

TELEPHONE

General Lines : +256-417-336000
Auditor General: +256-417-336004 Sec.

FAX: (256414) 345674
Email: info@oag.go.ug
Website: www.oag.go.ug



THE REPUBLIC OF UGANDA

OFFICE OF
THE AUDITOR GENERAL
P.O. BOX 7083
KAMPALA

VISION: "To be an effective and efficient Supreme Audit Institution (SAI) in promoting effective public accountability"

MISSION: "To Audit and report to Parliament and thereby make an effective contribution to improving public accountability and value for Money Spent"

IN ANY CORRESPONDENCE ON **DCG.118/344/01/14**
THIS SUBJECT PLEASE QUOTE NO:.....

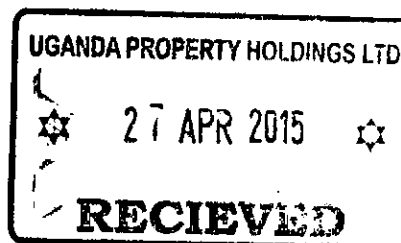
16th March, 2015

The Rt. Hon. Speaker of Parliament
Parliament of Uganda
Kampala

UGANDA PROPERTY HOLDINGS LIMITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30TH JUNE, 2014

In accordance with Article 163 (4) of the Constitution, I forward herewith audited financial statements of Uganda Property Holdings Limited for the financial year ended 30th June, 2014 together with my report and opinion thereon.

John F.S. Muwanga
AUDITOR GENERAL



Copy to: The Hon. Minister of State for Finance
Privatization Unit

- " The Permanent Secretary/Secretary to the Treasury
Ministry of Finance, Planning and Economic Development
- " * The Managing Director, Uganda Property Holdings Limited
- " The Board Chairman, Uganda Property Holdings Limited



THE REPUBLIC OF UGANDA

UGANDA PROPERTY HOLDINGS LIMITED

REPORT AND OPINION OF THE AUDITOR GENERAL
ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30TH JUNE 2014

OFFICE OF THE AUDITOR GENERAL

UGANDA

TABLE OF CONTENTS

ABBREVIATIONS	ii
DETAILED REPORT OF THE AUDITOR GENERAL ON THE FINANCIAL STATEMENTS OF UGANDA PROPERTY HOLDINGS LIMITED FOR THE FINANCIAL YEAR ENDED 30 TH JUNE, 2014.....	4
1.0 INTRODUCTION.....	4
2.0 BACKGROUND INFORMATION	4
3.0 OBJECTIVES OF THE COMPANY.....	4
4.0 AUDIT OBJECTIVES.....	5
5.0 PROCEDURES PERFORMED	6
6.0 AUDIT FINDINGS.....	6
6.1 Long outstanding accounts receivables.....	6
6.2 Revenue Shortfall	7
6.3 Non-Performing Assets.....	7
6.4 Ownership of Farmers House	8
6.5 Mombasa Property occupied by Ministry of Foreign Affairs office.....	8
6.6 Premises in need of repair/renovation.....	9

ABBREVIATIONS

GoU	Government of Uganda
IFRS	International Financial Reporting Standards
PFAA	Public Finance and Accountability Act
UGX	Uganda Shillings
UPHL	Uganda Property Holdings Limited

Report on other legal requirements

As required by the Ugandan Companies' Act, I report to you, based on my audit, that:

- (i) I have obtained all the information and explanations, which to the best of my knowledge and belief were necessary for the purpose of my audit.
- (ii) In my opinion, proper books of account have been kept by the company, so far as appears from my examination of those books; and
- (iii) The financial statements are in agreement with the books of account.



John F.S. Muwanga

AUDITOR GENERAL

KAMPALA

11th March, 2015

UGANDA PROPERTY HOLDINGS LIMITED

REPORT AND OPINION OF THE AUDITOR GENERAL TO PARLIAMENT
FOR THE FINANCIAL YEAR ENDED 30TH JUNE 2014

THE RT. HON. SPEAKER OF PARLIAMENT

I have audited the financial statements of the Uganda Property Holdings Limited (UPHL) which comprise of the statement of financial position for the year ended 30th June 2014, the statement of income, statement of changes in equity, statement of cash flows for the year then ended and, a summary of significant accounting policies and other explanatory information as set out on pages 17 to 29.

Management Responsibility for the Financial Statements

The Directors of the company are responsible for the preparation and fair presentation of the financial statements in accordance with the International Standards on Auditing and the requirements of the Companies' Act. This responsibility includes: designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, selecting and applying appropriate accounting policies and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

My responsibility as required by Article 163 of the Constitution of the Republic of Uganda (as amended) and Sections 13 and 19 of the National Audit Act, 2008 is to express an opinion on the financial statements based on my audit. I conducted my audit in accordance with the International Standards on Auditing. Those standards require that I comply with the ethical requirements, plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the Auditor's judgment, including the assessment of the risks of material misstatement of the financial

statements, whether due to fraud or error. In making those risk assessments, the Auditor considers internal controls relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Part "A" of my report sets out my opinion on the financial statements. Part "B" which forms an integral part of this report presents in detail all the significant audit findings made during the audit which have been brought to the attention of management.

PART "A"

Opinion

In my opinion, the financial statements present fairly in all material respects the financial position of the Uganda Property Holdings Limited for the year ended 30th June 2014 and the income and expenditure for the year then ended in accordance with the International Financial Reporting Standards and the Ugandan Companies Act (Cap 110).

Other Matters

Without qualifying my opinion, I draw your attention to the following matters;

- **Long outstanding receivables**

It was noted that UPHL has receivables that have been outstanding for some time. Notable of them were receivables relating to the renovation of the Tri-Star Factory in Bugolobi of Shs.4,741,740,000 and the other arising from a court case settlement worth Shs.180,000,000. Management efforts to recover the debt have not yielded results.

PART "B"

DETAILED REPORT OF THE AUDITOR GENERAL ON THE FINANCIAL STATEMENTS OF UGANDA PROPERTY HOLDINGS LIMITED FOR THE FINANCIAL YEAR ENDED 30TH JUNE, 2014

This section outlines the detailed audit findings, management responses and my recommendations in respect thereof.

1.0 INTRODUCTION

I am mandated by Article 163 (3) of the Constitution of the Republic of Uganda, 1995 (as amended), to audit and report on the public accounts of Uganda and of all public offices including the courts, the central and local government administrations, universities and public institutions of the like nature and any public corporation or other bodies or organizations established by an Act of Parliament. Accordingly, I carried out the audit of the Company to enable me report to Parliament.

2.0 BACKGROUND INFORMATION

Uganda Property Holdings is a limited liability company which was incorporated in November 1998 and is fully owned by the Government of Uganda (GoU). This followed a need to retain and run strategic real estate properties abroad belonging to the former government parastatals. It was mandated to manage government property in Uganda and abroad. UPHL owns properties in London - UK and Mombasa - Kenya in addition to the properties in Uganda. The company is owned by the Minister of Finance Planning and Economic Development and Minister of State for Privatization.

3.0 OBJECTIVES OF THE COMPANY

The key objectives of the company are:-

- (i) To take over ownership of all real estate properties abroad belonging to the Uganda Government and any other property that the Uganda Government might wish to vest in the Company and to manage, hold and administer all such property/properties.

- (ii) To operate as a holding and investment Company, and to acquire such freehold, leasehold or other interest in the property of government.
- (iii) To build, construct, maintain, alter, renovate, repair, furnish, enlarge, or pool company properties, collect rents and incomes from such property.

4.0 AUDIT OBJECTIVES

The audit was carried out in accordance with International Standards on Auditing and accordingly included a review of the accounting records and agreed procedures as was considered necessary. In conducting my reviews, special attention was paid to establish:-

- a. Whether the Company managers were managing the Company in accordance with the Companies Act;
- b. Whether the financial statements present a true and fair view of the financial position as at 30th June 2014, and its revenue and expenditure incurred for the period in conformity with the IFRS;
- c. Whether the Company had adhered to the established financial compliance requirements;
- d. Whether goods and services financed had been procured in accordance with the procurement law;
- e. Whether all necessary supporting documents, records and accounts were kept in respect of all Company activities and whether the linkages exist between the books of accounts and the financial statements;
- f. That the Company's internal control structure for financial reporting and/or safeguarding assets, including controls in computer based systems were suitably designed and implemented to achieve the control objective; and
- g. That the internal controls were in compliance with the relevant laws, policies, practices and regulations governing procurements, accounting and human resource;

5.0 PROCEDURES PERFORMED

(a) Revenue/Receipts

Obtained all schedules of receipts and reconciled the amounts to the Company's cashbooks and bank statements.

(b) Expenditure

Vouched transactions to establish whether documentation were in support of the expenditures agreed with the amounts and descriptions on the vouchers; reviewed and reconciled the bank statement transactions to test for occurrence and whether they were properly controlled and accounted for.

(c) Internal Control System

Reviewed the internal control system and its operations to establish whether sound controls were applied throughout the period.

(d) Procurement

Reviewed the procurement of goods and services under the company during the period under review and reconciled with the approved procurement plan.

(e) Fixed Assets Management

Reviewed the use and management of the Company's assets during the period under review.

(f) Financial Statements

Examined, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessed the accounting principles used and significant estimates made by management; as well as evaluating the overall financial statement presentation.

6.0 AUDIT FINDINGS

6.1 Long outstanding accounts receivables

It was noted that UPHL has receivables that have been outstanding for some time. Notable among them were receivables relating to the renovation of the Tri-Star Factory in Bugolobi of Shs.4,741,740,000 and the other arising from an award from a court case

worth Shs.180,000,000. Failure to collect the outstanding receivables has a negative effect on the cash flows and operations of the entity.

Management explained that efforts to recover the debts have yielded no success.

I urged management to seek the Solicitor General's advice on the matter with a view to recovering the debts.

6.2 Revenue Shortfall

During the year under review, the company budgeted to receive/collect a total of Shs.5,841,795,235. However, Shs.5,024,650,158 was realized (representing 86.01% performance) resulting into a short fall of Shs.817,145,077. Failure to collect the planned revenue hampers service delivery. The company's ability to undertake all the planned activities were also affected.

Management attributed the revenue shortfall to non occupancy of one of the company property for a large part of the year, failure by Government Departments residing in Farmers House to pay rent, allocation of part of Mombasa premises to Ministry of Foreign Affairs, low inflation rate in Kenya hence affecting collections on those properties and decline in market value of properties in London.

I advised management to ensure that rent due from the properties occupied is paid to enable the company properly implements its mandate.

6.3 Non-Performing Assets

Included in the assets register are properties both local and foreign inherited from defunct Government parastatals and others received as grants direct from Government. I noted that properties like land at Plot M82 Masese which had been valued at Shs.3,172,500,000 and a building on the same plot valued at Shs.4,744,826,250 were generating returns worth Shs.100,000,000 annually. This is very low compared to its cost outlay.

Management explained that they intend to evaluate all available alternatives aiming at ensuring that the economic benefits from the assets are matched with consumption. The alternatives will then be forwarded to the Board for consideration.

I await management action on the matter.

6.4 Ownership of Farmers House

This property is located on plot 6/8 Parliament Avenue in the centre of Kampala city. Management of UPHL expected to receive Shs.119,000,000 as rental revenue but only Shs.22,000,000 was received resulting into a shortfall of Shs.97,000,000. Much as the responsibility of overseeing of this property lies with Uganda Property Holding Limited, it was noted that the custody of the land title is not in the hands of UPHL. Efforts to establish the whereabouts of the land title proved futile. Besides, the building requires urgent renovation and re-development.

Management explained that the ownership of Farmers' House is with Uganda Land Commission (ULC). To undertake any development on the property, management has to seek for permission from Land Commission the custodian of the building.

I advised management to liaise with ULC and have the property secured. Renovation of the building should also be considered.

6.5 Mombasa Property occupied by Ministry of Foreign Affairs office

One of the properties located at 113/XXV Mikindani Street is a block of six commercial flats. At the time of inspection, one of the flats was occupied by the Ministry of Foreign Affairs Consulate whose terms of the occupation were not known. UPHL may be losing approximately Shs.2,100,000 in rental income per month and as such, maintenance of the property may become difficult in the long run.

Management explained that there was a request from Ministry of Foreign Affairs for space to accommodate the Consulate in Mombasa. The consulate was aimed at linking UPHL to the Government Departments within Kenya. Management promised to follow up the matter and have the terms of occupancy regularised.

Management action on the matter is awaited.

6.6 Premises in need of repair/renovation

In general, the premises inspected appeared well utilized and in good condition, except the following that needed urgent attention.

Premises	Remarks
Block 1/293, Shimanzi Hasban (K) Ltd	Roof needs replacement
Block 1/240, Shimanzi United (E.A) Warehouses Ltd.	Roof needs replacement
Plot 8/68/349, Tudor	Very old building
Plot 46/XLIII Liwatoni Road, Mbaraki	<ul style="list-style-type: none">• Ordinarily does not appear operational• Balcony sheets falling off• Cracked verandah

Management explained that the renovations of the above mentioned premises had started.

I urged management to ensure that the renovations are completed in order to realise revenue.

APPENDIX I

FINANCIAL STATEMENTS

UGANDA PROPERTY HOLDINGS LIMITED

(UPHL)

**ANNUAL REPORT FOR THE YEAR
ENDED 30th JUNE 2014**

JULY 2014

UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

CONTENTS	PAGE
1.0 Background	1
2.0 Company information	7
3.0 Report of Directors	10
4.0 Statement of the Directors' Responsibility	12
5.0 The future of UPHL	13
6.0 Financial performance review	15
7.0 Statement of Financial Position	17
8.0 Statement of performance	18
9.0 Statement of Changes in Equity	19
10 Cash Flow Statement	20
11 Notes to the Financial Statements	21-29

UGANDA PROPERTY HOLDINGS LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30.06.2014

1.0 BACKGROUND INFORMATION

Uganda Property Holdings Ltd. (UPHL) is a Government of Uganda owned Company under the Ministry of Finance, Planning and Economic Development. It was established by the Cabinet Minute of the 29th Government of Uganda Cabinet Sitting which took place on 27th May 1998. (MIN 312 (CT 1998))

The Cabinet decided that a company be established to take over the ownership of all domestic and foreign located real estate properties that belonged to the Government. Consequently, Uganda Property Holdings Limited was incorporated in November 1998 as a fully Government owned company limited by shares. The Shareholders of the Company are; The Minister of Finance Planning and Economic Development and the Minister of State For Privatization.

THE MANDATE

- a) **Securing Uganda's Foreign Assets:** To act as a vehicle for securing Uganda's foreign-based real estate assets through sustainable, effective and efficient management of such properties wherever they may be.
- b) **Provide Real Estate Development for GOU:** Provide an alternative means of offering real estate development services to GOU through purchase, lease, exchange, construction or otherwise so as to allow smooth operations of Government services.
- c) **Investment Vehicle:** To operate as a holding and investment company to ensure appreciation of GOU real estate assets and receiving the income there from on behalf of GOU.
- d) **Maintenance of GOU Properties:** To offer maintenance services for GOU properties by undertaking the full range of requisite activities including: alter, renovate, repair, furnish, enlarge, pull down and remove or replace collect rents and income and to supply to tenants and occupiers such amenities, facilities, and advantages as may be deemed expedient.
- e) **Raise revenue for the GOU:** UPHL shall generate profits which be paid to the GOU in form of dividend.

**UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014**

VISION STATEMENT

“To be a leading Government of Uganda’s real estate Company.”

MISSION STATEMENT

“To sustainably and professionally manage and invest in GOU real estate property domestically and internationally while providing high value services”

CORE VALUES

- i. *Integrity*
- ii. *Team work*
- iii. *Exemplary leadership*
- iv. *Customer focus*
- v. *Adaptability*
- vi. *Accountability and transparency*

PRINCIPAL ACTIVITIES: The principal activity of the Company is to own, invest and manage the real estate Properties of the Government of Uganda.

UGANDA PROPERTY HOLDINGS LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30.06.2014

PROPERTIES OWNED

As of today, UPHL owned the following properties:

- (a) Four residential properties in Mombasa, Kenya.
- (b) Two office blocks in Mombasa, Kenya.
- (c) Three commercial properties in Mombasa, Kenya
- (d) One Car Port in Mombasa, Kenya.
- (e) Twelve warehouses in Mombasa, Kenya
- (f) Four residential House in London, UK
- (g) One large ware House in Nalukolongo, Uganda
- (h) One large warehouse in Tororo, Uganda
- (i) Former Coffee processing Complex in Bugolobi, Uganda
- (j) Silos complex in Jinja, Uganda.

Most of these properties were taken over from the defunct Coffee Marketing Board, Lint Marketing Board and Transocean (U) Ltd. By the time UPHL took them up, they were in dilapidated conditions. UPHL has for the years invested substantial resources in renovation that have brought the properties to their current attractive appearance.

PROPERTIES MANAGED BY UPHL

- (a) Farmers' House at plot 6/8 Parliamentary Avenue

PROJECTS UNDERTAKEN BY UPHL

- (a) Construction of the Carport in Mombasa – Completed
- (b) Complete re-roofing of Warehouses at plot 9695/25 & 26 Changamwe Mombasa with Aluminium sheets
- (c) Complete re-roofing of Warehouses at plot 9695/6 & 14 Changamwe- Mombasa with Aluminium sheets
- (d) Complete re-roofing of Warehouses at Nalukolongo

**UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014**

PROPOSED PRJECTS FOR THE NEXT FIVE YEARS

- (e) Construction of a commercial/office complex at Bugolobi – Underway
- (f) Construction of residential flats and masionettes at plot 1/560 Nyali -Mombasa – Underway

Photo graph of the President launching the Car Port and some of the properties of UPHL

**UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014**



**H.E The President of Uganda
Y.K Museveni** Launched a car
port on 28 August 2013



The Car Port in Mombasa



Warehouse in Shimanzi Mombasa



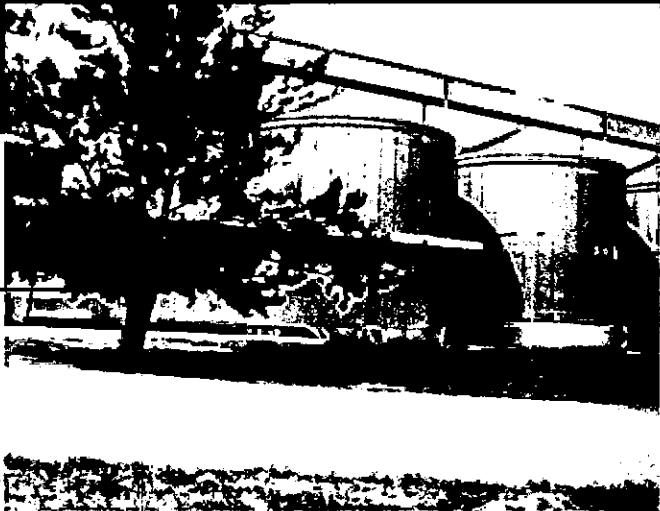
UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014



Office Block on Moi Avenue
Mombasa

Silos In Masese Jinja

Office Block on Mikindani Street
Mombasa



UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

2.0 COMPANY INFORMATION

2.1 REGISTERED OFFICE

Plot 6/8, Parliament Avenue
Farmers House
P.O Box 34140
Kampala
Tel: 0414-341808
Fax: 0414- 340660
E-mail: uphl@africaonline.co.ug

2.2 BANKERS

Stanbic Bank-IPS branch Kampala
Kampala
Plot 12 Parliament Avenue

Stanbic Bank- Mombasa
Digo Rd.
Mombasa

Baclays Bank + Kampala
Kampala Rd.

2.3 SECRETARIES/ LAWYERS

Amani Secretarial
P.O.Box 86895 – 80100
Motormart Building
Mombasa
and
Niwagaba and Mwebasa Advocates
Kampala, Uganda

2.4 AUDITORS

Auditor General of Uganda
P.O Box 7083
Kampala, Uganda

2.5 BRANCH OFFICES:

UPHL – Mombasa Branch
PLOT 1/291
Mashundu Street, Shimanzi
P.O Box 90373
Mombasa

UGANDA PROPERTY HOLDINGS LIMITED


ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30.06.2014

2.6 BOARD MEMBERS

The Board of UPHL during the year 2013/14 was composed of:

Hon. Jovino Akaki Ayumu	Chairman Board
Hon. Winnie Masiko	Board member
Mr. Haruna. N. Semyano	Board member
Amb. Idi Osman Rizingala	Board member
Mr. Frederick Matyama (For PS Finance)	Board member
Ms. Dora Kutesa (For PS Foreign Affairs)	Board Member
Mr. Dennis Obbo (For PS Lands)	Board member
Mr. Martin M. Kihembo	Managing Director

		
Hon Jovino A. Akaki Chairman of the Board	Mr. Martin M. Kihembo Managing Director	
		
Mr. Frederick Matyama – Chairman Fin & Admin. comm	Hon. Winnie Masiko Chairperson – Asset & Tech. Comm	Mr. Haruna Semyano Chairman – Audit Comm.
		
Mr. Dennis Obbo Board Member	Amb. Iddi Osman Rizingala – Board Member	Ms. Dora Kutesa – Board Member

50

UGANDA PROPERTY HOLDINGS LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30.06.2014

2.7 SENIOR MANAGEMENT TEAM

The senior management team is made of the Managing Director and the Heads of Departments.



Mr. Martin M Kihembo
Managing Director



Mr. Wilbert Mugume
Company Secretary



Mr. Archangel W. Madembu – Ag
Head of Fin & Operations



Mr. Steven Kikaya
Head of Internal Audit

UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

3.0 REPORT OF THE DIRECTORS

I am pleased to present to you the Board of Directors' report for the financial year 2013/14. I would like to thank the Ministers of Finance, Planning and Economic Development for the generous support they extended to the Board and the company during the year. I would also like to thank the Board Members, Management and staff of UPHL and all other stakeholders for their contribution towards the success the company has attained this year and urge you to continue to do the same in the years to come.

The Board of UPHL in its approach to work embraces best principles and practices of sound corporate Governance so as to ensure the trust of all the stakeholders. It will also enables the Board to accomplish its role of providing oversight and setting the strategic direction to the company while ensuring that the regulatory requirements are met.

The year has not been a bed of roses. The macroeconomic environment was difficult. There was a lot of insecurity in Kenya and in particular Mombasa where over 50% of our operations are. Insecurity translated into a volatile business environment. Among the strains the company went through was the redundancy of the Carport. The property cost the Company huge amount of money to put with anticipation that it will have high returns. Despite the difficulties, the Company was able to register grate success.

The Carport was launched by His Excellency the President of the republic of Uganda in August 2013 and a memorandum of understanding was signed with Unifright Cargo Handlers to run the facility on commercial terms. I am glad to report that Ms. Unifright Cargo Handling Ltd. commenced operations and business has since picked

During the year, we managed to change the roofs of two of our Warehouses in Mombasa. Roofs of Warehouses have been a challenge especially in Mombasa. The harsh whether corrodes the roofs and rot and therefore have a short lifespan. We embarked on a plan of changing our roofs from the iron sheets with an average life span of 10 years to Aluminium sheets with an estimated life span of 25 years. During the year warehouses at plot 9695/14 and 9695/6 were completed.

The Board put in tremendous efforts to set the strategic direction of UPHL for the next five year 2014 to 2019. During the course of the year, the Board was able to draw a strategic plan which it believes will steer the Company to another level. The Strategic plan emphasized the growth of the asset base of the Company, Improved financial performance, Customer service, Corporate image and efficient business processes.

During the year 2013/14, the idea of building a commercial complex in Bugolobi was hatched. By the end of the year, the building designs had been completed and had been submitted to the City Authority Of Kampala for approval. Once this complex is completed, the financial position of the Company will be strengthen.

UGANDA PROPERTY HOLDINGS LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30.06.2014

Similar to this is the plan to re-develop plot 1/560 at Nyali Mombasa into residential flats and maisonettes. The land measuring 2.05 acres is in the prime areas of Mombasa (Nyali) with a small and dilapidated building. The project intends to create over 30 modern housing units which will further strengthen UPHL's financial standing.

In the area of Human Resources, the Board approved a new organization structure during the year. By 30th June 2014, most of the positions on the structure were filled up. The Company has also adopted the policy of empowering its staff to perform well. The Company under took training of all the staff and is encouraging its staff to acquire new skills through training.

The company was able to carry out renovations on some of its building and has been able to improve on the attractiveness of its properties

The Company's retained earnings per year has been growing at a slow rate with Ugx 355,032,537 in 2011/12, Ugx 545,326,552 in 2012/13 and Ugx. 1,035,396,431 in 2013/14.

Among the challenges are the limited resources to finance the projects at hand. At this time, the Company require huge amount of resources to invest in its capital projects. A few years ago, the Company spent shs 4.7 bn on refurbishment of the Apparel Factory in Bugolobi for use by Tri Star Ltd. This was supposed to be refunded to the Company by the Government. I am appealing to the Ministry of Finance to pay the amount to the Company to be reinvested.

RESULTS

	30.06.2014 U.shs.	30.06.2013 U.shs
Net Profit for the year	<u>1,035,396,431</u>	<u>545,326,552</u>

UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

4.0 STATEMENT OF DIRECTOR'S RESPONSIBILITIES

The Uganda Companies Act requires the Directors to prepare financial statements for each financial year that gives a true and fair view of the statement of affairs of the Company as at the end of the financial year and its profit or loss. It also requires the Directors to ensure that the company keeps proper accounting records that disclose with reasonable accuracy, the financial position of the Company. They are also responsible for safeguarding the assets of the Company.

The Directors accept responsibility for the financial statements set out on pages 17 -29 which have been prepared using appropriate accounting policies supported by reasonable and prudent judgments and estimates in conformity with International Financial Reporting Standards and the requirements of the Uganda Companies Act. The Directors are of the opinion that the financial statements give a true and fair view of the state of the financial affairs of the Company and of the accounting records that were relied upon in the preparation of the financial statements as well as adequate systems of internal financial control.

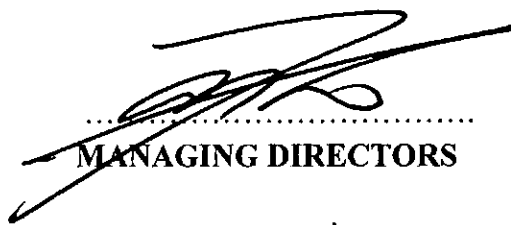
Nothing has come to the attention of the Directors to indicate that the company will not remain a going concern for at least the next twelve months from the date of this statement.

Signed on behalf of the board of Directors by:



BOARD CHAIRMAN

05/9/2014
Date



MANAGING DIRECTORS

05/09/2014
Date

UGANDA PROPERTY HOLDINGS LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30.06.2014

5.0 THE FUTURE OF UPHL

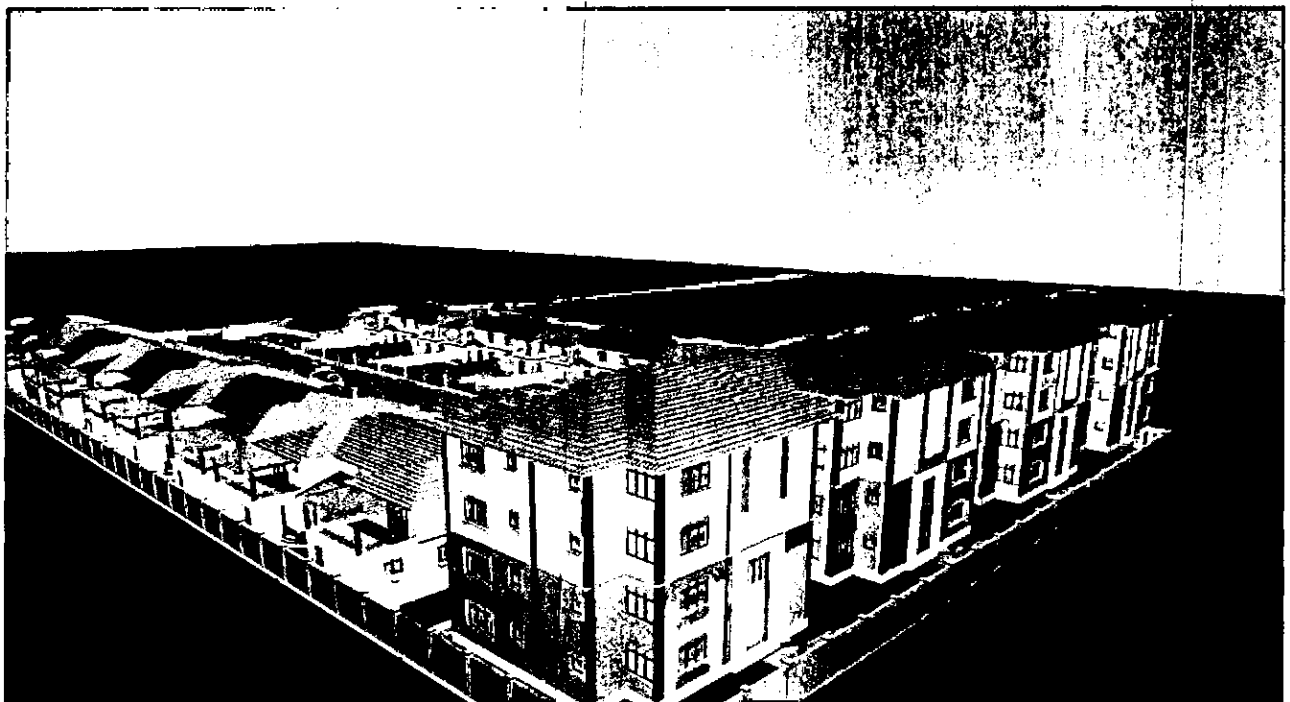
The company is implementing its new five year strategic plan 2014 to 2019. The main objectives set out in the plan are; to grow the business in terms of the asset base and portfolios, enhancing shareholders' value by improving rate of return on investment, high value customer service, building positive corporate image and building efficient internal processes.

The strategic plan would like to deliver a respectable and trusted Government real estate organization with investments both locally and internationally.

The company is finalizing the initial stages of construction of an office/commercial complex in Bugolobi. The designs have been completed and submitted to the Kampala Capital City Authority for approval. The project is expected to be completed in the next three year. Once the project is completed, UPHL will have a stronger asset base and enhanced cash flows.

UPHL intends to re-develop its under utilized parcels of land in Kenya and Uganda. To start with, its plans to construct 32 housing units (three and four bed roomed) of maisonnetes and flats at plot 1/560 Nyali in Mombasa. The plot has so far been changed from residential use to mix commercial use. The project is at design stage and shall be completed in five years from now.

PROPOSED STRUCTURE



UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

Many of the buildings of UPHL are old and therefore require refurbishment. The Company has embarked on refreshment of its properties with a target of giving its properties a new face within two years time.

The Board has just approved a new organization's structure. The Company has started implementing the structure with a target of having an optimal human resources. It has deliberately embarked on the staff training to have a team of competent staff who can deliver. Performance management will be given the attention it deserves.



The Company will be involved in different activities that enhance customer value and building corporate image. It will develop an integrated management information system to improve information flow and customer service as one of those activities.

UGANDA PROPERTY HOLDINGS LIMITED

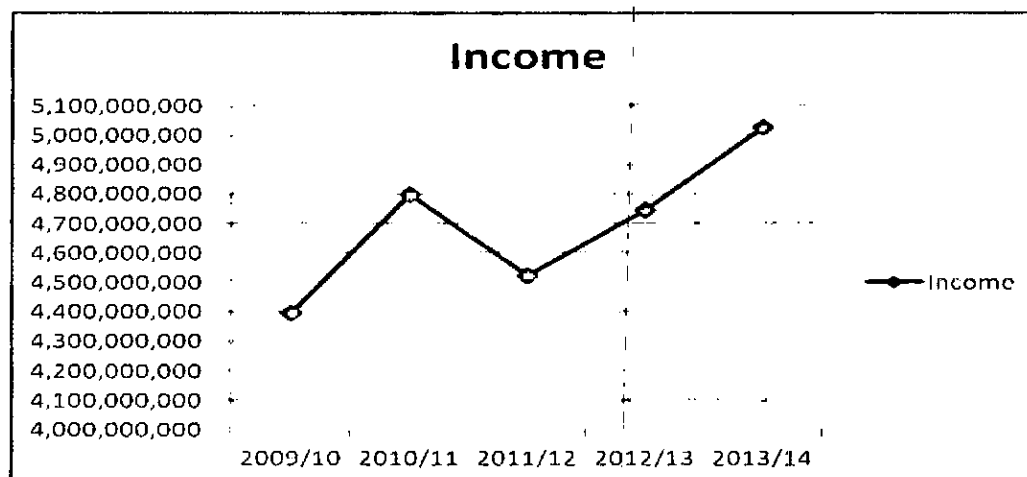
ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30.06.2014

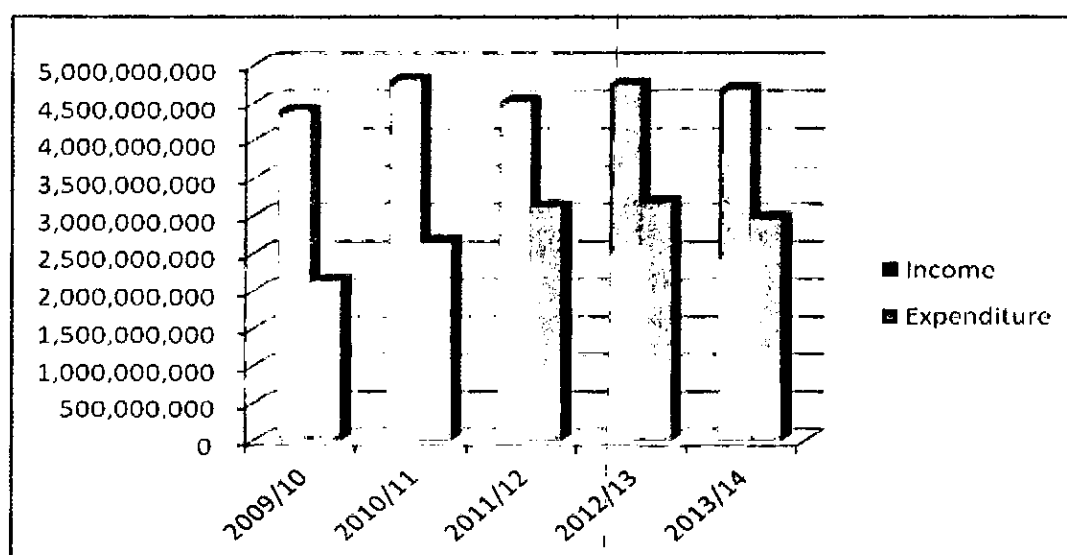
6.0 FINANCIAL PERFORMANCE OVERVIEW

The overview shows the performance of 2013/14 as compared to that of 2012/13 and to some extent the prior years.

The total income increased by from 4,745,255,784 to 5,024,650,158 (5.9%). The diagram below shows the general trend of revenue for the last five years.



The total operating expenses decreased from shs 3,188,103,573 to shs 2,982,205,177 (6.5%). The expenses with significant decrease were staff costs from shs 1,032,216,854 to shs 945,367,140 and financial costs from shs 860,190,152 to shs 585,016,602.

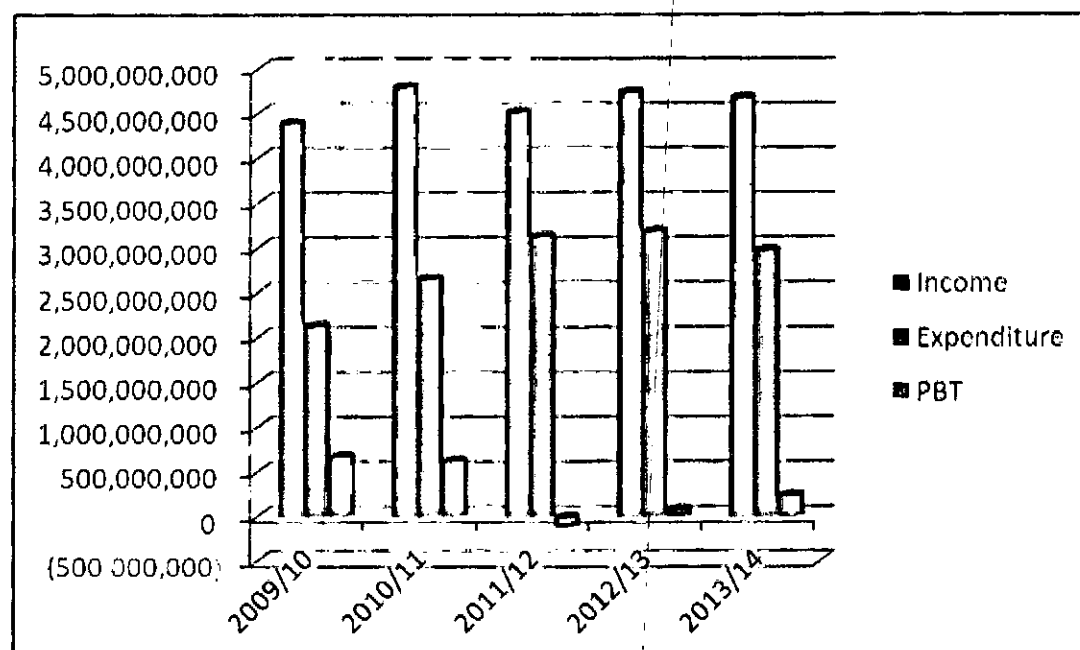


UGANDA PROPERTY HOLDINGS LIMITED

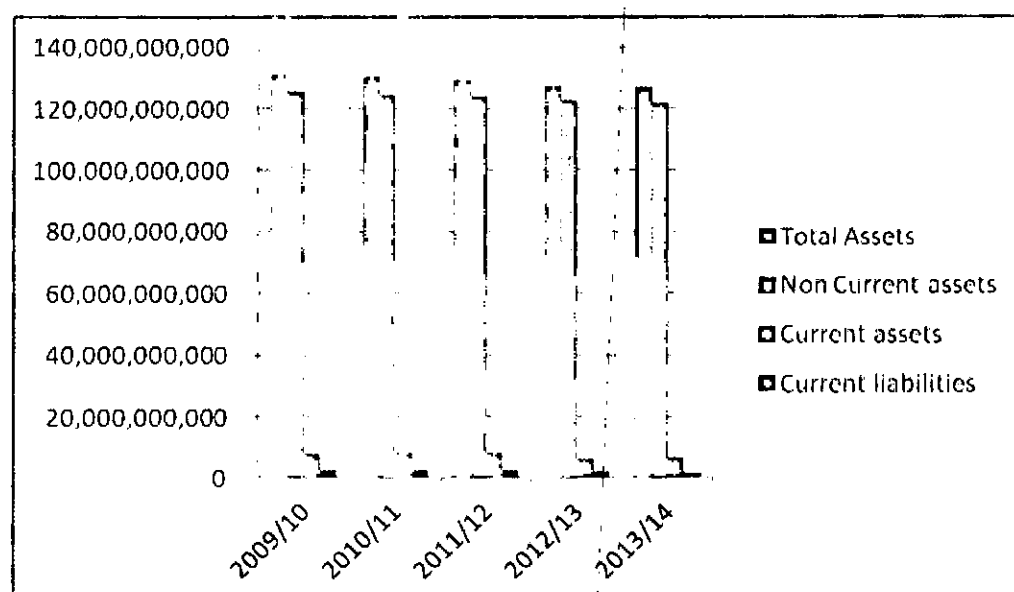
ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30.06.2014

The profit before tax increased from 82, 127,515 in 2012/13 to shs 239,532,884 in 2013/14.



The total assets and the non current assets are marginally declining due to depreciation. However the non current assets were last revalued in 2010. They will be revalued in the next financial year. The ratio of the non current assets to current assets fell from 20 to 19. However the average has been 15. The ratio of current assets to current liabilities increased from 3 to 5. However the average has been 3.



UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

7.0 CONSOLIDATED STATEMENT OF FINANCIAL POSITION.

		30.06.2014	30.06.2013
	Notes	U.Shs	U.Shs
NON-CURRENT ASSETS			
Property Plant & Equipment	6	121,856,127,660	122,946,766,879
CURRENT ASSETS			
Trade and other debtors	14	6,504,511,861	5,841,193,824
Cash and bank balances	11	381,360,567	246,748,417
		6,885,872,428	6,087,942,241
CURRENT LIAB.			
Less Trade and other payables	12	1,423,908,701	1,831,681,973
		1,423,908,701	1,831,681,973
NET CURRENT ASSETS		5,461,963,727	4,256,260,268
NET ASSET		127,318,091,387	127,203,027,147
FINANCED BY:			
BORROWINGS, CAPITAL AND RESERVES.			
Auth. Share Cap. (100 Ord. Shares @ 100,000)		10,000,000	10,000,000
RESERVES			
Capital and revenue reserves	16	(498,459,567)	(1,533,855,998)
Revaluation reserve	7	107,362,393,237	107,362,393,237
		106,863,933,237	105,828,537,239
GOVERNMENT GRANT (Deferred income)	8	17,613,143,377	18,064,762,438
BANK LOAN	15	2,841,014,340	3,309,727,470
		127,318,091,387	127,203,027,147

The notes set out on pages 21-29 form an integral part of these financial statements.

These financial statements were approved by the Board of Directors on.....2014 and were signed on behalf of the directors by:-


.....
CHAIRMAN BOARD


.....
MANAGING DIRECTOR

UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

8.0 CONSOLIDATED STATEMENT OF INCOME.

	Notes	30.06.2014 U.Shs	30.06.2012 U.Shs
INCOME	4	5,024,650,158	4,745,255,784
LESS OPERATING EXPENSES			
Operating expenses	5	2,982,205,177	3,188,103,573
Depreciation	6	1,458,667,611	1,475,024,696
TOTAL OPERATING EXPENSES		4,440,872,788	4,663,128,269
		583,777,370	82,127,515
Government Grants transferred to P/L	8	451,619,061	463,199,037
		1,035,396,431	545,326,552
RETAINED EARNINGS		1,035,396,431	545,326,552
Revenue reserves B/F	16	(1,533,855,998)	381,425,450
Adj. in revenue res. B/F	17		(2,460,608,000)
RETAINED EARN. C/F		(498,459,567)	(1,533,855,998)

The notes on pages 21 to 29 form an integral part of these financial statements.

UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

9.0 STATEMENT OF CHANGES IN EQUITY

	REVALUATION RESERVE U.shs.	GOV'T RESERVE U.shs.	CAP. & REV RESERVES U.shs.	TOTAL U.shs.
As at 1st July, 2013	107,362,393,237	18,064,762,438	(1,533,855,998)	123,893,299,677
Profit/Loss for the year			1,035,396,431	1,035,396,431
Government Grants		(451,619,061)		(451,619,061)
Revaluation				
At 30 June, 2014	107,362,393,237	17,613,143,377	(842,704,053)	124,477,077,047

The notes on pages 21 to 29 form an integral part of these financial statements.

UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

10.0 STATEMENT OF CASH FLOWS

	30.06.2014 U.Shs	30.06.2013 U.Shs
CASHFLOW FROM OPERATING ACTIVITIES: -		
Net profit from operations	583,777,370	82,127,515
Adjustment for:-		
Depreciation	1,458,667,611	1,475,024,696
Cash flows from Operating profit before changes in operating Assets and Liabilities	2,042,444,981	1,557,152,211
Changes in operating assets and liabilities		
Decrease in trade and other receivables	(663,318,037)	2,218,678,751
Receivables written off		(2,460,608,000)
Decrease in trade and other payables	(407,773,272)	(520,150,705)
	(1,071,091,309)	(762,079,954)
Net Cash generated from operating activities	971,353,672	795,072,257
Acquisition of property, plant and equipment	(368,028,392)	(599,954,795)
Net Outflow in investing activities	(368,028,391)	(599,594,795)
Loan from CFC Stanbic Bank	(468,713,130)	(37,035,278)
Net Cash outflows in financing activities	(468,713,130)	(37,035,278)
Net cash in generated during the year	134,612,150	158,082,184
Cash and cash equivalents opening	246,748,417	88,666,233)
Cash and cash equivalents closing	381,360,567	246,748,417

The notes on pages 21 to 29 form an integral part of these financial statements.

UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

11.0 NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30TH JUNE, 2013

1. THE STATUS OF ACCOUNTING ENTITY

Uganda Property Holdings Ltd is a limited liability company fully owned by the Government of Uganda. It was incorporated in 1998 to commercially manage Government property in Uganda and abroad. It has properties in Uganda, London – UK and Mombasa – Kenya. The Company is owned by the Minister of Finance and Economic Development and Minister of State for Privatisation.

2. ACCOUNTING POLICIES

The principal accounting policies adopted in the preparation of these financial statements are as set out below:-

3. BASIS OF ACCOUNTING

The financial statements of Uganda Property Holdings Limited have been prepared in accordance with International Financial Reporting Standards (IFRS). The accounting policies adopted are consistent with those of the previous year.

The preparation of Financial Statements in conformity with IFRS requires estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the reported amounts of revenue and expenditure during the reporting period. Although the estimates are based on the Board's best knowledge of current events and actions, actual results may ultimately differ from those estimates.

As at 30th June, 2014, the current assets exceeded the liabilities and the company meets its day today obligations from its current assets. On this basis, the Board considers it appropriate to prepare the financial statements on the going concern basis which assumes that the company will be in operational existence for the foreseeable future.

UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

4. REVENUE RECOGNITION

Revenue is recognized to the extent that it is probable that economic benefits flow to the Company and revenue can be reliably measured. Revenue is measured at the fair value consideration received excluding discounts and VAT. Revenue is recognized by billing customers for rent. Other incomes earned by the Company are recognized on accruals basis.

Revenue	30.06.2014 U.Shs.	30.06.2013 U.Shs
Rental Income Nalukolongo/Tororo	712,510,400	655,145,400
Sale of bid documents	3,500,000	1,712,240
Sale of scrap	4,000,000	209,954,000
Income Farmers' hse	55,474,703	60,241,878
Rent income Masese	21,610,169	100,000,000
Rental London	602,740,876	523,767,187
Rental MSA	3,416,164,056	3,049,270,673
Rental income Bugolobi	184,208,379	130,164,406
Lease income (TIC Nalukolongo)	15,000,000	15,000,000
Other incomes (forex gain)	9,441,575	
Total	<u>5,052,650,158</u>	<u>4,745,255,784</u>

UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

5. OPERATING EXPENSES

	30.06.2014	30.06.2013
	U.Shs	U.Shs
STAFF COST		
Salaries and wages	720,011,757	629,459,759
NSSF	39,355,545	37,559,420
Training and Welfare	45,131,680	15,851,712
Gratuity	136,222,852	314,892,898
Medical Insurance	4,645,306	34,453,065
Sub Total	<u>945,367,140</u>	<u>1,032,216,854</u>
ADMINISTRATIVE COSTS		
Professional & Consultancy fees	219,756,804	201,375,327
Travel and transport (Mgt)	151,427,354	122,378,389
Subsistence allowance (Mgt)	76,760,590	98,456,453
Entertainment	59,493,360	16,543,997
Courier Charges	11,460,241	13,620,881
Telephone fax and internet & email	24,864,133	24,104,468
Electricity	16,395,850	11,022,433
Printing and stationery	11,762,808	10,560,455
Water	408,500	3,899,918
Advertising	20,128,508	18,461,545
Sitting allow. - Mgt and contracts		
Comm.	6,940,000	7,400,000
Newspapers and Periodicals	4,451,854	4,761,967
Subscription	4,110,624	3,641,796
Trading Licenses	1,080,000	762,900
Security expenses	87,697,079	111,741,833
Equipment maintenance	15,386,163	17,976,731
Strategic plan expenses	28,175,385	-
Accounting Software	4,162,000	5,250,000
Cleaning	28,968,307	24,275,785
Corporate Social Responsibility	600,000	
Bad debts written off	21,172,440	
Sub total	<u>795,202,000</u>	<u>696,234,878</u>
FINANCIAL COSTS		
Interest	571,379,340	721,160,759
Bank Charges	13,637,262	11,246,150
Forex losses		127,783,243
Sub Total	<u>585,016,602</u>	<u>860,190,152</u>
BOARD COSTS		

526

UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

	Travel and transport (Board)	50,881,417	28,669,114
	Sitting allow Board	28,870,000	27,140,000
	Retainer Board	35,130,000	35,834,000
	Subsistence allowance (Board)	44,311,250	76,440,780
	Entertainment Board	6,573,300	5,038,164
	Sub Total	<u>165,765,967</u>	<u>173,122,058</u>
PROPERTY COSTS			
	Management/Agent fees	95,298,786	61,967,630
	Municipal Rates	163,348,650	131,721,938
	Rent and Railway sidings	6,600,060	6,544,269
	Insurance	75,321,589	72,941,563
	Property maintainance and repairs	150,284,383	153,164,231
	Sub total	<u>490,853,468</u>	<u>426,339,631</u>
GRAND TOTAL		<u><u>2,982,205,177</u></u>	<u><u>3,188,103,573</u></u>

UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

6. PROPERTY, PLANT AND EQUIPMENT

Items of property, plant and equipment are stated at cost/revalued value less accumulated depreciation. Non current assets are revalued from time to time and any gains or losses are carried directly to the Revaluation Reserve. The property, plant and equipment was last revalued in the year 2010.

Depreciation is calculated to write off the cost of the assets over their successful economic life as follows:-

<u>Assets Category</u>	<u>Rate</u>	<u>Method</u>
Land	Nil	-
Buildings	2.5%	Reducing Balance method
Furniture & Equipment	20.0%	Reducing Balance method
Machinery	20.0%	Reducing Balance method
Computers	30.0%	Reducing Balance method
Motorcycles	25.0%	Reducing Balance method

All assets that are in existence at the balance sheet date are depreciated for the full year.

PROPERTY, PLANT AND EQUIPMENT SCHEDULE.

	Land	Buildings	Furniture and Equipment	Computers and Accessories	Motorcycle	Total
	U.Shs	U.Shs	U.Shs	U.Shs	U.Shs	U.Shs
Cost/Revaluation	65,883,500,000	63,005,335,572	70,449,580	45,429,194	2,745,768	129,007,460,114
Additions		314,149,694	5,713,810	48,164,887		368,028,395
At 30th June, 2014	65,883,500,000	63,319,485,266	76,163,390	93,594,081	2,745,768	129,375,488,505
Depreciation						
At 1st July, 2013	0	5,982,499,232	45,742,489	29,860,160	2,591,354	6,060,693,235
Charge for the year	0	1,433,424,651	6,084,180	19,120,176	38,603	1,458,667,610
At 30th June, 2014	0	7,415,923,883	51,826,669	48,980,336	2,629,957	7,519,360,845
Net book value						
At 30th June, 2014	65,883,500,000	55,903,561,383	24,336,721	44,613,745	115,811	121,856,127,660
At 30th June, 2013	65,883,500,000	57,022,836,340	24,707,091	15,569,034	154,414	122,946,766,879

UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

7. REVALUATION

Revaluation of Land and buildings was done in June, 2010 which gave rise to revaluation surplus. The surplus represents increase in carrying amount of assets as a result of revaluation.

MOVEMENT IN REVALUATION RESERVES

	U Shs.
Balance B/F (30/6/2013)	107,362,393,237
Transferred to P/L	-
Balance C/D (30/6/2014)	<u>107,362,393,237</u>

8. GOVERNMENT GRANTS

Grants were received from the Government of Uganda in form of properties. The grant amount was treated as deferred income. The grant amount equivalent to the depreciation of the buildings acquired in grants is transferred to income annually (IAS 20). The rate of depreciation is 2.5%

GOVERNMENT GRANTS

	U. Shs.
Balance B/F (30/6/2013)	18,064,762,348
Transferred to P/L	(451,619,061)
Bal C/D (30/6/2014)	<u>17,613,143,377</u>

9. CURRENCY

Assets and liabilities expressed in foreign currencies are translated into Uganda shillings at the rates of exchange ruling on the Balance sheet date. On the balance sheet date, the translations rates were; 1 Kenya shilling = 30 Uganda Shillings, 1 Great Britain Pound = 4,500 Uganda Shillings and 1 US \$ = 2,550 Uganda shillings. Transactions during the year are translated at the rates ruling at the date of the transaction. Gains and losses are dealt with in the income statement.

FOREX GAINS/LOSSES

Gains on GBP Pounds transaction	16,267,809
Loss on US Dollar transaction	(6,826,234)
Total	<u>9,441,575</u>

10. BORROWING COSTS

Costs associated with and servicing of loans apart from the principle repayments are recognized as expense in the period in which they are incurred.

UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

11. CASH AND CASH EQUIVALENTS

For the purpose of the statement of cash flows, cash and cash equivalents comprises of cash on hand and balances at the bank.

	U. Shs	U. Shs
Cash and Cash Equiv.	30.6.2014	30.6.2013
Cash at Hand Kampala	65,200	15,087,750
Mombasa cash at hand	2,180,100	79,800
Cash at Hand London	48,183,210	25,771,320
Stanbic bank-Mombasa	179,527,440	1,369,636
Barclays bank-Kampala	124,647,030	159,572,880
Stanbic UPHL-HQ	19,095,094	39,344,641
Stanbic Farmers House	7,662,493	5,522,390
	<u>381,360,567</u>	<u>246,748,417</u>

12. TRADE AND OTHER PAYABLES

These are recognized at fair value. It includes lease income received in advance from TIC Plastics Ltd. with outstanding balance of 975,000,000

	U. Shs	U. Shs
	30.0.2014	30.6.2013
Lease income in advance	975,000,000	990,000,000
Payables and accruals Uganda	109,339,960	170,013,127
Payables and accruals Mombasa	89,568,741	155,607,841
Accrued Taxes		116,061,005
Proposed Dividends	250,000,000	400,000,000
Total	<u>1,423,908,701</u>	<u>1,831,681,973</u>

13. EMPLOYEE BENEFITS

The company pays salaries and wages to its employees and contributes to National Social Security Fund (NSSF) and pays gratuity. The company's obligation to the scheme is limited to 10% of the employee's gross pay which is charged to income.

UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

14. TRADE AND OTHER RECEIVABLES

These are recognized at fair value. The debtors comprise mainly of Government of Uganda Shs.4,741,740,000.

Trade and other receivables

	30.06.2014	30.06.2013
	U.Shs	U.Shs
G.O.U	4,741,740,000	4,741,740,000
Trade receivables Mombasa	899,410,088	228,346,479
Trade receivables Uganda	563,626,766	624,836,854
Receivables London	299,735,007	246,252,491
Total	6,504,511,861	5,841,193,824

15. BANK LOAN

The company obtained a loan from CFC Stanbic in Mombasa in 2006 repayable in 7 years. The loan was restructure in September 2011 changing the repayment period to a further 7 years starting September 2011.

	U. SHS.
Loans - CFC Stanbic Mombasa	
Balance B/F(30/6/2013)	3,309,727,470
Repayments	(468,713,130)
Balance C/D (30/6/2014)	2,841,014,340

16. CAPITAL AND REVENUE RESERVES

MOVEMENT IN CAPITAL AND REVENUE RESERVES	30.6.2014
Bal b/f (30/6/2013) - Revenue	(1,539,322,238)
Retained Profits for the year	1,035,396,431
Bal c/f (30/6/2014)	(503,925,807)

17. LEASE INCOME IN ADVANCE:

The Company leased it land at Nalukolongo to TIC Plastics Ltd for 77 years. The lease income was received in advance. The outstanding amount of the lease is amortized over the remaining life of the lease.

UGANDA PROPERTY HOLDINGS LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30.06.2014

18. CONTINGENT LIABILITIES.

On the reporting date, UPHL had the following cases in Court. However management considers the magnitude and the impact of the cases too small to affect the operations of the Company.

TENANT	DETAILS/OBJECTION	CURRENT POSITION/COMMENT
EDWARD JOSEPH NGARACHU V/S UPHL	Rent was increased from kshs 20,000 to 35,000/= in October 2011. Tenant launched complaints to the Rent Restriction Tribunal CASE NO; 203 of 2011.	Case has dragged/the tribunal appears only once in Mombasa.
AMAN MATANO V/S UPHL	Tenant issued with rent increment notice from kshs 20,000/= to 35,000/= starting October 2011. Tenant launched complaint in the rent restriction tribunal CASE NO: 209 of 2011. Tenant applied to pay rent to the tribunal and consent was granted.	Case has dragged/the tribunal appears only once in Mombasa.
ADAH NYABOK T/A FIMODA FASHIONS v/s	Tenant launched an appeal of ruling of the business premises rent tribunal terminating the lease.	Case is at mention stage
IQRA DRIVING SCHOOL V/S UPHL	UPHL Terminated tenancy through a notice copied to the business premises rent tribunal due to non-payment of rent on 9/06/2011. Tenant applied for certificate of urgency to be heard before lease is terminated.	Case is at mention stage

19. ADJUSTMENTS IN PRESENTATION

Where necessary comparatives given have been adjusted to conform with changes in presentation in the current year.