

UTUMISHI INVESTMENT LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2025
STATEMENT OF COMPREHENSIVE INCOME

	Notes:	2025 Kshs	2024 Kshs
Rent revenue	2	40,254,500	43,050,052
Other income	3	5,395,703	10,201,703
		45,650,203	53,251,755
Total Revenue			
Administrative expenses	4	9,538,601	5,983,768
Governance expenses	5	3,781,203	12,244,807
Financial expenses	6	4,999,267	4,834,704
Personel expenses	7	14,088,169	14,019,049
Professional expenses	8	1,457,775	2,377,525
Establishment expenses	9	9,446,603	8,017,431
		43,311,618	47,477,284
Total expenses			
Surplus before Tax		2,338,585	5,774,471
Income tax expense	8	(701,576)	(1,605,559)
Net Surplus after Tax attributable to shareholders		1,637,010	4,168,911

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FOR THE YEAR ENDED 31ST DECEMBER 2025

STATEMENT OF FINANCIAL POSITION

	Notes:	2025 Kshs	2024 Kshs
ASSETS:			
Non- current assets:			
Property, plant and equipment	11	616,369,872	607,954,402
Pension investment fund	12	35,826,617	29,837,094
Treasury shares	13	186,241	186,241
		652,382,731	637,977,737
Current assets:			
Cash and Cash equivalents	14	1,490,689	(371,335)
Receivables and prepayments	15	31,447,056	27,081,306
Inventory	16&17	86,159,038	89,393,188
Financial assets	18	479,895	387,463
		119,576,679	116,490,623
Current liabilities:			
Trade and other payables	19	19,416,373	5,609,295
Tax payable	10	215,290	1,570,665
Debenture Interest payable	20	34,630,013	31,057,771
Revenue reserve	21	1,133,967	1,920,190
Dividends payable	22	16,028,639	16,114,329
		71,424,282	56,272,251
NET Current Assets		48,152,396	60,218,372
TOTAL ASSETS:		700,535,127	698,196,109
Non - Current liabilities:			
Rental deposits	23	16,427,561	17,620,059
		16,427,561	17,620,059
NET ASSETS:		684,107,566	680,576,050
SHAREHOLDERS FUNDS:			
EQUITY:			
Share capital	24	122,953,199	122,953,199
Revaluation reserves	25	442,052,281	442,052,281
Debentures	26	92,355,823	92,355,823
Pension fund reserves	12	35,826,617	29,837,094
Service charge fund	s.o.c.e	(5,520,451)	(3,114,504)
Retained earnings	s.o.c.e	(3,559,903)	(3,507,843)
TOTAL SHAREHOLDERS FUNDS		684,107,566	680,576,050

The financial statements on pages 7 to 22 were approved for issue by the Board of Directors on..... and were signed on their behalf by:

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Mr. Alois Mbijiwe
Chairman

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Mr. Levin Mwandu
Finance Director

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Company Secretary