

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME				
	Unaudited 6 months 30 June 2025 (KShs)		Unaudited 6 months 30 June 2024 (KShs)	Audited 12 months 31 December 2024 (KShs)
Revenue	145,907,784		140,029,401	293,528,286
Rental and related income	142,770,285		138,738,189	279,499,972
Straight-lining of lease income	3,137,499		1,291,212	14,028,314
Other income	26,242,474		24,931,315	54,411,654
Interest income	26,242,474		24,931,315	54,761,654
Realized loss on disposal of investment property	-		-	(350,000)
Operating expenses	(104,664,188)		(109,842,306)	(220,282,814)
Property expenses	(51,878,541)		(56,207,247)	(110,553,736)
Fund operating expenses	(52,785,647)		(53,635,059)	(109,729,078)
Change in fair value of investment property	(3,137,499)		(1,291,212)	249,547,544
Fair value adjustment to investment property	-		-	263,575,862
Straight-lining of lease income	(3,137,499)		(1,291,212)	(14,028,314)
Profit for the period	64,348,571		53,827,198	377,204,674
Other comprehensive income	-		-	-
Total comprehensive income attributable to unitholders for the period	64,348,571		53,827,198	377,204,674
Basic earnings per unit (KShs)	0.36		0.30	2.08
Headline earnings per unit (KShs)	0.37		0.30	0.71
Supplementary information				
Distributable earnings per unit (KShs)	0.36		0.30	0.63
CONSOLIDATED STATEMENT OF FINANCIAL POSITION				
	Unaudited 6 months 30 June 2025 (KShs)		Unaudited 6 months 30 June 2024 (KShs)	Audited 12 months 31 December 2024 (KShs)
ASSETS				
Non-current assets				
Investment property	3,050,000,000		2,779,700,000	3,050,000,000
Fair value of investment property for accounting purposes	2,992,175,355		2,737,749,957	2,995,312,854
Straight-line lease accrual	57,824,645		41,950,043	54,687,146
Property and equipment	66,164,296		69,992,869	68,165,697
	3,116,164,296		2,849,692,869	3,118,165,697
Current assets				
Investment property	-		160,000,000	-
Term deposits	410,600,801		46,089,863	357,629,740
Trade and other receivables	43,515,431		77,214,421	52,752,296
Cash and cash equivalents	91,386,619		244,649,179	142,250,622
	545,502,851		527,953,463	552,632,658
Total assets	3,661,667,147		3,377,646,332	3,670,798,355
EQUITY & LIABILITIES				
Capital and reserves				
Trust capital	3,479,540,745		3,479,540,745	3,479,540,745
Fair value reserve	(4,287,333)		(319,363,195)	(4,287,333)
Retained earnings	91,752,502		73,394,007	81,695,621
	3,567,005,914		3,233,571,557	3,556,949,033
Current liabilities				
Trade and other payables	94,661,233		144,074,775	113,849,323
Total equity & liabilities	3,661,667,147		3,377,646,332	3,670,798,355
Net asset value per unit	19.71		17.87	19.65
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY				
	Trust capital (KShs)	Revaluation reserve (KShs)	Retained earnings (KShs)	Total (KShs)
Audited balance at 31 December 2023	3,479,540,745	(319,363,195)	146,247,419	3,306,424,969
Net profit for the period	-	-	53,827,198	53,827,198
Transactions with owners of equity				
Distribution to unitholders	-	-	(126,680,610)	(126,680,610)
Unaudited balance at 30 June 2024	3,479,540,745	(319,363,195)	73,394,007	3,233,571,557
Net profit for the period	-	-	323,377,476	323,377,476
Transfer to non-distributable reserve	-	263,575,862	(263,575,862)	-
Transfer to distributable reserve	-	51,500,000	(51,500,000)	-
Audited balance at 31 December 2024	3,479,540,745	(4,287,333)	81,695,621	3,556,949,033
Net profit for the period	-	-	64,348,571	64,348,571
Transactions with owners of equity				
Distribution to unitholders	-	-	(54,291,690)	(54,291,690)
Unaudited balance at 30 June 2025	3,479,540,745	(4,287,333)	91,752,502	3,567,005,914

CONSOLIDATED STATEMENT OF CASH FLOWS			
	Unaudited 6 months 30 June 2025 (KShs)	Unaudited 6 months 30 June 2024 (KShs)	Audited 12 months 31 December 2024 (KShs)
Cash flows from operating activities			
Cash generated from operations	30,156,275	43,375,019	45,044,280
Net cash inflow from operating activities	30,156,275	43,375,019	45,044,280
Cash flows from investing activities			
Proceeds from sale of investment property	-	-	159,650,000
Additions to investment property	-	-	(6,724,138)
Interest received	26,242,474	-	54,761,654
Additions to property and equipment	-	(21,507,300)	(21,722,757)
Additions to term deposits	(52,971,062)	-	(180,868,781)
Proceeds from maturity of term deposits	-	130,671,096	-
Net cash (used in)/generated from investing activities	(26,728,588)	109,163,796	5,095,978
Cash flows from financing activities			
Distribution paid	(54,291,690)	(126,680,610)	(126,680,610)
Net cash from financing activities	(54,291,690)	(126,680,610)	(126,680,610)
Net movement in cash and cash equivalents	(50,864,003)	25,858,205	(76,540,352)
Cash and cash equivalents at 1 January	142,250,622	218,790,974	218,790,974
Cash and cash equivalents at end of period	91,386,619	244,649,179	142,250,622

COMMENTARY	
1. Introduction ILAM Fahari I-REIT ("the REIT") is a real estate investment trust, trading on the Unquoted Securities Platform (USP) of the Nairobi Securities Exchange. It currently owns two properties (a shopping centre and an office building) valued at KShs 3.05 billion, all held through special purpose vehicles.	
2. Basis of preparation The unaudited condensed consolidated financial statements of ILAM Fahari I-REIT for the six months ended 30 th June 2025 have been prepared in accordance with the requirements of International Financial Reporting Standards (IFRS), the Accounting Standard IAS 34: Interim Financial Reporting and the requirements of the Capital Markets (Real Estate Investment Trusts) (Collective Investment Schemes) Regulations, 2013. The interim consolidated financial statements have not been audited by ILAM Fahari I-REIT's independent auditors. They have been prepared by the REIT Manager (ICEA LION Asset Management Limited) to give a true and fair view of the financial position, financial performance and cash flows of the REIT.	
3. Business review Financial results Net profit for the six months ended 30 th June 2025 increased by 20% to KShs 64.3 million compared to KShs 53.8 million in the same period last year. This translates to distributable earnings of 36 cents per unit (June 2024: 30 cents). The increase is mainly due to higher rental income resulting from increased occupancy at Greenspan Mall, which rose to 86% (from 75% in June 2024). Key performance highlights are as follows: ◆ Rental and related income increased slightly by 3%, mainly due to increased occupancy at Greenspan Mall, as highlighted above. ◆ Interest income increased by 5%, despite the significant decline in market interest rates. The increase is attributable to additional cash from the disposal of property during the last quarter of 2024, which is available for investment. ◆ Property expenses decreased by 8% compared to the same period last year, mainly due to a decline in electricity expense resulting from the installation of solar panels at Greenspan Mall. ◆ Fund operating expenses decreased slightly by 2% due to a one-off business restructuring expense incurred in the same period last year, which was not present during the current period. ◆ As at 30th June 2025, total assets under management stood at KShs 3.55 billion comprising investment property valued at KShs 3.05 billion and cash reserves of KShs 502 million.	
4. Borrowings ILAM Fahari I-REIT is currently ungeared.	
5. Distribution A first and final distribution of 30 cents per unit was paid in April 2025 in respect of the 2024 financial year. The REIT Manager has not recommended an interim distribution for the period ended 30 th June 2025. A full distribution will be declared in line with the requirements of the REITs Regulations to distribute a minimum of 80% of distributable earnings within four months after the end of the financial year.	
6. Website information The REIT Manager's semi-annual report and unaudited condensed financial statements will be available on the ILAM Fahari I-REIT website at www.ilamfahariireit.com from 31 st July 2025.	
Approval of the financial statements The financial statements were approved for issue by the Trustee and the Board of the REIT Manager on 29 th July 2025 and signed on their behalf Andrew Ndegwa: Chairman, ICEA LION Asset Management Limited Einstein Kihanda: Chief Executive Officer, ICEA LION Asset Management Limited Henry Karanja: Trustee Compliance Officer, The Co-operative Bank of Kenya Limited	

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67 Gitanga is a prime office building located along Gitanga Road, off James Gichuru Road, Lavington boasting a total gross lettable area of 41,000 sqft with the minimum lettable area of 2,500sqft

For further details & to schedule a viewing, kindly contact
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