2024 MEMBER EDUCATION

Stima Investment

Tajiriyha Member

Vision

To be the most trusted partner in innovative wealth creation.

Mission

To invest member funds in the most viable and secure ventures through prudent management of resources to secure maximum returns, growth and sustainability.

Motto

Tajirisha Member!

Our core values

S -Sustainability
T -Teamwork
I -Integrity
M -Meticulous
A -Accountability
S -Secure
I -Innovation
C -Customer Focus

KEY MILESTONES

Below is an overview of the major milestones;

1

Performance
(a)Financial Performance
(b) Financial Position.

2

Society Strategic Plan

3

Historical issues

4

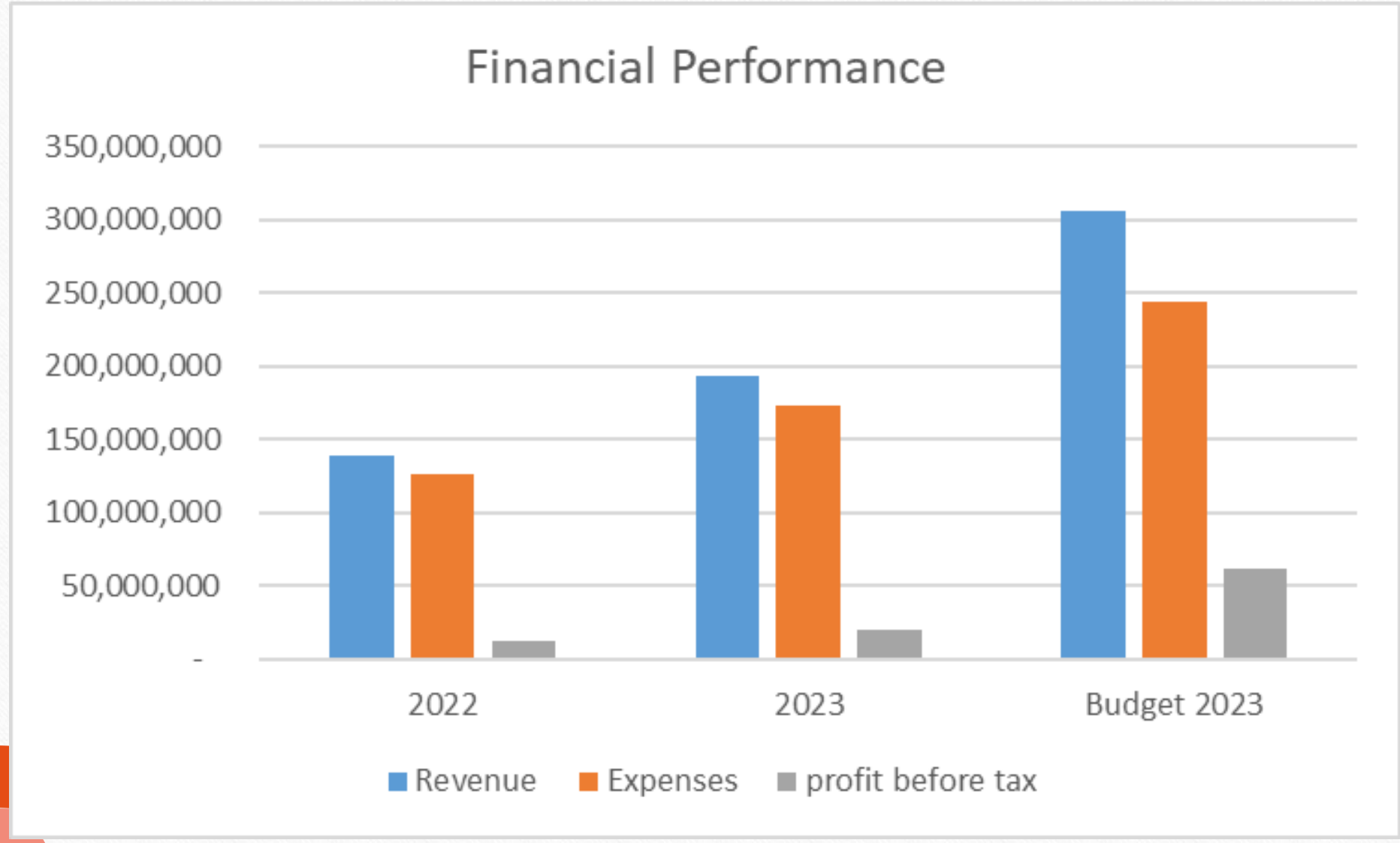
Our Products
(a) Stima Heights
(b) Land Projects
(c)Upcoming Projects.

1. SOCIETY PERFORMANCE

a) Financial Performance

b) Financial Position

a) Finacial Performance



	2022	2023	Budget 2023	Movement %
Revenue	138,655,800	192,877,079	305,471,091	39.10
Expenses	126,409,037	173,372,988	243,450,300	37.15
profit before tax	**12,246,762**	**19,504,091**	**62,020,790**	59.26

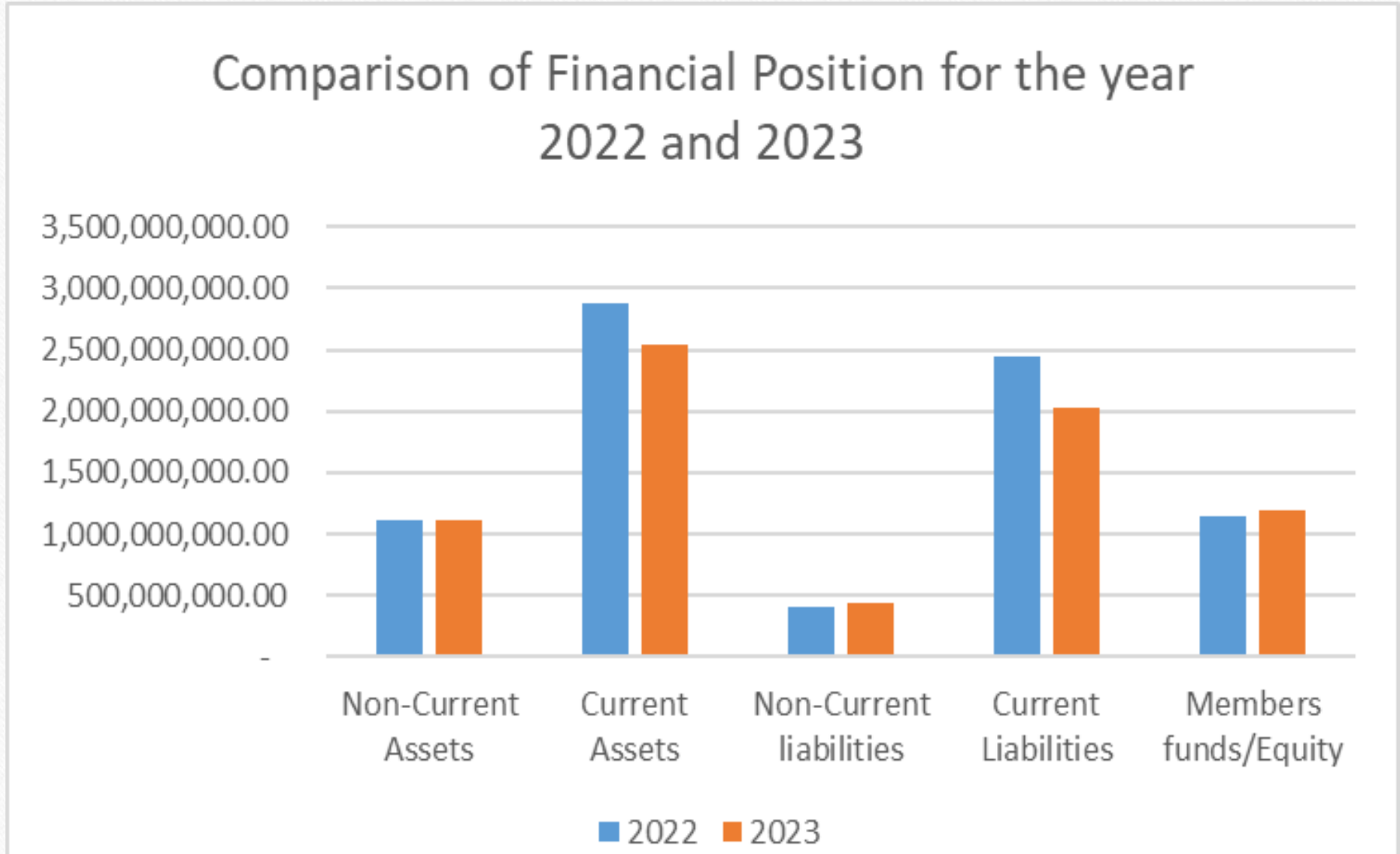
The movement is a comparison of 2022 and 2023

Financial Performance cont....

In 2021 the society disposed its Kangundo road land after deeming the initially proposed residential project infeaseable.

As a result, the Society realized a loss of over 100M greatly contributing to the reported loss of 202,358,156.00

b) Financial Position

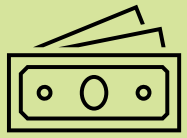


	2022	2023
Non-Current Assets	1,118,759,815.09	1,116,339,034.52
Current Assets	2,877,242,273.99	2,535,273,494.55
Total Assets	**3,996,002,089.08**	**3,651,612,529.07**
Non-Current liabilities	403,754,803.38	437,506,932.91
Current Liabilities	2,444,277,841.19	2,024,198,939.09
Total Liabilities	**2,848,032,644.57**	**2,461,705,872.00**
Members funds/Equity	1,147,969,445.01	1,189,906,657.07

2. SOCIETY STRATEGIC PLAN

2022-2026

STRATEGIC PLAN 2022-2026 PILLARS



FINANCE PILLAR

- Revenue growth: 30 % Annual Increase
- Profitability: Annual growth of 20 %
- Liquidity: Attain and Maintain liquidity ratio of 1:1
- Grow Asset base by 5% annually

Strategic goal	Target	Actual achievement
Revenue	30% Annual increase	39.10%
Profit	20% growth	59.20%

STRATEGIC PLAN 2022-2026 PILLARS

CUSTOMER GROWTH

- Increase membership by at least 5% annually
- Diversify Investment portfolio
- Create a positive image of SIC
- Enhance customer satisfaction
- Increase sales from KES 84m to 1B by 2026

STRATEGIC PLAN 2022-2026 PILLARS

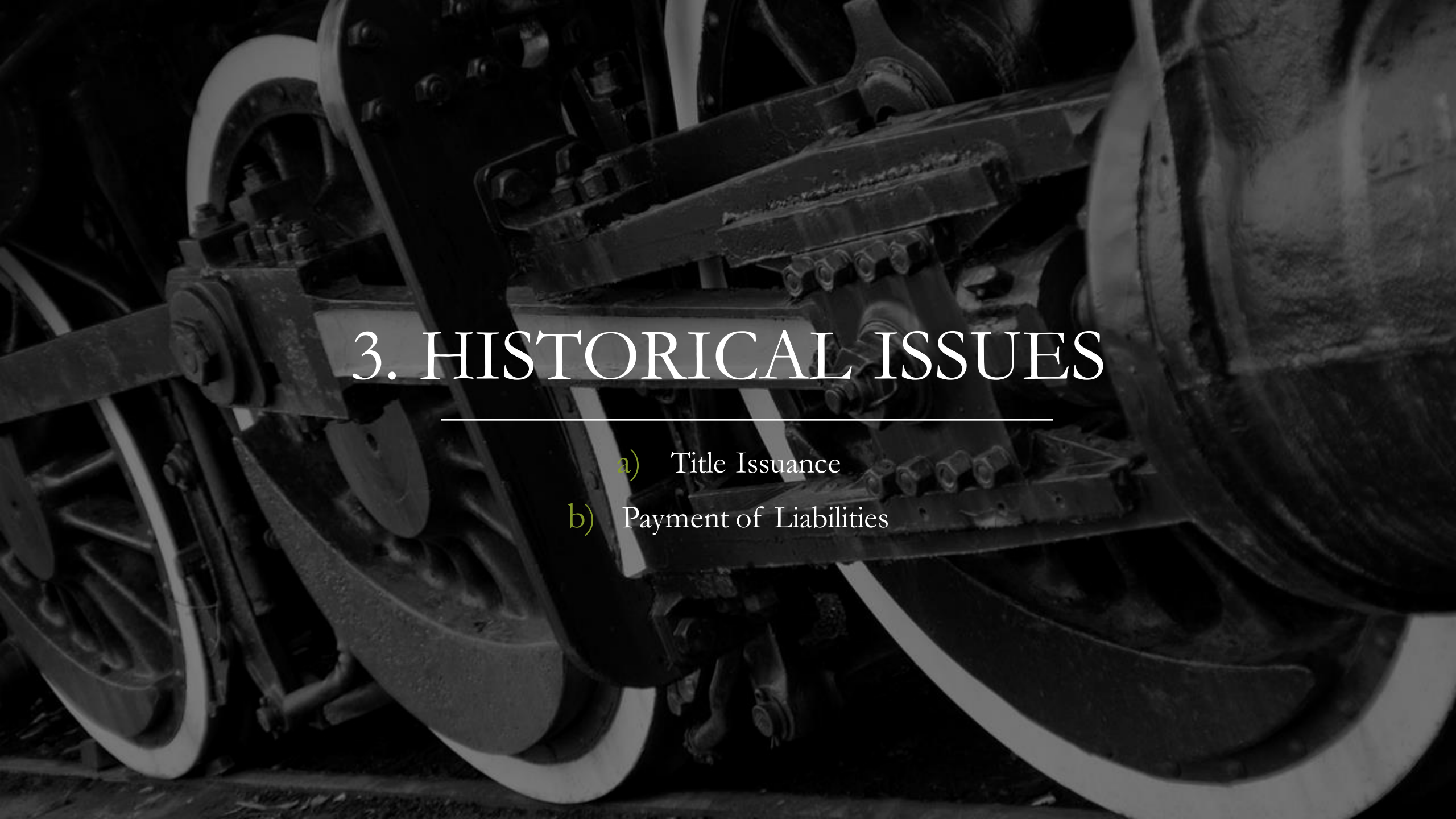
INTERNAL BUSINESS PROCESSES

Streamline and automate core business processes to increase efficiency by;

- Digital transformation of business processes
- Maintaining proper and accurate customer record
- Maintaining hand-holding contract with the system providers/supplier
- Implementing ERP modules of the various departments

LEARNING AND GROWTH

- Maintain a competent compliment of staff
- Enhance staff competence and skills
- Build high performing and engaged staff
- Improve corporate culture



3. HISTORICAL ISSUES

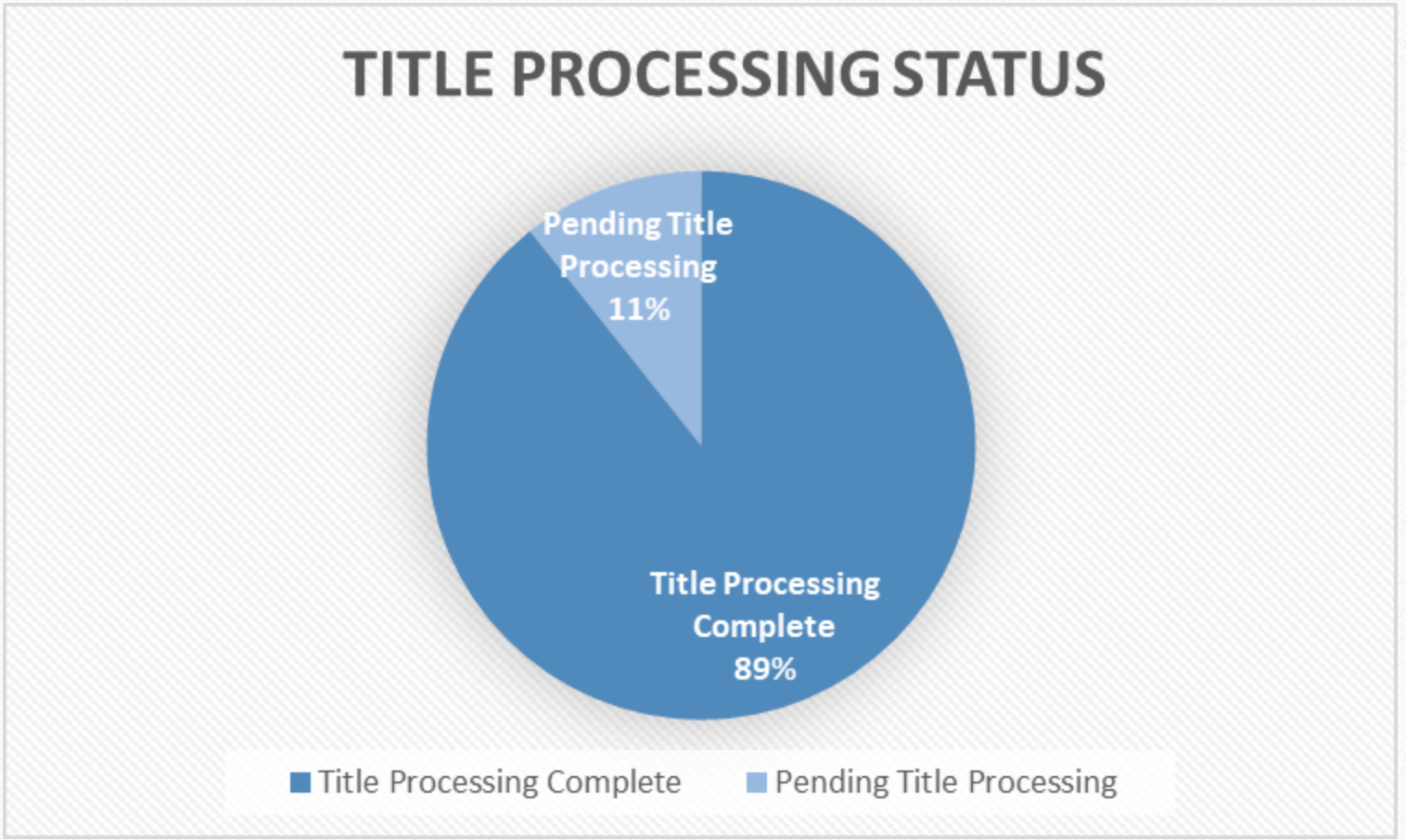
a) Title Issuance

b) Payment of Liabilities

a.) Title Processing

KEY

Title Processing Complete	Pending Title Processing
1. Bahati	1. Lamu 1 & 2
2. Naivasha	2. Konza 3
3. Vipingo	
4. Eldoret	
5. Malindi	
6. Juja	
7. Ukunda	
8. Kakamega	
9. Rangau	
10. Kathwana	
11. Green Isinya	
12. Nakuru Njoro	
13. Nanyuki Marura	
14. Kitengela Springs	
15. Voi 1 & 2	
16. Thika 1 & 2	
17. Konza 1 & 2	
18. Kikambala 1 & 2	
19. Kitengela 1, 2, & 3	



b) Title Issuance

LAMU 1 & 2

The Society organized an investor meeting for the Lamu 1 & 2 investors on 18th November, 2023 where the investors were able to appreciate the progress made in the matter at the Court of Appeal.

The matter is still on going and we shall update the investors accordingly.

KONZA 3

The vendor passed away in 2022 and in order to protect the Society's interest in the land the Society instituted a suit in court on the succession process.

The Society therefore anticipates to start title processing once the Certificate of Confirmation of Grant is issued.

b.) Payment of Liabilities

The Society has made a tremendous progress by settling at least 80% of the outstanding historical liabilities.

Members with any pending issues are urged to engage the Society through our customer care department.

4. OUR PRODUCTS

a) Current product portfolio

b) Upcoming products

The society's portfolio is broken down as follows;

a) Current Land projects on sale
b) Affordable Housing- Stima Heights
c) Upcoming projects

a. Current Land projects on sale(Agency Model)

PROJECT	PRICE FROM	LOCATION
Stima Gardens (50x100)	1,500,000.00	Kitengela
Breeze Gardens (50x100)	600,000.00	Kantafu
Kathwana Gardens (50x100)	600,000.00	Kathwana
Konza Primerose 2 (50x100)	550,000.00	Konza
Juja Gardens (50x100)	2,400,000.00	Juja
Samima Gardens (50x100)	975,000.00	Kenol- Muranga

b) Affordable Housing

STIMA HEIGHTS PROJECT

The 20 Storey project was officially launched on 28th March 2023 and scheduled for completion in March 2025.

Located along Mushembi Road Ngara, it comprises of 214 Studios and 235 one-bedroomed apartments totaling to 449 units.

STIMA HEIGHTS PROJECT

STUDIO APARTMENTS

SOLD OUT

STIMA HEIGHTS PROJECT

ONE BEDROOM APARTMENTS

80% SOLD

STIMA HEIGHTS PROGRESS CHART

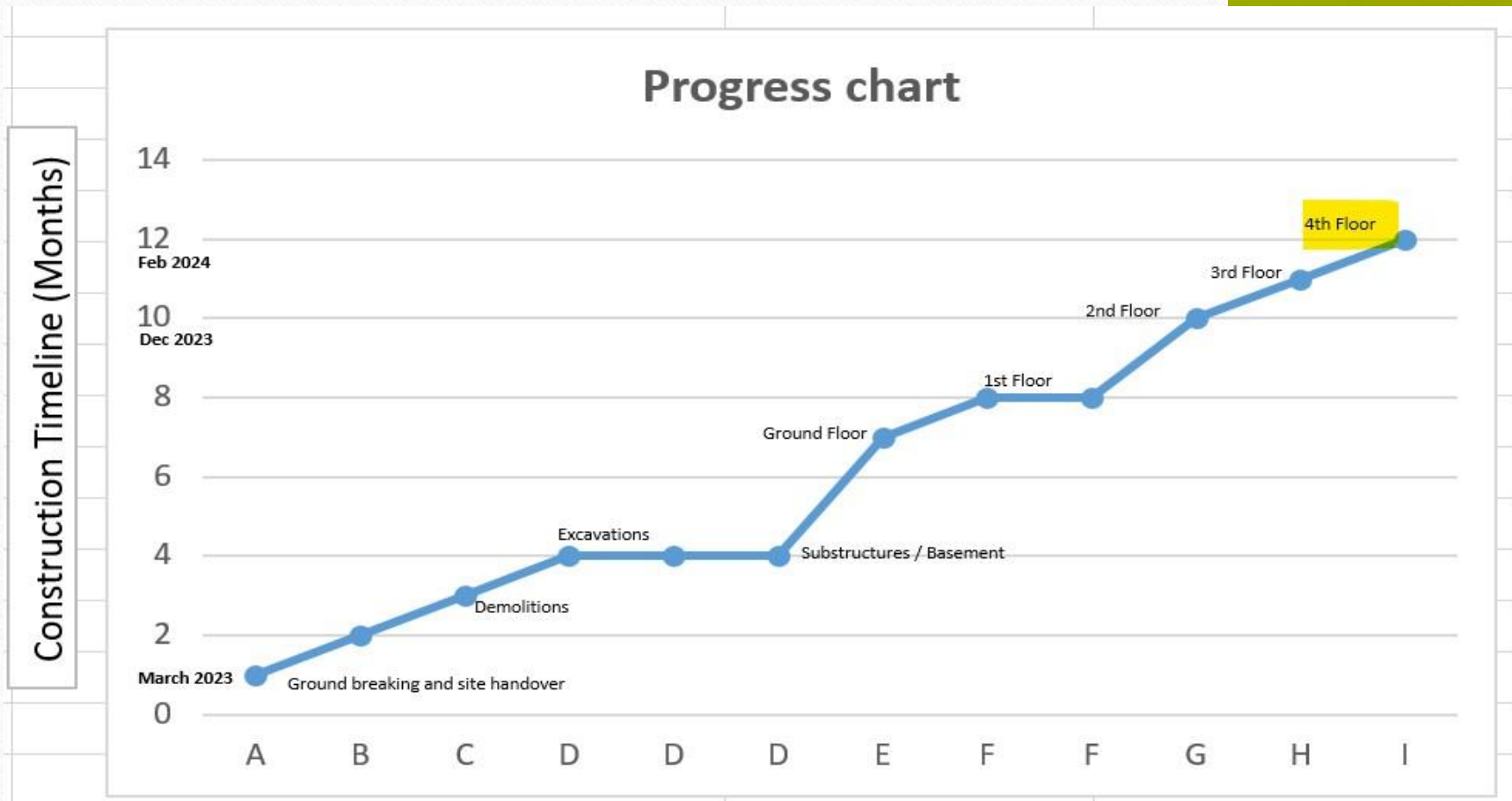
Construction Progress achieved milestones by February 2024.

Milestones		Time in Months														
		2023												2024		
		Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
				1	2	3	4	5	6	7	8	9	10	11	12	13
A	Ground breaking and site handover			1												
B	Demolition works				2											
C	Excavations / Earthworks					3										
D	Foundations						4									
E	Basement works									7						
F	First Floor										8					
G	Second Floor												10			
I	Third Floor													11		
J	Fourth Floor														12	

STIMA HEIGHTS

STIMA HEIGHTS PROGRESS UPDATE

Construction Progress achieved milestones as at February 2024.



KEY

Construction Timeline	
1	March
2	April
3	May
4	June
5	July
6	Aug
7	Sep
8	Oct
9	Nov
10	Dec
11	Jan
12	Feb
13	March

STIMA HEIGHTS PROGRESS

Construction Progress pictorial milestones achieved.

CEO, Clerk of Works and MC's Site Agent during a past inspection

STIMA HEIGHTS PROGRESS

Construction Progress pictorial milestones achieved.

View of the site from Mushembi rd at 4th Floor

STIMA HEIGHTS PROGRESS

Construction Progress pictorial milestones achieved.

Arial View of the site from Mushembi road

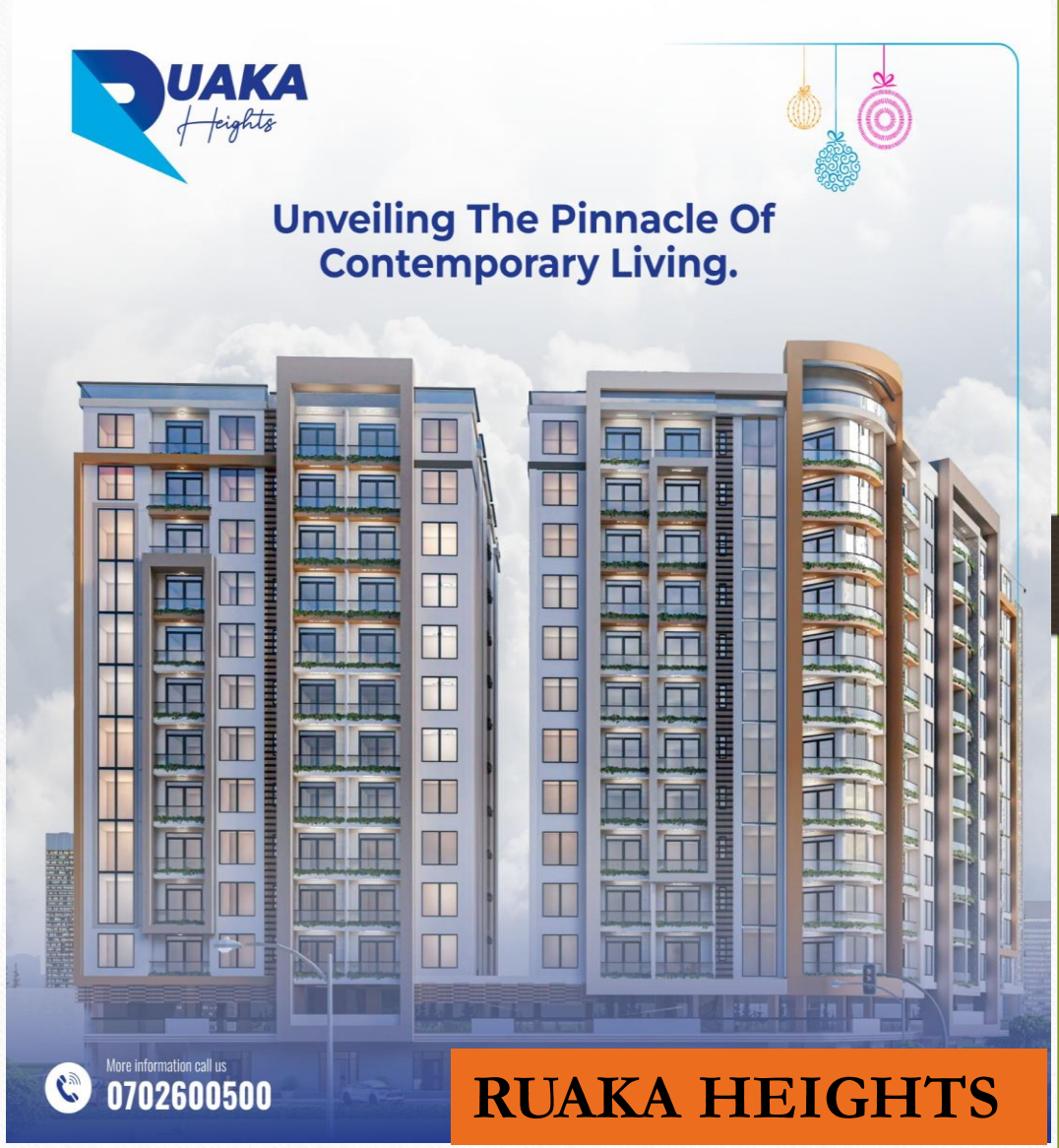
RUAKA HEIGHTS

Ruaka Heights is an upcoming Apartment located along Ruaka-Banana Road which is only 20 minutes' drive from Nairobi CBD.

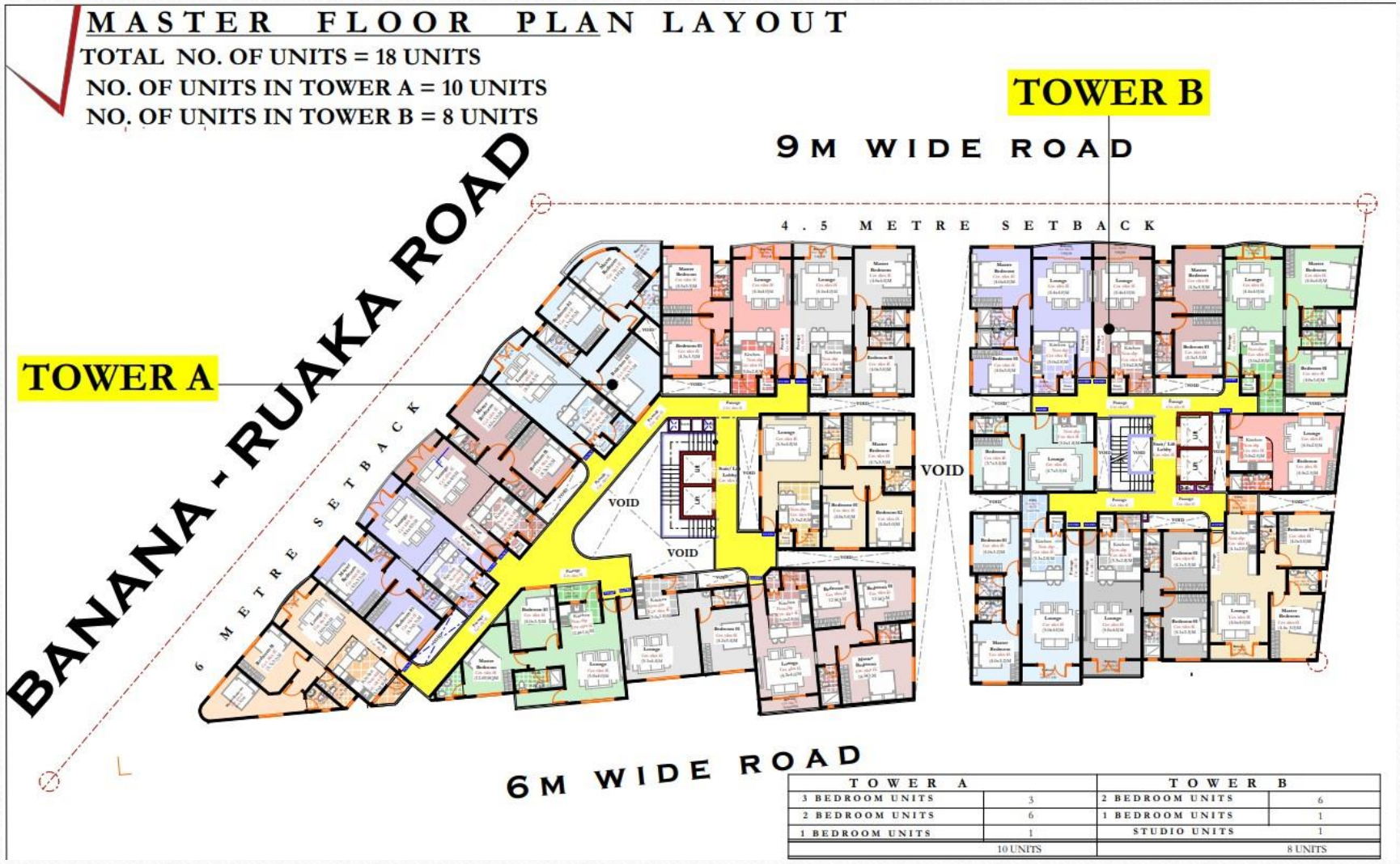
This development comprises of

- Studios
- 1 bedroomed units
- 2 bedroomed units and
- 3 bedroomed units.

This a project brought to us by **Patch Africa**, who are the end user financiers.



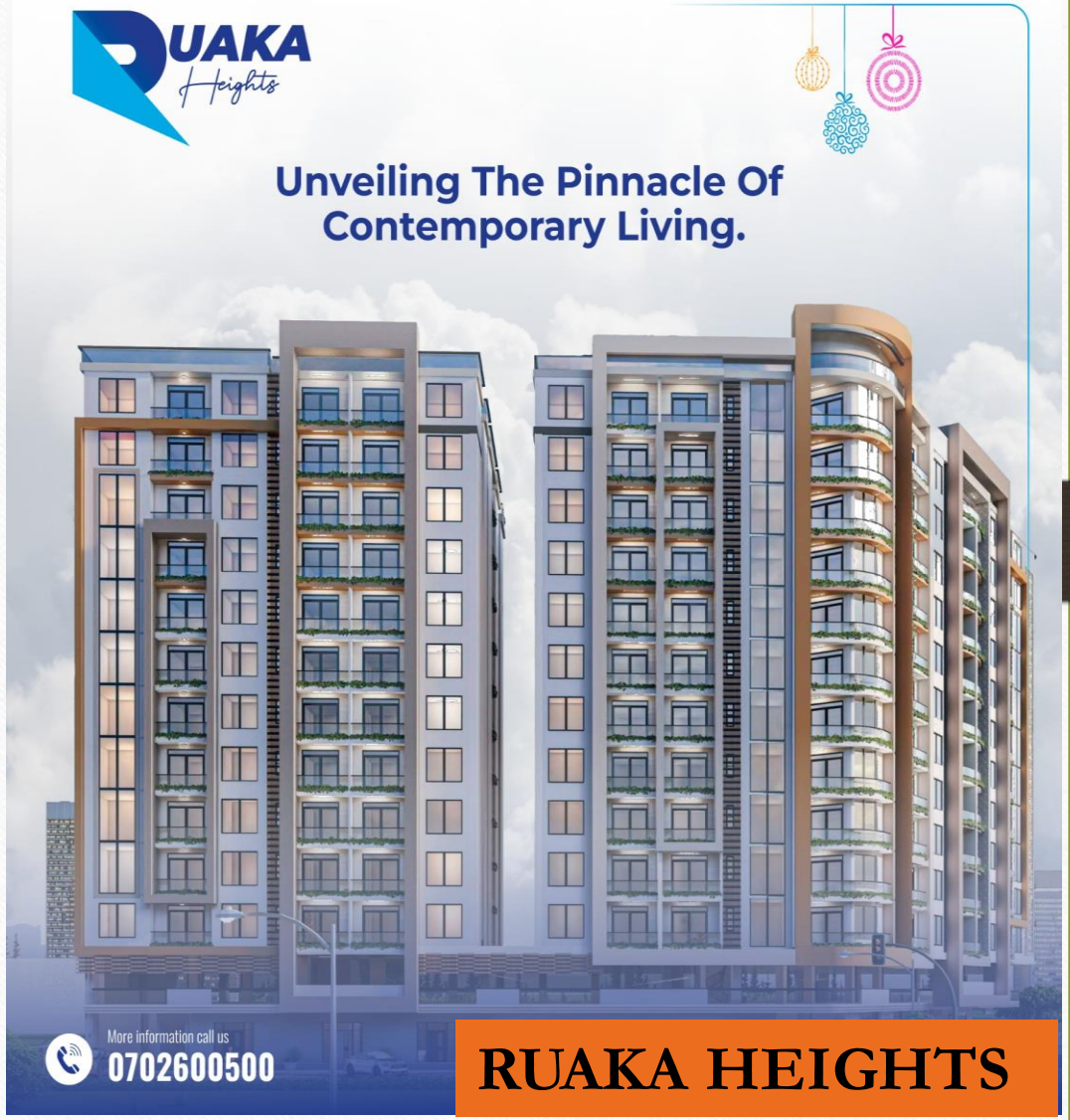
RUAKA HEIGHTS PLAN



RUAKA HEIGHTS

Typology	Sizes	Price	Deposits(25%)
Studios	45 sqm	2.95M	737,500.00
1-bedroom	55 sqm	3.95M	987,500.00
2-bedroom	85 sqm	5.95M	1,487,500.00
3-bedroom(S)	100 sqm	7.95M	1,987,500.00
3-bedroom(L)	115 sqm	8.95M	2,237,500.00

Size of the Units, Price and Payment plan



C). Upcoming housing Projects

Considering the government initiative on affordable housing in the country and successful uptake Stima heights the management and board in the process of reviewing several projects with the intention of rolling them out in the year 2024.

All the customer needs and lessons learnt on the Stima Heights projects are expected to be fully addressed in the upcoming projects.

JOIN US

HOW TO BECOME A MEMBER.

1. Pay a non-refundable registration fee of KES. 5,000 which is payable only once.
2. Buy a minimum of 300 shares at KES. 200 each i.e KES 60,000.00 payable within 15 months. This qualifies one to be a full member and to earn dividends.
3. Any additional shares above the minimum are sold to the member by the society at KES100 per share.
4. The By-Laws mandate every member to make a minimum monthly contribution of KES.1000/= or lumpsum annual contribution of KES.12,000/= to finance the Society projects.

Shares

1. Shares refer to non-withdrawable/non-refundable deposits which are transferable to other members or potential members.
2. The shares are divided into two- **Share premium and share capital.**

HOW TO BECOME A MEMBER.

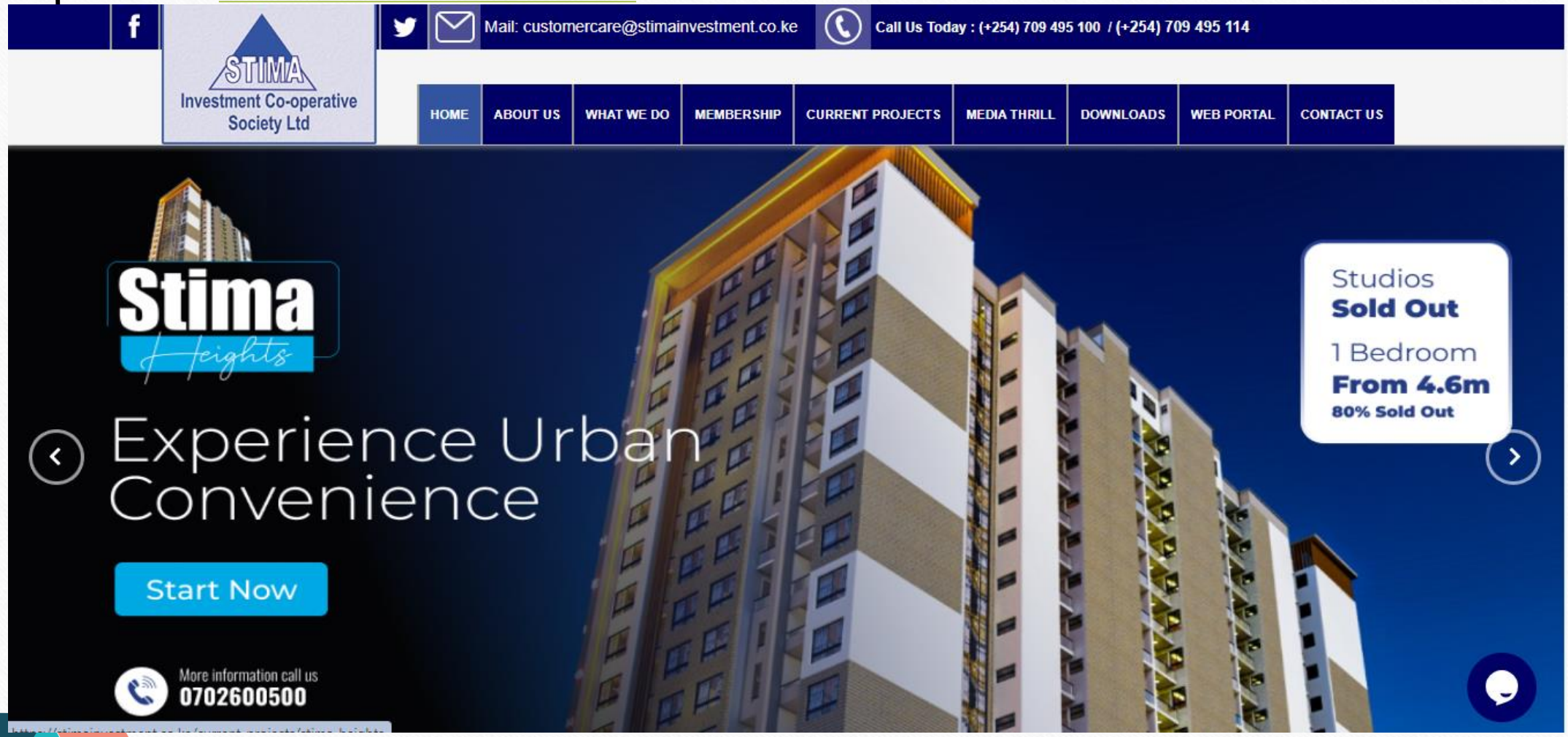
- The share Premium belongs to the society, and they make a new member to enjoy all the rights and privileges an old member enjoys. It is likened to the good-will and it remains with the society.

- **ii. Share capital.**
- The share Capital belongs to the member, it's the member Investment that earns dividends. They are transferrable to another member for a consideration of any kind upon mutual consent from both parties.

- **Share transfer**
- A member may voluntarily transfer his/her shares to a new or existing member.
- The application to transfer shares has to be done in writing.
- A new member has to pay the registration fee of Ksh 5,000 and the applicable share transfer fee.

OUR WEBPORTAL

Step 1: Go to www.stimainvestment.co.ke and click on the Web Portal tab



Step 4: When you log in and you receive error message that "the member does not exist", it means that the member is not registered on the web portal. The member will be required to click on the register for member's portal to enable the member to self-register on the portal.

Step 2: The web portal will open and you
will be required to enter your member Number and Password

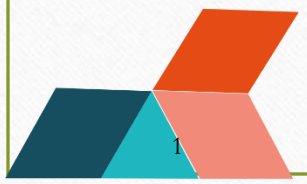
Step 3: Once you member number and password is accepted you will be required follow the verification process that come on you screen till you open member portal

An email will be sent to the members email with a one-time password

The member will be required enter Their member number and the one time password and click sign in.

One they click sign in the will input the verification code.

The member will be required to enter set a new password they can remember, and the password should be eight character.

Once the password has been set the member will be required to login with the new password you have set.

Thank you!