



**TWIN HUTS LIMITED**

P. O. Box 43484 – 00100, Nairobi, Kenya.

Tel.: 0716 079235

[invest@twinhuts.co.ke](mailto:invest@twinhuts.co.ke) | [www.twinhuts.co.ke](http://www.twinhuts.co.ke)

**13<sup>TH</sup> ANNUAL GENERAL MEETING 7<sup>TH</sup> AUG. 2021**

**CHAIRMAN’S REPORT**

**INTRODUCTION**

Dear Shareholders,

I welcome you to this 13<sup>th</sup> Annual General Meeting of the Twin Huts Ltd. This AGM will contain the reports for the year 2019 and 2020. The company was unable to hold the AGM for the year 2019 due to the Covid-19 Global Pandemic, which continue to cause untold human and economic suffering. We are in a state of a world war, not one of arms but disease, with the same grim consequences of death and suffering.

The Board that served you in 2019/2020 is as follows:-

1. Dr. Moses Kinuthia - Chairman ( Medical Doctor, Aviation and Properties Investor).
2. Nehemiah Ndeta – Vice Chair (Education Philanthropist).
3. David Mngolia – Chair, Investments (Senior Tourism Operator).
4. Simon Githuku – Board Secretary (Educationist)
5. Caroline Nkatha – Treasurer (Accountant).
6. Timothy Kuria – Chair, Board projects (Banker)
7. Timothy Saruni – Investment Committee (Land Economist)

The Company Secretarial services were handled by M, L. Mugambi (Advocate/CPS)

***Directors:***

***M. Kinuthia (Chairman), C. Nkatha (Treasurer), N. Ndeta (V Chairman)***

The Board continued to run and operate all activities of the company despite the hostile environment. One of the board members Nehemiah Ndeti, the Vice Chairman unfortunately suffered a stroke that has left him debilitated but recovering well. I take this opportunity to thank the entire Board for its diligence, dedication and continued sacrificial service despite the calamitous environment. I would also like to sincerely thank the Board members who are retiring on rotation as mandated by our constitution.

Twin Huts Ltd. has 3,082 fully paid up Shares with a par value of Ksh.30.8 Million in 2020. There was no new share sale as the Board concentrated on the implementation of the short term strategy – low cost Housing which the THL Body Corporate partnered with individual THL members to form LCH Regent Ltd.

### **THE ENVIRONMENT WE OPERATE**

The year 2019 saw simmering down of the earlier heightened political tension in the country with the famous “Handshake” between the two main political protagonists. The low cost housing project that had commenced in Q3 2018 came to a completion one year later in Q3 2019. There was hope in the air as the property sector prepared itself for the upward swing phase. This was short-lived. In Q1 2020 the Covid-19 Global Pandemic was announced and the globe went into unprecedented lock-down with devastating health and economic consequences. There was death and mayhem as the disease ravaged without respect of developmental status of any nation. The Pandemic has claimed nearly four (4) Million lives and afflicted over 200 Million individuals worldwide. There is untold economic meltdown in every sector. No new project could be initiated under such circumstances and the strategic plan goals were temporary shelved. The prevailing short-term strategy was to survive as a company.

### **TWIN HUTS PROJECTS UPDATE**

#### **a) Gatkeyland Syokimau Project**

This is a 5.4 Acre project along Mombasa Road that was acquired through an SPV – Gatkeyland Ltd. between the year 2014 – 2016. The project was divided into 40 equity units with THL owning 12 units or 32% of the project, the others owned by individuals. Due to the continued poor showing in the property sector in the country in 2019/2020, the Board thought it wise to hold out into the long term. The Book value for this property is Ksh.20M, whereas the market value is about Ksh.300M.

#### ***Directors:***

*M. Kinuthia (Chairman), C. Nkatha (Treasurer), N. Ndeti (V Chairman)*  
*T. Kuria, S. Githuku, D. Mngolia, T. S. Parsaloi (All Kenyans)*  
*Company Secretary: M, L Mugambi*

b) **NEWGATE ESTATE (WINDSOR)**

In the year 2019/2020, Twin Huts Ltd. continued to hold 60% shareholding in Planning Development Co. Ltd. which owns 2.4 acres of this Estate. There has been some movement at the Nairobi County Government Planning Department but the building plans have not yet been approved. The Book value for THL interest is Ksh.11M, whereas the market value is about Ksh.120M.

c) **LCH REGENT LTD.**

In conformity to our short term strategy in the THL 10 year Strategic Plan, the Board did implement the low cost housing project. This is located along Waiyaki Way, about 10 Km from the CBD. It consists of 69 (sixty nine) units of various sizes viz; 58 Bedsitters and 11 one Bedroom Units. The units lie on over 3/8 Acre of land leased for 15years. The project received instant and overwhelming support by individual shareholders who I would like to specifically thank. The project broke ground in mid July, 2018 and was completed in August, 2019. LCH Regent Ltd. fully owns the project and THL holds about 20% Shares with its Ksh.3M (Three Million) investment.

The projected rents were severely affected by the Covid-19 Pandemic and currently a one bedroom unit is fetching between Ksh,9,000 to Ksh.10,000 and for the bedsitters Ksh.6,500 to Ksh.7,000 which translates to 25% less expected rent. The occupancy of the units was also severely affected by the Pandemic and also the roadworks of the Waiyaki Expressway. Occupancy has ranged between 45% and 60%. Despite this the LCH Regent Limited has been able to settle all its liabilities in lease premiums, Agency, maintenance costs and sundry without the investors going back into their pockets. THL was paid a partial refund (Read Dividend) of Ksh.420,000 for the year 2020 for the 15 shares it holds in LCH Regent Ltd. This was commendable especially putting into account the severely depressed economy.

***Directors:***

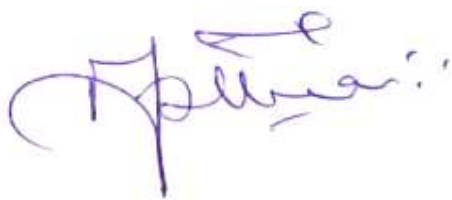
***M. Kinuthia (Chairman), C. Nkatha (Treasurer), N. Ndeta (V Chairman)  
T. Kuria, S. Githuku, D. Mngolia, T. S. Parsaloi (All Kenyans)  
Company Secretary: M, L Mugambi***

## **WAY FORWARD 2021**

There is sliver of hope in the horizon as we turn a corner in the Covid-19 global Pandemic. The number of infections and death continue on a downward trend thanks to the life-saving Covid-19 specific vaccines. Many economies continue to reopen locally and globally though cautiously due to experience with unexpected disease waves.

The 10yr strategic plan which has been on hold within this grim milestone will continue being our trusted guide as to new avenues of investments and value addition of our existing properties. On behalf of the THL Board that served you in 2019/2020,

I thank you for your continued support and your involvement in this AGM.



Dr. Moses Kinuthia  
**BOARD CHAIRMAN**  
**TWIN HUTS LTD.**

### ***Directors:***

***M. Kinuthia (Chairman), C. Nkatha (Treasurer), N. Ndeta (V Chairman)  
T. Kuria, S. Githuku, D. Mngolia, T. S. Parsaloi (All Kenyans)  
Company Secretary: M, L Mugambi***