Cytonn
ASSET MANAGERS LIMITED

CYTONN HIGH YIELD FUND (CHYF)

Fund Fact Sheet

AUGUST 2026

1. FUND PERFOMANCE

AVERAGE	2025	AUGUST 2026 (ANNUALIZED RETURN)	*PERFORMANCE SINCE INCEPTION (07-OCTOBER-2019)
Cytonn High Yield Fund (CHYF)	22.1%	18.1%	16.9%
Benchmark (182 day T- Bill + 5.0% points)	13.6%	13.9%	15.0%

**Historical Percentage you can expect to earn with the fund during one year of investment on basis of the so far realized monthly returns*

2. FUND MANAGER'S REPORT AND OUTLOOK

Fund Objective

The Cytonn High Yield Fund is a specialized Collective Investment Scheme with exposure skewed towards investment in real estate assets. The Fund aims at capital preservation while earning high returns and maintaining su¬fficient liquidity. The Fund aims to achieve above average returns that not only beat inflation but are also better than the yields offered by both government securities and fixed deposits.

Portfolio Strategy

The fund will largely be invested in fixed income and real estate related securities. Being a specialized Fund, the Fund can invest up to 80.0% in Real Estate funds, but to ensure su¬fficient diversification, no single investment should be more than 25.0% of the portfolio unless in special cases.

Economic report and outlook

According to the Q1' 2026 Quarterly Gross Domestic Product Report released by the Kenya National Bureau of Statistics (KNBS), the Kenyan economy recorded a 5.3% growth in Q1'2026, lower than the 4.9% growth recorded in Q1'2025. The main contributor to Kenyan GDP remains to be the Agriculture, Fishing and Forestry sector which grew by 4.9%% in Q1'2026, lower than the 5.3% expansion recorded in Q1'2025. Majority of the sectors in Q1'2026 recorded positive growths, with varying magnitudes across activities. However, most sectors recorded contraction in growth rates compared to Q1'2025 with Agricultural and Forestry sector recording a growth decline of 0.4% point to 4.9% in Q1'2026 from 5.3% in Q1'2025. Other sectors recorded an expansion in growth rates, from what was recorded in Q1'2025, with Accommodation and Food Services, Education and Construction recording the highest growths in rates of 6.7%, 4.4% and 2.1% points, to 14.7%, 6.2% and 6.6% from 8.0%, 1.8% and 4.5% respectively.

During the month, the average yields on the government papers registered a mixed performance with the 91-day papers decreasing the most by 3.3 bps to 8.78% from 8.81% recorded the previous month. The average yields on the 182-day paper remained unchanged from the 9.0% recorded the previous month. Additionally, the average yields of the 364-day paper remained unchanged from the 9.0% recorded the previous month. The Kenya Shilling depreciated by 3.9 bps against the US Dollar, to Kshs 129.45 from the Kshs 129.40 recorded at the end of July.

The August 2026 y/y inflation rate came in at 6.6%, 0.1% points higher than the 6.5% recorded in July 2026. Notably, inflation has remained within the CBK target range of 2.5%-7.5% for the past thirty-eight months.

Portfolio Performance

The Cytonn High Yield Fund delivered an average return of 18.1% p.a. beating the inflation rate of 6.6% in the month of August to deliver positive real returns.

FUND PROFILE

- **Fund Manager:** Cytonn Asset Managers Limited
- **Risk Profile:** This is a medium to high risk investment fund
- **Minimum Initial Investment:** Kshs. 100,000
- **Minimum Additional Investment:** Kshs. 10,000
- **Annual Management Fee:** 2.0%
- **Initial Fee:** Nil
- **Trustee:** Goal Advisory
- **Custodian:** SBM Bank Kenya Ltd
- **Benchmark:** Average 182-day T-Bill + 5.0% points

ACTUAL ASSET ALLOCATION