance of income and proceeds of disposal of investment properties. There were no contractual obligations to purchase or for repairs, maintenance or enhancements

Amounts included under the statement of changes in net amounts available for benefits which comprise gross rental income less direct rental expenses in respect of the investment properties are disclosed in Note 4.

The scheme leases out all its investment property under operating leases.

9. Motor vehicles and equipment

Year ended 31 December 2025

	Computers Shs	Equipment Shs	Motor vehicle Shs	Total Shs
Cost				
At start of year	16,435,495	76,794,061	4,947,158	98,176,714
Disposals	-	-	-	-
Additions	226,200	1,880,781	-	2,106,981
At end of year	16,661,695	78,674,842	4,947,158	100,283,695
Depreciation				
At start of year	9,894,992	61,499,688	4,071,579	75,466,259
Disposals	-	-	-	-
Charge for the year	2,472,278	12,511,878	875,579	15,859,736
At end of year	12,367,270	74,011,566	4,947,159	91,325,995
Net book value	4,294,425	4,663,276	- 0	8,957,700

Year ended 31 December 2024

	Computers Shs	Equipment Shs	Motor vehicle Shs	Total Shs
Cost				
At start of year	16,579,625	75,798,202	4,947,158	97,324,985
Disposals	(144,130)	-	-	(144,130)
Additions	-	995,859	-	995,859
At end of year	16,435,495	76,794,061	4,947,158	98,176,714
Depreciation				
At start of year	7,482,060	49,223,851	3,082,148	59,788,059
Disposals	(31,583)	-	-	(31,583)
Charge for the year	2,444,515	12,275,837	989,432	15,709,783
At end of year	9,894,992	61,499,688	4,071,579	75,466,259
Net book value	6,540,504	15,294,373	875,579	22,710,455

10. Assets classified as held for sale

Some Scheme's investment property are held for sale following approval by the board of trustees .

	2025 Shs	2024 Shs
Property held for sale (Note 8)		
At start of year	1,353,700,000	512,900,000
Additions	159,000,000	973,800,000
Disposals	(920,200,000)	(133,000,000)
At end of year	592,500,000	1,353,700,000

NOTES (CONTINUED)

11. Plan investments

	2025	2024
	Shs	Shs
Shares	1,829,585,652	1,627,465,926
Kenya government securities	3,293,864,579	2,458,373,379
Commercial paper and corporate bonds	-	-
Reits	181,552,515	169,804,821
Fixed term bank deposits (Note 14)	157,353,271	701,623,155
	<u>5,462,356,016</u>	<u>4,957,267,281</u>

The following table analyses the movement of plan investments during the year.

Year ended 31 December 2025

	As previously reported	Restatement adjustment	Restated	Purchases at cost	Disposals/ maturity	Gain on disposal	Change in fair value r	Fair value gain Loss on disposal	Value at end of year
	Shs	Shs	Shs	Shs	Shs	Shs	Shs	Shs	Shs
Shares									
- unquoted investments	256,692,800	-	256,692,800	-	-	-	-	-	256,692,800
- quoted shares (Kenya and Uganda)	1,370,773,126	-	1,370,773,126		(469,902,108)	325,988,635	346,033,198	-	1,572,892,852
Kenya government securities	2,458,373,379	-	2,458,373,379	767,201,333	(219,177,578)	15,282,450	188,339,267	-	3,210,018,851
Commercial paper and corporate bonds				-	-	-	-	-	-
Private equity	169,804,821	-	169,804,821	11,700,846	-	-	46,848	-	181,552,515
	<u>4,255,644,126</u>	<u>-</u>	<u>4,255,644,126</u>	<u>778,902,178</u>	<u>(689,079,686)</u>	<u>341,271,086</u>	<u>534,419,314</u>	<u>-</u>	<u>5,221,157,018</u>

Year ended 31 December 2024

	As previously reported	Restatement adjustment	Restated	Purchases at cost	Disposals/ maturity	Gain on disposal	Change in fair value r	Fair value gain Loss on disposal	Value at end of year
	Shs	Shs	Shs	Shs	Shs	Shs	Shs	Shs	Shs
Shares									
- unquoted investments	256,692,800	-	256,692,800	-	-	-	-	-	256,692,800
- quoted shares (Kenya and Uganda)	1,036,389,811	-	1,036,389,811		(127,852,226)	(9,763,276)	471,998,817	-	1,370,773,126
Kenya government securities	2,786,712,993	-	2,786,712,993	-	(589,665,321)	(98,226,272)	359,551,979	-	2,458,373,379
Commercial paper and corporate bonds				-	-	-	-	-	-
Private equity	185,843,368	-	185,843,368	26,828,754	(45,770,700)	-	2,903,398	-	169,804,821
	<u>4,265,638,972</u>	<u>-</u>	<u>4,265,638,972</u>	<u>26,828,754</u>	<u>(763,288,246)</u>	<u>(107,989,549)</u>	<u>834,454,194</u>	<u>-</u>	<u>4,255,644,126</u>

In the opinion of the trustees, the carrying value of plan investments are carried at ultimate redemption value

Included in unquoted investments is an amount of Shs 200,000,000 in respect of investment Bellevue development project. The agreement was to charge interest at 8%, no interest has been accrued .

The Scheme does not hold more than 10% equity in any one company or related companies.

NOTES (CONTINUED)

11 Plan investment (continued)

The following table analyses financial assets other than shares (which have no fixed maturity) into relevant maturity groupings based on the remaining period at 31 December 2025 to the contractual maturity date.

	Up to 1 year Shs	1 - 5 years Shs	Over 5 years Shs	Total Shs
Kenya government securities	129,464,587	1,190,193,160	1,890,361,105	3,210,018,852
Commercial paper and corporate bonds	-	-	-	-
	<u>129,464,587</u>	<u>1,190,193,160</u>	<u>1,890,361,105</u>	<u>3,210,018,852</u>

12. Intangible assets

Software costs	2025 Shs	2024 Shs
Cost		
At start of year	44,091,178	25,128,037
Additions	<u>2,200,000</u>	<u>18,963,141</u>
At end of year	<u>46,291,178</u>	<u>44,091,178</u>
Amortisation		
At start of year	10,194,088	5,784,970
Charge for the year	<u>4,425,994</u>	<u>4,409,118</u>
At end of year	<u>14,620,082</u>	<u>10,194,088</u>
Net book value	<u>31,671,096</u>	<u>33,897,090</u>

The software relates to electronic document management system.

13. Receivables and accrued income

	2025 Shs	2024 Shs
Rent receivable	178,959,129	171,966,478
Less: provision for bad debts	<u>(116,621,434)</u>	<u>(114,987,247)</u>
Net rent receivable	62,337,695	56,979,231
Other rent receivables	12,983,759	12,983,759
Service charge receivables	28,452,468	29,950,043
Receivables under development projects	1,585,859,485	1,932,571,685
Utilities deposits	3,385,302	3,310,302
Prepayments	181,450,947	171,120,314
Related parties	121,093,018	10,485,942
Accrued interest receivable	66,858	2,443,831
WHT On Investment Income-Claimable	<u>13,213,083</u>	<u>12,767,076</u>
	<u><u>2,008,842,615</u></u>	<u><u>2,232,612,184</u></u>
Movement in impairment provision		
At start of year	97,534,606	97,534,606
Additions	1,634,187	-
Recoveries	<u>-</u>	<u>-</u>
	<u><u>99,168,793</u></u>	<u><u>97,534,606</u></u>

NOTES (CONTINUED)

13. Receivables and accrued income (continued)

In the opinion of the trustees, the carrying amounts of receivables and accrued income approximate to their value

The carrying amounts of scheme's other receivables and accrued income are denominated in Kenya

The trustees have identified certain specific bad debts from the property managers' reports and have made specific provisions against these balances. The trustees have also deemed it prudent to maintain a general provision for bad debts

Trustees have made a provision for all receivables above 90 days and those receivables whose recovery is in doubt.

Belle Vue project balance relates to various expenditure incurred by the Scheme on the projects. The amounts will be repaid when the projects are completed.

Receivables under development properties relate to parcels of land previously owned by the scheme transferred to property developers under a special purpose vehicle agreement with the objective of building housing units. Upon completion of the housing units, the scheme would be compensated the value of land at a premium.

The parcels of land under development is analysed as follows:

Project	Land Reference Number	Cost Shs
Bombolulu	MSA/123/MN/I	31,400,000
Bellevue phase 1	LR/209/10479	98,800,000
Bellevue phase 2	LR/209/10478	116,091,253
Bellevue phase 3	LR/209/10477	59,300,000
		305,591,253

The maximum exposure to credit risk at the reporting date is the fair value of each class of receivable mentioned above. The scheme does not hold any collateral as security.

14. Cash and cash equivalents

	2025 Shs	2024 Shs
Cash at bank	<u>48,129,827</u>	<u>113,876,811</u>

For the purposes of statement of cash flows, the year-end cash and fixed term bank deposits comprise the following:

Cash and bank	48,129,827	113,876,811
Fixed term bank deposits (Note 11)	<u>157,353,271</u>	<u>701,623,155</u>
	<u>205,483,098</u>	<u>815,499,966</u>

The scheme's cash and bank balances are held with major Kenyan financial institutions and, in so far as the trustees are able to measure any credit risk to these assets, it is deemed to be limited.

NOTES (CONTINUED)

15 Payables and accrued expenses	2025 Shs	2024 Shs
Rent deposits	85,351,970	76,149,659
Due to Domestic Taxes Department	6,468,778	12,198,962
Accrued expenses	82,518,682	62,041,363
Staff gratuity	27,350,182	23,112,033
Accrued pension liability	22,293,508	22,293,508
RBA levy	5,000,000	5,000,000
Investment property sale deposits	163,348,081	742,490,681
Tender deposits	15,000	90,000
Related party-KPARBS2012	465,855	441,005
Bombolulu project	48,219,678	48,219,678
Total other payables and accrued expenses	441,031,734	992,036,890

Nairobi South C project and Bombolulu project relates to money deposited in the scheme's bank account by some third parties who purchased housing units.

In the opinion of the trustees, the carrying amounts of payables and accrued expenses approximate to their fair value.

The maturity analysis of other payables and accrued expenses is as follows:

Year ended 31 December 2025	3 to 12 months Shs	Over 1 year Shs	Total Shs
Rent deposits	9,206,888	76,145,082	85,351,970
Due to Domestic Taxes Department	6,468,778	-	6,468,778
Accrued expenses	69,062,490	13,456,192	82,518,682
Staff gratuity	5,829,559	21,520,623	27,350,182
Accrued pension liability	-	22,293,508	22,293,508
RBA levy	5,000,000	-	5,000,000
Investment property sale deposits	44,847,200	118,500,881	163,348,081
Tender Deposits	-	15,000	15,000
Related Parties-KPARBS2012	465,855	-	465,855
Bombolulu project	-	48,219,678	48,219,678
	<u>140,880,770</u>	<u>300,150,964</u>	<u>441,031,734</u>

Year ended 31 December 2024	3 to 12 months Shs	Over 1 year Shs	Total Shs
Rent deposits	13,668,085	62,481,574	76,149,659
Due to Domestic Taxes Department	12,198,962	-	12,198,962
Accrued expenses	43,415,288	19,157,080	62,572,368
Staff gratuity	7,604,197	15,507,836	23,112,033
Accrued pension liability	-	22,293,508	22,293,508
RBA levy	5,000,000	-	5,000,000
Investment property sale deposits	662,350,681	80,140,000	742,490,681
Bombolulu project	-	48,219,678	48,219,678
	<u>744,237,213</u>	<u>247,799,676</u>	<u>992,036,889</u>

16 Related party transactions and balances

Related parties comprise the trustees, the administrator and the sponsor.

	2025 Shs	2024 Shs
The following transactions were carried out with related parties during the year:		
(i) - Outstanding expenses refund to KPARBS 2012	465,855	441,005
(ii) - Outstanding expenses refund from KPARBS 2012	14,017,514	10,485,942

NOTES (CONTINUED)

17	Related party transactions and balances (continued)	2025	2024
		Shs	Shs
	ii) Key management compensation		
	Meetings and allowances	<u>2,120,000</u>	<u>5,960,000</u>

Key management are the board of Trustees who are entitled to a sitting allowance for Board meetings attendance.

18 Investments guidelines

The Retirement Benefits Authority has issued guidelines stating the maximum amount of investment that the scheme can invest in a particular asset as a percentage of the aggregate market value of net assets of scheme. The table below shows the current investment in assets compared to the investment guidelines issued by the Retirement Benefits Authority.

Category of asset	2025	2024	Maximum investment as per RBA
	%	%	%
Cash and demand deposits	0.3%	0.8%	5
Fixed and time deposits	1.1%	4.8%	30
Commercial paper and corporate bonds	0.0%	0.0%	20
Kenya Government securities	22.2%	16.9%	90
Shares - Kenya	10.6%	9.4%	70
Private equity	1.2%	1.2%	10
Shares - unquoted	1.7%	1.8%	5
Reits	0.0%	0.0%	30
Immovable properties	<u>61.8%</u>	<u>64.1%</u>	<u>30</u>

The trustees are aware that investment in investment property is more than that stipulated in the Retirement Benefits Act and are working towards restructuring the scheme's investments portfolio to ensure that it complies with the Retirement Benefits Act.

19 Tax status of the scheme

Kenya Ports Authority Pension Scheme has been approved by the Kenya Revenue Authority and is exempt from income tax on its investment income.

20 Contingent liabilities

Other than the liability to pay future pensions and other benefits, there were no contingent liabilities of the scheme at 31 December 2025, except as disclosed below:

The scheme is a defendant/plaintiff in various legal actions. Although there can be no absolute assurances, the trustees believe, based on information currently available, that the ultimate resolution of these legal proceedings is not likely to have a material adverse effect on the results of its operations, financial position or liquidity.

21 Actuarial position

The last actuarial valuation was carried out as at 31 December 2024 in 2025 by Actuarial Services EA Limited, an independent firm of actuaries, using the attained age method. According to the valuation as at that date, the actuarial present value of promised benefits was as follows:

NOTES (CONTINUED)

22 Actuarial position	2024 Shs	2023 Shs
Vested benefits	13,627,000,000	12,366,000,000
Non vested benefits	<u>12,574,000,000</u>	<u>13,777,000,000</u>
Total	<u><u>26,201,000,000</u></u>	<u><u>26,143,000,000</u></u>

The fair value of the net assets available for benefits was Shs 17,182,000,000 (2023 :Shs 17,418,,000,000) resulting in a deficit of Shs 9,020,000,000 (2023 :Shs 8,724,000,000)

A remedial plan to reduce the actuarial deficit has not been agreed upon between the trustees, the employer and the Retirement Benefits Authority.

23 Risk management objectives and policies

Financial risk management

The scheme's activities expose it to a variety of financial risks: market risk (including foreign exchange risk, interest rate risk and price risk), credit risk and liquidity risk.

The scheme's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the scheme's financial performance.

Risk management is carried out by the fund managers appointed by the trustees. The trustees and fund managers identify, evaluate and hedge financial risks.

NOTES (CONTINUED)

23 Risk management objectives and policies (continued)

a) Market risk

Foreign exchange risk

A proportion of the scheme's financial assets are held in foreign currency. These comprise quoted shares held offshore as disclosed in Note 11.

At 31 December 2025, if the Kenya Shilling had weakened 10 per cent against the US dollar and the Uganda Shilling with all other variables held constant, the increase in net assets available for benefits for the year would have been Shs nil (2024: nil) higher/lower.

Interest rate risk

A proportion of the scheme's financial assets which include Kenya Government securities, commercial papers and corporate bonds, and fixed and time deposits are interest earning assets.

At 31 December 2025, an increase/decrease in interest rates of 100 basis points with all other variables held constant would have resulted in a decrease/ increase in the increase in net assets available for benefits of Shs 21,300,337 (2024: Shs 24,583,733) arising substantially from the change in market value of debt securities

b) Price risk

The Scheme is exposed to equity price risk in respect of its investments in quoted shares. The exposure to price risk is managed primarily by setting limits on the percentage of the net assets available for benefits that may be invested in equity and by ensuring sufficient diversity of the investment portfolio.

At 31 December 2025, if the prices of all equity investments had increased/decreased by 1% with all other variables held constant, the increase in net assets available for benefits for the year would have been Shs 17,454,049 (2024: 18,172,162) higher/lower.

c) Credit risk

Credit risk arises from investments other than equity investments, contributions due, other receivables and cash and cash equivalents. The scheme does not have any significant concentrations of credit risk. The investment manager assesses the credit quality for each investment, taking into account its age and liability profile, past experience and other factors.

d) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities.

The scheme maintains adequate amounts of cash and cash equivalents to pay off liabilities (except for pension liabilities falling due after the balance sheet date) as they fall due. The actuarial position of the scheme which deals with the actuarial present value of promised benefits is disclosed in Note 22.

e) Fair value measurements

The carrying amounts of all financial assets and liabilities at the reporting date approximate their fair values. The table below shows an analysis of all assets and liabilities for which fair value is measured or disclosed in the financial statements by level hierarchy. The fair values are grouped into three levels as mentioned in Note 1 of these financials, based on the degree to which the fair value is observable. The table below gives information about how the the fair values of these assets and liabilities are determined.

NOTES (CONTINUED)

23 Risk management objectives and policies (continued)

e) Fair value measurements (continued)

Year ended 31 December 2025	Level 1 Shs	Level 2 Shs	Level 3 Shs	Totals Shs
Financial assets				
Shares				
- unquoted investments	-	-	256,692,800	256,692,800
- quoted shares (Kenya)	1,572,892,852	-	-	1,572,892,852
Kenya government securities	-	3,210,018,851	-	3,210,018,851
Commercial paper and corporate bonds	-	-	-	-
	<u>1,572,892,852</u>	<u>3,210,018,851</u>	<u>256,692,800</u>	<u>5,039,604,503</u>
Year ended 31 December 2024				
	Level 1 Shs	Level 2 Shs	Level 3 Shs	Totals Shs
Financial assets				
Shares				
- unquoted investments	-	-	256,692,800	256,692,800
- quoted shares (Kenya)	1,705,156,441	-	-	1,705,156,441
Kenya government securities	-	2,130,033,765	-	2,130,033,765
Commercial paper and corporate bonds	-	-	-	-
	<u>1,705,156,441</u>	<u>2,130,033,765</u>	<u>256,692,800</u>	<u>4,091,883,006</u>

The different level of fair value measurement hierarchy is described as follows:

- Quoted prices (unadjusted) in active markets for identical assets (level 1)
- Inputs other than quoted prices included within level 1 that are observable for the asset, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2)
- Inputs for the asset that are not based on observable market data (that is, unobservable data) (level 3).

The fair value of financial instruments traded in active markets is based on quoted market prices at the reporting date. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group and those prices represent actual and regularly occurring market transactions on arm's length basis. The quoted market prices used for financial assets held by the Scheme is the current market price. These instruments are included in level 1.

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques such as discounted cashflow analysis. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

24 Commitments

There were no contractual obligations to purchase or for repairs, maintenance or enhancements

NOTES (CONTINUED)

25 Fund management

The scheme's objectives when managing fund are:

- to comply with The Retirement Benefit (Occupational Retirement Benefit Schemes) Regulations, 2000 made under Retirement Benefit Act, 1997.
- to safeguard the scheme's ability to continue as a going concern, so that it can continue to provide returns for members and benefits for other stakeholders

The Retirement Benefits Act requires the scheme's trustees to invest members' funds using prudent investment policies that will get the members market rates on their investments. The scheme's compliance with this requirement has been disclosed in Note 18.

The scheme sets the amount of the fund in proportion to risk. The scheme manages the fund structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. The fund comprises members' funds.

26 Presentation currency

The financial statements are presented in Kenya Shillings (Shs), except where indicated otherwise.

27 Events after the reporting period

The Scheme was a party to consolidated appeals (Civil Appeal Nos. 4, 5 and 6 of 2021) before the Retirement Benefits Appeals Tribunal. A judgment delivered on 28 April 2022 remained unimplemented due to disagreements between the parties, leading to the appointment of an independent actuary. Subsequently, the Tribunal issued its ruling on 29 January 2026 based on the independent actuarial report. As at the reporting date, the computation of the obligation and the mode of settlement arising from the ruling are yet to be determined by the Board of Trustees.

28 General information

The Kenya Ports Authority Pension Scheme was established by an original Trust Deed which became operational on 1 January 1998. The original Trust deed was amended effective from 1 July 2002. The scheme which is registered under the Income Tax (Retirement Benefits) Rules incorporates predecessor schemes, namely the East Africa Cargo Handling Services Limited Staff Pension Scheme and the Kenya Cargo Handling Services Limited Staff Pension Scheme in whose books of account, the assets and liabilities are maintained by the trustees. The trustees are in the process of effecting the necessary legal transfers of the assets and liabilities.

LISTING OF INVESTMENT PROPERTIES

			2025	2024
			Shs	Shs
PROPERTY	LOCATION			
1 MN/Sec 1/2505	Mombasa	Kittaruni Road-Nyali	24,800,000	24,800,000
2 MN/Sec 1/2512	Mombasa	Kittaruni Road-Nyali	36,000,000	36,000,000
3 MN/Sec 1/2511	Mombasa	Kittaruni Road-Nyali	22,900,000	22,900,000
4 MN/Sec 1/1604	Mombasa	Kasuku Road-Nyali	80,000,000	80,000,000
5 MN/Sec 1/1352	Mombasa	Off Makongeni Road-Nyali	70,000,000	70,000,000
6 MN/Sec 1/1350	Mombasa	Off Makongeni Road-Nyali	70,000,000	70,000,000
7 MN/Sec 1/3188	Mombasa	5th Avenue-Nyali	69,100,000	69,100,000
8 MN/Sec 1/2523	Mombasa	Kittaruni Road-Nyali	30,000,000	30,000,000
9 M/B XXI/542,545 & 546	Mombasa	Off Archbishop Makarios Road-Ganjoni	102,600,000	102,600,000
10 MN/Sec 1/534	Mombasa	Off Jamhuri Road-Nyali	-	159,000,000
11 M/B XXVI/119	Mombasa	Dedan Kimathi Estate Road	1,295,700,000	1,295,700,000
12 M/B XXVI/1199,1200,1201 & 1202(Formerly M/B XXVI/1000)	Mombasa	Kaunda Street-Kizingo	312,000,000	312,000,000
13 M/B XXVI/328	Mombasa	Margaret Avenue-Kizingo	173,800,000	173,800,000
14 M/B XXVI/53	Mombasa	Tritton Road-Kizingo	260,000,000	260,000,000
15 L.R.No 1870/IX/191 (Formerly L.R.No 1870/IX/118)	Nairobi	Bandari Plaza-Westlands	850,000,000	850,000,000
16 M/B XXI/435,436,437 & 508	Mombasa	Cannon House 1 & 2-Moi avenue	852,830,000	852,830,000
17 L.R.No 209/384/4	Nairobi	Nyaku House-Hurlingham	550,000,000	550,000,000
18 M/B XXI/64	Mombasa	Rex House-Moi avenue	128,700,000	128,700,000
19 M/B XX/149	Mombasa	Motor Mart Building-Moi avenue	70,000,000	70,000,000
20 M/B XX/150	Mombasa	Motor Mart Building-Moi avenue	70,000,000	70,000,000
21 M/B XX/151	Mombasa	Motor Mart Building-Moi avenue	70,000,000	70,000,000
22 M/B XXV/86	Mombasa	NSSF Plots-Off Security lane	160,000,000	160,000,000
23 M/B XXVI/93	Mombasa	NSSF Plots-Off Security lane	152,000,000	152,000,000
24 L.R. Number 209/378/10	Nairobi	Hurlingham Court-Hurlingham	520,000,000	520,000,000
25 M/B XXVI/30	Mombasa	Kaunda Avenue-Kizingo	106,000,000	106,000,000
26 M/B XXVI/50	Mombasa	Kaunda Avenue-Kizingo	190,000,000	190,000,000
27 M/B XXIII/217	Mombasa	Off Mbaraki Road-Mbaraki	76,000,000	76,000,000
28 M/B XXIII/219	Mombasa	Off Mbaraki Road-Mbaraki	67,200,000	67,200,000
29 M/B XX111/223	Mombasa	Off Mbaraki Road-Mbaraki	62,400,000	62,400,000
30 M/B XXIII/224	Mombasa	Off Mbaraki Road-Mbaraki	59,600,000	59,600,000
31 M/B XXIII/221	Mombasa	Off Mbaraki Road-Mbaraki	58,700,000	58,700,000
32 M/B XXIII/220	Mombasa	Off Mbaraki Road-Mbaraki	69,800,000	69,800,000
33 M/B XXIII/218	Mombasa	Off Mbaraki Road-Mbaraki	77,900,000	77,900,000
34 M/B XXIII/222	Mombasa	Off Mbaraki Road-Mbaraki	56,400,000	56,400,000
35 M/B XI/474	Mombasa	Tom Mboya/Wajir Road-Tudor area	52,700,000	52,700,000
36 M/B XI/475	Mombasa	Tom Mboya/Wajir Road-Tudor area	52,700,000	52,700,000
37 L.R.No 209/10216/10447 MSA/BLOCK 1/591 & 593(Formerly MSA/BLOCK 1/2260/2262)	Mombasa	Makande, Mombasa	277,000,000	277,000,000
39 L.R.NO.MN/1/ 3153***	Mombasa	Mnazi Moja, Nyali	45,000,000	45,000,000
40 L.R. NO. 209/12015	Nairobi	Off Kaunda Street Nairobi	224,000,000	224,000,000
41 L R.No MSA/XVIII/335	Mombasa	Msanifu Kombo Road, Mwembe Tayari	55,000,000	55,000,000
Balance carried forward			9,300,830,000	9,459,830,000

LISTING OF ASSETS HELD FOR SALE

PROPERTY		LOCATION	2025 Shs	2024 Shs	
1	MN/Sec 1/3960	Mombasa	Off Mt. Kenya Road-Nyali	55,000,000	55,000,000
2	NAIROBI BLK 65/502(Formerly L.R.No 10530/151)	Nairobi	Siwaka Estate-Off Ole Sangare Road	-	16,500,000
3	NAIROBI BLK 65/481 (Formerly L.R.No 10530/130)	Nairobi	Siwaka Estate-Off Ole Sangare Road	15,600,000	15,600,000
4	NAIROBI/BLK 65/483(Formerly L.R.No 10530/132)	Nairobi	Siwaka Estate-Off Ole Sangare Road	-	15,500,000
5	NAIROBI/BLK 65/500(Formerly L.R.No 10530/149)	Nairobi	Siwaka Estate-Off Ole Sangare Road	17,200,000	17,200,000
6	NAIROBI/BLK 65/419 (Formerly L.R.No 10530/68)	Nairobi	Siwaka Estate-Off Ole Sangare Road	15,600,000	15,600,000
7	NAIROBI BLK 65/420 (Formerly L.R.No 10530/69)	Nairobi	Siwaka Estate-Off Ole Sangare Road	15,600,000	15,600,000
8	NAIROBI/BLK 65/406 (Formerly L.R.No 10530/53)	Nairobi	Siwaka Estate-Off Ole Sangare Road	-	15,600,000
9	MN/Sec 1/533	Mombasa	Jamhuri Road-Nyali	148,800,000	148,800,000
10	MN/Sec 1/1351	Mombasa	Off Makongeni Road-Nyali	64,500,000	64,500,000
11	NAIROBI/BLK 65/514 (Formerly L.R.No 10530/26)	Nairobi	Siwaka Estate-Off Ole Sangare Road	17,000,000	17,000,000
12	NAIROBI/BLK 65/381 (Formerly L.R.No 10530/30)	Nairobi	Siwaka Estate-Off Ole Sangare Road	-	17,000,000
13	NAIROBI/BLK/65/385(Formerly L.R.No 10530/34)	Nairobi	Siwaka Estate-Off Ole Sangare Road	17,000,000	17,000,000
14	NAIROBI/BLK 65/389(Formerly L.R.No 10530/38)	Nairobi	Siwaka Estate-Off Ole Sangare Road	17,000,000	17,000,000
15	NAIROBI/BLK 65/401(Formerly L.R.No 10530/50)	Nairobi	Siwaka Estate-Off Ole Sangare Road	-	17,000,000
16	NAIROBI/BLK 65/407(Formerly L.R.No 10530/56)	Nairobi	Siwaka Estate-Off Ole Sangare Road	17,000,000	17,000,000
17	NAIROBI/BLK 65/411(Formerly L.R.No 10530/60)	Nairobi	Siwaka Estate-Off Ole Sangare Road	17,000,000	17,000,000
18	NAIROBI/BLK 65/431(Formerly L.R.No 10530/80)	Nairobi	Siwaka Estate-Off Ole Sangare Road	17,000,000	17,000,000
19	NAIROBI/BLK 65/437(Formerly L.R.No 10530/86)	Nairobi	Siwaka Estate-Off Ole Sangare Road	-	19,000,000
20	NAIROBI/BLK 65/440(Formerly L.R.No 10530/89)	Nairobi	Siwaka Estate-Off Ole Sangare Road	19,000,000	19,000,000
21	M/B XI/578	Mombasa	Wakauma Avenue-Tudor area	-	26,600,000
22	M/B XI/579	Mombasa	Wakauma /Msaada Avenue-Tudor area	-	26,600,000
23	M/B XI/581	Mombasa	Wakauma /Msaada Avenue-Tudor area	-	20,000,000
24	M/B XI/582	Mombasa	Wakauma Avenue-Tudor area	20,000,000	20,000,000
25	MN/Sec 1/1286	Mombasa	Links Road-Nyali	-	106,000,000
26	MN/Sec 1/1332	Mombasa	Mukoma Road off Kongoni Road-Nyali	-	65,700,000
27	MN/Sec 1/1334	Mombasa	Off Kongoni Road-Nyali	-	71,000,000
28	MN/Sec 1/1339	Mombasa	Off Bandari-Nyali	-	70,300,000
29	MN/Sec 1/1345	Mombasa	Off Makongeni Road-Nyali	-	67,600,000
30	MN/Sec 1/1605	Mombasa	Kasuku Road-Nyali	80,000,000	80,000,000
31	MN/Sec 1/1662	Mombasa	Mbuni Road-Nyali	-	81,000,000
32	MN/ Sec 1/2513	Mombasa	Kittaruni Road-Nyali	39,200,000	39,200,000
33	MN/Sec 1/3184	Mombasa	5th Avenue-Nyali	-	60,600,000
34	MN/Sec 1/3185	Mombasa	5th Avenue-Nyali	-	65,200,000
			592,500,000	1,353,700,000	