Stock Recommendation

Company	*Fair Value (KES)	Closing Price (KES)	Upside/downside (%)	Current Rating
Safaricom	31.11	15.50	100.7%	BUY
Equity bank	58.81	39.50	48.9%	BUY
KCB bank	62.39	23.80	162.1%	BUY
Co-op bank	18.13	11.40	59.0%	BUY
ABSA bank	12.32	11.10	11.0%	HOLD
StanChart bank	108.61	159.25	-31.8%	SELL
NCBA bank	38.68	38.30	1.0%	HOLD
I&M bank	30.56	18.20	67.9%	BUY
Stanbic bank	89.16	114.00	-21.8%	SELL
DTB bank	122.70	48.15	154.8%	BUY
EABL	164.58	134.25	22.6%	BUY
Bamburi Cement	51.96	25.75	101.8%	BUY
BAT Kenya	544.27	420.00	29.6%	BUY

^{*}Fair values under review

Kenya Weekly Commentary

Kenya Market Summary

Notable Events

- KCB bank 1H23 EPS declines 20.1% y/y Below Expectations
- DTB bank 1H23 EPS increases 11.6% y/y Above Expectations
- NCBA bank 1H23 EPS went up 20.1% y/y Above Expectations
- I&M bank 1H23 EPS grows 2.1% y/y Below Expectations

Equity market commentary and outlook

• During the week, Safaricom touched an 8-day low on account of local sell-off. KCB bank marked a 12-month low driven by foreign sell-off.

Debt market commentary and outlook

Overall subscription rates further reduced to 95.8%, down from 186.2% the previous week. Demand remained sound across
the 91-Day T-Bill but was relatively weak on the 182-Day T-Bill and 364-Day T-Bill, for the fifth successive week. The yield
on the 91-Day T-Bill and 364-Day T-Bill tenor trended upwards for the seventieth straight week while the yield on the 182Day T-Bill notched up for the twelfth successive week.

Key Market Indicators

Index Returns	<u>Level</u>	<u>1w (%)</u>	<u>1m (%)</u>	<u>3m (%)</u>	<u>6m (%)</u>	<u>12m (%)</u>	<u>ytd (%)</u>
Kenya NSE 20 Index Return	1,522.5	-0.7%	-3.5%	3.7%	-8.0%	-13.0%	-9.2%
Kenya NASI Return	99.4	-1.9%	-5.6%	0.9%	-21.4%	-27.9%	-22.0%
FTSE NSE Kenya 15 Return	170.1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
FTSE NSE Kenya 25 Return	170.3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: NSE, Kestrel Research

NSE versus other markets

Index Returns (USD)	<u>1w (%)</u>	<u>1m (%)</u>	3m (%)	<u>6m (%)</u>	<u>12m (%)</u>	<u>ytd (%)</u>
Nairobi All Share Index	-2.3%	-7.3%	-3.2%	-31.4%	-40.4%	-2.3%
Johannesburg Index	3.1%	-11.2%	1.5%	-5.1%	-4.9%	3.1%
Nigeria Stock Exchange	1.2%	0.9%	-25.2%	-28.4%	-27.2%	1.2%
Ghana Stock Exchange	-0.5%	3.5%	17.9%	41.8%	8.6%	-0.5%
Egyptian Stock Exchange	1.3%	5.0%	6.9%	6.1%	11.2%	1.3%
MSCI EFM ex SA Index	-4.4%	-2.6%	0.0%	-6.1%	-9.0%	-4.4%

Other market statistics

Currencies	Level	1w (%)	1m (%)	3m (%)	6m (%)	12m (%)	ytd (%)
USD/KES	145.0	-0.4%	-1.8%	-4.6%	-12.7%	-17.3%	-14.9%
USD/ZAR	18.6	2.0%	-5.3%	5.3%	-1.1%	-9.4%	-8.5%
USD/EGP	30.9	0.1%	0.0%	0.0%	-0.8%	-37.9%	-19.8%
USD/NGN	773.5	-0.6%	-0.5%	-39.9%	-40.4%	-45.1%	-40.4%
USD/GHS	11.4	-0.7%	0.1%	-3.0%	12.1%	-12.4%	-10.7%

NSE most active counters

Counter	Value Traded (KES m)	Foreign Investor Net Buying/(Selli ng) (KES m)	Foreign Investor Activity as % of total	Weekly Price Change (%)	YTD (%)	% Below 12- month high	% Above 12- month low
Equity bank	143.1	-20.8	34.4%	-2.7%	-11.2%	-21.0%	10.3%
Safaricom	111.2	19.9	65.2%	-3.1%	-35.8%	-50.1%	19.2%
KCB bank	48.1	2.4	8.2%	-13.5%	-37.5%	-44.3%	0.0%
EABL	37.9	25.4	34.3%	7.2%	-19.9%	-28.2%	7.4%
Bamburi	26.7	0.0	0.0%	3.4%	-18.3%	-32.7%	10.8%

Notable Events

KCB bank 1H23 EPS declines 20.1% y/y – Below our Expectations

KCB bank published its 1H23 financial results. Reported annualized EPS – KES 9.71, -20.1% y/y, driven by total income (+22% y/y), but pulled back by increased costs (+48% y/y) and higher loan loss provisions (+136% y/y). Earnings came in 10.3% below estimates on account of higher-than-expected operating costs (+20.8%).

Summary Performance Table

	Reported	Forecast	Variance
NIM	5.4%	8.2%	-2.8%
NIR growth	12.1%	13.5%	-1.4%
NFI mix	37.7%	32.8%	4.9%
NFI growth	43.4%	17.1%	26.3%
CoR	1.8%	2.2%	-0.4%
CTI	55.3%	48.8%	6.5%
OpEx Growth	48.0%	22.5%	25.5%
EPS	9.71	10.82	-10.3%
DPS	0.00	0.00	0.0%
Net Loan growth	32.1%	12.2%	19.9%
Deposit growth	61.9%	12.1%	49.8%
NPL Ratio	15.9%	17.1%	-1.2%
NPL Coverage*	45.8%	52.2%	-6.4%
ROE	14.8%	16.8%	-2.0%

^{*}CBK Coverage

What stood out for us?

- **Higher-than-expected net interest expenses**: interest expenses exceeded our projections by 63%, on account of growth in deposits (+62% y/y in part buoyed by consolidation of TMB) as well as rate hikes locally (competitive pressures as market yields edged upwards t-bills (+380bps y/y & interbank (+490bps y/y)- and globally (affecting borrowed funds, usually USD denominated SOFR up 360bps y/y.
- **Higher-than-expected operating costs:** OpEX ran above our forecasts by 21% on the back of consolidation of Trust Merchant Bank (TMB), adverse legal outcome relating to legacy loans at National Bank of Kenya (KES 3.5bn) and restructuring costs as part of the early voluntary retirement program.

• **Better-than-expected fee income**: fees & commission (+56% y/y), beat our estimates by 32%, benefiting from services fee from TMB and trade finance (grew 3x), as well as improved transaction volumes on the digital platforms.

Impact to our investment thesis

• Going forward, we expect to revise downwards our NIMs and review upwards our operating costs and fee income. KCB bank is trading at a P/B of 0.4x.

DTB bank 1H23 EPS increases 11.6% y/y – Above our Expectations

DTB bank released its 1H23 financial results. Reported EPS – KES 14.31, +11.6% y/y, largely attributable to total income (+24.0% y/y). However, inflated costs (+36% y/y) and loan loss provisions (+34% y/y), weighed on profitability. Earnings came in 9.8% ahead of our estimates mainly on account of better-than-expected non-funded income (+35.1%).

Summary Performance Table

	Reported	Forecast	Variance
NIM	4.8%	5.3%	-0.5%
NIR growth	17.8%	13.5%	4.3%
NFI mix	33.7%	24.5%	9.2%
NFI growth	41.7%	4.9%	36.8%
CoR	2.1%	2.4%	-0.3%
CTI	44.1%	45.6%	-1.5%
OpEx Growth	36.1%	10.0%	26.1%
EPS	14.31	13.03	9.8%
DPS	0.00	0.00	0.0%
Net Loan growth	20.4%	6.3%	14.1%
Deposit growth	20.7%	5.2%	15.5%
NPL Ratio	11.5%	12.3%	-0.8%
NPL Coverage*	44.3%	52.2%	-7.9%
ROE	11.1%	9.6%	1.5%

^{*}CBK Coverage

What stood out for us?

- **Better-than-expected non-funded income:** non-funded income surpassed our estimates by 35.1%, mostly on the back of better FX income FX income increased 43.9% y/y, 88.0% above our forecasts. With a relatively large exposure to retail & manufacturing sectors, we believe the bank gained from wider margins and higher trade volumes.
- **Higher-than-expected operating costs:** operating costs escalated on account of staff costs (+39.4% y/y) and other OpEX (+36.1%). We think the higher staff costs emanated from salary reviews & discretionary performance-based costs while the continued IT investments drove the other OpEx line item.

Impact to our investment thesis

• Going forward, we expect to model in lower NIMs. However, we expect to raise our oPEx growth estimates and non-funded income outlook. DTB bank is trading at a P/B of 0.2x.

NCBA bank 1H23 EPS grows 20.1% y/y - Above our Expectations

NCBA bank announced its 1H23 financial results. Reported EPS - KES 5.67, \pm 20.1% y/y, driven by net interest income (\pm 16% y/y), and supported by reduced provisions (\pm 21% y/y) and a lower effective tax (24% vs. est. 30%). Earnings came in 31.8% ahead of forecasts on the back of better-than-projected total income (\pm 8.7%) and lower-than-expected provisions (\pm 21.5%). The Board of Directors recommended an interim DPS of KES 1.75 (\pm 12.5% y/y) – book closure, 14th September 2023.

Summary Performance Table

	Reported	Forecast	Variance
NIM	5.6%	6.3%	-0.4%
NIR growth	16.3%	5.7%	10.6%
NFI mix	37.7%	45.2%	-7.5%
NFI growth	-2.6%	-9.0%	6.4%
CoR	2.6%	3.6%	-1.0%
CTI	55.3%	45.4%	9.9%
OpEx Growth	23.9%	12.4%	11.5%
EPS	5.67	4.30	31.8%
DPS	1.75	2.00	-12.5%
Net Loan growth	16.7%	9.9%	6.8%
Deposit growth	10.3%	6.5%	3.8%
NPL Ratio	12.7%	11.0%	1.7%
NPL Coverage*	46.7%	88.2%	-41.5%
ROE	21.1%	15.9%	5.2%

^{*}CBK Coverage

What stood out for us?

- Lower-than-expected cost of risk: cost of risk was reported at 100bps below estimates. We had assumed a higher cost of risk on account of elevated credit risk and macro challenges. Going forward though, we will keep our elevated cost of risk on the back of expected negative effects of higher taxes on corporations and individuals.
- **Higher-than-expected operating costs:** at 10.2% above estimates, operating costs were largely driven by staff costs (+28.6% y/y) on the back of a higher staff number as the bank expands its branch network, and other operating costs investments in mobile platform upgrades and adverse FX movements.

Impact to our investment thesis

• Going forward, we expect to adjust downwards our NIMs and revise upwards our operating costs and fee income. NCBA bank is trading at a P/B of 0.7x.

I&M bank 1H23 EPS grows 2.1% y/y – Below our Expectations

I&M bank released its 1H23 financial results. Reported EPS – KES 2.89, +2.1% y/y, driven by total income (+23% y/y) and a lower effective tax (29% vs. est. 30%). However, inflated costs (28% y/y) and higher provisions (+145% y/y) weighed on the bottom-line. Earnings came in 12.1% below our forecasts on the back of higher-than-expected provisions (+35.8%) and higher-than-expected operating costs (+18.3%).

Summary Performance Table

	Reported	Forecast	Variance
NIM	5.5%	5.3%	0.2%
NIR growth	16.1%	24.9%	-8.8%
NFI mix	36.1%	27.8%	8.3%
NFI growth	36.7%	0.1%	36.6%
CoR	2.1%	1.8%	0.3%
CTI	48.8%	43.4%	5.4%
OpEx Growth	28.2%	8.4%	19.8%
EPS	2.89	3.29	-12.1%
DPS	0.00	0.00	0.0%
Net Loan growth	16.7%	9.0%	7.7%
Deposit growth	13.9%	9.0%	4.9%
NPL Ratio	11.5%	10.6%	0.9%
NPL Coverage*	43.7%	72.7%	-2.9%
ROE	12.3%	14.1%	-1.8%

^{*}CBK Coverage

What stood out for us?

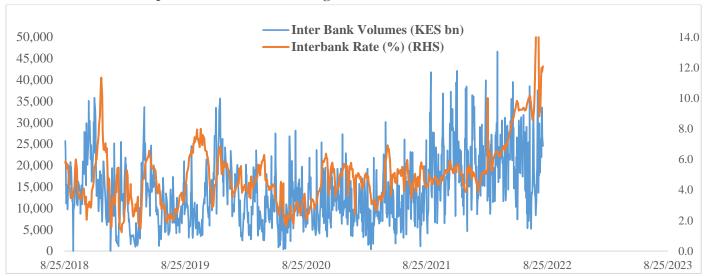
- **Better-than-expected non-funded income:** we think the outperformance in transactional volumes (amidst thinner margins on FX trades) largely drove FX income and loan growth and higher fees contributed to the strong growth in fee & commissions income.
- **Higher-than-expected loan loss provisions:** cost of risk was higher than our projections, which we believe is as a result of expected challenges within the trade and manufacturing sectors against the backdrop of a weaker KES, persistent inflation and elevated interest rates.

Impact to our investment thesis

• Going forward, we expect to raise our cost of risk and review upwards our cost growth estimates. I&M bank is trading at a P/B of 0.4x.

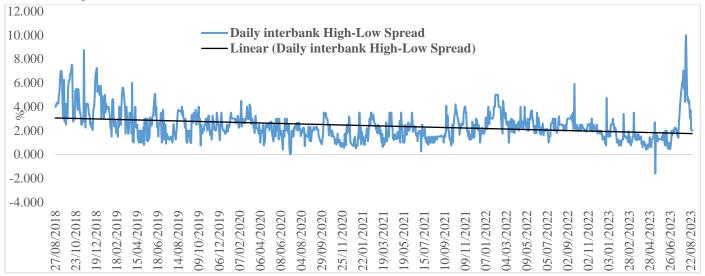
Key Rates and Spreads

Inter-bank rates notch upwards for the second straight week



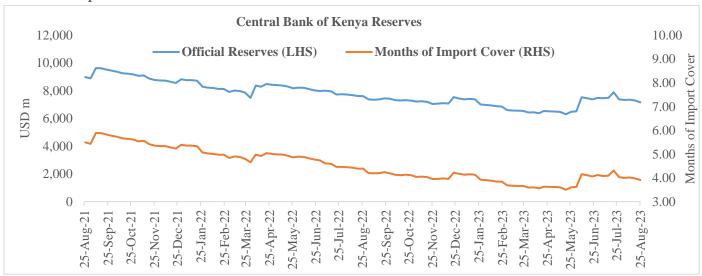
Source: CBK

Inter-bank spreads decline for the third week in a row



Source: CBK

Months of import cover & CBK FX reserves decrease for the second consecutive week



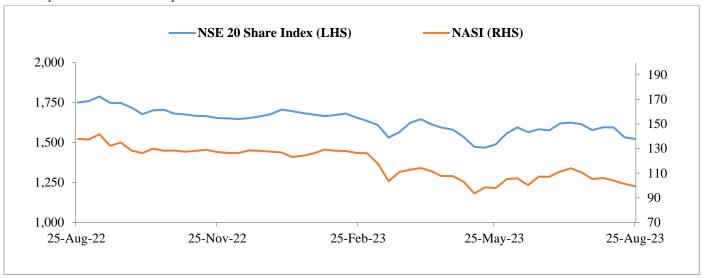
Source: CBK

Equity market trading commentary

Afte rising in the last two weeks, market turnover decreased by 72.7% w/w to stand at USD 3.2m (KES 0.5bn). For the third straight week, the NASI shed 1.9% w/w to end at 99.38 and the NSE 20 came off 0.7% w/w to finish at 1,522.49. Foreign investors stood out as net buyers at USD 0.1m (KES 20.3m) – the fourth successive week. Local investors resumed active trading at 68,4% of total turnover, up from 46.8% printed last week. EABL (USD 0.2m, KES 25.4m) and Safaricom (USD 0.1m, KES 19.9m) marked the highest net foreign inflows while Equity bank registered the highest net foreign outflows.

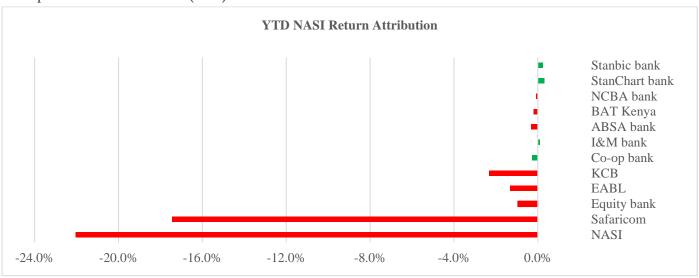
During the week, Safaricom touched an 8-day low on account of local sell-off. KCB bank marked a 12-month low driven by foreign sell-off.

Market performance over the past 12 months



Source: NSE

NASI performance: Year-to-date (YTD) Return Attribution



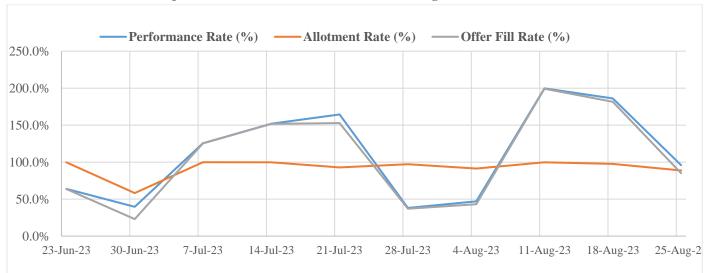
Source: Kestrel Research

Debt market trading commentary

Overall subscription rates further reduced to 95.8%, down from 186.2% the previous week. Demand remained sound across the 91-Day T-Bill but was relatively weak on the 182-Day T-Bill and 364-Day T-Bill, for the fifth successive week. The yield on the 91-Day T-Bill and 364-Day T-Bill tenor trended upwards for the seventieth straight week while the yield on the 182-Day T-Bill notched up for the twelfth successive week.

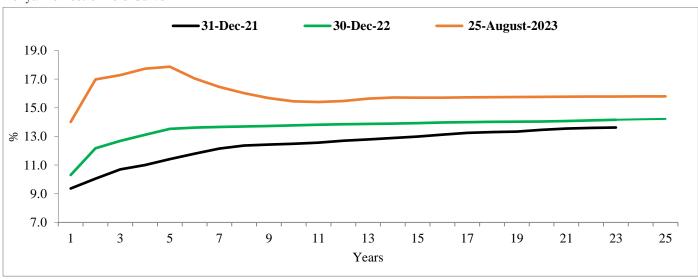
The Central Bank of Kenya offered KES 4.0bn for the 91-Day T-Bill and KES 10.0bn each for the 182-Day T-Bill and the 364-Day T-Bill. It received bids worth KES 18.2bn for the 91-Day T-Bill, implying a subscription rate of 455.544%. It accepted bids worth KES 15.6bn at an average yield of 13.733% (+25.8bps w/w). The 182-Day T-Bill received bids worth KES 2.6bn, implying a performance rate of 25.76%. It accepted bids worth KES 2.6bn at an average yield of 13.491% (+21.5bps w/w). The 364-Day T-Bill received bids worth KES 2.2bn, implying a performance rate of 21.99%. It accepted bids worth KES 2.2bn at an average yield of 14.014% (+26.8bps w/w).

T-Bills Performance: Overall performance rates declines from a 14-weeks high



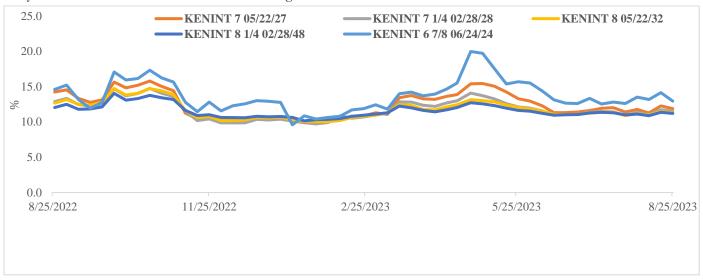
Source: CBK

Kenya Domestic Yield Curve



Source: CBK

Kenya Eurobond Yields: Yields across all tenor edged downwards week-on-week



Source: Bloomberg

KESTREL CAPITAL

13.9

Average

8.5

24.4

552.9

1,822,649

Week ending 25-August-2023

Top counters by market capitalization

Company	Sector	Year	12 M	12 M	Price	YTD	Market ¹	Weighting	EPS	DPS	NAV	P/E	Div	P/B	ROE %	Daily Trading ¹
Safaricom	Telecom	Mar	31.05	13.00	15.50	-35.8	4,287	39.9%	1.55	1.20	4.7	10.0	7.7	3.3	33.2	927,189
Equity Bank	Banking	Dec	50.00	35.80	39.50	-11.2	1,029	9.6%	12.35	3.00	49.3	3.2	7.6	0.8	25.1	290,099
EA Breweries	Breweries	Jun	187.00	125.00	134.25	-19.9	733	6.8%	12.47	5.50	27.1	10.8	4.1	5.0	46.1	98,040
KCB Bank	Banking	Dec	42.75	23.80	23.80	-37.5	528	4.9%	11.42	2.00	65.7	2.1	8.4	0.4	17.4	118,777
Co-op Bank	Banking	Dec	13.35	11.15	11.40	-7.3	462	4.3%	3.87	1.50	18.5	2.9	13.2	0.6	21.0	53,831
NCBA Bank	Banking	Dec	41.70	26.60	38.30	-2.7	436	4.1%	9.32	4.00	50.6	4.1	10.4	0.8	18.4	28,320
Absa Bank	Banking	Dec	12.95	10.10	11.10	-9.8	416	3.9%	2.96	1.35	12.5	3.7	12.2	0.9	23.7	61,134
StanChart Bank	Banking	Dec	171.00	134.75	159.25	11.6	415	3.9%	35.25	22.00	159.8	4.5	13.8	1.0	22.1	32,313
Stanbic Bank	Banking	Dec	129.75	92.00	114.00	11.8	311	2.9%	28.62	13.75	0.2	4.0	12.1	704.7	17,692.5	41,718
BAT Kenya	Tobacco	Dec	479.75	401.50	420.00	-8.7	290	2.7%	68.92	57.00	163.8	6.1	13.6	2.6	42.1	52,417
Bank of Kigali	Banking	Dec	37.00	27.00	36.00	14.3	223	2.1%	7.66	3.28	43.7	4.7	9.1	0.8	17.5	10,360
I&M Holdings	Banking	Dec	21.00	15.85	18.20	7.1	208	1.9%	5.47	2.25	47.7	3.3	12.4	0.4	11.5	9,558
Umeme Ltd.	Power	Dec	17.75	-	13.80	86.0	155	1.4%	3.03	2.12	20.7	4.6	15.4	0.7	14.7	5,153
Kenya Airways	Airlines	Dec	3.83	3.83	3.83	0.0	150	1.4%	(2.79)	-	(14.7)	-	-	-	-	-
KenGen	Power	Jun	3.73	2.15	2.30	-28.6	105	1.0%	0.70	0.18	42.0	3.3	7.8	0.1	1.7	4,880
DTB Bank	Banking	Dec	55.25	44.00	48.15	-3.7	93	0.9%	23.17	5.00	259.1	2.1	10.4	0.2	8.9	13,134
Britam	Insurance	Dec	6.94	4.05	5.00	-3.8	87	0.8%	0.03	-	7.5	174.9	-	0.7	0.4	1,857
Jubilee Insurance	Insurance	Dec	260.00	148.25	172.25	-13.3	86	0.8%	82.21	14.00	618.5	2.1	8.1	0.3	13.3	4,965
Total Oil	Oil	Dec	25.50	18.10	18.50	-22.4	80	0.7%	3.88	1.31	48.0	4.8	7.1	0.4	8.1	483
Bamburi Cement	Cement	Dec	38.25	23.25	25.75	-18.3	65	0.6%	2.15	3.58	0.1	12.0	13.9	313.6	2,618.6	8,599
Kakuzi	Agric	Dec	430.00	240.00	389.00	1.0	53	0.5%	43.15	24.00	303.5	9.0	6.2	1.3	14.2	428
Centum Investment	Finance	Mar	10.05	7.90	8.90	6.5	41	0.4%	(8.95)	0.60	55.8	-	6.7	0.2	(16.1)	5,119
Sasini Tea & Coffee	Agric	Sept	31.40	20.00	25.00	11.4	39	0.4%	3.82	1.00	61.7	6.5	4.0	0.4	6.2	807
Crown Paints	Manufac.	Dec	44.80	32.30	38.50	-8.0	38	0.4%	5.13	4.00	24.1	7.5	10.4	1.6	21.3	303
CIC Insurance	Insurance	Dec	2.21	1.68	2.07	6.2	37	0.3%	0.42	0.13	3.3	5.0	6.3	0.6	12.8	3,056
ARM Cement	Cement	Dec	5.55	5.55	5.55	0.0	37	0.3%	(7.77)	- 0.10	19.8	-		0.3	(39.2)	- - 022
Kenya Re	Insurance	Dec	2.17	1.54	1.83	0.0	35	0.3%	1.17	0.10	13.4	1.6	5.5	0.1	8.7	5,933
Carbacid	Gases	July	17.00	11.40	15.95	32.9	28	0.3%	2.98	0.70	13.6	5.4	4.4	1.2	21.9	3,123
Nation Media	Media	Dec	20.85	14.15	20.00	25.4	26	0.2%	16.74	1.49	43.1	1.2	7.4	0.5	38.9	18,655
Kenya Power	Power	Jun	2.08	1.38	1.45	-7.1	20	0.2%	(0.75)	-	30.2	-	-	0.0	(2.5)	7,761
TPSEA Serena	Tourism	Dec	17.50	10.85	11.90	-10.9	15	0.1%	(3.47)	-	33.3	25.0	-	0.4	(10.4)	841
Liberty K. Holdings	Insurance	Dec	7.48	3.60	3.82	-31.8	14	0.1%	0.15	-	15.9	25.0	-	0.2	1.0	114
Housing Finance	Banking	Dec	5.10	2.86	4.98	56.1	13	0.1%	(1.45)	2.20	20.5	- 1.6	- 7.7	0.2	(7.1)	1,429
Car & Gen	Motors	Sept	49.00	25.00	41.50	-12.5	11	0.1%	26.33	3.20	135.8	1.6 115.7	7.7	0.3	19.4	102
NSE POC V	Finance	Dec	8.02	5.62	6.12	-9.7	11	0.1%	0.05	0.20	7.1		3.3	0.9	0.7	2,967
BOC Kenya	Gases	Dec	90.25 34.75	65.00 15.00	73.50 18.20	3.9 -43.1	10 10	0.1% 0.1%	7.58 2.48	5.95	85.1 58.3	9.7 7.4	8.1	0.9	8.9 4.2	77 74
Unga Ltd	Food Media	Jun	34.75		2.75					-	11.9		-			366
WPP Scangroup		Dec	3.79 11.70	2.57 7.02		-8.6	8	0.1%	(0.30)	-		-	-	0.2	(2.5)	
Sanlam Kenya Limuru Tea	Insurance	Dec Dec	510.00	400.00	7.80 430.00	-18.6 2.4	8 7	0.1% 0.1%	(3.77) 4.73	2.50	3.9 80.9	91.0	0.6	2.0 5.3	(97.1) 5.8	114 1,537
	Agric						5		0.62		2.8		0.0		22.2	210
Longhorn Standard Newspapers	Publishing Media	Jun Dec	4.07 14.70	2.01 7.96	2.74 8.30	-8.7 -20.6	5	0.0% 0.0%	(10.05)	-	0.4	4.4	-	1.0 18.9	(2,284.0)	26
EA Portland	Cement	Jun	8.40	5.32	6.22	-20.6	4	0.0%	6.02	-	239.8	1.0	-	0.0	(2,284.0)	37
		Dec	1.30	0.51	0.52	-8.3 -44.1	1	0.0%	(6.72)	-	(9.5)		-		2.3	101
TransCentury	Finance	Dec	1.30	0.31	0.32	-44.1	1	0.0%	(0.72)	-	(9.3)	-	-	-	-	101

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