

CENTUM INVESTMENT COMPANY PLC

FINANCIAL RESULTS FOR THE YEAR ENDED 31 MARCH 2025

The Board of Directors of Centum Investment Company Plc is pleased to announce the audited financial results of the Company and Group for the year ended 31 March 2025 as set out below:

CONSOLIDATED AND COMPANY STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 31 MARCH 2025

KES '000	CONSOLIDATED		COMPANY	
	Mar 2025	Mar 2024	Mar 2025	Mar 2024
<b>Trading business:</b>				
Net income from trading businesses	498,511	507,741	-	-
Direct and other operating costs	(988,339)	(1,213,644)	-	-
<b>Loss from trading businesses</b>	<b>(489,828)</b>	<b>(705,903)</b>	<b>-</b>	<b>-</b>
<b>Financial services:</b>				
Income from financial services	565,153	4,099,417	-	-
Funding and other costs	(474,970)	(4,599,788)	-	-
<b>Profit/(loss) from financial services</b>	<b>90,183</b>	<b>(500,371)</b>	<b>-</b>	<b>-</b>
<b>Real Estate</b>				
Gross profit from residential unit sales	326,790	470,059	-	-
Fair value gains on investment property	1,972,364	3,698,481	-	-
Gain on disposal of investment properties	101,133	55,696	-	-
Other income	25,887	43,465	-	-
Operating costs	(921,634)	(663,517)	-	-
<b>Operating profit from Centum Real Estate</b>	<b>1,504,540</b>	<b>3,604,184</b>		
Funding income/(costs)	5,442	(1,091,094)		
<b>Profit from real estate investments</b>	<b>1,509,982</b>	<b>2,513,090</b>	<b>-</b>	<b>-</b>
<b>Two Rivers Development</b>				
Sales and investment income	407,382	364,940	-	-
Direct and other operating costs	(398,254)	(442,033)	-	-
Finance costs	(251,831)	(888,365)	-	-
<b>Loss from Two Rivers Development Group</b>	<b>(242,703)</b>	<b>(965,458)</b>	<b>-</b>	<b>-</b>
<b>Two Rivers Special Economic Zone</b>				
Sales and investment income	114,743	60	-	-
Fair value gains on investment property	1,229,716	3,399,103	-	-
Funding and other costs	(1,256,079)	(479,480)	-	-
<b>Profit from Two Rivers Special Economic Zone</b>	<b>88,380</b>	<b>2,919,683</b>	<b>-</b>	<b>-</b>
<b>Investment operations:</b>				
Investment and other income	1,967,250	607,436	1,349,207	1,152,023
Operating and administrative costs	(587,966)	(556,947)	(632,144)	(579,711)
Finance costs	(199,816)	(403,386)	(199,816)	(294,688)
<b>Profit/(loss) from investment operations</b>	<b>1,179,468</b>	<b>(352,897)</b>	<b>517,247</b>	<b>277,624</b>
<b>Profit before tax</b>	<b>2,135,482</b>	<b>2,908,145</b>	<b>517,247</b>	<b>277,624</b>
Income tax expense/(credit)	(1,322,665)	(304,404)	29,891	278,345
<b>Profit for the year</b>	<b>812,817</b>	<b>2,603,741</b>	<b>547,138</b>	<b>555,969</b>
Other comprehensive income/(loss), net of tax	2,451,793	(62,380)	3,864,504	4,948,396
<b>Total comprehensive income for the year</b>	<b>3,264,610</b>	<b>2,541,361</b>	<b>4,411,642</b>	<b>5,504,365</b>
<b>Attributable to:</b>				
Owners of the parent	3,699,469	2,745,051		
Non-controlling interest	(434,859)	(203,690)		
<b>Total comprehensive income for the year</b>	<b>3,264,610</b>	<b>2,541,361</b>		
<b>Earnings Per Share-Basic</b>	<b>2.05</b>	<b>4.27</b>		

CONSOLIDATED AND COMPANY STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2025

KES million	CONSOLIDATED		COMPANY	
	Mar 2025	Mar 2024	Mar 2025	Mar 2024
<b>Assets:</b>				
Investment portfolio	61,542	58,398	50,289	47,432
Loans and advances	404	271	-	-
Cash and cash equivalents	1,124	1,431	53	320
Other assets	19,280	16,072	316	331
<b>Total Assets</b>	<b>82,350</b>	<b>76,172</b>	<b>50,658</b>	<b>48,083</b>
<b>Liabilities:</b>				
Borrowings	17,855	16,591	690	1,951
Other liabilities	21,251	19,817	5,431	5,090
<b>Total Liabilities</b>	<b>39,106</b>	<b>36,408</b>	<b>6,121</b>	<b>7,041</b>
<b>Total Equity</b>	<b>43,244</b>	<b>39,764</b>	<b>44,537</b>	<b>41,042</b>
<b>Total Capital and Liabilities</b>	<b>82,350</b>	<b>76,172</b>	<b>50,658</b>	<b>48,083</b>
<b>NAV per share (KES.)</b>			<b>66.93</b>	<b>61.68</b>

CONSOLIDATED AND COMPANY STATEMENT OF CASHFLOWS

FOR THE YEAR ENDED 31 MARCH 2025

KES million	CONSOLIDATED		COMPANY	
	Mar 2025	Mar 2024	Mar 2025	Mar 2024
<b>Opening cash and cash equivalents</b>	<b>546</b>	<b>2,909</b>	<b>(576)</b>	<b>(400)</b>
Net cash from operations	458	3,805	462	3,177
Net cash generated from/( used in) investing activities	1,356	587	946	(2,264)
Cash used in financing activities	(1,934)	(6,582)	(1,465)	(1,056)
Effect of movements in exchange rates on cash held	-	(173)	(4)	(33)
<b>Closing cash and cash equivalents</b>	<b>426</b>	<b>546</b>	<b>(637)</b>	<b>(576)</b>
Cash and cash equivalents	1,124	1,431	53	320
Bank overdraft	(698)	(885)	(690)	(896)
<b>Closing cash and cash equivalents per cashflow statement</b>	<b>426</b>	<b>546</b>	<b>(637)</b>	<b>(576)</b>

CONSOLIDATED AND COMPANY STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 MARCH 2025

KES million	CONSOLIDATED		COMPANY	
	Mar 2025	Mar 2024	Mar 2025	Mar 2024
Share capital	333	333	333	333
Treasury shares	(99)	(67)	(99)	(67)
Share premium	590	590	590	590
Other reserves	1,862	(506)	23,023	19,158
Retained earnings	39,622	38,491	20,480	20,818
Proposed dividends	210	210	210	210
Non-controlling interests	727	713	-	-
<b>Total</b>	<b>43,245</b>	<b>39,764</b>	<b>44,537</b>	<b>41,042</b>

Financial year 2025 marks a pivotal year for Centum, with significant progress in strengthening our balance sheet, reducing acquisition-related debt, and generating strong operating cash flows—all in line with our Centum 5.0 strategy.

Strategic Achievements in FY2025

- Debt reduced by Kes 1.2Bn, lowering finance costs by 32%.
- NAV per share increased by 9% to Kes 66.9.
- Free cash flow of Kes 3.1Bn generated.
- Monetized part of our Sidian Bank stake.
- Improved cash profitability across most portfolio companies.

Company-Level Performance

Centum operates as an investment holding company. Our strategy centers on identifying attractive opportunities, creating value in portfolio companies, and monetizing this value through dividends, loan repayments, and strategic exits.

The Company recorded a profit after tax of Kes 547 million, with profit before tax increasing by 86% to Kes 517 million, driven by a 17% growth in investment income to Kes 1.3 billion. Operating expenses rose by a modest 8%, in line with inflation.

A key milestone during the year was the continued reduction in investment acquisition debt, with repayments of Kes 1.2 billion, bringing the outstanding balance to Kes 690 million (down from Kes 1.9 billion the previous year). This contributed to a 32% drop in finance costs, which is aligned with our strategic objective of improving net cash flows and financial efficiency.

The Company generated free cash flows of Kes 3.1 billion in FY2025, which included annuity income, repayment of shareholder loans and proceeds from disposal of investments. While lower than the Kes 6.6 billion in the prior year—primarily due to the one-off Sidian Bank stake sale—the cash generated was prudently redeployed toward portfolio investments and further debt reduction. As of 31 March 2025, net debt to equity stood at a conservative 1.5%.

Group-Level Performance

It is important to note that the Group financials include non-cash fair value movements and deferred tax adjustments, which do not reflect the underlying cash profitability of the Company.

The consolidated results reflect Centum’s role as an investment company, aggregating performance across subsidiaries, associates, and joint ventures. These financials are compliance-driven and include accounting entries that may not directly reflect the core business’s cash performance.

Consolidated total comprehensive income improved by 28% to Kes 3.2 billion. However, consolidated profit after tax declined to Kes 813 million (from Kes 2.6 billion), largely due to:

- Lower fair value gains on Centum Real Estate and Special Economic Zone investment properties, following an exceptional prior-year transaction.
- A higher deferred tax charge of Kes 1.2 billion, driven by both asset reclassifications and a change in the tax rate for land not held for sale (from 5% to 15%).

Despite these non-cash impacts, the underlying cash performance across most business segments improved during the year.

Company Balance Sheet Highlights

Total Company assets increased by 5% to Kes 51 billion, while total liabilities declined by 13%, reflecting reduced debt levels. Net Asset Value per share rose by 9% to Kes 66.93 (from Kes 61.68 in March 2024), underlining the continued value accretion across the portfolio.

Capital Allocation and Shareholder Returns

Under our ongoing share buyback program initiated in October 2024, a total of 150,800 shares had been repurchased by June 2025 at an offer price of Kes 9.03 per share, representing 0.23% of the buyback target.

In line with our disciplined capital management, the Board has proposed a final dividend of Kes 0.32 per share, maintaining the payout level from the prior year. This amounts to Kes 210 million, subject to shareholder approval.

Outlook

Our focus in FY2026 remains on:

- Driving cash generation and operating profitability within portfolio companies.
- Monetizing selected investments to recycle capital into high-yielding, liquid assets.
- Continuing disciplined cost and debt management.

We intend to continue allocating capital toward high-yielding, liquid marketable securities and scalable businesses that enhance annuity income and preserve long-term capital.

We are confident that the Centum 5.0 strategy will continue to deliver improved returns, underpinned by a strong emphasis on value optimization and free cash flow generation.

Centum remains committed to its mission of delivering tangible wealth by building extraordinary enterprises in Africa.

For further information please visit the Centum website (www.centum.co.ke)

By Order of the Board,



Dr. James Mworia, CFA, CGMA  
Group Chief Executive Officer and Managing Director