



JUBILEE FIXED INCOME FUND (KES)

FACT SHEET

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31ST AUGUST 2025

FUND OVERVIEW

Investment Objective

The **Jubilee Fixed Income Fund (KES)** aims to achieve a high level of income with moderate capital growth over the medium- to long-term through capital appreciation by primarily investing in fixed income securities.

Investment Strategy

The Fund invests in a blend of high-yielding medium to long-term bonds, credit rated and secure private commercial papers/approved public commercial papers, high-quality corporate bonds, and high-quality fixed and call deposits in the Kenyan market, which offer maximum security to investors.

Why JFIF (KES)?

1. **Liquidity:** The Fund is highly liquid and allows investors to retrieve funds with ease to get cash or to make other investments.
2. **Competitive Returns:** The Fund delivers higher returns than bank deposits. We are focused on assisting our clients to achieve their financial investment goals while managing risks.
3. **Stability and safety:** The Funds are required by capital market regulations to invest in short maturity, low risk investments, making them less volatile.
4. **Tax-exempt Fund:** The Fund is registered as a tax-exempt Fund on income and capital gains. Distributions to investors are subject to 15% withholding tax.

FUND DETAILS

Inception Date	1st November, 2023
Fund Size	KES 3,791,420,023
Number of Units	37,914,200
Price (Net Asset Value Per Unit)	KES 100
Income Distribution	Monthly
Performance Benchmark	S&P Kenya Sovereign Bond Index (60%) + Average Bank Deposit Rate (40%)
Investment Minimum	KES 5,000 (Initial)
Minimum Top-up	KES 1,000

FUND COSTS

Initial/Exit Fees	0.00%
Management Fees	2.00% p.a. exclusive of VAT
Performance Fees	0.00%
Other Expenses*	0.30% p.a.
VAT on Fees	16.00%
Total Expense Ratio (TER)	2.66% p.a. Inc. of VAT
Transaction Costs (TC)	0.00%
Total Investment Charge (TIC)	2.66% p.a. Inc. of VAT

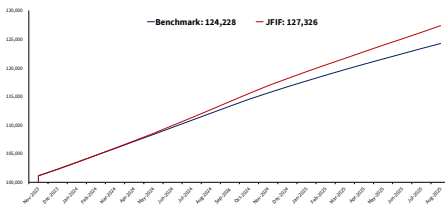
*This includes the trustee fees, custodian fees, audit fees, legal fees, AGM fees and excise duty tax.

PORTFOLIO MANAGER



Cliff Bakashaba, B.Sc. (Hons.), CFA
Senior Portfolio Manager

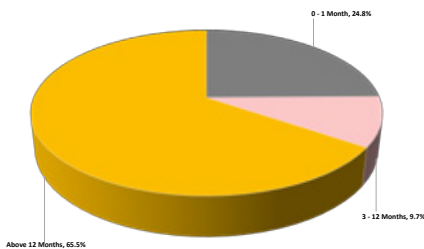
GROWTH OF HYPOTHETICAL KES. 100,000 SINCE INCEPTION



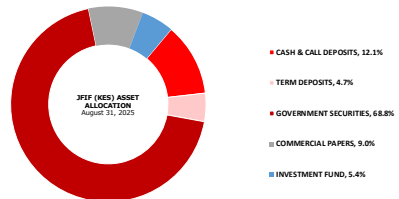
PERFORMANCE (%) - CUMULATIVE

	Fund	Benchmark	Outperformance
Year to Date	8.0%	7.6%	0.4%
1-Month	1.0%	0.9%	0.1%
3-Month	2.9%	2.7%	0.2%
6-Month	5.8%	5.5%	0.3%
1-Year	13.0%	12.2%	0.8%
Since Inception	27.3%	24.2%	3.1%

DURATION EXPOSURE



COMPOSITION BY SECURITY TYPE



FUND CHARACTERISTICS

7-Day Yield	11.2%
Weighted Average Maturity (Years)	9.8
Standard Deviation [Since Inception]	0.15%

ISSUER EXPOSURE

ISSUER	% OF NET ASSETS
Government Securities	68.8%
Term Deposits	4.7%
Commercial Papers	9.0%
Cash & Call Deposits	12.1%
Investment Fund	5.4%
TOTAL	100.0%



RETURN STATISTICS SINCE LAUNCH

RETURN STATISTICS	FUND	BENCHMARK
Annualized Deviation	0.51%	0.44%
Sharpe Ratio	0.37	N/A
Gain since Inception	27.33%	N/A
Positive Months	100.0%	N/A

RISK STATISTICS SINCE LAUNCH

RISK STATISTICS	FUND	BENCHMARK
Highest Annual Return	16.3%	14.9%
Lowest Annual Return	11.3%	10.8%

INCOME DISTRIBUTIONS

DECLARATION DATE	PAYMENT DATE	AMOUNT DISTRIBUTED PER UNIT (KES)	YIELD
31 Aug 2025	02 Sept 2025	0.93	11.5%
31 July 2025	01 Aug 2025	0.93	11.5%
30 June 2025	01 July 2025	0.89	11.3%
31 May 2025	03 June 2025	0.94	11.7%
30 Apr 2025	02 May 2025	0.94	12.0%
31 Mar 2025	01 Apr 2025	0.98	12.1%
28 Feb 2025	04 Mar 2025	0.89	12.3%
31 Jan 2025	04 Feb 2025	1.06	13.2%
31 Dec 2024	02 Jan 2025	1.06	13.2%
30 Nov 2024	03 Dec 2024	1.16	15.1%
31 Oct 2024	04 Nov 2024	1.25	15.8%
30 Sept 2024	02 Oct 2024	1.24	16.2%
31 Aug 2024	02 Sept 2024	1.28	16.3%
31 Jul 2024	06 Aug 2024	1.28	16.2%
30 Jun 2024	06 Jul 2024	1.21	15.8%
31 May 2024	06 Jun 2024	1.28	15.6%
30 Apr 2024	06 May 2024	1.20	15.6%
30 Mar 2024	05 Apr 2024	1.25	15.6%
29 Feb 2024	06 Mar 2024	1.15	15.2%



MARKET COMMENTARY**Fixed Income Commentary**

In the primary market, the Government of Kenya re-opened two Treasury Bonds (T-Bonds) which sought to raise a combined KES 90.0 billion: (i) IFB1/2018/15 with a coupon rate of 12.5000% p.a., and (ii) IFB1/2022/19, with a coupon rate of 12.9650% p.a. Investors placed bids totalling KES 323.4 billion, resulting in a 359.4% subscription rate, with the Central Bank of Kenya accepting bids worth KES 95.0 billion. Post the auction, IFB1/2018/15 and IFB1/2022/19 T-Bonds settled at weighted average yields to maturity (YTM) of 12.9934% p.a. and 13.9991% p.a., respectively.

The government swiftly followed with a tap sale of the 15- and 19-year fixed-coupon Infrastructure Bonds, seeking to raise a combined KES 50.0 billion to satiate investor demand for the Infrastructure Bonds. Investors placed bids totalling KES 207.5 billion, with the Central Bank of Kenya accepting bids worth KES 179.8 billion. Post the auction, the IFB1/2018/15 and IFB1/2022/19 T-Bonds had allocated average yields to maturity (YTM) of 12.9934% p.a. and 13.9991% p.a., respectively.

Treasury Bill (T-Bill) yields continued their steady downtick during the month. The 91-Day, 182-Day and 364-Day Treasury Bills averaged 8.02% p.a., 8.10% p.a. and 9.61% p.a., respectively, in August 2025, compared to average yields of 8.13% p.a., 8.43% p.a. and 9.72% p.a., respectively, in July 2025. Notably, the 91-Day T-Bill traded at 8.00% p.a. at the end of August 2025; its lowest level in 2025 and below the 8.10% mark for the first time since June 2022. Investor demand was skewed towards the 91-Day Treasury Bill, with an average subscription rate of 229.1% in August 2025.

The average KES interest rate for the 1-month Bank Term Deposit dropped by 23 basis points (bps) from 7.54% p.a. at the beginning of the month to close at 7.31% p.a. at the end of August 2025. The average 3-month Deposit rate decreased by 6 bps from 7.75% p.a. at the beginning of the month to close at 7.69% p.a., while the average Deposit rate for the 6-month Bank Term Deposit held steady at 7.93% p.a. during the month.

Review of Inflation

Headline inflation increased to 4.5% year-on-year in August 2025, up from 4.1% in July 2025. Key categories of the Consumer Price Index (CPI) registered month-on-month (m-o-m) increases including (i) the Food and Non-Alcoholic Beverages Index that rose by 0.6% due to an increase in the prices of cabbages, carrots and sukuma wiki by 6.3%, 2.4% and 1.9%, respectively, and (ii) the Transport Index that rose by 0.5% due to an increase in country bus/matatu fares and tuk tuk fares by 15.4% and 1.5%, respectively. In contrast, the Housing, Water, Electricity, Gas and Other Fuels' Index declined by 0.2% m-o-m due to a decrease in the prices of 50kWh electricity band, 200kWh electricity band and kerosene/paraffin by 2.3%, 2.1% and 0.6%, respectively.

The Monetary Policy Committee (MPC) of the Central Bank of Kenya (CBK), at its last meeting held on 12th August 2025, lowered the benchmark Central Bank Rate (CBR) by 25 basis points (bps) to 9.50% from the 9.75% rate that held since 10th June 2025. Key considerations that went into the decision were (i) domestic headline inflation was expected to remain below the CBK's medium-term target of 5.0% in the near-term, supported by lower food prices and stable energy prices, (ii) Kenya's economy is projected to remain robust in the near-term, reflecting continued resilience of key service sectors and recovery of the industrial sector, and (iii) commercial bank lending to the private sector improved to a 3.3% y-o-y growth rate in July 2025, reflecting improved demand in line with the declining lending interest rates. The next MPC meeting is scheduled for October 2025.

Review of the Exchange Rate

The Kenyan Shilling (KES) held steady against the U.S. Dollar (USD) on a month-to-date basis to trade at a level of KES 129.24 per 1 USD at the end of August 2025 from KES 129.23 at the end of July 2025. On a year-to-date basis, the Kenyan Shilling remained stable against the U.S. Dollar however, it depreciated against the Euro (EUR) and Sterling Pound (GBP) by 12.2% and 7.5%, respectively.

At the end of August 2025, Kenya's official foreign exchange reserves stood at USD 10.9 billion, equivalent to 4.8 months of import cover. Usable hard currency reserves continually remained above the 4.0 months of import cover statutory requirement due to (i) increased capital flows into Kenya from diaspora remittances, (ii) a successful sovereign bond issuance & redemption, and (iii) redirected capital into emerging and frontier markets following rate cutting cycles in developed economies.

FUND COMMENTARY

Fund Performance

The Jubilee Fixed Income Fund (KES) registered a return of 0.96% in the month of August 2025, with an average effective annual yield of 11.51% p.a. This compared to a return of 0.96% in July 2025, with an average effective annual yield of 11.49% p.a.

The Fund continues to outperform its benchmark – [S&P Kenya Bond Index (60%) + Average Bank Deposit Rate (40%)] – which yielded 0.90% in August 2025, with an annualized return of 10.85% p.a., an outperformance of 6 basis points.

The Fund strategically deployed its capital into high-yielding Treasury Bonds and rolled over its investment in high-quality secured Commercial Papers, driving outperformance against the benchmark. Maintaining a high level of liquidity remains a key priority of the Fund Manager's strategy as outlined by a 9.7% average allocation of the Fund's assets to cash and call deposits.

The Fund distributed KES 0.93 per unit for the month of August 2025. The Fund Manager remains committed to ensuring the Fund's performance is optimized to ensure maximization of returns on capital invested by the Unitholders.

IMPORTANT INFORMATION THAT SHOULD BE CONSIDERED BEFORE INVESTING IN THE JUBILEE FIXED INCOME FUND (KES)

The Jubilee Unit Trust Collective Investment Scheme (CIS) is an Umbrella Unit Trust Scheme registered with the Capital Markets Authority (CMA), through the Certificate of Registration number 6/22, dated 21st September 2022.

The Jubilee Fixed Income Fund (KES) presents a low-risk investment profile, making it an ideal choice for investors pursuing low-risk strategies across short to long-term investment horizons. Risk mitigation is achieved through a diversified approach to asset allocation, spreading investments across various asset classes that offer uncorrelated returns over time. This diversification strategy ensures a broadened array of potential sources for returns throughout market cycles.

Moreover, the Fund employs tactical asset allocation techniques to capitalize on short-term opportunities, further enhancing its potential for generating favourable returns. Investors should carefully assess these factors and their own investment objectives before considering participation in the Jubilee Fixed Income Fund (KES).

The Trustee and Custodian of the Jubilee Unit Trust Scheme is Standard Chartered Bank Kenya Limited.

Rationale for the Fund's Benchmark

The benchmark for the Jubilee Fixed Income Fund (KES) is weighted as follows: the S&P Kenya Sovereign Bond Index (60%) and the Average Bank Deposit Rate (40%). This blend reflects a balanced approach, aligning with the fund's investment strategy and asset allocation.

The S&P Kenya Sovereign Bond Index offers a representation of the performance of Kenyan sovereign bonds, providing a core reference for Fixed Income investments. Meanwhile, the inclusion of the Average Bank Deposit Rate acknowledges the importance of liquidity and capital preservation, which are key considerations in Fixed Income investment. This benchmark combination provides a comprehensive yardstick for evaluating the fund's performance across both bond market exposure and liquidity management.

How are Units Priced?

Unit prices are calculated on a Net Asset Value (NAV) basis, which is the total market value of all assets in the portfolio, including any income accruals and less any permissible deductions from the Fund, divided by the number of units in issue.

Forward pricing is used, and fund valuations take place at approximately 12:00 PM each business day. Redemption requests should be provided before 9.00 AM on a Business Day to be eligible for that day's value date and if received after this time it will be valued at the next Business Day.

Cumulative Investment Performance

Cumulative Investment Performance is provided for illustrative purposes only. It is determined by factoring in all ongoing fees for the indicated amount, with income reinvested on the specified reinvestment date.

Fees

Permissible deductions may include Management Fees, Custody Fees, Trustee Fees, Annual General Meeting (AGM) Fees and Auditor's Fees. A schedule of fees and charges is available on request from Jubilee Asset Management Limited.

What is the Total Expense Ratio (TER) and Transaction Costs (TC)?

The Total Expense Ratio (TER) encompasses the annual management fee levied by Jubilee Asset Management Limited and other expenses borne by the Fund, and reflects the actual expenses borne by the Fund over one year on an annualized basis. Notably, Fund returns are stated after the deduction of these expenses.

Transaction Costs (TC) refer to the expenses associated with buying and selling securities within the Fund. The Fund does not impose transaction costs on clients when withdrawing funds.

The Total Investment Charge (TIC) is calculated as the sum of the Total Expense Ratio (TER) and Transaction Costs, although in this case, Transaction Costs do not apply.

Where can I find Additional Information?

Additional information such as daily fund prices, brochures, application forms and a schedule of fund fees can be requested via the Client Service Centre on www.jubileeinsurance.com or through email on Jamcustomerservice@jubileekenya.com

Disclaimer

The effective annual yield is net of fees and gross of withholding tax. The indicative rate of return shall not be guaranteed, and past performance does not guarantee future investment performance. In certain circumstances, the right to redeem units may be suspended. The Capital Markets Authority does not take responsibility for the financial soundness of the scheme or for the correctness of any statements made or opinions expressed in this regard. Jubilee Asset Management Limited is licensed as a Fund Manager by the Capital Markets Authority.

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LICENSED AS A FUND MANAGER BY KENYA'S CAPITAL MARKETS AUTHORITY (CMA)

