

# Investor Briefing FY 2019/2020



### Agenda

Dr. James Mworia - Group Chief Executive Officer **Business Review** Samuel Kariuki - Group Chief Finance Officer Financial Review Outlook Dr. James Mworia - Group Chief Executive Officer Q&A



# Centum 4.0 Underlying Themes for FY20

#### Objective

#### **Status**

#### Total debt repayment: KES 14.4 billion



Deleverage the balance sheet



- KES 7.8 billion bank term loan repaid by 31 March 2020.
- Maturing KES 6.6 billion bond retired post-balance sheet date on 8 June 2020
- KES 1.8 billion in annual finance cost savings to be realised looking forward.



**Enhance liquidity** 



- Marketable securities & cash holdings of KES 8.9 billion at 31
   March 2020, up from KES 4.1 billion at 31 March 2019.
- Undrawn overdraft facilities of KES 3 billion, of a total facility of KES 4Bn



### Performance Highlights FY 2019/20 Key Events and Performance Drivers







of Net Asset Value

1,442
Units under Construction

999
Pre-sold Units

70%

of Phase 1 Units

KShs. 10.6 billion

In pre-sales value of units and bulk land

**Over 26%** 

**Deposits Collected** 

**81**%

Occupancy at Two
Rivers Mall



**Private Equity** 





of Total of Net Asset
Assets Value

KShs 9.4 billion
Total PE Assets

KShs. 19.60 billion
Gross Exit Proceeds from

Gross Exit Proceeds from Bottlers

2.7x

Aggregate growth in profitability in remaining assets

318 million

Dividends paid to Centum exbottler assets



Marketable Securities & cash



of Total

**Assets** 



of Net Asset Value

Kes 8.9 billion
Total MSP Assets + Cash

Kes 2.9 billion

Included as Cash & cash equivalents

90%

Portfolio Allocated to Fixed Income for:

- Capital preservation
- ✓ Enhanced stable annuity income



Development





of Total Assets of Net Asset Value

IFRS 9 Impact
Accounting provisions made





## **Portfolio Review**



## **Real Estate**

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## Real Estate Strategic Pillars



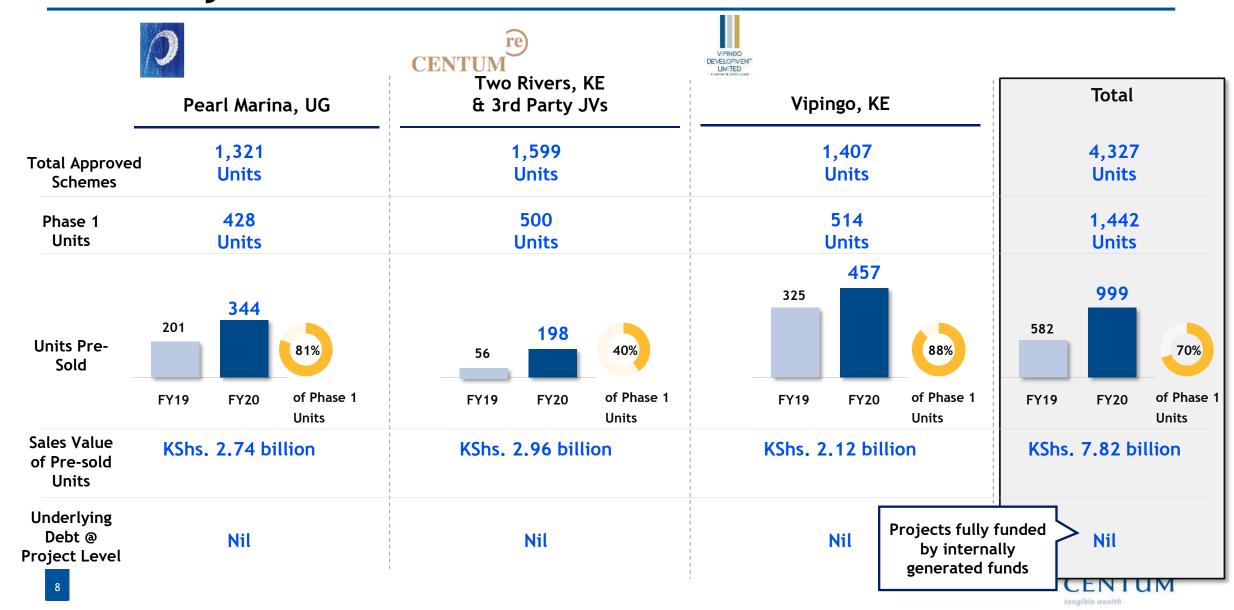
#### Under Centum 4.0, Centum Real Estate is pursuing a four-pronged real estate strategy

	Pillar	Objective			Achievement
1	Infill Projects	Sale of infill developments within our current landbank	<b>)</b>	Ī	1,442 units under construction, of which 999 have been pre-sold. Revenue potential of 7.8 billion
2	Land Sales	Sale of bulk land and development rights within our current landbank	•	•	KES 2.8 billion: value of bulk land sales
3	Rentals	Management of rental assets such as Two Rivers Mall and Theme Park	<b>)</b>	•	3% growth in Mall letting and 6% on office letting
4	3rd Party Projects	Third-party development sites for affordable housing on a joint venture basis	•	•	JV agreement for development of a phased 965-unit scheme. Subject to market validation.

Units pre-sales and bulk land sales are not reflected on the FY20 income statement. Sales and profits to be booked progressively from FY21 as we complete and handover the units or complete ongoing legal transfer of land

# Real Estate Infill Projects: Performance as at 31 March 2020





# Real Estate

# re

## Infill Projects: Sales Progress as at 31 March 2020















# Real Estate Development progress as at 31 March 2020





Awali Estate
Expected Completion – Aug 2020



Palm Ridge
Expected Completion – Dec 2020



Mirabella villas
Expected Completion – Sep 2020



Riverbank Apartments
Expected Completion – June 2021



Cascadia Apartments
Expected Completion – 2022



**Bella Vista**Expected Completion
Q1 2021



### Real Estate Land Sales: Progress as at 31 March 2020

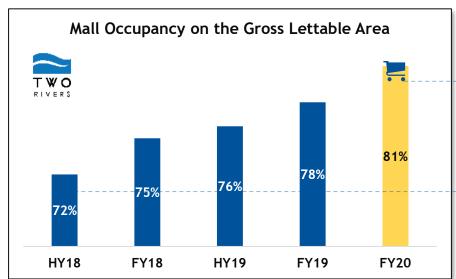


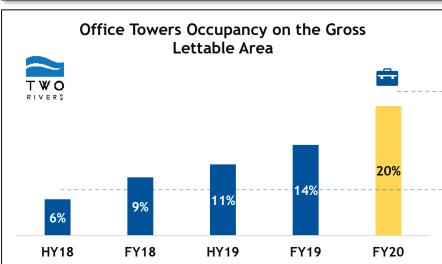
Centum Real Estate has a robust sales pipeline and is actively pursuing sales leads to convert into actual sales

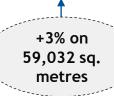
	FY19 Cumulative Closed Sales	FY20 Sales with executed agreements	Sales Pipeline under Negotiation as at FY20
	KShs. millions	KShs. millions	KShs. millions
VIPINGO DEVELOPMENT LIMITED A meir per of Centum Croud	420	2,924	1,744
PEARL MARINA	30	30	1,511
T W O RIVERS	-	216	4,392
Total	450	3,170	7,647

## Real Estate Rentals: Two Rivers Lifestyle Centre as at 31 March 2020











+6% on 25,244 sq. metres



### Portfolio Review Market Values vs. Transaction Price for Land Banks

The underlying land banks are valued below the last transaction price, representative of our conservative approach to valuations

<u>Development</u>	<u>Shareholding</u>	<u>Acres</u>	Carrying Value per Acre (KShs. million)	Last Transaction Price per Acre (KShs. million)	Value of Debt at 31.3.2020 (KShs. million)
Vipingo	100%	10,254	1.85	15.0 (for <10 acres) 1.85 (for >1,000 acres)	
Pearl Marina	100%	389	24.74	29.56	
Two Rivers	58%	102	250	432.69	9,312
Uhuru Heights	100%	4.4	153	n/a	



# Real Estate 3<sup>rd</sup> Party Projects



3<sup>rd</sup> party projects and residential infill developments are funded from Centum RE operations. The projects are funded through a mix of debt, land sales proceeds, 3rd party equity and pre-sales with investment being carried out at Centum Real Estate level (Centum Development Limited)

S	Feasibility Business Case	Concept Business Case	Market Validation & Fund Raising Pre-Construction	Construction
Stage-Gate Process	• Land and site sourcing	<ul> <li>Master-planning</li> <li>Infrastructure         planning</li> <li>Studies and         statutory approval</li> <li>Phase concept         formulation</li> </ul>	<ul> <li>Validate phase 1</li> <li>Engage and sign-off potential off-takers</li> <li>Phase 1 project designs and costing</li> </ul>	<ul> <li>Phase 1 project delivery</li> <li>Phase 2 concept formulation</li> <li>Ramp up of phase 1 sales</li> <li>Operations set-up</li> </ul>



# Real Estate Debt Exposure at Portfolio Level



The real estate portfolio remains well capitalized with Two Rivers being the only entity/land bank with thirdparty interest bearing debt

<u>Entity</u>	<b>Shareholding</b>	Real Estate Portfolio Leverage (Kes millions)			
	%			17%	
Two Rivers Development	58%			Debt/Total Assets	
Vipingo Development	100%	Total Borrowings	9,312		
Pearl Marina	100%				
Uhuru Heights	100%				
Rasimu	100%	Total Assets		56,223	



## **Private Equity**

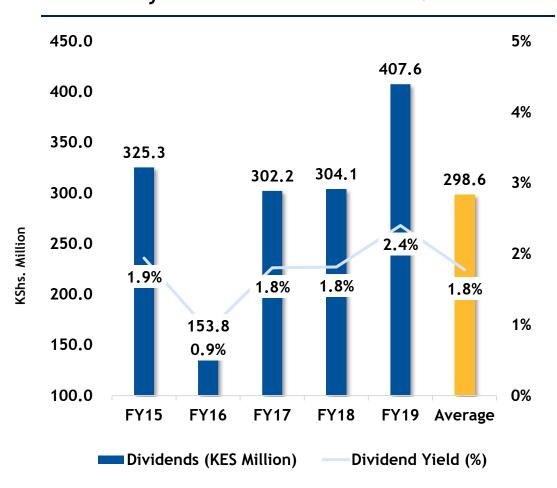
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# Private Equity Exit of Almasi Beverages and Nairobi Bottlers Limited



## Compared to the historic dividend and dividend yield between FY15 to FY19...



## ....repayment of the debt represented an incremental recurrent income KShs. 1,489 million

	KShs. Million
Bottler Proceeds (net of Capital Gains Tax)	18,602
Invested in Marketable Securities	6,477
Interest Savings on Debt Paid	990
Projected Interest Income from Marketable Securities	907
Total Savings & Interest Income	1,897
Peak Dividends	408
Incremental annuity cash flows to Centum	1,489



### **Private Equity**



#### **Performance of remaining assets**

#### **Profitability**



Dividend payout

- 2.7x growth in profitability year on year, driven by turnaround of Sidian Bank Limited
- Seven of eight portfolio companies were profitable during the year

- PE business, excluding the sold bottlers, paid KES 318 million in dividends to Centum.
- This represents a 27% growth in dividend payout, year on year.



# Private Equity | Centum Value Fund II Rationale for Fund Structure



We believe that the prevailing business environment could present good quality opportunities of businesses seeking growth capital with reasonable entry multiples hence a significant upside potential. We are well positioned to partner with such businesses and to support their growth ambitions.

#### Fund II

Our local knowledge and experience in East Africa enable us to find *market* leading targets across our expertise sectors and to fully optimize them for maximum value to all stakeholders.

Access to external capital will enable us deploy at significant scale and deliver sustainable returns.

## Opportunities exist that exceed Centum's own capital

We continue to evaluate a pipeline of great opportunities that could exceed Centum's proprietary capital available for deployment.

Consequently, there is need to partner with and leverage on 3<sup>rd</sup> party capital

#### Risk management

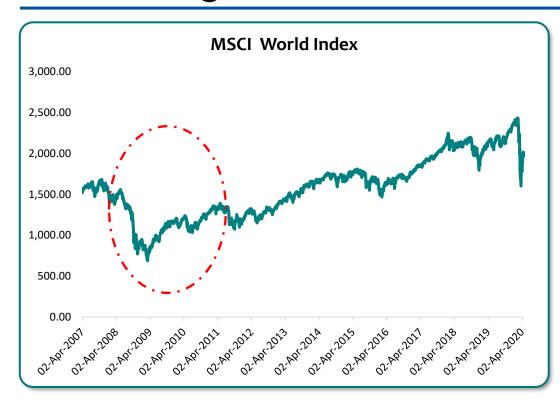
Through pooled funds, we will be able to significantly lower and diversify our risk exposures

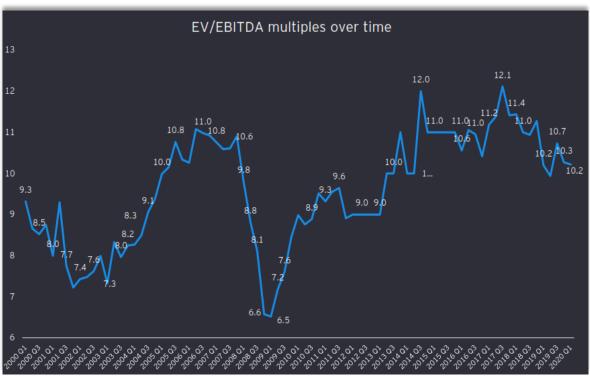
We seek to invest in the controlling stakes of market leaders that present a compelling opportunity for holistic value creation



# Private Equity | Centum Value Fund II Positioning for economic recovery







- We anticipate that depressed entry multiples could present some great opportunities to re-enter the private equity market at attractive valuations
- We are well position to take advantage of arising opportunities, given our enhanced liquidity.



## **Development**

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# Development Status Update on Power Assets





37.5% Stake

KShs. 1.45 billion Carrying Value



51% Stake

nil

**Carrying Value** 

#### Milestones to date

- ✓ Power Purchase Agreement (PPA)
- ✓ Government of Kenya Letter of Support
- ✓ Land acquired
- Commenced exploratory drilling

Akiira has undertaken additional Geo-scientific studies which have shown initial positive results.

The target is to embark on drilling in this financial year.

#### Milestones to date

- Power Purchase Agreement (PPA)
- Government of Kenya Letter of Support
- ✓ Electricity Generation License
- Environmental Impact Assessment License

The EIA License that had been issued to the Amu Power was revoked on June 26, 2019. Amu Power has opted to appeal the decision before the High Court and anticipates a favorable outcome.



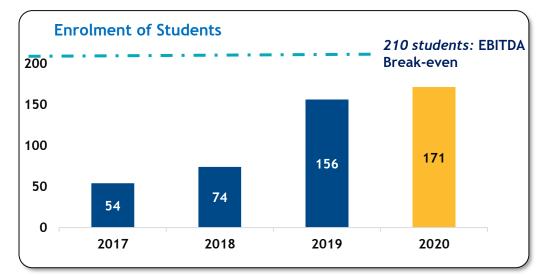
# Development Update on Africa Crest Education and Greenblade Growers





17.6% Stake

KShs. 940 million Carrying Value



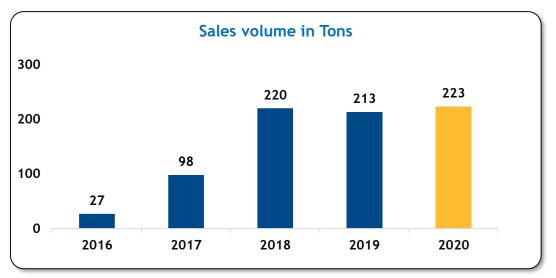
Near term priority: Expansion of the portfolio of schools within Africa through investment in greenfield and brownfield locations

Greenblade Growers KShs. 168 million Carrying Value

100% Stake

0%

**Total Debt/Asset Ratio** 



Focus is to enhance productivity, efficiency and diversify products and markets.



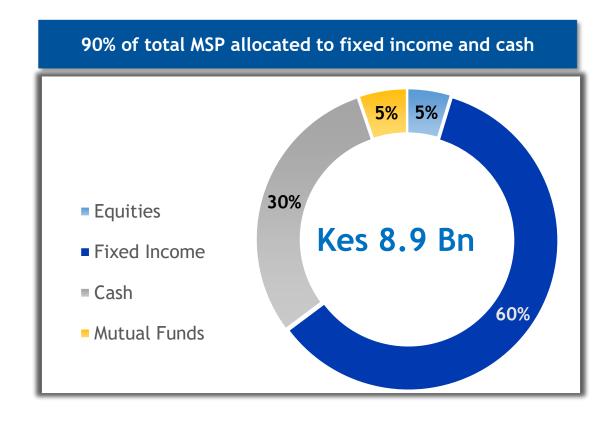
## **Marketable Securities**

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# Marketable Securities Allocation and Performance Highlights



- ☐ Growth in holdings of marketable securities and cash from KES 4.1 billion at 31 March 2019 to KES 8.9 billion at 31 March 2021
- ☐ Strategic allocation of 90% of portfolio to fixed income and 10% to listed equities pre-COVID (2019: 60%/40% respectively) in line with our capital preservation objective.
- □ KES 450 million cash returns in FY20 compared with KES 400 million in FY19, representing 12.5% growth.



## **CSR Engagement**

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# Ajiry Tackling Youth Unemployment



Ajiry's mission is to create empowerment and employment for individuals as well as small businesses/start ups

#### Ajiry App

- Progressive Web Application (PWA)
   launched in May 2019 by Tribus TSG
- The platform allows the youth to connect and network, free from the controls of third-party intermediaries
- To date, Ajiry has over 30,000 skills listed, advertised 10,000+ job connections with over 7,000 successful hires

#### 3 Zero Contact Distribution System (ZCDS)

- Developed a system to enable the contactless distribution of food hampers during the covid-19 pandemic.
- Adopted by 10 partners, including counties to safely distribute relief food.
  - 75,000+ families reached through the system.



#### Ajiry Centres

2

- Tribus-TSG (a Centum subsidiary) has opened employment centres across 13 counties to support self-employed persons through training, financing and access to markets for their products and services
- The Ajiry Centres are anchored on three pillars
  - Capacity Enhancement: Additional skills such as branding, digital marketing and business skills;
  - Financing: Microfinance, monetary and non-monetary aid;
  - Market Access: Link to local and international markets





# Covid-19 Mitigation Standing together with our communities

In the face of COVID-19 pandemic, each one us must play a part in keeping ourselves safe.

Centum continues to support our communities in these tough times.



Githogoro water project

Over 10,000 families now have access to clean water.



Food Donation

Food donation to **4300 families** so far in Nairobi and Kilifi county.



Zero contact food distribution system

So far being used in counties and other groups supporting the less fortunate with food.



Cash Donation of UGX 100 million Donation

Donated to the Uganda National Covid task force.



### Sustainably Investing in Our Communities in support of the SDGs

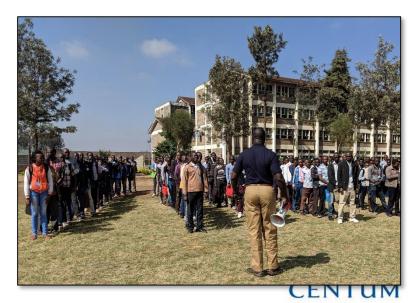


- 200+ scholarships awarded to date in Vipingo
- Vipingo scholarship programme supports 50
  bright but needy students annually to transition
  to secondary schools.





- 100+ graduates of the Vipingo Vocational training program now in gainful employment.
- 7,000+ job placements through the Ajiry App since launch in May 2019.
- Ajiry Job and Training Centres already set up across 13 counties
- 172 NYS graduates onboarded into Tribus TSG



## Employer of the Year Top 10 in All 7 categories



	Category	Rank
Leadership & Governance	Legal, governance and compliance audits, gender diversity (women) at Board level	#1
Workplace Environment	Collaborative workplaces, wellness facilities in place, green agenda	#1
Corporate Performance	Achievement and surpassing of set business targets and daily monitoring of the same	#3
Innovation & Productivity	Use of robotics, data analytics and high level of employee involvement and link to reward and recognition	#4
HR Practices	High Employee Engagement index and initiatives in place to ensure motivation, great employee benefits	#8
Inclusiveness & Diversity	50% Gender balance, recognition of PLWD and diverse groups with support systems	#9
Learning & Development	Certified coaches and monitoring and evaluation of coaching in the workplace	#9

Overall



## **Financial Performance**



### Performance Highlights For the year ended 31 March 2020

KShs. 7.4 billion +79% Net profit (without one-off provisions) Growth in Consolidated Net Profit KShs. 4.6 billion Group Net profit (with one-off provisions) **Performance** Highlights KShs. 19.60 billion Exit realisations from Almasi and Nairobi Bottlers Gross Proceeds on disposal, before transaction taxes KShs. 986 million +19% **Growth in Operating Profit** Operating profit KShs. 3.6 billion Company **One-off Impairment** Impairment provision **Performance** Highlights -10% KShs. 47.4 billion Movement in Shareholder Funds Net assets 14% KShs. 6.45 billion -54% Decrease in Long Term Debt LTD to Equity Long term debt\* Long Term Debt constitutes a public bond which we fully repaid on 8 June 2020.

### **Consolidated Income Statement**

KShs. Millions	FY2020	FY2019	%
Investment income	14,996	9,549	57%
Trading profit	395	1,117	-65%
Operating income /(loss) from financial services	171	(461)	-137%
Other income	301	303	-1%
Operating expenses	(2,465)	(2,128)	16%
Finance costs	(3,223)	(2,518)	28%
Share of profit in joint ventures and associates	(1,977)	(1,423)	<b>39</b> %
Profit before tax (before one-off provisions)	8,198	4,439	85%
Income tax expense	(818)	(319)	156%
Profit for the year (before one-off provisions)	7,380	4,120	<b>79</b> %
Provision for impairment of assets	(2,752)	-	
Net profit for the year	4,628	4,120	12%
Other comprehensive income, net of tax	802	(1,207)	-166%
Total comprehensive income	5,430	2,913	86%
Earnings per share	7.41	6.68	11%



### **Consolidated Statement of Financial Position**

FY 20	FY 19
4,099	11,068
41,181	40,034
3,016	381
1,062	-
1,369	2,495
1,450	2,921
2,890	7,065
4,550	4,146
398	1,561
8,913	3,470
14,961	13,189
625	1,766
9,164	8,276
8,182	5,393
101,861	101,764
22,197	26,871
17,460	14,817
3,893	5,034
2,300	579
1,270	-
2,118	2,888
49,239	50,188
52,622	51,576
	4,099 41,181 3,016 1,062 1,369  1,450 2,890 4,550 398 8,913 14,961 625 9,164 8,182  101,861 22,197 17,460 3,893 2,300 1,270 2,118 49,239



### Financial Performance: Company Total Return Statement

KShs. millions	FY 20	FY 19	%∆
Investment income	3,695	3,167	17%
Operating expenses	(894)	(631)	42%
Finance costs	(1,815)	(1,710)	6%
Operating profit	986	827	19%
Income tax expense	(797)	(84)	850%
Profit for the year (before one-off provisions)	189	743	-75%
Unrealised gains	(971)	3,970	-124%
Return for the year (before one-off provisions)	(782)	4,713	-117%
Impairment of assets	(3,580)	-	-100%
Total comprehensive (loss)/ income	(4,362)	4,713	-193%
Return on op. NAV	-8.29%	10.52%	



### Company Statement of Financial Position

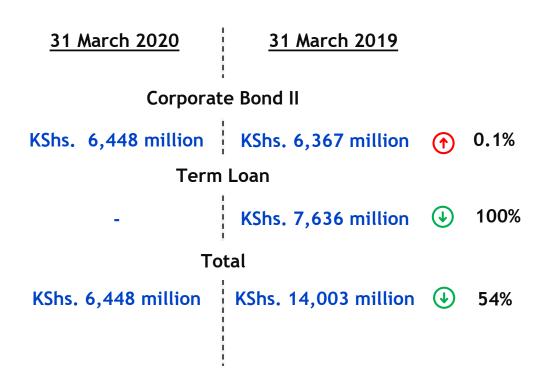
KShs. millions	FY 20	FY 19	%∆	KShs. millions	FY 20	FY 19	%∆
Investment portfolio:				Borrowings	7,486	16,145	-54%
- Investment in Subsidiaries	30,236	42,157	-28%	•	ŕ	ŕ	
- Debt Investment in Subsidiaries	15,631	15,696	0%	Other Liabilities	1,926	2,899	-34%
- Investment in Associate	-	6,916	-100%	Total Liabilities	9,411	19,044	-51%
- Investment in Joint Venture	-	2,098	-100%				
- Unquoted Investments	4,126	3,619	14%	Shareholder Funds	47,439	52,600	-10%
<ul> <li>Government securities and corporate bonds</li> </ul>	3,151		100%	Equity and Liabilities	56,850	71,644	-21%
- Quoted Investments	23	53	-57%				
Total Portfolio	53,167	70,538	-25%				
Other Assets	771	853	-10%				
Cash and Equivalents	2,912	253	1051%				
Total Assets	56,850	71,644	-21%	NAV Per Share (KShs.)	71.29	79.05	-10%

NAV per share dropped by 10% during the period on account provisions and dividend pay-out



# Company Statement of Financial Position Company Gearing & Liquidity

#### **Company Long Term Debt**



- Bond subsequently paid in June 2020
- Finance costs incurred for most of 2019/20 as retirement took place late in the year
- Savings in finance costs estimated at KES 1.8 billion annually expected to be realized looking forward



### Company Statement of Cash Flows

KShs. millions	FY 20	FY 19
Cash flows from operating activities		
Net cash generated from operating activities	19,083	3,736
Cash flows from investing activities		
Purchase of PPE	(11)	(15)
Investments in subsidiaries	(1,522)	(2,053)
Purchase of shares in unquoted investments	(219)	(155)
Investment in marketable securities	(3,048)	-
Net cash used in investing activities	(4,801)	(2,223)
Cash flows from financing activities		
Proceeds from long term debt	-	3,525
Principal payment of long-term debt (RMB)	(7,791)	-
Settlement of short-term debt	(2,513)	(1,944)
Interest paid on borrowings	(1,513)	(1,340)
Dividends paid	(735)	(739)
Net cash generated from financing activities	(12,552)	(498)
Net increase in cash and cash equivalents	1,730	1,014
At start of period	144	(870)
At end of period	1,875	144

<sup>\*</sup>Closing cash net of KES 1.1 billion, included under borrowings on the balance sheet



Dividends and Share Price



#### FY2020 First & Final Dividend



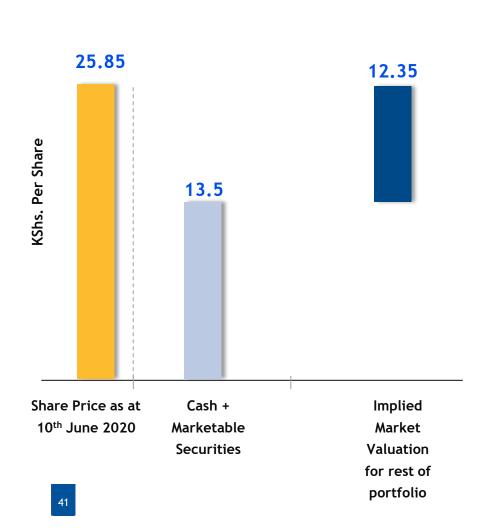
The Centum Board of Directors has recommended the payment of a first and final dividend of KES 1.20 per share, amounting to KES 798 million.

A similar amount was paid in the last financial year.



### Market Value and Net Asset Value Gap Current share price attribution

#### Significant Value Opportunity for Investors



Portfolio Assets	NAV/Share
Sidian Bank	3.88
Isuzu East Africa	3.67
Longhorn Publishers	1.30
NAS Servair	0.92
ACE Holdings	1.40
Other Private Equity Assets	2.19
Private Equity	13.36
Two Rivers Development	9.10
Vipingo Development	23.11
Pearl Marina	8.52
Other Real Estate Assets	1.30
Real Estate	42.03
Akiira	2.18
Amu Power	-
Greenblade Growers	0.20
Other Development Assets	0.04
Development	2.41
Total Portfolio (excl. MSP)	57.8

Outlook



### Outlook | FY 2020/21



#### **Real Estate**



#### **Private Equity**



#### Marketable **Securities**



#### **Development**

- Leverage new developments that are market validated
- Continue to focus on sales-led development model
- Close pipeline of land sales

**Evaluating new** opportunities that meet the investment criteria

Strategic allocation to preserve capital while optimizing cash returns

- Drive value creation in the underlying assets and unlock value across the portfolio.
- Akiira finalize exploratory drilling
- Greenblade Growers market and product expansion

# Covid-19

Strategic objectives

- 60% of pre-COVID sale and collections achieved.
- Possible impact on rollout of new projects
- Low dividend payout as portfolio companies conserve liquidity.
  - ✓ Attractive valuation of targets.

- √ Low dividend payout as portfolio companies conserve liquidity.
- √ Attractive valuations on some counters.

- √ No major impact.
- √ Scheduled milestones are on course.

- ✓ All products under development are market validated and significantly pre-sold.
- ✓ Project financing available to bridge slow collection.
- ✓ Cost reduction measures and revenue diversification to ensure self cash sustenance by each business.
- ✓ Liquidity build up and completion of Fund II set up.
- ✓ Weighting towards fixed income to preserve capital.
- ✓ Positioning re-enter equity markets at near floor valuations.
- ✓ Continue with value creation.
- √ Continue stakeholder engagement to unlock value.

esponse



Q & A

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