

REPUBLIC OF KENYA



REPORT

THE NATIONAL ASSEMBLY
PAPERS LAID

DATE: 30 APR 2026 DAY: Thursday

TABLED BY: Member of the Majority Party

CLERK-AT-THE-TABLE:

PARLIAMENT
OF KENYA
LIBRARY

THE AUDITOR-GENERAL

ON

KENYA NATIONAL HIGHWAYS AUTHORITY MORTGAGE SCHEME

FOR THE YEAR ENDED 30 JUNE, 2025



Kenya National Highways Authority

Quality Highways, Better Connections

KENYA NATIONAL HIGHWAYS AUTHORITY

MORTGAGE SCHEME

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED

30TH JUNE 2025

**Prepared in accordance with the Accrual Basis of Accounting Method under the International
Public Sector Accounting Standards (IPSAS)**

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1. Acronyms and Definition of Key Terms

A. Acronyms

DG	Director General
CBK	Central Bank of Kenya
ICPAK	Institute of Certified Public Accountants of Kenya
IPSAS	International Public Sector Accounting Standards
MD	Managing Director
NT	National Treasury
OCOB	Office of the Controller of Budget
OAG	Office of the Auditor General
OSHA	Occupational Safety and Health Act of 2007
PFM	Public Finance Management
PPE	Property Plant & Equipment
PSASB	Public Sector Accounting Standards Board
SAGAs	Semi-Autonomous Government Agencies

B. Definition of Key Terms

Fiduciary Management - Members of Management directly entrusted with the entity's financial resources.

Comparative Year- Means the prior period.

2. Key Fund information and management

a) Background information

Kenya National Highways Authority (KeNHA) Staff House Mortgage Fund was established in February, 2013 following the signing of Memorandum of Understanding with Housing Finance (HFC). The fund was rolled out in June, 2013 following staff awareness forums that were undertaken at the headquarters and in all regions in May, 2013. The Fund is administered by Housing finance under a cash backed mortgage financing facility.

The establishment of the Mortgage scheme is in line with the KeNHA's Human Resource Administration Policies and Procedures manual at the time which had the provision 'to run a mortgage scheme for its staff in partnership with leading financial institutions to encourage its members of staff to own residential houses, with the interest rates to be charged on these loans being determined from time to time whereby staff will be eligible to apply for these loans provided that a 1/3rd (one third) of their gross salary are maintained after the loan deductions.

The Authority has ensured compliance with the Salaries and Remuneration Commission (SRC) Circular ref No. SRC/ADM/CIR/1/13 Vol.III (128) of 17th December 2014 on Mortgage Scheme for State Officers and other Public Officers of the Government of Kenya.

The purpose of the Staff Mortgage Scheme is to:

- a) Provide housing loan facilities to members of staff for purposes of either purchasing or constructing residential houses.
- b) Alleviate the problems experienced by members of staff in looking for suitable accommodation

b) Principal Activities

The principal activity of the Fund is to provide mortgage loans to KeNHA staff for the sole purpose of:

- a) Outright house purchase of Residential Houses
- b) Construction
- c) Plot financing (Maximum repayment – 5 years)
- d) Plot financing and Building (Buy and Build)
- e) Loan Top Up

f) Equity Release (on a limited basis **only on residential units**)

The Fund Administrator Housing Finance is a limited liability company having its registered office at Rehani House in Nairobi in the Republic of Kenya. HFC is a duly licensed mortgage financing institution sufficiently equipped in both financial and manpower resources to operate any type of housing mortgage schemes.

Internally, the Mortgage scheme is managed by Management through the Staff Loan Committee appointed by the Director General from time to time. KeNHA Staff Mortgage Committee is charged with the responsibility of;

- a) Disseminating information to staff members on the Mortgage scheme;
- b) Receiving all applications and determining eligibility for staff for mortgage in accordance with the internal rules and regulations governing the processing of mortgage loans;
- c) Preparation of introduction letters to Housing Finance for loan processing;
- d) Follow- up on loan applications and handling challenges in loan processing;
- e) Preparation of quarterly reports on Staff Mortgage uptake.

c) Board of Directors

No.	Position	Name
1	Chairperson (non-executive)	Ms. Winfrida W. Ngumi
2.	Director	Mr. Protus Sigei, Alternate to CS National Treasury
3.	Director	FCPA. Julius W. Mwatu
4.	Director	Eng. Nicholas Musuni, Alternate to PS Roads
5.	Director	Mr. John Nyaoko Morte Mose Director – Alt. to PS (Transport)
6.	Director	Eng. Kennedy Sumbeiywo
7.	Director	Dr. Benjamin Ouma Mware
8.	Director	Ms. Rosemary Wanjiku Thiong'o

Key Fund and Information Management (Continued)**d) Key Management**

No.	Position	Name
1.	Director General	Eng. Kungu Ndungu
2.	Director, Public, Private Partnership	Eng. Charles Obuon
3.	Director, Development	Eng. Henry Gakuru
4.	Director, Maintenance	Eng. Daniel Cherono
5.	Director, Corporate Services	CPA. James Bowen
6.	Director, Planning, Research & Compliance	Eng. Njuguna Gatitu
7.	Director, Highway Design & Safety	Eng. Ezekiel Fukwo
8.	Director, Audit Services	Dr. CPA. Sammy Kimunguyi (Retired 31 st December 2024)
9.	Ag. Director, Audit Services	CPA Stephen Musyoka (Appointed 1 st January 2025)
10.	Corporation Secretary/Deputy Director, Head Legal Services	Ms. Norah Odingo-Kajwang'
11.	Deputy Director, Head Supply Chain Management	Ms. Levina Wanyonyi

(Include all positions regarded as management involved in the day-to-day administration of the Fund).

e) Fiduciary Oversight Arrangements

The Authority's Board of Directors constituted four Board Committees namely;

- 1) The Finance, Strategy and Risk Committee;
- 2) The Audit and Governance Committee;
- 3) The Human Resource and General Purpose Committee; and
- 4) The Technical, Procurement and Disposal Oversight Committee.

The Finance, Strategy & Risk, Human Resource and General Purpose and the Audit and Governance Committees are responsible for the fiduciary oversight of the Authority.

Their key responsibilities are outlined below:

i) Finance, Strategy and Risk Committee

This is a committee of the Board whose key responsibilities are to: -

- Review, approve and/or recommend for Board's approval;
 - 1) Quarterly Financial Performance reports, Quarterly Financial Statements & any other Financial Performance reports.
 - 2) Any revisions of the Financial Policies, Guidelines & Procedures.
 - 3) Estimates of the Income & Expenditure of the Authority for the next Financial Year.
 - 4) Supplementary budget estimates prior to the end of the financial year.

- 5) Special funding proposals including borrowings and grants and related reports.
- 6) Proposals for opening bank accounts, banking facilities in general and any changes to operational mandates.
- 7) Proposals for write offs/write back of significant losses and /or accounting differences.
- 8) Proposals for investments and their returns
- 9) Oversee systems and procedures in place to ensure all expenditures are within the approved budgets, the authority keeps proper books of accounts and records of its transactions and proper records of assets and liabilities are maintained.
- 10) To advise the Board on investments and borrowings, the policy on grants, loans or other payments to or by the Authority, contingent liabilities resulting from

Key Entity Information and Management (continued)

- 11) Exposure from legal cases and effective and efficient strategies for Finance and Accounts Department
- 12) Risk management policy and risk appetite framework for the Authority
- 13) Quarterly reports on key risks that the Board needs to consider in detail and provide assurance to the board that they are being effectively identified, quantified and mitigated.
- 14) The extent to which the Authority operates within the risk appetite and tolerance levels set out.
- 15) Crystallization of the risks and triggers of crisis management
- 16) Report on Business Continuity and Recovery
- 17) The Authority's Strategic Plan
- 18) Reports on the implementation of the Performance Contract
- 19) Reports on the implementation of the Strategic Plan
- 20) Report on the Authority's performance and sustainability
- 21) Annual performance report
- 22) Performance of Quality Management System
- 23) Report on Business Process Re-engineering
- 24) Report on the implementation of policies and
- 25) Reports on Authority's Research, Knowledge Management and Business Development Initiatives

ii) Audit and Governance Committee

This is a committee of the Board whose key responsibilities are to: -

- Review, approve and/or recommend for Board's approval;
 - 1) Significant financial reporting issues and judgements made in connection with the preparation of the Authority's financial statements. This should be done prior to submission of financial statements to external auditors.
 - 2) Appointment and termination of the Director Audit services,
 - 3) Sanction transfers into and out of the Directorate of Audit Services at all levels,
 - 4) Assess the performance of the Director, Audit services
 - 5) Facilitate direct access of the Director, Audit Services to the Board Chairman
 - 6) The annual internal audit work plan
 - 7) Annual Internal Audit work plan, budget and the Directorate of Audit Services
 - 8) training plan

- 9) Reports on results of Internal audit work
 - 10) Management responses to internal audit findings and recommendations
 - 11) Authority's financial statements prior to submission to the Auditor General's Office
 - 12) Management letters and the adequacy of management responses prior to submission
 - 13) Whistleblowing arrangements
- Ensure that;
- 1) Internal audit the necessary resources to enable it to fulfil its mandate
 - 2) A Meeting is held with the Director, Audit services at least once a year without management being present.
 - 3) The risk function is audited to provide assurance on the effectiveness of the

Key Entity Information and Management (continued)

- 4) Enterprise-wide risk management process consistent with the Authority's determined risk appetite.
- 5) A meeting is held with external auditors at least once in each financial year to assess the Authority's internal control systems and financial reporting, work done and report to the Board on the effectiveness of external audit and determine the scope of internal audit work to be done in the succeeding financial year.
- 6) Resolution of major issues that arose during audits through follow up on implementation of internal and external audit recommendations.
- 7) Assessment of the effectiveness of the external audit process at the end of the annual audit cycle. This includes getting management feedback on the process.

iii) Human Resource and General Purpose Committee

This is a committee of the Board whose key responsibilities are to: -

- Review, approve and/or recommend for Board's approval;
- 1) Quarterly departmental reports for Human Resource Management, Corporation Secretary / Legal Services, ICT, Administrative Services, Corporate Communication and Monitoring of performance and change management.
 - 2) Staff terms and conditions of service including mortgages and pension scheme
 - 3) Funding arrangements for the staff mortgage scheme
 - 4) Corporate Staff recognition and reward policy
 - 5) Appointments and discipline of Staff in line with the schedule of delegated powers;
 - 6) Major changes in the Organizational structure
 - 7) Any revisions of the Human Resource Policy and Procedures Manual
 - 8) Any revisions of the Administration Services Policies and procedures
 - 9) Legal Services Policies and Procedures Manual
 - 10) ICT Policies and Procedures developed by Management;
 - 11) Business Continuity and Planning Procedures and Policies
 - 12) Annual Corporate Social Responsibility activities and their budgets
 - 13) Administrative Services Policies and Procedures Manuals

Advise and guide the Management on: -

- i). Organizational Development and Change Management,

- ii). Promotion of corporate business culture through ensuring an enabling environment for organizational effectiveness and continuous improvement,
- iii). Effective and efficient strategies for human resource management including recruitment planning, training & development, retention, and performance management,
- iv). Appropriate corporate communication strategies,
- v). Appropriate legal strategies,
- vi). Appropriate organizational administrative strategies,
- vii). Appropriate ICT strategies.
- viii). Monitoring of performance and change management.

iv) Technical, Procurement and Disposal Oversight Committees

This is a committee of the Board whose key responsibilities are to: -

Key Entity Information and Management (continued)

- Review, approve and/or recommend for Board's approval;
 - 1) The Authority's Consolidated Annual Procurement and Disposal Plans
 - 2) Revision of the approved Consolidated Procurement Plans.
 - 3) All awarded contracts to ensure statutory and policy compliance.
 - 4) Periodic reports on the implementation of the procurement plan.
 - 5) Periodic reports on the statutory and policy compliance of the procurement function.
 - 6) Quarterly procurement performance reports.
 - 7) Advance briefs on all strategic procurements.
 - 8) Reports on development projects.
 - 9) Report on claims management in project.
 - 10) Report on Public-Private Partnerships.
 - 11) Report on road safety.
 - 12) Report on design projects.
 - 13) Report on structures projects.
 - 14) Report on Survey and road asset management.
 - 15) Report on maintenance of national trunk roads.
 - 16) Report on axle load control.
 - 17) Report on Management of roadside developments.
 - 18) KeNHA Annual Public Roads Program (APRP)
 - 19) Report on road condition and inventory Survey.
 - 20) Report on quality assurance in road projects.
 - 21) Report on Monitoring and Evaluation of projects.
 - 22) Report on complaint resolution and customer satisfaction.

f) Office of the Auditor General

The Annual Report and Financial Statements of the Kenya National Highways Authority Staff Mortgage Fund are audited in accordance with Article 229 *sub article 7* of the Constitution of Kenya and Section 35 of the Audit Act 2015.

g) Kenya National Highways Authority Headquarters

Barabara Plaza, Jomo Kenyatta International Airport (JKIA),
Off Mazao Road
P.O. Box 49712 - 00100
Nairobi, Kenya

h) Kenya National Highways Authority Contacts

Telephone: (254) 02 8013842
E-mail: dg@kenha.co.ke
Website: www.kenha.co.ke

i) Fund Bankers

HFC Bank Ltd
Head Office
P.O. Box 30088-00100
Nairobi, Kenya




j) Independent Auditor




Auditor-General
Office of The Auditor General
Anniversary Towers, University Way
P.O. Box 30084
GPO, 00100
Nairobi, Kenya




k) Principal Legal Adviser

The Attorney General
State Law Office and Department of Justice
Harambee Avenue
P.O. Box 40112
City Square, 00200
Nairobi, Kenya





3. The Board of Trustees/ Fund Administration Committee





Director	Brief Profile
 <p>1. Ms. Winfrida W. Ngumi Chairperson</p>	<p>Date of Birth: 22nd December, 1974 Bachelor of Architecture (Hons) Member of the Kenya Association of Manufacturers and the Kenya Private Sector Alliance. 20 years of experience in the building, construction and manufacturing industry.</p>
 <p>2. FCPA. Julius W. Mwatu Director (Independent) Chair of the Finance, Strategy & Risk Committee</p>	<p>Date of Birth: 9th December, 1972 Master of Business Admin. (Finance) Bachelor of Science (Statistics) Professional Membership: Fellow of the Institute of Certified Public Accountants of Kenya (ICPAK), Institute of Certified Secretaries (ICS), Institute of Certified Investment & Financial Analysts (ICIFA) 22 years of experience specialising in audit, tax, finance, and integrated reporting.</p>
 <p>3. Mr. Protus Sigei Director – Alt. to CS (National Treasury & Planning)</p>	<p>Date of Birth: 1st December 1965 Master of Science. Bachelor of Arts (Hons) Economics (with Mathematics) Professional Membership: Graduate of the Australian Institute of Company Directors (GAICD) Member of the Society for Benefit-Cost Analysis 23 years of experience in Board directorship.</p>




Director	Brief Profile
 <p>4. Eng. Nicholas Musuni Director-Alternate to PS (Roads)</p>	<p>Date of Birth: 5th March, 1979 Bachelor of Science (Civil Engineering) Training in leadership, corporate governance, project management and arbitration. Professional Membership: Member of the Institution of Engineers of Kenya (IEK) Registered Professional Engineer with Engineers Board of Kenya 18 years of Management experience</p>
 <p>5. Mr. John Nyaoko Morte Mose Director – Alt. to PS (Transport)</p>	<p>Date of Birth: 2nd January 1980 Master of Arts in Economics Bachelor of Arts in Economics Professional Membership: Member of the Economist Society of Kenya 12 Years of Management experience</p>
 <p>6. Dr. Benard Ouma Mware</p>	<p>Date of Birth: 7th August 1980 <i>PhD</i> Professional Membership: Member of the Kenya Australia Alumni Association.</p>

Director	Brief Profile
 <p data-bbox="177 703 571 741">7. Eng. Kennedy Sumbeiywo</p>	<p data-bbox="852 286 1382 434">Date of Birth: 30th December 1981 Bachelor of Science (Civil Engineering) Professional Membership: Member of the Institution of Engineers of Kenya (IEK)</p>
 <p data-bbox="177 1084 655 1122">8. Ms. Rosemary Wanjiku Thiong'o</p>	<p data-bbox="852 763 1382 947">Date of Birth: 24th October 1991 Post Graduate Diploma Bachelor of Law (Hons) Professional Membership: Law Society of Kenya</p>
 <p data-bbox="177 1451 571 1527">9. Eng. Kungu Ndungu, MBS Director General</p>	<p data-bbox="852 1167 1433 1496">Date of Birth: 18th October 1972 Executive Master of Business Administration Bachelor of Science (Civil Engineering) Registered Professional Engineers Board of Kenya, Professional Membership: Member of the Institution of Engineers of Kenya (IEK) <i>Member of the Kenya Institute of Management (MKIM)</i> <i>27 Years of Management Experience</i></p>

4. Management Team

Manager	Brief Profile
 <p>1. Eng. Kungu Ndungu, MBS Director General</p>	<p>Date of Birth: 18th October 1972 Executive Master of Business Administration Bachelor of Science (Civil Engineering) Registered Professional Engineers Board of Kenya, Professional Membership: Member of the Institution of Engineers of Kenya (IEK) Member of the Kenya Institute of Management (MKIM), 27 Years of Management experience</p>
 <p>2. CPA. James K. Bowen Director, Corporate Services</p>	<p>Date of Birth: 1st January, 1973 Master of Business Administration, Bachelor of Commerce (Accounting) Professional Membership: Certified Professional Credit Manager (CPCM), Certified Public Secretary (CPS K), Certified Public Accountant (CPAK) Professional Membership: Member of ICPAK and ICPSK 26 years of Management experience</p>
 <p>3. Eng. Njuguna Gatitu Director, Planning, Research & Compliance</p>	<p>Date of Birth: 1965 Bachelor of Science (Civil Engineering) Post Graduate Diploma in Computer Science Professional Membership: Member of the Institution of Engineers of Kenya 33 years of Management experience</p>
 <p>4. CPA. Stephen Musyoka Ag. Director, Audit Services</p>	<p>Date of Birth: 22nd March 1980 Master of Business Administration Bachelor of Science (Mechanical Engineering) Certified Government Auditing Professional (CGAP) Certified Public Accountant (CPAK) Certified Internal Auditor (CIA) Certification in Managing Projects – George Washington University. Professional Membership: Member of ICPAK, IAA, EBK, CGAP and IEK 20 years of Management experience (Appointed effective 1st January 2025)</p>

Manager	Brief Profile
 <p>5. Eng. Ezekiel Fukwo Director, Highway Design & Safety</p>	<p>Date of Birth: 16th August, 1976 Master of Arts (Project Planning and Management) Bachelor of Science (Civil Engineering) Professional Membership: Member of the Institution of Engineers of Kenya Registered Professional Engineer with Engineers Board of Kenya Corporate Member of the Institution of Engineers of Kenya (IEK) 17 years of Management experience</p>
 <p>6. Eng. Charles Obuon Director – Public, Private Partnership</p>	<p>Date of Birth: 20th November, 1972 Master of Philosophy in Civil and Structural Engineering (Water Engineering) Bachelor of Technology and Structural Engineering Professional Membership: Member of the Institution of Engineers of Kenya Registered Professional Engineer with Engineers Board of Kenya 25 years of Management experience</p>
 <p>7. Eng. Henry Gakuru Director, Development</p>	<p>Date of Birth: 22nd September, 1970 Master of Science (Project Management) Bachelor of Science (Civil Engineering) Professional Membership: Member of the Institution of Engineers of Kenya Registered Professional Engineer with Engineers Board of Kenya 8 years of Management experience</p>
 <p>8. Eng. Daniel Cheron Director, Maintenance</p>	<p>Date of Birth: 17th September, 1977 Master of Laws, (Construction Law, Arbitration and Adjudication) Bachelor of Science (Civil Engineering) Professional Membership: Member of the Institution of Engineers of Kenya Registered Professional Engineer with Engineers Board of Kenya 12 years of Management experience</p>

Manager	Brief Profile
 <p>9. Ms. Norah Odingo-Kajwang' Corporation Secretary/Deputy Director, Head of Legal Services</p>	<p>Date of Birth: 27th April 1969 Master of Business Administration Bachelor of Laws Registered Advocate of the High Court of Kenya Professional Membership: Member of the Law Society of Kenya Member of the Certified Public Secretaries of Kenya 28 years of Management experience</p>
 <p>10. Ms. Levina Wanyonyi Deputy Director, Head of Supply Chain Management</p>	<p>Date of Birth: 13th February 1972 Master of Business Administration Bachelor of Science Professional Membership: Kenya Institute of Supplies Management, The Chartered Institute of Purchasing & Supply Institute for Management of Information Systems 26 Years of Management experience.</p>
 <p>11. Dr. CPA. Sammy Kimunguyi Director, Audit Services</p>	<p>Date of Birth: 22nd September, 1980 Doctor of Philosophy in Business Management Master of Arts in Project Planning & Management Bachelor of Education Professional Membership: Certified Information Systems Auditor (CISA) Certified Fraud Examiner (CFE) Certified Public Accountant (CPA) Certified Information System Auditor (CISA) Professional Membership: Member of ICPAK, ISACA, CFE 16 years of Management Experience (Retired 31st December 2024)</p>

5. Chairman's Report

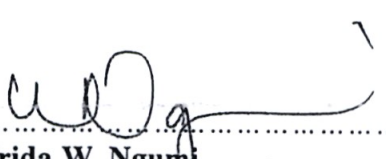
I am pleased to report on Kenya National Highways Authority (KeNHA) Staff Mortgage Scheme, which remains a key pillar in our employee welfare strategy. Established in 2013, in line with the Salaries and Remuneration Commission (SRC) guidelines, the scheme was conceived to enable our staff to acquire residential homes at favourable interest rates. This initiative has not only enhanced the financial well-being of our employees but has also served as a vital tool in attracting, retaining, and motivating our talented workforce.

I'm delighted to report that from a modest initial seed disbursement of **Kshs. 50 million**, the fund has grown impressively to a portfolio value of **Kshs. 859,468,338** at the close of FY 2024/2025. This growth is a testament to the unwavering support and consistent funding provided by the Authority, coupled with the increasing confidence and uptake of the facility by our staff.

The scheme's success has also been anchored on a sound operational framework. KeNHA provides the financing while Housing Finance, as a licensed mortgage provider, processes the mortgages in strict adherence to banking regulations. This partnership ensures that the scheme operates with both efficiency and compliance.

As we look ahead, we remain committed to reinforcing our dedication to the welfare of our staff, and in turn, strengthening the overall performance and stability of the Authority.

On behalf of the Board, I wish to commend our staff for their continued trust in this facility, and to appreciate the Management team and our partner, Housing Finance for their role in supporting this Mortgage facility.


.....
Ms. Winfrida W. Ngumi
CHAIRPERSON OF THE BOARD OF DIRECTORS

6. Report of the Fund Administrator

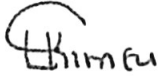
The Kenya National Highways Authority (KeNHA) is pleased to present the Financial Statements of the KeNHA Mortgage Scheme for the year ended 30th June 2025. The Scheme is administered in accordance with the Public Finance Management Act, 2012, the Public Finance Regulations, 2015, and is reported in line with the International Public Sector Accounting Standards (IPSAS).

Since its inception, the fund has supported 141 staff members in acquiring homes through various products, including outright purchase, construction of residential houses, purchase of plots, and equity release on existing properties. The Board, working closely with Management, has consistently replenished the fund to ensure its sustainability. While the FY 2023/2024 the Board allocated Ksh. 160 million to the fund, the year under review did not receive new allocations due to stringent austerity measures by the Government. Nevertheless, we remain committed to availing the fund to employees as soon as the application process is finalized.

It is worth noting that the initial uptake of the mortgage facility was modest. A staff survey revealed that low loan thresholds, lengthy processing periods, and inadequate mortgage information were key barriers leading to the low uptake. These issues mirrored to a large extent the trends in the National mortgage market. In response, the Board approved adjustments to staff loan entitlements in line with the Salaries and Remuneration Commission Guidelines, while Management and the Fund Administrator intensified sensitization and streamlined loan processing procedures. These measures have resulted in a noticeable increase in applications.

The main challenge now lies in sustaining the fund amidst growing demand and limited budget allocations. We are optimistic that, as the broader economic and fiscal environment improves, the Board through Management will continue to provide regular allocations until the fund becomes fully self-sustaining. The Board remain committed to ensuring that the management of this fund is efficient, effective, and aligned with its primary objective of providing affordable housing finance to our staff as a way of enhancing their welfare and overall productivity.

On behalf of the Management, I wish to express my appreciation to the Board, staff, and all stakeholders for their continued support in ensuring the success of the Authority's Mortgage Scheme.



.....
Eng. Luka Kimeli
Ag. DIRECTOR GENERAL

7. Statement of Performance against Predetermined Objectives

Introduction

Section 81 Subsection 2 (f) of the Public Finance Management Act, 2012 requires the Accounting Officer to include in the financial statement, a statement of the national government Fund's performance against predetermined objectives.

The key strategic objectives are contained in the KeNHA 2023-2027 Strategic Plan. However, to achieve the objective of the Salaries and Remuneration Commission (SRC) circular Ref.No:SRC/ADM/CIR/1/13Vol.III (128) dated 17th December 2014 that initialized the establishment of the fund, the KeNHA 2023-2027 Strategic Plan incorporated the following as one of its strategic objective;

To enhance capability to meet stakeholder expectations

To realise this Strategic Objective, the KeNHA Staff Mortgage relied on this strategic objective to guide activities, policy formulation and work plans and made the following achievements towards its targeted objective during FY 2024/2025. The Authority achieved its performance targets set for the FY 2024/2025 period for its strategic pillars, as indicated in the diagram below:

Strategic Pillar	Objective	Key Performance Indicators	Activities	Achievements
KRA – Institutional Capacity Strategy – Improve employee satisfaction	To enhance capability to meet stakeholder expectations	• Mortgage Pull-Through Rate.	• Disburse successful mortgage applications	• The number of staff who accessed the mortgage increased from 128 in FY 2023/2024 to 141 in FY 2024/2025. • This has led to a motivated workforce and retention of staff in KeNHA.
		• Employee Mortgage Uptake Rate.	• Conduct awareness campaign/sensitization	
		• Employee Retention Rate of Beneficiaries	• Monitor staff satisfaction levels.	

8. Corporate Governance Statement

The Kenya National Highways Authority is committed to the values and principles of good Corporate Governance as an integral part of the Corporate Culture. This guides the way its Directors, Management and Staff conduct the business of the organization.

As a public sector organization dedicated to providing quality service to its stakeholders, the Authority's decisions are guided by the core tenets prescribed in the Public Officers Ethics Act, the Leadership and Integrity Act, the Mwongozo Code of Governance for State Corporations and Board's Code of Conduct.

The Authority endeavours to develop, strengthen and sustain the trust that the Government, employees and the public have bestowed on it. The Board is committed to regularly evaluating national and international standards in responsible, transparent and efficient manner with a view of enhancing Corporate Governance at the Authority and consistently delivering on its statutory mandate.

The Authority's Board is constituted as per the provisions of the Kenya Roads Act, 2007 with membership drawn from both the Public and Private sector. The Board is composed of nine (9) Directors with the Directors having a background or knowledge in the following areas:

- Business Industry
- Highway Engineering
- Transport Economics
- Surveying
- Accountancy
- Law

In line with the provisions of the Kenya Roads Act, 2007, the Chairman and other members of the Board, other than designated public officers, hold office for a period of three (3) years from the date of appointment and may be eligible for re-appointment for one (1) further term.

The appointment of all members of the Board as first constituted and at every change in membership is by notice published in the Kenya Gazette. The Director General is appointed by the Board in consultation with the Cabinet Secretary in charge of Roads following a competitive recruitment process.

New Directors are provided with extensive materials on the Authority and its operations, the procedures relating to the Board and its Committees and their duties and responsibilities as Directors. Induction of all new Directors is guided by the Board Induction Plan for new Directors. The primary function of the Board of Directors' (the Board) is to provide effective strategic leadership and direction to enhance the long-term value of the Authority to its stakeholders. The Board has the overall responsibility for overseeing the development and implementation of the strategic plan, performance objective, financial plans, annual budget, key operation initiatives, financial performance reviews and corporate governance practices. They are also responsible for instilling the appropriate culture, value and behaviour throughout the organization. The Board is therefore committed to maintaining very high standards of corporate governance and ethical conduct.

The Board has established four (4) Committees from among its Members to assist in the execution of its responsibilities. These are the Audit and Governance Committee, the Human Resource and General Purpose Committee, the Technical, Procurement and Disposal Oversight Committee and the Finance, Strategy and Risk Committee. Each of these Committees operates pursuant to approved Terms of Reference delegated to them by the Board. The Board and each Committee have scheduled meetings held in every quarter of the Financial Year. The Chairman of each Committee regularly reports to the full Board on the Committee's deliberations at quarterly meetings of the Board.

A schedule of individual board members and their position are as shown below;

No.	Name of Director	Board Position
1	Ms. Winfrida Ngumi	Chairman
2	Dr. Bernard Mware (PhD)	Member (Chair- Audit and Governance Committee)
3	FCCA Julius Waita Mwatu	Member (Chair- Finance Strategy and Risk Committee)
4	Eng. Kennedy Sumbeiywo	Member (Chair- Technical Procurement and Disposal Oversight Committee)
5	Ms. Rosemary Wanjiku Thiong'o	Member (Chair- Human Resource and General Purpose Committee)
6	Eng. Nicholas Musuni	Member
7	Mr. John Mose	Member

Board Meetings held during the Financial Year and individual attendance of the same by the Director's is shown below.

S. No.	BOARD MEETING NUMBER	ATTENDANCE/ABSENT WITH APOLOGY
1.	176th	All members were present
2.	177th	All members were present
3.	178th	Eng. Kennedy Sumbeiywo (absent with apologies)
4.	179th	All members were present
5.	180th	All members were present
6.	181st	Eng. Nicholas Musuni (absent with apologies)
7.	182nd	All members were present
8.	183rd	All members were present
9.	184th	Mr. John Mose, Dr. Bernard Mware (both absent with apologies)
10.	185th	Mr. Protus Sigei, Mr. John Mose (both absent with apologies)
11.	186th	Eng. Kennedy Sumbeiywo (absent with apologies)

SUCCESSION PLANNING

The Authority recognizes that succession planning forms an integral part of the Authority Human Resource Strategy and ensures the presence of a 'talent pipeline' that guarantees continuity of business in the event that key persons exit the Authority. It allows for the selection and preparation of individuals to ascend to the next level in the organization through appropriate Human Resource Intervention.

Succession Planning on the Board is implemented by ensuring that the Parent Ministry is informed six (6) months prior to the expiry of the term of any of the Directors, for appointment, to ensure the Board is always fully constituted.

BOARD CHARTER

The Authority maintains a Board Charter that is a guide for Directors of the Kenya National Highways Authority (KeNHA) when executing their mandate. It expounds and sets out the Directors' collective and individual powers, rights, duties, obligations, responsibilities and liabilities.

The Charter enshrines the requirements of good Corporate Governance applicable to the Authority that meets the requirements of the enabling legislation and the Code of Governance for State Corporations (Mwongozo). It serves to facilitate and promote effective Governance that is responsible and responsive to the Government's policies and guidelines on State Corporations.

It also provides a framework through which the Board carries out its statutory mandate in compliance with the international principles of corporate governance, Laws, Regulations and Policies of state corporations.

INDUCTION AND TRAINING OF THE BOARD

The Authority ensures that the Board's capacity is continually built through trainings and workshops and encourages Board Members to be up to date with continuous Professional Development in their respective professional bodies. The Authority further prepares and implements an annual Board Training Plan to ensure capacity building of the Board as regards their needs.

An induction process is undertaken for all new Board Members to familiarize themselves with their role as Directors and acquaint themselves with KeNHA's mission, vision, core values, mandate, strategic direction, code of conduct and ethics, best Corporate Governance practices and approved policies and procedures. The Chairperson of the Board spearheads this process in line with the Induction for New Directors Programme to ensure that new Board Members are inducted according to the induction programme.

BOARD AND MEMBER PERFORMANCE

The Board undertakes an annual Board Self Evaluation exercise facilitated by the State Corporations Advisory Committee (SCAC) that enables the Board evaluate the Performance of the full Board, the individual Members, the Director General and the Corporation Secretary.

Subsequent to the Self Evaluation the Board prepares a Board Performance Improvement Plan that enable the Board strategize and implement measures to enhance its performance in areas requiring improved performance.

BOARD REMUNERATION

Board Remuneration by the Authority is guided by the relevant statutory Guidelines from the State Corporations Advisory Committee (SCAC) and Circulars issued from time to time by SCAC. The Authority endeavours to remunerate the Board members fairly, ethically and responsibly.

CONFLICT OF INTEREST

Board Members declare any real or perceived conflict of interest with the organization upon appointment to the Board and any that may subsequently arise, through the Conflict of Interest Register that is signed by the Board Members at every meeting.

GOVERNANCE AUDIT

The Board subjects the Authority to an annual Governance Audit overseen by the Authority's Internal Audit Function. The Governance Audit covers the areas of, Leadership and Strategic Management, Transparency and disclosure, Compliance with Laws and Regulations, Communication with stakeholders, Board Independence and Governance and Board systems and procedures.

9. Management Discussion and Analysis

a. Operational and financial performance of the Fund during the period

The scheme was introduced twelve (12) years ago, the number of applicants who have shown interest in Mortgage facility has grown over time with the waiting list expanding by the day. There has been 141 successful applications across all products with total disbursements amounting to Kshs. 1,097,115,658 as at the end of the period under review.

Due to increased demand for mortgage, the fund has been facing inadequate resource challenges due to fiscal austerity measures instituted by the government. However, there is a great expectation that in future the scheme will be a self-sustaining revolving fund. Over the last financial year 2024/2025, mortgage disbursements amounting to Kes.117,715,000 were drawn in favor of 13 members of staff across all products. Outstanding capital balances for these loans is Kes.112,098,773.74 as at June 30th 2025.

b. Fund's key projects or investment decision implemented or ongoing

The Authority has continued to support the Mortgage scheme for staff. This is intended to provide affordable housing for the staff.

c. Fund's compliance with statutory requirements

The fund complied with all its statutory and tax obligations in the implementation of its mandate. Further, the fund complied with all necessary laws and regulations applicable in the management of the financial facilitation and intermediation.

d. Major risks facing the Fund

The scheme has put in place risk management framework for risk identification and mitigation. Further it has embedded risk management in all its planning, execution, evaluation and business continuity arrangements.

Some of the key risks facing the scheme include;

- **Strategic Risks:** These are risks that affect the ability to carry out long-term goals and objectives of the fund due to inadequate funding.
- **Compliance Risks:** These are risks associated with non-compliance with applicable laws and regulations could result in litigation and conflict of interest.

- **Financial Risks:** The risk of financial loss that may include ineffectiveness of internal controls, inadequate funding, inability to service the loans and delay in financial reporting due to reliance on third party financial information. The delayed funding may also result in the Authority's inability to fund all the applications hence delay in issuing loans and acquisitions of the properties.
- **Operational Risk:** The risk of direct or indirect loss or inability to provide core services especially to mortgage applicants, resulting from inadequate or failed financial processes, resources and systems.

e. Financial Probity and Governance

To obtain assurance on compliance and prudence in the management of the fund finances, the Scheme prepares the financial statements for the Mortgage fund, which are subjected to both internal and external audit. The audit findings and recommendations enable the scheme to strengthen the fund operational and financial systems.

10. Environmental and Sustainability Reporting

i) Sustainability Strategy and Profile

The Kenya National Highways Authority (KeNHA) reaffirms its role as the steward of the national highways network by committing to sustainable infrastructure development that fosters inclusive social-economic growth and environmental protection. The Board of Directors and Management recognize their critical responsibility to deliver high-quality, safe, and climate-resilient roads while protecting Kenya's natural heritage and ensuring compliance with the Constitution of Kenya (2010), the Environmental Management and Coordination Act (EMCA) of 1999, and the Authority's Strategic Plan.

KeNHA's Environmental and Social Safeguards Policy is guided by the Authority's core values of equity, integrity, and accountability. It also aligns with both national regulatory frameworks and global sustainability principles, including the United Nations Sustainable Development Goals. The Authority remains dedicated to integrating environmental and social sustainability into all its operations, supporting those working on our behalf to uphold these values throughout the project lifecycle.

Environmental sustainability is a cornerstone of KeNHA's operations. The Authority integrates climate adaptation and mitigation strategies into project planning and execution, including enhancing drainage capacity, stabilizing slopes, elevating road surfaces above flood levels, controlling erosion, and managing stormwater. In addition, KeNHA selects resilient materials and engineering designs to reduce vulnerability to climate-induced hazards, minimize ecological disturbance, and ensure long-term infrastructure durability.

To complement these efforts, KeNHA actively promotes resource efficiency through the responsible use of natural resources. The Authority also supports carbon sequestration and biodiversity restoration by incorporating environmental protection measures within project footprints, including tree planting and growing initiatives, roadside greening, and landscape restoration activities.

In the financial year 2024/2025, KeNHA enhanced its sustainability agenda by fostering partnerships with key stakeholders such as the Kenya Forest Service (KFS), County Governments, and local communities. These collaborations have been instrumental in implementing tree-planting programmes, establishing regional tree nurseries, and integrating climate action into Performance-Based Contracts (PBCs). Furthermore, the Authority has strengthened civic engagement and social cohesion by facilitating stakeholder forums, upholding national values, and operationalizing Grievance Redress Mechanisms in line with Article 10 of the Constitution.

ii) Environmental Performance

The Authority's core operations, including road design, construction, rehabilitation, and maintenance, have direct and indirect effects on the environment and surrounding communities. These impacts may include land use changes, declines in air and water quality, disruption of ecological systems, noise and vibration emissions, generation of construction waste, and displacement of people and assets. To ensure infrastructure development proceeds in an environmentally and socially responsible way, KeNHA incorporates environmental safeguards from the start of projects through to their completion. This is achieved through the preparation of Environmental and Social Impact Assessment (ESIA) reports, Environmental Audits (EA), Resettlement Action Plans (RAPs), and the use of monitoring tools aimed at reducing, managing, and improving project sustainability throughout the infrastructure lifecycle.

In the reporting year:

- 6 No. Environmental Audit (EA) reports were submitted to NEMA for six (6) road projects.
- 9 No. ESMP implementation monitoring sessions for nine (9) road projects.
- 6 No. Material site inspections for six (6) road projects.
- 1 No. Resettlement Action Plan (RAP) was prepared for one (1) road project.
- 5 No. RAP implementation monitoring sessions were undertaken for five (5) road projects.

These activities ensured project-affected persons and their assets were duly enumerated and considered for compensation.

To address the environmental and social impacts associated with road construction during the implementation phase, the Authority employs management tools tailored to specific project contexts. These include Contractor's Environmental and Social Management Plans (CESMPs), Occupational Health and Safety (OHS) Plans, Traffic Management Plans, Waste Management Plans, Biodiversity Management Plans, Stakeholder Engagement Plans (SEPs), and HIV/AIDS mainstreaming strategies. Each tool is customized to align with the unique requirements of individual projects, thereby facilitating effective implementation and monitoring. The Authority oversees the execution of these instruments through continuous environmental and social audits, systematic reviews of monthly or quarterly supervision reports, and on-site inspections of material sources and other project-related facilities.

Tree Planting and Climate Change Mitigation

In alignment with the Presidential Directive on the 15 Billion Tree Growing Programme and KeNHA's Strategic Plan, the Authority planted a total of 279,327 trees during the reporting period. This effort was executed in collaboration with the Kenya Forest Service (KFS), County Governments, CFAs, local communities, and other stakeholders across the national road network and gazetted forests.

Highlights of the reporting year include:

- 200,200 trees planted in the Nyanza Region and the Lambwe Forest.
- 40,646 trees planted in the Coast Region.
- 19,920 trees grown in the Lower Eastern Region.
- Trees were planted across all 11 regions and corridors, with targets integrated into maintenance contracts through Performance-Based Contracting (PBCs).

To support this program, 2 No. tree nurseries were operationalized in Nyanza and Lower Eastern regions, holding 100,000 and 30,000 seedlings, respectively. The Western region has initiated a nursery with 2,000 seedlings, while the North Rift and Western regions are finalizing nursery development.

The Kenya National Highways Authority has established a model tree nursery in Ngong Forest with a capacity to produce 1 million indigenous and exotic tree seedlings in a year at a cost of Kshs 20,000,000.00. The Infrastructural Development has been completed and Seedlings production started.

These efforts contribute directly to Kenya's goal of planting 15 billion trees by 2032 and align KeNHA's mandate with broader climate adaptation and landscape restoration objectives.

Social Performance

In alignment with Article 10 of the Constitution, the Authority held 4 No. stakeholder engagement forums during the planning and implementation of four (4) road projects. In addition, inclusivity and accountability in road projects were promoted through the creation and implementation of Grievance Redress Mechanisms (GRMs) in 4 No. road projects.

To mitigate social risks, KeNHA continued monitoring the implementation of HIV/AIDS and communicable disease interventions in ongoing projects, in line with national health guidelines. The Authority maintained routine monitoring in 5 No. road projects, reinforcing health education and preventive services for workers and neighboring communities.

KeNHA remains resolute in aligning its infrastructure development programs with national sustainability goals. By embedding environmental safeguards into project design and implementation, investing in tree-growing programs, and fostering strong partnerships with communities and institutions, the Authority continues to deliver infrastructure that not only connects Kenya but also protects its future.

iii) Employee welfare

The Authority has the following policies in place: The Human Resource Policy and Procedures Manual, Career Guidelines Manual, Organization Structure, Grading and Establishment Manual. The Human Resource and Procedures Manual and Internship Policy Guideline provide steps in recruitment process in the Authority. In addition, it takes into account the gender ratio as a recruitment and development requirement and implements the same alongside any new written provisions, guideline, directive, circular or memo from government from time to time. The

stakeholder engagements are taken into account and the policies have been developed to support service delivery, commitments and obligations of the Authority to its stakeholders. As a practice, the Authority undertakes the review and improvement of the aforementioned policies as and when necessary but at least every three (3) years so as to be in harmony with legislation and organizational and technological changes.

The Authority has a staff appraisal system and is in the process of reviewing the system to align with a balance Scorecard framework for purposes of objectively addressing the several human resource decisions such as promotions, training and development, reward and sanction among others. Management often undertakes benchmarking with other state agencies with intent to improving its performance management instruments.

The Authority has an Occupational Safety and Health Policy and staff are trained on safety and health procedures, where they are encouraged to identify equipment or hazardous materials that are of concern to them. Workplaces are inspected from time to time and registered annually by the Directorate of Occupational Safety and Health (DOSHS). In this respect, the Authority has a Health and Safety Committee, which spear heads matters of Health and Safety.

The Authority has a staff medical cover, which was renewed with effect from 1st September, 2024, staff members have access to employee assistance programmers where they can access counselling services , mental health ,wellness check-ups amongst other personal related issues

The Government has introduced the implementation of Productivity Management (Measurement & Improvement) vide the performance Contracting for FY 2024/2025 to aid in productivity and performance management in the state agencies. In this regard, the Authority is in the process of developing a Productivity Matrix with the help of Commission for Salaries and Remuneration Commission (SRC).

iv) Market place practices-

a) & b) Responsible competition practice & Supply chain & Supplier Relations

The Authority has embraced the culture of competitiveness in procurement processes in pursuit of achievement for value for money and creation of fairness and transparency among various stakeholders. Adherence to the provisions of the Public Procurement and Asset Disposal Act, 2015 and its attendant regulations, KeNHA procurement policies and donor funded guidelines has been

a key contributing factor towards promotion of competition and ensuring competitors are treated fairly. The Authority undertakes stakeholder and political involvement through pre-bid conferences/pre-tender site visits/capacity building to enhance effective communication.

Competition is fostered through the use standard tender and quotation documents in procurement of various goods, works and services. The Public Procurement Regulatory Authority directives and donor procurement guidelines creates a level playing ground for the competitors through issuance of the standard tender documents. To a great extent, the use of standardized and clear specifications has allowed for open competition and promotes transparency and accountability through use of Enterprise Resource Planning system. This is done through publication of all procurement processes on the Public Procurement Information Portal (PIIP), advertisement of procurement opportunities, conducting due diligence on successful suppliers/contractors and handling of complaints. The Authority undertakes timely communication of results of procurement processes through effective debriefing mechanisms. The law further allows aggrieved bidders to pursue other existing legal mechanisms to ensure that their grievances are addressed.

c) Marketing & Advertisement

The authority practices ethical marketing by committing to open, transparent, responsible and fair practices and communicates these values to the public. Further, we commit to implement our projects while upholding ethical standards to project staff, communities that benefit and those that are affected by our projects.

The Authority continuously observes the principles of:

1. **Fairness:** Establishing fairness in our decision-making, offering equitable wages, and sustainable development.
2. **Honesty:** A cornerstone of ethical marketing is honesty. The Authority, while publicizing projects and activities strive to provide factual and unexaggerated information about the functionality and impact of our activities and provide full disclosure when required to.
3. **Responsibility:** KeNHA emphasizes her responsibility by providing a well-functioning highway network at all times, support social causes, gives back to communities, treat employees with respect and protecting the environment through sustainable practices.

4. **Transparency:** We practice transparency by publishing our activities and being open to the public about our operations. Not only do we provide regular reports to relevant oversight agencies, but continuously share information through the media, publications, websites and social media accounts.

d) Product stewardship

The Authority has instigated several measures to safeguard stakeholder's interests and rights. As stewards of public funds, the Authority has taken responsibility in strengthening integrity throughout the procurement processes. Adoption of frameworks and policies that promote integrity has resulted mitigation of conflict of interest and promotion of good reputation.

KeNHA has a robust Stakeholder Engagement plan for every project to ensure that the interests and rights of stakeholders are factored into every major project. Sensitization of project affected persons on various roads has also assisted in creating awareness hence resulting to embracing of the same by various stakeholders. In addition, there is an established complaint handling mechanism, to ensure customers complaints are responded to within 21 Days as stipulated in our Customer Service Charter and by the Commission on Administrative Justice.

v) Corporate Social Responsibility/Community Engagement

1.0 Introduction

During the Financial Year 2024/2025, the Authority implemented a wide-ranging Corporate Social Investment (CSI) program across its regional and corridor network. Aligned with national development goals and the Authority mandate, the initiatives focused on fostering sustainable infrastructure development, strengthening community engagement, and enhancing climate resilience.

The CSI activities undertaken by the Authority directly addressed key national priorities, including environmental conservation, road safety, technical capacity building, and support for vulnerable and marginalized populations. This report provides a consolidated summary of interventions, achievements, and the strategic impact realized over the reporting period.

2.0 Strategic Focus Areas

The Authority CSI initiatives in FY 2024/2025 were structured around five strategic pillars:

- **Environmental Conservation and Climate Action**
In support of the Presidential directive to grow 15 billion trees by 2032, KeNHA undertook afforestation, reforestation, and ecosystem rehabilitation efforts nationwide.
- **Road Safety Education and Public Awareness**
Conducted sensitization campaigns targeting school children, road users, and communities, in collaboration with NTSA and other partners.
- **Technical Training and Youth Empowerment**
Promoted practical, industry-relevant skills among students and young professionals in road construction, engineering, and environmental management.
- **Support to Vulnerable and Special Interest Groups**
Extended targeted assistance to orphans, girls, persons with disabilities, and marginalized populations through direct support and community-led initiatives.
- **Community Engagement and Strategic Partnerships**
Strengthened partnerships with county governments, civil society, academic institutions, and the private sector to broaden CSI reach and impact.

3.0 CSI Implementation – Regional and Corridor Highlights

North Rift Region

- Environmental awareness and mentorship at Kaptagat Girls High School; 500 trees planted.
- World Environment Day activities in Kacheliba and Uasin Gishu.
- Four technical training sessions for students from ETTI and Siala TTI.
- Slope stabilization via tree planting at Kaptoror Centre.
- Donation of civil engineering lab equipment to JKUAT.
- Participation in Moi Kapsowar Girls Charity Run to support anti-FGM efforts.
- Environmental sensitisation along Kamosor–Ketigoi–Flourspar Road.
- Multi-day conservation campaign at Soy Centre.
- Marked International Albinism Awareness Day and Day of the African Child.

Lower Eastern Region

- ‘Cycling for Environmental Wellness and Road Safety’ campaign in Machakos.
- Road safety engagements along Kitui–Kibwezi corridor.
- School-based interventions at Kyoani Primary and Secondary Schools.
- Distribution of safety signage and reflectors in partnership with Rubis Energy.
- Support to 37 schools and 18,000+ pupils through collaboration with AA Kenya and NTSA.
- Donated sanitary and essential items to 1,500 girls in Machakos.

Central Region

- Donated 300 fruit trees to Nyeri-area schools during Mazingira Day.
- Road safety awareness on the Makutano–Embu Road.
- Public clean-ups at Kamukunji Market and NYEWASCO.
- 500 trees planted in collaboration with Nyeri County and NEMA.

Nyanza Region

- Tree planting (1,000+) in schools along key roads including Awasi–Nandi Hills.
- Support for Ruambwa–Mabinju Beach corridor with 230 trees.
- Distribution of 5,000 seedlings in Kisumu, Siaya, Homa Bay, Kisii, and Migori.
- Market clean-ups during World Environment Day.
- Hosted Bungoma Polytechnic students for engineering practicals.
- Tree planting in Lambwe Forest (targeting 200,000 trees).

Coast Region

- Mangrove restoration at Mchanjama (9,000 seedlings).
- 5-hectare rehabilitation at Kilifi Creek with 25,330 mangroves planted.

Western Region

- 5,000 indigenous trees planted at Shitaho Village in Kakamega Forest.

Nairobi Region

- School-based road safety campaign along the Ruiru–Tatu City–Kiambu Road.

Corridor B

- Tree planting at Kisian, Tiengre, and Nandigaa schools; over 1,900 trees planted.
- Joint effort with South Rift Region at Duka Moja (1,000 trees).

South Rift Region

- Contributed to Duka Moja joint tree planting initiative (1,000 indigenous trees).

Corridor C

- Large-scale tree planting at Mathari Hospital, Nairobi – 5,000 trees.

Corridor D

- 500 trees planted at Mukendwa Muslim Comprehensive School.

4.0 Impact Summary

- Tree Planting & Climate Action** - Over 65,000 trees planted, including mangroves and indigenous species.
- Road Safety Campaigns** - More than 18,000 pupils sensitized, 37 schools reached, and multiple public safety interventions conducted.
- Technical Skills Development** - Student training conducted across six institutions.
- Support to Vulnerable Groups** - Targeted support provided to orphans, girls, and persons with albinism.
- Geographic Reach** - CSI activities implemented across all KeNHA operational regions and corridors.

5.0 Stakeholder Partnerships

Successful execution of the FY 2024/2025 CSI programme was enabled through collaboration with:

- County Governments: Nyeri, Kilifi, Uasin Gishu, Machakos, and others
- National Transport and Safety Authority (NTSA) and Traffic Police
- Kenya Forest Service (KFS)
- Civil Society Organizations and Community Forest Associations
- Private Sector Partners: Rubis Energy, AA Kenya
- Academic Institutions: JKUAT, ETTI, Siala TTI, Bungoma National Polytechnic

6.0 Conclusion

KeNHA's CSI portfolio for FY 2024/2025 reflected a strong commitment to national development priorities and inclusive growth. Through strategic, community-led, and environmentally conscious interventions, the Authority has reinforced its role as a socially responsible institution and a key stakeholder in delivering sustainable infrastructure.

11. Report of the Board

The Authority's Board submit their report together with the audited financial statements for the year ended June 30, 2025, which show the state of the Fund's affairs.

Principal activities

The principal activities of the Fund is to provide financing to the members of staff to purchase, construct residential property or purchase a residential plot or use owned property as security to acquire additional funds for other properties or for other reasons.

Performance

The performance of the Fund for the year ended June 30, 2025, is set out on pages 1 to 28.

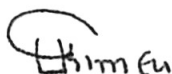
The Board

The members of the Board who served during the year are shown on page xii to xiii.

Auditors

The Auditor-General is responsible for the statutory audit of the Fund in accordance with Article 229 of the Constitution of Kenya and the Public Audit Act 2015.

By Order of the Board



.....
Eng. Luka Kimeli

Ag. DIRECTOR GENERAL & SECRETARY TO THE BOARD

12. Statement of Management's Responsibilities

Section 84 (1) of the Public Finance Management Act, 2012 requires that, at the end of each financial year, the Administrator of a Fund established under the constitution or an act of parliament shall prepare financial statements for the Fund in accordance with the standards and formats prescribed by the Public Sector Accounting Standards Board.

The Administrator of the Fund is responsible for the preparation and presentation of the Fund's financial statements, which give a true and fair view of the state of affairs of the Fund for and as at the end of the financial year ended on June 30, 2025. This responsibility includes: (i) maintaining adequate financial management arrangements and ensuring that these continue to be effective throughout the reporting period, (ii) maintaining proper accounting records, which disclose with reasonable accuracy at any time the financial position of the fund, (iii) Designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of the financial statements, and ensuring that they are free from material misstatements, whether due to error or fraud, (iv) Safeguarding the assets of the fund; (v) Selecting and applying appropriate accounting policies, and (vi) Making accounting estimates that are reasonable in the circumstances.

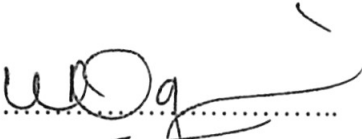
The Administrator of the Fund accepts responsibility for the Fund's financial statements, which have been prepared using appropriate accounting policies supported by reasonable and prudent judgements and estimates, in conformity with International Public Sector Accounting Standards (IPSAS), and in the manner required by the PFM Act, 2012. The Administrator of the Fund is of the opinion that the Fund's financial statements give a true and fair view of the state of Fund's transactions during the financial year ended June 30, 2025, and of the Fund's financial position as at that date.

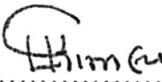
The Administrator further confirm the completeness of the accounting records maintained for the Fund, which have been relied upon in the preparation of the Fund's financial statements as well as the adequacy of the systems of internal financial control. In preparing the financial statements, the Administrator of the Fund has assessed the Fund's ability to continue as a going concern and disclosed, as applicable, matters relating to the use of going concern basis of preparation of the

financial statements. Nothing has come to the attention of the Administrator to indicate that the Fund will not remain a going concern for at least the next twelve months from the date of this statement.

Approval of the financial statements

The Fund's financial statements were approved by the Board on 29th August 2025 and signed on its behalf by:


.....
Ms. Winfrida W. Ngumi
CHAIRPERSON OF THE BOARD


.....
Eng. Luka Kimeli
Ag. DIRECTOR GENERAL

REPUBLIC OF KENYA

Telephone: +254-(20) 3214000
E-mail: info@oagkenya.go.ke
Website: www.oagkenya.go.ke



HEADQUARTERS
Anniversary Towers
Monrovia Street
P.O. Box 30084-00100
NAIROBI

REPORT OF THE AUDITOR-GENERAL ON KENYA NATIONAL HIGHWAYS AUTHORITY MORTGAGE SCHEME FOR THE YEAR ENDED 30 JUNE, 2025 - KENYA NATIONAL HIGHWAYS AUTHORITY

PREAMBLE

I draw your attention to the contents of my report which is in three parts:

- A. Report on Financial Statements that considers whether the financial statements are fairly presented in accordance with the applicable financial reporting framework, accounting standards and the relevant laws and regulations that have a direct effect on the financial statements;
- B. Report on Lawfulness and Effectiveness in the Use of Public Resources which considers compliance with applicable laws, regulations, policies, gazette notices, circulars, guidelines and manuals and whether public resources are applied in a prudent, efficient, economic, transparent and accountable manner to ensure the Government achieves value for money and that such funds are applied for the intended purpose; and,
- C. Report on Effectiveness of Internal Controls, Risk Management and Governance which considers how the entity has instituted checks and balances to guide internal operations. This responds to the effectiveness of the governance structure, risk management environment and internal controls, developed and implemented by those charged with governance for orderly, efficient and effective operations of the entity.

An Unmodified Opinion is issued when the Auditor-General concludes that the financial statements are fairly presented in accordance with the applicable financial reporting framework. The Report on Financial Statements should be read together with the Report on Lawfulness and Effectiveness in the Use of Public Resources, and the Report on Effectiveness of Internal Controls, Risk Management, and Governance.

The three parts of the report are aimed at addressing the statutory roles and responsibilities of the Auditor-General as provided by Article 229 of the Constitution, the Public Finance Management Act, 2012, and the Public Audit Act, 2015. The three parts of the report when read together constitute the report of the Auditor-General.

REPORT ON THE FINANCIAL STATEMENTS

Opinion

I have audited the accompanying financial statements of Kenya National Highways Authority Mortgage Scheme set out on pages 1 to 23, which comprise of the statement

of financial position as at 30 June, 2025, and the statement of statement of financial performance, statement of changes in net assets, statement of cash flows and statement of comparison of budget and actual amounts for the year then ended and a summary of significant accounting policies and other explanatory information in accordance with the provisions of Article 229 of the Constitution of Kenya and Section 35 of the Public Audit Act, 2015. I have obtained all the information and explanations which to the best of my knowledge and belief, were necessary for the purpose of the audit.

In my opinion, the financial statements present fairly, in all material respects, the financial position of Kenya National Highways Authority Mortgage Scheme as at 30 June, 2025 and of its financial performance and its cash flows for the year then ended, in accordance with International Public Sector Accounting Standards Accrual Basis and comply with the Public Finance Management Act, 2012.

Basis for Opinion

The audit was conducted in accordance with International Standards of Supreme Audit Institutions (ISSAIs). I am independent of the Kenya National Highways Authority Mortgage Scheme Management in accordance with ISSAI 130 on the Code of Ethics. I have fulfilled other ethical responsibilities in accordance with the ISSAI and in accordance with other ethical requirements applicable to performing audits of financial statements in Kenya. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Emphasis of Matter

Budgetary Control and Performance

The statement of comparison of budget and actual amounts reflects final receipts budget and actual on comparable basis amounts of Kshs.25,804,124 and Kshs.25,804,125 respectively, resulting 100% funding. However, the Fund spend an amount of Kshs.22,507,953 against actual receipt amount of Kshs.25,804,124 resulting to underutilization of Kshs.3,296,171 or 13% of actual receipt. The under-utilization may have affected the planned activities and may have impacted negatively on service delivery to the public.

My opinion is not modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in my professional judgement, are of most significance in the audit of the financial statements. There were no key audit matters to report in the year under review.

Other Information

The Board of Directors are responsible for the Other Information set out on page iii to xxxvi which comprise of Key Fund Information and Management, The Board of Trustees, Management Team, Chairman's Report, Report of the Fund Administrator, Statement of

Performance Against Predetermined Objectives, Corporate Governance Statement, Management Discussion and Analysis, Environmental and Sustainability Reporting, Report of the Board and Statement of Management Responsibilities. The Other Information does not include the financial statements and my audit report thereon.

In connection with my audit on the Fund's, financial statements, my responsibility is to read the Other Information and in doing so, consider whether the Other Information is materially inconsistent with the financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated. If based on the work I have performed, I conclude that there is a material misstatement of this Other Information, I am required to report that fact. I have nothing to report in this regard.

My opinion on the financial statements does not cover the Other Information and accordingly, I do not express an audit opinion or any form of assurance conclusion thereon.

REPORT ON LAWFULNESS AND EFFECTIVENESS IN THE USE OF PUBLIC RESOURCES

Conclusion

As required by Article 229(6) of the Constitution, based on the audit procedures performed, I confirm that nothing has come to my attention to cause me to believe that public resources have not been applied lawfully and in an effective way.

Basis for Conclusion

The audit was conducted in accordance with ISSAI 3000 and ISSAI 4000. The standards require that I comply with ethical requirements and plan and perform the audit to obtain assurance about whether the activities, financial transactions and information reflected in the financial statements comply in all material respects, with the authorities that govern them. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my conclusion.

REPORT ON THE EFFECTIVENESS OF INTERNAL CONTROLS, RISK MANAGEMENT AND GOVERNANCE

Conclusion

As required by Section 7(1)(a) of the Public Audit Act, 2015, based on the audit procedures performed, I confirm that nothing has come to my attention to cause me to believe that internal controls, risk management and governance were not effective.

Basis for Conclusion

The audit was conducted in accordance with ISSAI 2315 and ISSAI 2330. The standards require that I plan and perform the audit to obtain assurance about whether effective processes and systems of internal controls, risk management and overall governance

were operating effectively in all material respects. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my conclusion.

Responsibilities of the Management and the Board of Directors

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Public Sector Accounting Standards Accrual Basis and for maintaining effective internal controls as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error and for its assessment of the effectiveness of internal controls, risk management and governance.

In preparing the financial statements, Management is responsible for assessing the Scheme's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Management is aware of the intention to cease operations.

Management is also responsible for the submission of the financial statements to the Auditor-General in accordance with the provisions of Section 47 of the Public Audit Act, 2015.

In addition to the responsibility for the preparation and presentation of the financial statements described above, Management is also responsible for ensuring that the activities, financial transactions and information reflected in the financial statements comply with the authorities which govern them and that public resources are applied in an effective way.

The Board of Directors is responsible for overseeing the Scheme's, financial reporting process, reviewing the effectiveness of how Management monitors compliance with relevant legislative and regulatory requirements, ensuring that effective processes and systems are in place to address key roles and responsibilities in relation to governance and risk management, and ensuring the adequacy and effectiveness of the control environment.

Auditor-General's Responsibilities for the Audit

My responsibility is to conduct an audit of the financial statements in accordance with Article 229(4) of the Constitution, Section 35 of the Public Audit Act, 2015 and the International Standards of Supreme Audit Institutions (ISSAIs). The standards require that, in conducting the audit, I obtain reasonable assurance about whether the financial statements as a whole are free from material misstatements, whether due to fraud or error and to issue an auditor's report that includes my opinion in accordance with Section 48 of the Public Audit Act, 2015. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISSAIs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

In conducting the audit, Article 229(6) of the Constitution also requires that I express a conclusion on whether or not in all material respects, the activities, financial transactions and information reflected in the financial statements are in compliance with the authorities that govern them and that public resources are applied in an effective way. In addition, I consider the entity's control environment in order to give an assurance on the effectiveness of internal controls, risk management and governance processes and systems in accordance with the provisions of Section 7 (1) (a) of the Public Audit Act, 2015.

Further, I am required to submit the audit report in accordance with Article 229(7) of the Constitution.

Detailed description of my responsibilities for the audit is located at the Office of the Auditor-General's website at: <https://www.oagkenya.go.ke/auditor-generals-responsibilities-for-audit/>. This description forms part of my auditor's report.


FCPA Nancy Gathungu, CBS
AUDITOR-GENERAL

Nairobi


11 December 2025

14. Statement of Financial Performance for the year ended 30th June 2025.

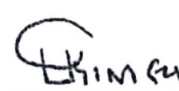
	Note	FY2024-2025	FY 2023-2024
		Kshs.	Kshs.
Revenue from exchange transactions			
Interest on bank balance	5	4,844,668	5,270,098
Interest on individual staff house mortgage	7	20,959,456	16,905,290
Total revenue		25,804,124	22,175,388
Expenses			
Commission paid to service providers	7	20,959,456	16,905,290
Withholding tax on interest income	8	1,548,497	1,248,973
Total expenses		22,507,953	18,154,263
Surplus for the period		3,296,171	4,021,125

(The notes set out on pages 6 to 23 form an integral part of these Financial Statements).

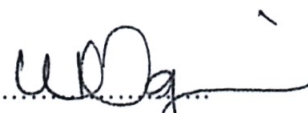
The financial statements were approved on 29th August 2025 by:



CPA. Isaac K. Karumba
 Ag. Deputy Director-F&A
 ICPAK M/No. 3321



Eng. Luka Kimeli
 Ag. Director General



Ms. Winfrida W. Ngumi
 Chairperson of the Board

15. Statement of Financial Position as at 30th June 2025

	Note	<i>FY 2024-2025</i>	<i>FY 2023-2024</i>
		Kshs.	Kshs.
Assets			
Current assets			
Cash and cash equivalents	9	134,399,071	187,023,229
Short term receivables from staff house mortgage	10	93,960,337	59,503,368
Total Current Assets		228,359,408	246,526,597
Non-current assets			
Long-term receivables from staff house mortgage	10	635,590,059	603,803,383
Total Non-Current Assets		635,590,059	603,803,383
Total assets (A)		863,949,467	850,329,980
Net Assets (A-B)		863,949,467	850,329,980
Represented By:			
Accumulates surplus (Reserves)		90,485,904	87,189,733
Mortgage revolving fund		773,463,563	763,140,247
Net Assets		863,949,467	850,329,980

The accounting policies and explanatory notes to these financial statements form an integral part of the financial statements.

The Fund financial statements were approved on 29th August 2025 and signed by:

.....
CPA. Isaac K. Karumba
Ag. Deputy Director-F&A
ICPAK M/No. 3321

.....
Eng. Luka Kimeli
Ag. Director General

.....
Ms. Winfrida W. Ngumi
Chairperson of the Board

16. Statement of Changes in Net Assets for the year ended 30th June 2025

	Mortgage Fund	Accumulated surplus	Total
	Kshs.	Kshs.	Kshs.
As at 1 July 2024	763,140,247	87,189,733	850,329,980
Transfers from KeNHA	-	-	-
Surplus for the period	-	3,296,171	3,296,171
Interest capitalized	10,323,316		10,323,316
As at 30 June 2025	773,463,563	90,485,904	863,949,467

The Kenya National Highways Authority Staff House Mortgage Fund charges an interest of 4.5% to its members which 1.5% above the recommended rates by the Salaries and remuneration Commission. This is aimed at ploughing back the 1.5% interest into the Fund, which operates as a revolving fund.

17. Statement of Cash Flows for the year ended 30th June 2025

	Note	<i>FY 2024-2025</i>	<i>FY 2023-2024</i>
		Kshs.	Kshs.
Cash flows from operating activities			
Receipts			
Interest on bank balance	5	4,844,668	5,270,098
Interest on Individuals Staff House Mortgage	7	20,959,456	16,905,290
Total receipts		25,804,124	22,175,388
Payments			
Commission to Service Provider	7	20,959,456	16,905,290
Withholding tax in interest income	8	1,548,497	1,248,973
Total payments		22,507,953	18,154,263
Net cash flow from operating activities	11	3,296,171	4,021,125
Cash flows from investing activities			
Increase in short term receivables staff mortgage		(34,456,969)	(11,062,676)
Increase in long term receivables staff mortgage		(31,786,676)	(237,541,455)
Net cash flows used in investing activities		(66,243,645)	(248,604,131)
Cash flows from financing activities			
Receipts into the mortgage revolving fund	6	10,323,316	168,326,486
Net cash flows used in financing activities		10,323,316	168,326,486
Net increase/(decrease) in cash and cash equivalents		(52,624,158)	(76,256,520)
Cash and cash equivalents at 1 July		187,023,229	263,279,748
Cash and cash equivalents at 30 June	9	134,399,071	187,023,229

18. Statement of Comparison of Budget and Actual Amounts for the year ended 30th June 2025

Description	Original budget	Adjustments	Final budget	Actual on comparable basis	Performance difference	% of utilization
	Kshs.	Kshs.	Kshs.	Kshs.	Kshs.	
	a	b	C=(a+b)	d	e=(c-d)	F=d/c
Receipts						
Interest on bank balance	4,844,668	-	4,844,668	4,844,668	-	100%
Interest on individual staff house mortgage	20,959,456	-	20,959,456	20,959,456	-	100%
Total Revenue	25,804,124	-	25,804,124	25,804,124	-	100%
Expenditure						
3% Commission on Service Provider	20,959,456	-	20,959,456	20,959,456	-	100%
Withholding Tax on Interest Income	1,548,497	-	1,548,497	1,548,497	-	100%
Total Expenditure	22,507,953	-	22,507,953	22,507,953	-	100%
Surplus for the period	3,296,171	-	3,296,171	3,296,171		

19. Notes to the Financial Statements

1. General Information

Kenya National Highways Authority Staff Mortgage Scheme is established by and derives its authority and accountability from the PFMA Act 2012, and PFM (National Government) Regulations, 2015. The Fund is wholly owned by the Government of Kenya and is domiciled in Kenya. The Fund's principal activity is to enable staff acquire residential houses as a way of attracting, retaining and motivating staff.

2. Statement of Compliance and Basis of Preparation

The financial statements have been prepared on a historical cost basis except for the measurement at re-valued amounts of certain items of property, plant, and equipment, marketable securities and financial instruments at fair value, impaired assets at their estimated recoverable amounts and actuarially determined liabilities at their present value. The preparation of financial statements in conformity with International Public Sector Accounting Standards (IPSAS) allows the use of estimates and assumptions. It also requires management to exercise judgement in the process of applying the Fund's accounting policies. The areas involving a higher degree of judgment or complexity, or where assumptions and estimates are significant to the financial statements, are disclosed in Note xx. The financial statements have been prepared and presented in Kenya Shillings, which is the functional and reporting currency of the *Fund*. The financial statements have been prepared in accordance with the PFM Act, (*include any other applicable legislation*), and International Public Sector Accounting Standards (IPSAS). The accounting policies adopted have been consistently applied to all the years presented.

3. Adoption Of New and Revised Standards

i. New and amended standards and interpretations in issue effective in the year ended 30 June 2025.

There were no new and amended standards issued in the financial year.

ii. New and amended standards and interpretations in issue but not yet effective in the year ended 30 June 2025.

Standard	Effective date and impact:
IPSAS 43: Leases	Applicable 1st January 2025 The standard sets out the principles for the recognition, measurement, presentation, and disclosure of leases. The objective is to ensure that lessees and lessors provide relevant information in a manner that faithfully represents those transactions. This information gives a basis for users of financial statements to assess the effect that leases have on the financial position, financial performance and cashflows of an Entity. The new standard requires entities to recognise, measure and present information on right of use assets and lease liabilities. <i>The standard has no impact on KeNHA Staff Mortgage Scheme Fund</i>
IPSAS 44: Non- Current Assets Held for Sale and Discontinued Operations	Applicable 1st January 2025 The Standard requires, Assets that meet the criteria to be classified as held for sale to be measured at the lower of carrying amount and fair value less costs to sell and the depreciation of such assets to cease and: Assets that meet the criteria to be classified as held for sale to be presented separately in the statement of financial position and the results of discontinued operations to be presented separately in the statement of financial performance. <i>The standard has no impact on KeNHA Staff Mortgage Scheme Fund</i>
IPSAS 45: Property Plant and Equipment	Applicable 1st January 2025 The standard supersedes IPSAS 17 on Property, Plant and Equipment. IPSAS 45 has additional guidance/ new guidance for heritage assets, infrastructure assets and measurement. Heritage assets were previously excluded from the scope of IPSAS 17 in IPSAS 45, heritage assets that satisfy the definition of PPE shall be recognised as assets if they meet the criteria in the standard. IPSAS 45 has an additional application guidance for infrastructure assets, implementation guidance and illustrative examples. The standard has clarified existing principles e.g. valuation of land over or under the infrastructure assets, under- maintenance of assets and distinguishing significant parts of infrastructure assets. <i>The standard has no impact on KeNHA Staff Mortgage Scheme Fund</i>
IPSAS 46: Measurement	Applicable 1st January 2025

	<p>The objective of this standard was to improve measurement guidance across IPSAS by:</p> <ol style="list-style-type: none"> i. Providing further detailed guidance on the implementation of commonly used measurement bases and the circumstances under which they should be used. ii. Clarifying transaction costs guidance to enhance consistency across IPSAS. iii. Amending where appropriate guidance across IPSAS related to measurement at recognition, subsequent measurement and measurement related disclosures. <p>The standard also introduces a public sector specific measurement bases called the current operational value.</p> <p><i>The standard has no impact on KeNHA Staff Mortgage Scheme Fund</i></p>
IPSAS 47: Revenue	<p>Applicable 1st January 2026</p> <p>This standard supersedes IPSAS 9- Revenue from exchange transactions, IPSAS 11 Construction contracts and IPSAS 23 Revenue from non-exchange transactions. This standard brings all the guidance of accounting for revenue under one standard. The objective of the standard is to establish the principles that an entity shall apply to report useful information to users of financial statements about the nature, amount, timing and uncertainty of revenue and cash flow arising from revenue transactions.</p> <p><i>The standard has no impact on KeNHA Staff Mortgage Scheme Fund</i></p>
IPSAS 48: Transfer Expenses	<p>Applicable 1st January 2026</p> <p>The objective of the standard is to establish the principles that a transfer provider shall apply to report useful information to users of financial statements about the nature, amount, timing and uncertainty of expenses and cash flow arising from transfer expense transactions. This is a new standard for public sector entities geared to provide guidance to entities that provide transfers on accounting for such transfers.</p> <p><i>The standard has no impact on KeNHA Staff Mortgage Scheme Fund</i></p>
IPSAS 49: Retirement Benefit Plans	<p>Applicable 1st January 2026</p> <p>The objective is to prescribe the accounting and reporting requirements for the public sector retirement benefit plans which provide retirement to public sector employees and other eligible participants. The standard sets the financial statements that should be presented by a retirement benefit plan.</p> <p><i>The standard has no impact on KeNHA Staff Mortgage Scheme Fund</i></p>
IPSAS 50: Exploration For & Evaluation of Mineral Resources	<p>Applicable 1st January 2027</p> <p>The objective of this Standard is to specify the financial reporting for the exploration for and evaluation of mineral resources. The Standard requires:</p> <ol style="list-style-type: none"> i. Limited improvements to existing accounting practices for exploration and evaluation expenditures.

	<p>ii. Entities that recognize exploration and evaluation assets to assess such assets for impairment in accordance with this Standard and measure any impairment in accordance with IPSAS 26.</p> <p>iii. Disclosures that identify and explain the amounts in the entity's financial statements arising from the exploration for and evaluation of mineral resources and help users of those financial statements understand the amount, timing and certainty of future cash flows from any exploration and evaluation assets recognized.</p> <p><i>The standard has no impact on KeNHA Staff Mortgage Scheme Fund</i></p>
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iii. Early adoption of standards

The Entity did not early – adopt any new or amended standards in the financial year .

Significant Accounting Policies

a. Revenue recognition

i) Revenue from non-exchange transactions

Transfers from other government entities

Revenues from non-exchange transactions with other government entities are measured at fair value and recognized on obtaining control of the asset (cash, goods, services and property) if the transfer is free from conditions and it is probable that the economic benefits or service potential related to the asset will flow to the Fund and can be measured reliably. To the extent that there is a related condition attached that would give rise to a liability to repay the amount, the amount is recorded in the statement of financial position and realised in the statement of financial performance over the useful life of the assets that has been acquired using such funds.

ii) Revenue from exchange transactions

Interest income

Interest income is accrued using the effective yield method. The effective yield discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount. The method applies this yield to the principal outstanding to determine interest income for each period.

Dividends

Dividends or similar distributions must be recognized when the shareholder's or the Entity's right to receive payments is established.

Rental income

Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms and included in revenue.

b. Budget information

The original budget for FY 2024/25 was approved on 30th January, 2024. Subsequent revisions or additional appropriations were made to the approved budget in accordance with specific approvals from the appropriate authorities. The additional appropriations are added to the original budget by the Fund upon receiving the respective approvals in order to conclude the final budget. Accordingly, the Fund did not record additional appropriations. The Fund's budget is prepared on a different basis from the actual income and expenditure disclosed in the financial statements. The financial statements are prepared on accrual basis using a classification based on the nature of expenses in the statement of financial performance, whereas the budget is prepared on a cash basis. The amounts in the financial statements were recast from the accrual basis to the cash basis and reclassified by presentation to be on the same basis as the approved budget. A comparison of budget and actual amounts, prepared on a comparable basis to the approved budget, is then presented in the statement of comparison of budget and actual amounts. In addition to the Basis difference, adjustments to amounts in the financial statements are also made for differences in the formats and classification schemes adopted for the presentation of the financial statements and the approved budget. A statement to reconcile the actual amounts on a comparable basis included in the statement of comparison of budget and actual amounts as per the statement of cash flows has been presented.

c. Property, plant, and equipment (PPE)

All property, plant and equipment are stated at cost less accumulated depreciation and impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the items. When significant parts of property, plant and equipment are required to be replaced at intervals, the Fund recognizes such parts as individual assets with specific useful lives and depreciates them accordingly. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in surplus, or deficit as incurred. Where an asset is acquired in a non-exchange transaction for nil or nominal consideration the asset is initially measured at its fair value.

d. Intangible assets

Intangible assets acquired separately are initially recognized at cost. The cost of intangible assets acquired in a non-exchange transaction is their fair value at the date of the exchange. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and accumulated impairment losses. Internally generated intangible assets, excluding capitalized development costs, are not capitalized and expenditure is reflected in surplus or deficit in the period in which the expenditure is incurred. The useful life of the intangible assets is assessed as either finite or indefinite.

e. Investment property

Investment properties are measured initially at cost, including transaction costs. The carrying amount includes the replacement cost of components of an existing investment property at the time that cost is incurred if the recognition criteria are met and excludes the costs of day-to-day maintenance of an investment property. Investment property acquired through a non-exchange transaction is measured at its fair value at the date of acquisition. *Subsequent to initial recognition, investment properties are measured using the cost model and are depreciated over an xx-year period or investment property is measured at fair value with gains and losses recognised through surplus or deficit.(entity to amend appropriately)* Investment properties are derecognized either when they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit or service potential is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in the surplus or deficit in the period of de-recognition

f. Financial instruments

IPSAS 41 addresses the classification, measurement and de-recognition of financial assets and financial liabilities, introduces new rules for hedge accounting and a new impairment model for financial assets. *The entity does not have any hedge relationships and therefore the new hedge accounting rules have no impact on the Company's financial statements. (amend as appropriate).* A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. At initial recognition, the entity measures a financial asset or financial liability at its fair value plus or minus, in the case of a financial asset or financial liability not at fair value through surplus or deficit, transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability.

I. Financial assets

Classification of financial assets

The entity classifies its financial assets as subsequently measured at amortised cost, fair value through net assets/ equity or fair value through surplus and deficit on the basis of both the entity's management model for financial assets and the contractual cash flow characteristics of the financial asset. A financial asset is measured at amortized cost when the financial asset is held within a management model whose objective is to hold financial assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding. A financial asset is measured at fair value through net assets/ equity if it is held within the management model whose objective is achieved by both collecting contractual cashflows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. A financial asset shall be measured at fair value through surplus or deficit unless it is measured at amortized cost or fair value through net assets/ equity unless an entity has made irrevocable election at initial recognition for particular investments in equity instruments.

Subsequent measurement

Based on the business model and the cash flow characteristics, the entity classifies its financial assets into amortized cost or fair value categories for financial instruments. Movements in fair value are presented in either surplus or deficit or through net assets/ equity subject to certain criteria being met.

Amortized cost

Financial assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest, and that are not designated at fair value through surplus or deficit, are measured at amortized cost. A gain or loss on an instrument that is subsequently measured at amortized cost and is not part of a hedging relationship is recognized in profit or loss when the asset is de-recognized or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

Fair value through net assets/ equity

Financial assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through net assets/ equity. Movements in the carrying amount are taken through net assets, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognized in surplus/deficit. Interest income from these financial assets is included in finance income using the effective interest rate method.

Fair value through surplus or deficit

Financial assets that do not meet the criteria for amortized cost or fair value through net assets/ equity are measured at fair value through surplus or deficit. A business model where the entity manages financial assets with the objective of realizing cash flows through solely the sale of the assets would result in a fair value through surplus or deficit model.

Trade and other receivables

Trade and other receivables are recognized at fair values less allowances for any uncollectible amounts. Trade and other receivables are assessed for impairment on a continuing basis. An estimate is made of doubtful receivables based on a review of all outstanding amounts at the year end.

Impairment

The entity assesses, on a forward-looking basis, the expected credit loss ('ECL') associated with its financial assets carried at amortized cost and fair value through net assets/equity. The entity recognizes a loss allowance for such losses at each reporting date. Critical estimates and significant judgments made by management in determining the expected credit loss (ECL) are set out in *Note xx*.

II. Financial liabilities

Classification

The entity classifies its liabilities as subsequently measured at amortized cost except for financial liabilities measured through profit or loss.

g. Contingent liabilities

The Fund does not recognize a contingent liability but discloses details of any contingencies in the notes to the financial statements, unless the possibility of an outflow of resources embodying economic benefits or service potential is remote.

h. Contingent assets

The Fund does not recognize a contingent asset but discloses details of a possible asset whose existence is contingent on the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Fund in the notes to the financial statements. Contingent assets are assessed continually to ensure that developments are appropriately reflected in the financial statements. If it has become virtually certain that an inflow of economic benefits or service potential will arise and the asset's value can be measured reliably, the asset and the related revenue are recognized in the financial statements of the period in which the change occurs.

i. Nature and purpose of reserves

The Fund creates and maintains reserves in terms of specific requirements. The reserves are maintained to grow the revolving fund.

j. Changes in accounting policies and estimates

The Fund recognizes the effects of changes in accounting policy retrospectively. The effects of changes in accounting policy are applied prospectively if retrospective application is impractical.

k. Foreign currency transactions

Transactions in foreign currencies are initially accounted for at the ruling rate of exchange on the date of the transaction. At each reporting date, foreign currency monetary items are translated using the closing rate. Non-monetary items measured in historical cost are translated using the exchange rate at the date of the transaction, and those measured at fair value are translated using the exchange rates at the date when the fair value was determined. Exchange differences arising from the settlement of monetary items or translation of monetary/non-monetary items at rates different from those at which they were initially reported are recognized in surplus or deficit in the period.

l. Related parties

The Fund regards a related party as a person or entity with the ability to exert control individually or jointly, or to exercise significant influence over the Fund, or vice versa. Members of key management are regarded as related parties and comprise the Directors/Trustee, the Fund Managers, and Fund Accountant.

m. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and cash at bank, short-term deposits on call, and highly liquid investments with an original maturity of three months or less, which are readily convertible to known amounts of cash and are subject to insignificant risk of changes in value. Bank account balances include amounts held at Housing Finance at the end of the financial year.

n. Comparative figures

Where necessary comparative figures for the previous financial year have been amended or reconfigured to conform to the required changes in presentation.

o. Events after the reporting period

There were no material adjusting and non-adjusting events after the reporting period.

p. Ultimate and Holding Fund

The KeNHA Staff House Mortgage Fund under the sponsorship of the Kenya National Highways Authority which is a state corporation established vide the Kenya Roads Act, 2007. The Authority is under the State Department for Roads within the Ministry of Roads and Transport which gives it the general policy and strategic direction.

q. Currency

The financial statements are presented in Kenya Shillings (Kshs.).

4. Significant judgments and sources of estimation uncertainty

The preparation of the Fund's financial statements in conformity with IPSAS requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the end of the reporting period. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

a) Estimates and assumptions.

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year,

are described below. However, existing circumstances and assumptions about future developments may change due to market changes or circumstances arising beyond the control of the Fund. Such changes are reflected in the assumptions when they occur. (see *IPSAS 1.140.*)

b) Useful lives and residual values

The useful lives and residual values of assets are assessed using the following indicators to inform potential future use and value from disposal:

- i) The condition of the asset is based on the assessment of experts employed by the Fund
- ii) The nature of the asset, its susceptibility and adaptability to changes in technology and processes
- iii) The nature of the processes in which the asset is deployed
- iv) Availability of funding to replace the asset
- v) Changes in the market in relation to the asset

Notes to the Financial Statements

5. Interest income on bank balances

Description	<i>FY 2024-2025</i>	<i>FY 2023-2024</i>
	Kshs.	Kshs.
Interest on Mortgage Bank Account HFC	4,844,668	5,270,098
Total Interest Income	4,844,668	5,270,098

The Interest Income of Kshs.4,844,668 relates to the total interest earned on the capital sum deposited in the Free Fund (High Interest) Account at an annualized Rate of 3.5 %

6. Interest on Individual Staff House Mortgage

Description	<i>FY 2024-2025</i>	<i>FY 2023-2024</i>
	Kshs.	Kshs.
4.5% Interest on Individual Staff Mortgage	31,282,776	25,231,776
3% Commission to Service Provider HFC Mortgage	(20,959,460)	(16,905,290)
Interest capitalized on mortgage funds	10,323,316	8,326,486

The Kenya National Highways Authority Staff House Mortgage Fund charges an interest of 4.5% to its members which 1.5% above the recommended rates by the Salaries and remuneration Commission. This is aimed at ploughing back the 1.5% interest into the Fund, which operates as a revolving fund.

7. Commission Paid to service providers

Description	<i>FY 2024-2025</i>	<i>FY 2023-2024</i>
	Kshs.	Kshs.
3% Commission to Service Provider HFC Mortgage	20,959,460	16,905,290
Total	20,959,460	16,905,290

8. Withholding Tax on Interest Income

Description	<i>FY 2024-2025</i>	<i>FY 2023-2024</i>
	Kshs.	Kshs.
Individual Staff Mortgage Interest at HFC	1,548,497	1,248,973
Income Tax expense	1,548,497	1,248,973

The Scheme charges an interest of 4.5% on loans issued out which a share of 1.5% is credited back to the scheme for growth of the fund. The withholding tax of Kshs.1,548,497 relates to 1.5% interest income received.

9. Cash and cash equivalents

Description	<i>FY 2024-2025</i>	<i>FY 2023-2024</i>
	Kshs.	Kshs.
HFC Staff Mortgage Bank Account	134,399,071	187,023,229
Total Cash and Cash equivalents	134,399,071	187,023,229

10 a) Detailed analysis of the cash and cash equivalents

Financial Institution	Account number	<i>FY 2024-2025</i>	<i>FY 2023-2024</i>
		Kshs.	Kshs.
Mortgage Fund			
HFC Staff Mortgage Bank Account	3000014815-0	134,399,071	187,023,229
Sub-Total		134,399,071	187,023,229

The scheme back-up accounts held at Housing Finance for Mortgage loans, hold funds that are disbursed to the beneficiaries less principal recoveries. It shall thus at all times have a balance equivalent to the total aggregate disbursed loans less principal recoveries.

The back-up account does not earn interest.

10. Mortgage Receivables

Description	FY 2024-2025		FY 2023-2024	
	Kshs.		Kshs.	
Current Receivables				
Short-term receivables from mortgage	89,479,204		55,603,936	
Interest receivable on staff loans as at 30.06.2025	4,481,133		3,899,433	
Total Current Receivables	93,960,337		59,503,369	
Non-Current Receivables				
Long Term Loan Repayments Due	635,590,063		603,803,383	
Total Non- Current Receivables	635,590,063		603,803,383	
Total Receivables	729,550,400		663,306,751	
Ageing analysis (receivable from exchange transactions)	FY 2024-2025	%of total	FY 2023-2024	%of total
Less than 1 year	93,960,337	13%	59,503,369	9%
Between 1-2 years	118,209,175	16%	92,144,276	14%
Between 2-3 years	177,313,762	24%	138,216,413	21%
Over 3 years	340,067,126	47%	373,442,694	56%
Total (tie to totals above)	729,550,400	100%	663,306,751	100%

11. Net cash flows from operating activities

Description	FY 2024-2025		FY 2023-2024	
	Kshs.		Kshs.	
Surplus/ (deficit) for the year before tax	3,296,171		4,021,125	
Adjusted for:				
Withholding tax on interest income	-		-	
Working capital adjustments				
Increase in receivables	-		-	
Net cash flow from operating activities	3,296,171		4,021,125	

12. Financial risk management

The Fund's activities expose it to a variety of financial risks including credit and liquidity risks and effects of changes in foreign currency. The Fund's overall risk management programme

focuses on unpredictability of changes in the business environment and seeks to minimise the potential adverse effect of such risks on its performance by setting acceptable levels of risk. The Fund does not hedge any risks and has in place policies to ensure that credit is only extended to customers with an established credit history.

The Fund's financial risk management objectives and policies are detailed below:

a) Credit risk

The Fund has exposure to credit risk, which is the risk that a counterparty will be unable to pay amounts in full when due. Credit risk arises from cash and cash equivalents, and deposits with banks, as well as trade and other receivables and available-for-sale financial investments.

Management assesses the credit quality of each customer, taking into account its financial position, past experience and other factors. Individual risk limits are set based on internal or external assessment in accordance with limits set by the directors. The amounts presented in the statement of financial position are net of allowances for doubtful receivables, estimated by the Fund's management based on prior experience and their assessment of the current economic environment.

The carrying amount of financial assets recorded in the financial statements representing the Fund's maximum exposure to credit risk without taking account of the value of any collateral obtained is made up as follows:

Description	Total amount Kshs.	Fully performing Kshs.	Past due Kshs.	Impaired Kshs.
At 30 June 2025				
Short-term Receivables	93,960,337	93,960,337	-	-
Long-term Receivables	635,590,059	635,590,059	-	-
Bank Balances	134,399,071	134,399,071	-	-
Total	863,949,467	863,949,467	-	-
Description	Total amount Kshs.	Fully performing Kshs.	Past due Kshs.	Impaired Kshs.
At 30 June 2024				
Short-term Receivables	59,503,368	59,503,368	-	-
Long-term Receivables	603,803,383	603,803,383	-	-
Bank Balances	187,023,229	187,023,229	-	-
Total	850,329,980	850,329,980	-	-

The customers under the fully performing category are paying their debts as they continue trading. The credit risk associated with these receivables is minimal and the allowance for uncollectible amounts that the Fund has recognised in the financial statements is considered adequate to cover any potentially irrecoverable amounts. The Fund has significant concentration of credit risk on amounts due from staff loan beneficiaries. The board of trustees sets the Fund's credit policies and objectives and lays down parameters within which the various aspects of credit risk management are operated.

b) Liquidity risk management

Ultimate responsibility for liquidity risk management rests with the Fund Administrator, who has built an appropriate liquidity risk management framework for the management of the Fund's short, medium, and long-term funding and liquidity management requirements. The Fund manages liquidity risk through continuous monitoring of forecasts and actual cash flows. The table below represents cash flows payable by the Fund under non-derivative financial liabilities by their remaining contractual maturities at the reporting date. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances, as the impact of discounting is not significant.

c) Market risk

The board has put in place an internal audit function to assist it in assessing the risk faced by the Fund on an ongoing basis, evaluate and test the design and effectiveness of its internal accounting and operational controls.

Market risk is the risk arising from changes in market prices, such as interest rate, equity prices and foreign exchange rates which will affect the Fund's income or the value of its holding of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. Overall responsibility for managing market risk rests with the Audit and Risk Management Committee. The Fund's Finance Department is responsible for the development of detailed risk management policies (subject to review and approval by the Audit and Risk Management Committee) and for the day-to-day implementation of those policies. There has been no change to the Fund's exposure to market risks or the manner in which it manages and measures the risk.

d) Interest rate risk

Interest rate risk is the risk that the Fund's financial condition may be adversely affected as a result of changes in interest rate levels. The Fund's interest rate risk arises from bank deposits. This exposes the Fund to cash flow interest rate risk. The interest rate risk exposure arises mainly from interest rate movements on the Fund's deposits.

Management of interest rate risk

To manage the interest rate risk, management has endeavoured to bank with institutions that offer favourable interest rates.

Sensitivity analysis

The Fund analyses its interest rate exposure on a dynamic basis by conducting a sensitivity analysis. This involves determining the impact on profit or loss of defined rate shifts. The sensitivity analysis for interest rate risk assumes that all other variables, in particular foreign exchange rates, remain constant. The analysis has been performed on the same basis as the prior year.

Using the end of the year figures, the sensitivity analysis indicates the impact on the statement of comprehensive income if current floating interest rates increase/decrease by one percentage point as an increase of Kshs. 3,628,736 (2024: Kshs. 22,175,388). A rate increase of 14% would result in an decrease in profit before tax of Kshs.724,954 (2024 - Kshs. 4,021,125)

e) Capital risk management.

The objective of the Fund's capital risk management is to safeguard the Fund's ability to continue as a going concern. The Fund capital structure comprises of the following funds:

Description	FY 2024-2025	FY 2023-2024
	Kshs.	Kshs.
Revolving fund	773,463,563	763,140,247
Accumulated surplus (<i>Reserves</i>)	90,485,904	87,189,733
Total funds	863,949,467	850,329,980
Less: cash and bank balances	(134,399,071)	(187,023,229)
Net debt (excess cash and cash equivalents)	729,550,396	663,306,751
Gearing	84%	78%

13. Related party balances

a) Nature of related party relationships

Entities and other parties related to the Fund include those parties who have ability to exercise control or exercise significant influence over its operating and financial decisions. Related

parties include management personnel, their associates and close family members. The fund/scheme is related to the following entities:

- a) National government Fund
- b) Key management;
- c) Board of Trustees/Committee; etc.

b) Related party transactions

i. Transfers from related parties

Description	<i>FY 2024-2025</i>	<i>FY 2023-2024</i>
	Kshs.	Kshs.
Transfers from KeNHA	-	160,000,000

14. Contingent Asset

Description	<i>FY 2024-2025</i>	<i>FY 2023-2024</i>
	Kshs.	Kshs.
Accrued interest of Kshs.48,174,983 on the mortgage free funds account. *	48,174,983	38,066,970

**The fund has accrued interest of Kshs.48,174,983 on the mortgage free funds account. The interest rates applicable were revised by the bank. Based on current information, Management considers the inflow of economic benefits to be probable but not yet virtually certain. Consequently, the interest has not been recognised in the financial statements and will be recorded once receipt becomes virtually certain*

15. Basis of Preparation-First Financial Statements

These are the first financial statements of the KeNHA Staff Mortgage fund for the period from 2013 to FY 2023-2024 & FY 2024-2025. As these are the Fund's first financial statements the comparative figures are un-audited. The Financial statements have been prepared in accordance with the Accrual Basis of Accounting Method under the International Public Sector Accounting Standards (IPSAS).

16. Events after the Reporting Period

There were no material adjusting and non-adjusting events after the reporting period.

17. Ultimate And Holding Entity

The Entity is a Fund under the sponsorship Kenya National Highways Authority which is a Semi-Autonomous Government Agencies (SAGA).

18. Currency

The financial statements are presented in Kenya Shillings (Kshs) rounded to the nearest shilling.