

## FEBRUARY 2025

### 1. FUND PERFORMANCE

AVERAGE	2024	FEBRUARY 2025 (ANNUALIZED RETURN)	*PERFORMANCE SINCE INCEPTION (07-OCTOBER-2019)
Cytonn High Yield Fund (CHYF)	21.9%	23.7%	15.8%
Benchmark (182 day T- Bill + 5.0% points)	20.7%	14.6%	15.9%

\*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 sufficient 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 sufficient diversification, no single investment should be more than 25.0% of the portfolio unless in special cases.

#### Economic report and outlook

According to Kenya National Bureau of Statistics (KNBS) Q3'2024 Quarterly Gross Domestic Product Report, the Kenyan economy recorded a 4.0% expansion in Q3'2024, slower than the 6.0% growth recorded in Q3'2023. The main contributor to Kenyan GDP remains to be the Agriculture, Fishing and Forestry sector which grew by 4.2% in Q3'2024, less vibrant compared to a growth of 5.1% recorded in Q3'2023. All sectors in Q3'2024, except Mining and Quarrying, and construction recorded positive growths, with varying magnitudes across activities. Most sectors recorded declining growth rates compared to Q3'2023 with Accommodation and Food Services; Mining and Quarrying; and Financial & Insurance Sectors recording the highest growth rate declines of 20.8%, 11.9%, and 10.8% points, respectively. The biggest gainer in terms of sectoral contribution to GDP was the Real Estate sector, increasing by 0.2% points to 10.8% in Q3'2024 from 10.6% in Q3'2023, while the Construction sector was the biggest loser, declining by 0.4% points to 5.7% in Q3'2024, from 6.1% in Q3'2023. Real Estate remained the second largest contributor to GDP at 10.8% in Q3'2024, indicating sustained growth. The Accommodation and Food Services sector recorded the highest growth rate in Q3'2024 growing by 13.7%, albeit slower than the 34.5% growth recorded in Q3'2023. In our view, the economy's growth is largely pegged on how inflationary pressures in the country remain stable, and the sustainability of the strengthening of the Kenyan Shilling. We expect the reduced fuel prices to continue reducing production costs, leading to lower food prices in the country. However, growth is likely to be weighed down by increased taxation by the government thereby decreasing the purchasing power of consumers. During the month, yields on the shorter-dated Government papers were on a downward trajectory, with the 364-day, 182-day and 91-day papers yields decreasing by 52.8 bps, 46.0 bps and 48.8 bps to 10.8%, 9.6% and 9.1% respectively, from 11.3%, 10.0% and 9.6% recorded the previous month. Additionally, the Kenyan Shilling depreciated marginally by 0.5 bps against the US Dollar to close the month at Kshs 129.2, relatively unchanged from end of January. The February 2025 inflation rate increased by 0.2% points to 3.5%, from the 3.3% recorded in January 2025. Notably, inflation has remained within the CBK target range of 2.5%-7.5% for the past twenty months.

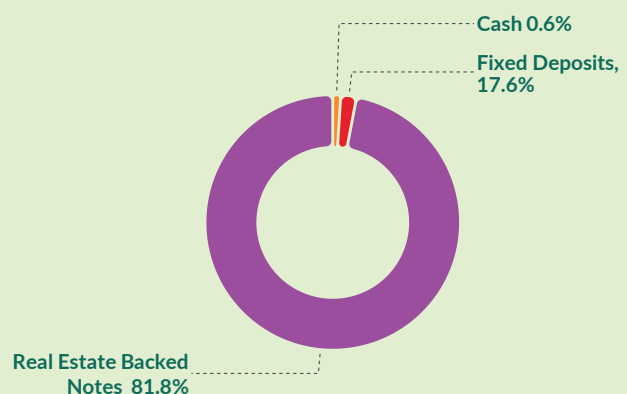
#### Portfolio Performance

The Cytonn High Yield Fund delivered an average return of 23.7% p.a. beating the inflation rate of 3.3% in the month of February 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



**Disclaimer:** Past performance is not a guarantee of future performance and the value of the fund will fluctuate from time to time.