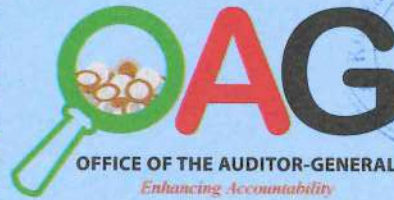


REPUBLIC OF KENYA



REPUBLIC OF KENYA



**REPORT**

**OF**

**THE AUDITOR-GENERAL**

**ON**

**KONZA TECHNOPOLIS DEVELOPMENT  
AUTHORITY**

**FOR THE YEAR ENDED  
30 JUNE, 2025**





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**KONZA TECHNOPOLIS DEVELOPMENT AUTHORITY**

**ANNUAL REPORT AND FINANCIAL STATEMENTS**

**FOR THE FINANCIAL YEAR ENDED  
30<sup>TH</sup> JUNE 2025**

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**Prepared in accordance with the Accrual Basis of Accounting Method under the  
International Public Sector Accounting Standards (IPSAS)**

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## II. Acronyms, Abbreviations and Glossary of Terms

CEO	Chief Executive Officer
DG	Director General
CBK	Central Bank of Kenya
ICPAK	Institute of Certified Public Accountants of Kenya
IPSAS	International Public Sector Accounting Standards
KOTDA	Konza Technopolis Development Authority
MIC & DE	Ministry of Information, Communication & The Digital Economy
NT	National Treasury
OCOB	Office of the Controller of Budget
OAG	Office of the Auditor General
OSHA	Occupational Safety and Health Act of 2007
PFM	Public Finance Management
PPE	Property Plant & Equipment
PSASB	Public Sector Accounting Standards Board
SAGAs	Semi-Autonomous Government Agencies
SC	State Corporations

### B: Glossary of Terms

**Fiduciary Management-** Members of Management directly entrusted with the responsibility of financial resources of the organisation.

**Comparative Year-** Means the prior period.

### **III. Key Entity Information and Management**

#### **(a) Background information**

Konza Technopolis Development Authority was established under the Legal Notice Number 23 on 28 March 2012 under State Corporations Act (cap. 446). The entity is domiciled in Kenya. The objective of the Authority is to ensure that Konza Technopolis grows into a sustainable world class technology hub and a major economic driver for the nation with vibrant mix of businesses, workers, residents and urban amenities.

The vision, mission, core values and core function of the Authority include:

#### **Vision**

A leading global Technopolis and innovation hub

#### **Mission**

To develop a thriving sustainable smart city and a vibrant innovation ecosystem contributing to Kenya's knowledge Economy.

#### **Core values**

**i) Nurture:** We celebrate and invest to grow diverse talents and skills to achieve our vision. We see possibilities ahead of us and we are committed to develop the smart city to its true potential.

**ii) Innovation:** We choose to transform and continuously improve in everything we do; we are curious, creative and constantly look for better ways to deliver our products and services to our customers.

**iii) Collaboration:** We optimize results by working smarter together, we multiply our contribution through strategic partnerships and deliver value to all parties.

**iv) Excellence:** We are passionate in delivering a better Konza to live work and play through flexible and creative solutions inspired by inspired by outstanding service in time. We conduct our business with integrity in a transparent, accountable and ethical manner.

#### **Principal Activities**

The principal activities of the Authority are to:

- 1) Develop all aspects of the Area with particular emphasis on:
  - (i) Developing integrated infrastructural facilities, and
  - (ii) Provision of advice to the Government on the removal of impediments to, and creation of incentives for trade, services, and manufacturing in the Area.



- 2) Regulate and administer approved activities within the Area.
- 3) Generate additional economic activities in the Area, through implementation of a system in which the Area enterprises are self-regulatory to the maximum extent possible.
- 4) Plan for the development of the Area and initiate project activities identified for such planning through the Government.
- 5) Develop and keep up to date a long-term development plan for the Area.
- 6) Initiate studies and carry out surveys of the Area as may be considered necessary by the Government or the Authority, and to assess the alternative and substitute demands within the Area on the available resources.
- 7) Co-ordinate the various studies of, and schemes within the Area so that human, land, energy, water and other resources are utilized to the best advantage and monitor the design and execution of planned projects within the Area.
- 8) Affect a program of both monitoring and evaluation of the performance of any project within the Area so as to improve that performance, establish responsibility and improve planning.
- 9) Cause the construction of any works necessary for the protection and preservation of natural resources within the Area.
- 10) Maintain liaison between the Government, the private sector and other Government agencies including but not limited to any specialized economic zone agency, in matters of development of the Area with a view to maximizing resource utilization and benefits to the people of Kenya.
- 11) Liaise with relevant government institutions to promote both locally and internationally the opportunities for investment in information and communications technology and such other industrial activities of the Area
- 12) Facilitate and manage information and communication technology, industrial incubation parks and science and technology parks together with related facilities within the Area and buffer zone.
- 13) Liaise with Machakos, Makueni and Kajiado County Authorities in coordinating regulatory matters relating to investment requirements of the Area. Carry out any other activity that the Board considers necessary for the promotion and facilitation of development of information and communications technology products and services within the Area.

**(b) Key Management**

The Authority's day-to-day management is under the following key organs:

- i. Board of Directors
- ii. Management of the Authority headed by the Chief Executive Officer

**(c) Fiduciary Management**

The key management personnel who held office during the financial year ended 30th June 2025 and who had direct fiduciary responsibility were:

No.	Designation	Name
1.	Chief Executive Officer	Mr. John Paul Okwiri
2.	Chief Manager, Corporate Services	CPA Norman Mwangi
3.	Chief Manager, Business Development, and Innovation	Ms Josephine Ndambuki
4.	Chief Manager Construction, Operations and Management	Eng. Anthony Sang
5.	Chief Manager, Physical Planning, Design and Compliance	Arch. Annah Musyimi
6.	Corporation Secretary Manager & Chief Manager Legal Services	Ms. Gladys Koletit
7.	Chief Manager Corporate Research, Policy & Strategy	Ms. Stella Muhoro
8.	Manager, Finance & Accounts	CPA Haminah Muua
9.	Manager, Procurement	Vincent Kimechwa
10.	Chief Manager Internal Audit and Assurance	CPA John Karanja

**(d) Fiduciary Oversight Arrangements**

The Authority has key fiduciary oversight arrangements covering

- a) Audit & Risk Committee
- b) Public Finance Management Committee
- c) Budget Implementation Committee

**(e) KoTDA Headquarters**

Konza Complex, 7<sup>th</sup> Floor, Konza,  
 Nairobi-Mombasa Highway



**(f) KoTDA Contacts**

P.O. Box 1- 90150, Konza Kenya  
Telephone: (+254) (0)204343013/4  
E-mail: [konza@konza.go.ke](mailto:konza@konza.go.ke)  
Website: [www.konza.go.ke](http://www.konza.go.ke)

**(g) KoTDA Bankers**

Kenya Commercial Bank  
P. O. Box 30012 - 00100  
Kipande House Branch,  
Nairobi, Kenya

**(h) Independent Auditor**

Auditor-General  
Office of the Auditor General  
Anniversary Towers, University Way  
P.O. Box 30084  
GPO 00100  
Nairobi, Kenya

**(i) Principal Legal Adviser**

The Attorney General  
State Law Office and Department of Justice  
Harambee Avenue  
P.O. Box 40112  
City Square 00200  
Nairobi, Kenya

#### IV. The Board of Directors

##### **Prof. Raphael Muatine Munavu (CHAIRMAN)**

D.O.B. 1<sup>st</sup> August 1949



Raphael Munavu is a Professor Emeritus in the Department of Chemistry, University of Nairobi, Chair of the Presidential Working Party of Education Reforms in Kenya from (September 2022 to present) and a Director at NACOSTI (October 2021 – present).

Prof. Munavu attended Kalamazoo College (B.A. 1967-1970), Wayne State University (M.Sc. 1970-1972), and the University of Detroit (Ph.D. 1972-1975) in the USA. His specialization is in Organic, Environmental, and Industrial Chemistry.

Prof. Munavu has had an illustrious career in academia and public service for the last 35 years. He served as the Chairman of the Kenya National Academy of Sciences (KNAS) for 19 years (2002- 2021), Chancellor of Laikipia University for five years (February 2013 – February 2018), and Commissioner at the Constitutional Commission on Revenue Allocation (CRA) for six years (December 2010 – December 2016)

He was the Dean of the Faculty of Science at the University of Nairobi (1987-1990), founding Principal of Laikipia College of Egerton University (1990-1992), Vice-Chancellor of Egerton University (1992-1994) Deputy Vice-Chancellor (Administration and Finance) at the University of Nairobi (1994-1998) and Vice-Chancellor of Moi University (July 14<sup>th</sup>, 1998 to September 19<sup>th</sup>, 2002). In addition to regular administrative responsibilities, Prof Munavu spearheaded the establishment of International Programs Offices at the University of Nairobi (1995) and at Moi University (1999) and Privately Sponsored Students Programs at Moi University (1998).

**CS, THE NATIONAL  
TREASURY,  
HON. CPA JOHN MBADI  
NG'ONGO, EGH**



Hon. John Mbadi is the Cabinet Secretary (CS) for The National Treasury and Economic Planning. Before his appointment, Hon. Mbadi had an extensive career in public service, most recently serving as a nominated Member of Parliament (MP) and the Chairperson of the Public Accounts Committee in the National Assembly. The CS has a rich history in legislative leadership, having served as the elected MP for Suba South Constituency, Suba Constituency, and Gwassu Constituency.

Hon. Mbadi's contributions have been recognized with honours such as the Chief of the Order of the Burning Spear (CBS) and Elder of the Order of the Golden Heart of Kenya (EGH). His skills span planning, budgeting, financial analysis, accounting, economics, and community development, complemented by strong leadership, effective communication, and interpersonal skills. His areas of interest include politics, reading, and soccer.

**PS, ICT & DIGITAL ECONOMY  
ENG. JOHN TANUI, MBS  
D.O.B 7<sup>TH</sup>. MARCH 1973**



Eng. John Tanui is the Principal Secretary in the Ministry of Information, Communications, and the Digital Economy in charge of the State Department for ICT and the Digital Economy. Prior to joining the Ministry, Eng. Tanui was the Chief Executive Officer of the Konza Technopolis Development Authority (KoTDA) for over 7 years, Deputy Country CEO and Vice President of Huawei Technologies responsible for Kenya, Tanzania, Somalia and Djibouti and the Director of Technical Service Department in the same organization that he served for over of 15 years. With over 17 years in the ICT industry and international business management, Eng. Tanui has worked in several countries in Africa and also in China acquiring knowledge



and experience in Business and project management, he has keen interest and expertise in Engineering Turnkey Projects, Innovations, setup and management of industry collaborations and partnerships. He is passionate about how technology can be utilized to solve challenges facing economies.

He holds a bachelor's degree of Technology in Electrical and Communication Engineering from Moi University and MBA in International Business from the University of Nairobi where he is currently pursuing PhD in global business management. He is a member of the Institution of Engineers of Kenya (MIEK), a registered engineer and a member of the Academy of International Business.

**Bertha Joseph Dena**  
**D.O.B 19<sup>TH</sup> JUNE 1956**



Ms. Dena holds two MBAs from Maastricht School of Management Netherlands and Eastern and Southern African Management Institute (ESAMI), a Bachelors of Commerce (Accounting) degree from University of Nairobi, a Certified Public Accountant of Kenya, CPA (K) certificate and a Certified Public Secretary of Kenya, CPS (K) certificate.

Ms. Dena has been in the finance and academia professional fields for over 30 years now during which she has served as an Auditor, Chief Accountant, Company Secretary and Finance Manager at various organizations among them Stagecoach International Services Ltd, AIG Global Investments Company (East Africa) Ltd and Pine Bridge Investments East Africa Ltd (former AIG Global Investments Company Ltd). She is currently a Money and Capital Markets Lecturer at United States International University Africa (USIU).

Ms. Dena has a wealth of experience in public service and leadership. Between 2001 and now she has served as a Board member at Kenya Ports Authority, Kenya Women Finance Trust, Rural Electrification Authority, Kenya Maritime Authority, Jomo Kenyatta University of Agriculture & Technology, Information Communication Technology Authority and Eco Bank Kenya Ltd.

**PHILIP NYAKWAKA OLERO**

**D.O.B 1968**



Mr. Olero is a Sales, Marketing, Governance and Public Administration expert with an illustrious career to his name spanning over 20 years. As a sales and marketing expert, Mr. Olero is proficient in ensuring company sales objectives are attained through effective operation of the sales activities, defining suitable markets for a company's products and services, ensuring market shares are maintained and expanded, preparing financial plans and projected financial returns.

Mr. Olera is currently the Managing Director at Phinoce Enterprises Ltd.

He holds a Bachelor's Degree in Government and Public Administration from Moi University, National Diploma in Business Management from Kenya Institute of Management and is currently undertaking a Master of Business Administration (MBA) in Strategic Management from the University of Nairobi.

Mr. Olero is a member of GlaxoSmithKline Pharmacists Club and an Associate member of the Kenya Institute of Management.



**PACIFICA CHEPKOSGEL, PhD**  
**D.O.B 1964**



Dr. Pacifica is a highly experienced academician with a bias in the areas of environmental and sustainable development, socioeconomic livelihoods, gender mainstreaming, management and organizational development. She holds a PhD in Environmental Studies (Human Ecology) from University of Eldoret and a Masters Degree in Development studies from Moi University.

She currently serves at Moi University as a senior lecturer in Development studies, a Senate Representative for the School of Arts & Social Sciences and the Program Leader Master of Arts in Development studies, School of Arts.

She is committed to providing leadership in academic and administrative management at tertiary levels of education and over the course of her lecturing career, she has held high impact positions including the Head of the Department of Development Studies at University of Eldoret, Head of Department (Development Studies), School of Human Resource at Moi University, Diploma Coordinator School of Human Resource at Moi University and Board member at the Moi University HIV/AIDS Control Unit (MUHACU).

**CHARLES KILONZO**  
**D.O.B 12<sup>TH</sup> DECEMBER 1973**



Charles Kilonzo is a governance, strategic leadership, marketing, and corporate communications expert with over 20 years of experience in the fields of media, public relations, advocacy, marketing, management, and governance.

Mr. Kilonzo has served as a public relations, corporate affairs, and resource mobilization professional at various institutions among them St. Paul's University, Daystar University, and Bible Translation and Literacy (BTL). He has immense experience in journalism and media productions having founded a communication, marketing & media production firm – Live Studios Media Ltd, in 2015. As the Managing director – Live Studios Media Ltd, Charles currently leads operations at the firm.

Mr. Kilonzo holds a master's degree in business administration (MBA) – (Strategic Management major) from Moi University, a Post-graduate Diploma in Public Relations Management from Kenya Institute of Management (KIM) and a BSC – Horticulture from Jomo Kenyatta University of Agriculture and Technology.

**GRACE WANJIRU WANDERI**  
**ALTERNATE TO CABINET SECRETARY,**  
**THE NATIONAL TREASURY**  
**D.O.B 24<sup>TH</sup> APRIL 1968**



Ms. Grace is the Alternate Director representing the Cabinet Secretary for the National Treasury and Planning in the Board of Konza Technopolis Development Authority. She is the Principal Information Communication and Technology Officer under the National Treasury in charge of administration of Public Investment Management Information System.

Grace is a holder of Bachelor of Business in Information and Technology (BBIT) from University of Greenwich in the United Kingdom.

**MR. WESLEY MARITIM**  
**D.O.B 1965**



Wesley Maritim is the Alternate director representing the Principal Secretary, Ministry of Information, Communications and the Digital Economy in charge of the State Department for ICT and the Digital Economy the Board of Konza Technopolis Development Authority.

Wesley is the Director Administration- ICT at the Ministry of Ministry of Information, Communications and the Digital Economy.



**JACQUELINE NJERI NJUGUNA**  
**DIRECTOR**  
**D.O.B 08.02.1969**



Jacqueline Njeri Njuguna is a graduate of The University of Nairobi. She holds a Bachelor's Degree in Commerce (B.Com) with marketing major. She is also a member of Marketing Society of Kenya (MSK).

Jackie Kiaraho as she is commonly known, has vast experience in the corporate world, having worked in marketing and PR departments at various organizations such as Diners Club Africa Limited, The Institute of Advanced Technology (IAT), The Corporative Bank and Caltex Oil.

Jackie left formal employment and went into private practice. She runs successful real estate and hospitality firms. She also manages events and runs several farms. Jackie has over the years built herself a reputation as a natural leader and motivator.

**ABDUL BAHARI ALI**  
**DIRECTOR**  
**D.O.B 15.12.1963**



The Honourable Abdul Bahari Ali holds a BA in Economics & Government from the University of Nairobi and an Executive Masters Degree in Public Policy & Administration from Kenyatta University.

Mr. Ali commenced his professional career at the National Carrier, Kenya Airways, where he served in the human resources department that played a central role in turning the company to profitability through a radical restructuring and transformative exercise. He later transitioned from the service industry to the manufacturing sector at Firestone East Africa, where he assumed the role of Human Resources Manager.

Later, Mr. Ali ventured into politics and represented the Isiolo South constituency from 2003 to 2013. In 2013, Mr. Ali was appointed as the Board Chair of Tana and Athi Rivers Development Authority (TARDA). In 2018, he was further honoured with the appointment to the rank of Senior Executive as Chief Administrative Secretary (CAS). In this capacity, he served in the state departments of Labor, Social Protection, Devolution, and Arid and Semi-Arid Lands (ASAL)

**MR. PETER MUCENDU**  
**DIRECTOR**  
**D.O.B 12.09.1983**



Mr. PETER MUCENDU is a Governance expert & Political analyst with vast experience spanning over 10 years. Mr. Mucendu is a holder of A Diploma in Leadership and Management from Apeiro Institute – Sidney & currently pursuing a degree in leadership & management from the same institute.

As a political strategist, Mr. Mucendu is precise in ensuring any campaign objectives are attained through an effective and well-managed campaign machine. Through his expansive television appearances on national media houses, Mr. Mucendu has been instrumental in shaping the opinions and political views of our nation.

**SAMUEL O. OKELLO**  
**DIRECTOR**  
**D.O.B 11<sup>TH</sup> OCTOBER 1958**



Samuel O. Okello is a visionary public leader and accomplished businessman with a strong background in sustainable urban development. He was the last mayor of Kisumu City before Kenya's devolved government system and played a pivotal role as a founding member of the Kisumu City Board. His leadership with the Kisumu Action Team (KAT), UN-Habitat, and international development partners secured funding for



transformative projects like the Kisumu Urban Project (KUP) from the French government (AFD) and educational facility development from Germany's KFW.

Currently, Samuel focuses on agribusiness development in Kisumu, driving improvements in the food value chain to enhance regional food security and economic growth.

He is an active member and former country chair of Rotary International's Kenyan chapter, reflecting his commitment to service. Samuel also chairs SWIFE Limited, specializing in warehousing and logistics, and UMANI Trading Company Limited. An accomplished speaker, he has presented at international forums on urban redevelopment, environmental sustainability, and city health.

**BENARD ROTICH**  
**ALTERNATE TO PS, STATE**  
**DEPARTMENT OF ICT &**  
**DIGITAL ECONOMY**  
**D.O.B 2<sup>ND</sup> JUNE 1979**



Bernard Rotich is an ICT executive with over 20 years of experience in driving digital transformation within Kenya's public sector. Currently serving as the Director of Systems Audit and Control at the Ministry of ICT and Digital Economy, he is instrumental in developing and implementing ICT governance policies, risk management frameworks, and secure IT systems that align with national development goals. Bernard's expertise spans systems audit, compliance, and project management, complemented by a robust academic background that includes an MBA in Management Information Systems from Unicaf University and an MSc in Information Sciences from Moi University. He has successfully spearheaded impactful projects such as the Kenya Education Cloud and the National Education



Management Information System (NEMIS), which have revolutionized education and governance processes.

An accomplished leader and innovator, Bernard is dedicated to leveraging technology to enhance efficiency, transparency, and service delivery in government. His technical expertise, certifications like ITIL and Prince2 Agile Practitioner, and leadership acumen have enabled him to mentor teams and collaborate effectively across departments. Passionate about innovation, Bernard has a proven track record of delivering citizen-centric e-Government solutions while ensuring system resilience and security. Outside work, he enjoys traveling, mentorship, networking, and community service, reflecting his commitment to personal growth and societal development.

**JOHN PAUL OKWIRI**  
**CHIEF EXECUTIVE OFFICER**  
**D.O.B 25<sup>TH</sup> MAY 1985**



John Paul Okwiri is a highly accomplished executive celebrated for extensive experience in procurement, supply chain management, and investment strategies. Currently serving as the Chief Executive Officer of Konza Technopolis Development Authority (KoTDA), he has played a critical role in transforming the organization into a leading center of excellence for innovation and technology, focusing on advancing Kenya's knowledge economy.

With over 20 years of experience in procurement and supply chain management, Mr. Okwiri has established himself as a respected leader, demonstrating his strategic vision and excellent management capabilities. He has provided critical leadership in the procurement and implementation of several large-scale projects at Konza Technopolis, including successfully delivering Konza Phase 1 Horizontal Infrastructure, establishing the Kenya Advance Institute of Science and Technology and mobilizing resources to construct a tier 3 National Data Center, transforming Kenya's cloud infrastructure and data center services.

Mr. Okwiri holds an MBA in Procurement & Supply Chain Management from the University of Nairobi and a Bachelor of Commerce in Accounting. He is a Professional Member of the Chartered Institute of Purchasing & Supply (MCIPS-UK) and the Kenya Institute of Supplies & Management (MKISM). Besides, John is a certified FIDIC Dispute Adjudication Board (DAB) Expert.

**GLADYS KOLETIT**  
**CORPORATION SECRETARY & CHIEF MANAGER LEGAL SERVICES**



Ms. Koletit is a skilled advocate, negotiator and corporate legal specialist with more than 12 years' diversified experience and exposure in legal practice, leadership, and management. Gladys has expertise in all legal aspects of business operations; contract drafting and negotiation, employment law, conveyancing, company secretarial, governance, litigation, conveyancing, and regulatory compliance.

She holds a Bachelor of Laws degree (LLB) from the University of Nairobi, Diploma in Law from the Kenya School of Law and a Master of Business Administration in Strategic Management from the University of Nairobi. She is an Advocate of the High Court of Kenya and a Certified Public Secretary - CPS (K). She is a member of Law Society of Kenya (LSK) and the Institute of Certified Secretaries.



## **V. Key Management Team**

### **JOHN PAUL OKWIRI CHIEF EXECUTIVE OFFICER**



John Paul Okwiri is the Chief Executive Officer of Konza Technopolis Development Authority (KoTDA). He has over 20 years of experience in procurement and supply chain management. Mr. Okwiri has established himself as a respected leader, demonstrating his strategic vision and excellent management capabilities. He has provided critical leadership in the procurement and implementation of several large-scale projects at Konza Technopolis.

Mr. Okwiri holds an MBA in Procurement & Supply Chain Management from the University of Nairobi and a Bachelor of Commerce in Accounting. He is a Professional Member of the Chartered Institute of Purchasing & Supply (MCIPS-UK) and the Kenya Institute of Supplies & Management (MKISM). Besides, John is a certified FIDIC Dispute Adjudication Board (DAB) Expert.

### **NORMAN MWANGI CHIEF MANAGER, CORPORATE SERVICES**



Norman Mwangi is the Chief Manager (Finance, Corporate service). He has working experience of over 24 years in the public sector. Norman holds a Master of Business Administration (Finance) and Bachelor of Education (Maths & Business Studies) First Class Honours. He is a Certified Public Accountant of Kenya and a member of the ICPAK.

**ANNAH MUSYIMI**

**CHIEF MANAGER, PHYSICAL PLANNING, DESIGN AND COMPLIANCE**



Annah holds Masters and Bachelors of Architecture from University of Nairobi. She is a members of Architectural Association of Kenya and registered with Board of Registration of Architectures and Quantity Surveyors of Kenya.

Her docket includes: Physical planning design and compliance

**ANTHONY K. SANG**

**CHIEF MANAGER, CONSTRUCTION, OPERATION & MANTAINANCE**



Eng. Anthony K. Sang is the Chief Manager - Construction Operations and Management at the Authority. He holds a Bachelor's degree of Technology in Production Engineering and MSc in Entrepreneurship, Post Graduate Diploma in Project Planning and Management. He has served as a Council Member at the Institution of Engineers of Kenya (IEK) and is a Fellow of the Institution. He is also a Member of the Chartered Institute of Arbitrators.

**JOSEPHINE NDAMBUKI**

**CHIEF MANAGER BUSINESS DEVELOPMENT & INNOVATION**



Josephine is a Technology business leader with over 15 years' experience working in ICT, Telecoms, and technology-based sector in both private, public and development organisations in Kenya.

Josephine holds a BSC computer Science degree (1st class), MBA - strategic Management and is currently pursuing a PHD in Business - Entrepreneurship and small business development with a bias on research in Technology enterprises, she is a certified project manager and ISO Quality management systems implementor professional. And is a member of Kenya Institute of Management.



**STELLA MUHORO**

**CHIEF MANAGER RESEARCH, POLICY AND STRATEGY**



Stella's experience is anchored well by her cross cutting education background in Marketing as Chartered Marketer (MCIM), Certified Accountant (CPA). She holds an MBA in Strategic Management among other management courses - always updating her skills with changing macro and micro environment.

**GLADYS KOLETIT**

**CORPORATION SECRETARY & CHIEF MANAGER LEGAL SERVICES**



Ms. Koletit holds a Bachelor of Laws degree (LLB) from the University of Nairobi, Diploma in Law from the Kenya School of Law and a Masters of Business Administration in Strategic Management from the University of Nairobi. She is an Advocate of the High Court of Kenya and a Certified Public Secretary - CPS (K). She is a member of Law Society of Kenya (LSK) and Institute of Certified Secretaries.

She is in charge of Legal Services division and Board Secretariat Services.



**HAMINAH KATHAMBI MUUA**  
**MANAGER, FINANCE & ACCOUNTS**



CPA Haminah is a graduate of Master of Business Administration (MBA) in Strategic Management from Kenya Methodist University, Master of Science in Accounting and Finance from Birmingham University (UK) and Bachelor of Commerce, Accounting Option from the University of Nairobi. She is a member of the Institute of Certified Public Accountants of Kenya (ICPAK).

She has over 20 years' working experience, drawn from both the private and public sectors.

**VINCENT K. KIMENCHWA**  
**MANAGER, PROCUREMENT**



Vincent holds an MSc (Procurement & Logistics) from the Jomo Kenyatta University of Agriculture and Technology and a Bachelor of Purchasing and Supplies Management. He is a member of Chartered Institute of Purchasing & Supply (UK) and Licenced member of Kenya Institute of Supplies Management (KISM).

He is in charge of Supply Chain and Procurement Department.

**JOHN KARANJA**  
**CHIEF MANAGER, INTERNAL AUDIT & ASSURANCE**



John Karanja is a member of the Institute of Certified Public Accountants of Kenya (ICPAK), The Institute of Internal Auditors (THEIIA) and Information Systems Audit and Control Association (ISACA). He holds a Bachelor of Commerce (BCOM) Degree, First Class Honours and Master of Business Administration (MBA) from the University of Nairobi.

He has over 18 years' experience in internal audit, compliance, finance and quality assurance obtained from a variety of international and local organizations drawn from the private and public sectors. He gives assurance to the Board on the effectiveness of internal controls and risk management framework.

## VI. Chairman's Statement

As we close the financial year ending June 2025, it is with immense pride and optimism that I present this report on the remarkable progress and milestones achieved at Konza Technopolis Development Authority. This year has been a testament to our commitment to creating a world-class innovation hub and a beacon of progress in Kenya's technological and economic landscape.

One of the most significant accomplishments this year has been the successful completion of our horizontal infrastructure. This development has laid a solid foundation for the future growth of Konza Technopolis, enhancing our capability to attract and accommodate a diverse range of investors and enterprises. The completion of these critical infrastructure components is not merely a milestone but a pivotal enabler for the next stages of our ambitious journey.

Investor confidence in Konza Technopolis has been further reinforced by notable activity in parcel uptake and groundbreaking initiatives. The increasing number of stakeholders investing in our parcels reflects a growing belief in the potential of Konza as a premier destination for business and innovation. These developments not only validate our vision but also signal a vibrant future where diverse industries can thrive within our ecosystem.

This year, we have also forged several strategic partnerships that are integral to our growth trajectory. The collaboration with the Korean government to develop the Digital Media City at Konza Technopolis has been a highlight. This partnership is crucial in catalysing growth in our digital economy, as it leverages Korea's expertise and experience in digital media to enhance our technological capabilities and market position. The establishment of this digital hub is set to position Konza Technopolis as a leading centre for digital innovation, attracting global attention and fostering new opportunities for economic development.

A cornerstone of our progress this year has been the pivotal role of our data centre. As a critical infrastructure element, the data centre is instrumental in producing and managing data-driven solutions that address global challenges. By providing robust and scalable data solutions, we are not only supporting the needs of our tenants but also contributing to global technological advancements.

We have also made significant strides in preparing our youth for the future of work. Our initiatives to equip the next generation with digital skills and opportunities in digital jobs are vital in ensuring that they are well-prepared to navigate and excel in a rapidly



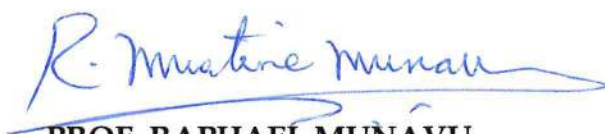
evolving job market. Through targeted training programs and partnerships with educational institutions, we are fostering a workforce that is skilled, adaptable, and ready to meet the demands of a digital economy.

Looking ahead, sustainability remains central to our vision for Konza. We are integrating climate-resilient practices into our development so that growth aligns with national restoration efforts and global sustainability standards. By adopting green infrastructure and maintaining environmental responsibility, Konza is setting the tone for smart cities that balance innovation with sustainability.

As we reflect on the achievements of this financial year, it's clear that our collective efforts are propelling Konza Technopolis towards its vision of becoming a leading global technology hub. The progress made in infrastructure, investor engagement, strategic partnerships, and digital innovation underscores our commitment to driving sustainable growth and creating opportunities for all stakeholders involved.

I extend my heartfelt appreciation to all our partners, investors, and team members whose dedication and vision have been instrumental in our success. As we look ahead, I am confident that Konza Technopolis will continue to rise as a symbol of innovation and progress, contributing significantly to Kenya's and the global economy's technological future.

In conclusion, I thank the Ministry of Information, Communication and the Digital Economy as well as the entire Konza Technopolis management team and staff for the efforts made towards the successful implementation of our strategy.



**PROF. RAPHAEL MUNAVU**

**CHAIRMAN, KONZA TECHNOPOLIS DEVELOPMENT AUTHORITY**



## **VII. Report of the Chief Executive Officer**

It is with great pride and a deep sense of purpose that I reflect on the progress made by Konza Technopolis over the past year. This past year has been transformative for Konza Technopolis, marked by significant success, reflecting the effectiveness of our strategic focus on delivering Africa's smartest City and contributing to Kenya's transformation to a knowledge-based economy. What began as a bold vision is now unfolding into a living, breathing smart city, one that reflects Kenya's ambition to lead in innovation, sustainability, and inclusive growth.

### **Financial Performance**

The Authority's budgetary allocation for the fiscal year ended on June 30, 2025, was Kshs 7.193 billion. Throughout the year, the Authority realized total revenue of Kshs 7.078 billion, achieving a 98% budget absorption rate for the Revenue budget. Concurrently, the total expenditure amounted to Kshs 6.824 billion, indicating a 95% budget absorption for the expenditure budget.

The Development Revenue of Kshs 5.999 billion was realized out of an allocation of Kshs 6.119 billion, translating to a budget absorption rate of 98%. Development revenues were derived from A-in-A funds distributed by the National Treasury directly to contractors for the Horizontal Infrastructure and Data Centre projects and development exchequer grants. For the Recurrent budget, the Authority earned a total revenue of Kshs 1.079 billion from an allocation of Kshs 1.074 billion, slightly above 100% of budget. These funds were sourced from Recurrent Exchequer grants and local A-in-A.

### **Smart city Infrastructure development**

This year marked a major milestone in Konza's journey toward smart city leadership. I am pleased to report that we have successfully completed the foundational infrastructure for Phase 1, comprising roads, streetscapes, power, water, ICT backbone, waste management systems and smart city solutions. Laying the groundwork for a fully integrated and future-ready city.

With these systems now in place, the city's transformation is visibly underway. Konza is positioning itself as a premier destination for investment and a platform for research, science, technology, and innovation. The transition of this infrastructure from construction to operational status is not only a technical achievement, it signals our readiness to lead in smart urban development.



As we move forward, we are implementing strategic plans to ensure this infrastructure is not only well-maintained but continuously upgraded to meet evolving demands. Our focus remains sustaining smart city growth, enabling innovation, and attracting world-class partners to power the next phase of development.

### **Investor onboarding efforts**

The completion of Phase 1 infrastructure has injected renewed momentum into our investor attraction strategy. Over the past year, we have experienced a marked increase in both local and international investor interest, many of whom have taken the bold step of moving from intent to implementation.

I am particularly pleased to highlight the progress of Riara University, which not only commenced construction of its main campus at Konza Technopolis and successfully completed its administration block, but also secured a University Charter. This milestone complements the progress we are witnessing on the academic front. The Open university crossed the 3,000 student number mark, and hosted its first graduation Ceremony. Additionally, the now-completed Kenya Advanced Institute of Science and Technology (KAIST), a flagship institution for research and innovation in Africa started the recruitment of professors. Setting the tone for the next phase of research science and technology.





We are also proud to welcome our first two technology companies on the ground, One now operational having set up its establishment, and the other setting up its regional headquarters at Konza, making a significant contribution to the growth of our ICT and IT-enabled services (ICT-ITES) cluster, one of the city's key economic anchors.

At the same time, investor-led vertical construction is visibly reshaping the skyline, signalling growing confidence in Konza's long-term value. We are equally excited to see our first green-certified buildings come to life, with one new accreditation received this year. This milestone underscores our commitment to sustainable urban development and climate-resilient infrastructure.

This year we opened the physical one stop shop. Enabling investors a single point of support for their investor facilitation needs. Investor journey simplification remains a strategic focus for Konza Technopolis.



### **Advancing the knowledge economy and innovation**

This year, Konza Technopolis solidified its role as a regional leader in smart city development and innovation. We actively participated in key technology and smart city leadership forums, earning three regional recognitions for our pioneering work in building Africa's smart, sustainable innovation city.

As part of our global positioning efforts, we were honoured to host the IASP World Conference, bringing together science and technology park leaders from across the globe to share best practices and foster collaboration. We

welcomed the Timbuktoo GreenTech Hub to Konza – an important milestone in



our contribution to green technology innovation in Africa. In line with this, we supported national innovation ecosystems, including capacity-building and funding support to local hubs across the country. We also hosted the Silicon Savannah Startup Fair, showcasing emerging Kenyan and regional innovators and providing a platform for investor engagement. Our support for policy advancement in the BPO-ITES sector has helped strengthen Kenya's position as a competitive outsourcing destination.

Our National Data Center continues to play a central role in powering e-government services, cloud adoption, and national data sovereignty, while the operationalization of the Konza Innovation Ecosystem and Jitume Digital Hubs has accelerated our transition from blueprint to impact. To date, over 280 Jitume innovation hubs are operational nationwide, with over 100,000 Kenyans having benefitted. I acknowledge our partners for the collaborative efforts with partners such as ICT Authority, NGCDF, Mastercard, Huawei,

eMobilis, Microsoft, Pathway Technologies, and several development agencies and private sector players. These partnerships are powering skills development, digital inclusion, and entrepreneurial growth across the country. Additionally, We received our Certification for the Drone zone. Delivering the first certified drone testing and innovation zone in Kenya. This unique facility is going to play a central role in unmanned aerial mobility innovation for the country and the region.

I am excited to report that towards the advancement of the creative economy, we conducted our first virtual production capacity-building session, opening new avenues for the creative economy and positioning Konza as a future host for digital media and content creation. These milestones signal the evolution of a thriving innovation ecosystem – marked not just by physical development, but by strong policy, growing digital infrastructure, and high-impact partnerships. Together, they bring us closer to realizing our vision of a globally competitive smart city, driving Kenya’s knowledge economy and sustainable development agenda.

### **Leading in Smart Cities and Sustainable Urban Development**

This year, Konza Technopolis continued to make meaningful progress in advancing sustainable urban development and inclusive innovation. We are integrating smart mobility corridors, climate-resilient infrastructure, and energy-efficient systems to ensure the city remains liveable, green, and future-ready.

As part of our commitment to environmental stewardship, we planted over 30,000 tree seedlings across the country, working with a broad range of partners to support reforestation and climate action. Our sustainability agenda remains collaborative, and we continue to engage stakeholders across sectors to amplify impact.

In line with our vision for inclusive development, we launched Silicon Savannah Women, an initiative designed to bridge the digital divide by empowering women to actively participate in the Fourth Industrial Revolution. We also welcomed thousands of young minds to Konza, with over 2,000 students mentored this year through structured education visits and innovation outreach.

Our partnerships with Machakos, Makueni, and Kajiado counties, and engagements with all 47 counties, remain central to our community-first approach. Through mentorship



programs, enterprise support, and green initiatives, we are deepening county-level participation in Konza's growth. We are especially pleased to see county governments embrace the digital transformation agenda, including the adoption of cloud-first strategies to improve public service delivery.

### **Institutional Capacity Development**

This year, we made important strides in strengthening our institutional capacity to deliver on our mandate. Notably, we have achieved gender parity, maintaining a 50/50 balance at both staff and management levels, reinforcing our commitment to equity and inclusion.

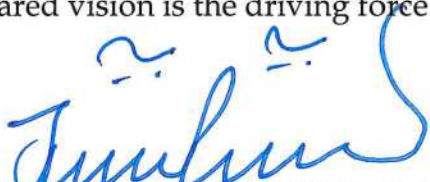
We welcomed new team members, enhancing our organizational capabilities and ensuring we are well-positioned to meet the growing demands of Konza Technopolis' development agenda. To support a culture of excellence, we conducted targeted capacity-building programs and on-the-job training, focused on cultivating high-performing, mission-driven teams.

Additionally, we continued to strengthen our institutional risk management framework, ensuring proactive governance and operational resilience. I am pleased to share that our efforts have not gone without notice. This year, we were recognized nationally with an award for excellence in public service delivery, underscoring our dedication to efficiency, innovation, and impact. As we move forward, we are committed not pushing the limits.

As we look ahead, our priorities are clear:

- Accelerate vertical development,
- Operationalize strategic facilities, and
- Deepen innovation and commercialization outcomes across sectors.

On behalf of the Konza Technopolis Development Authority, I extend my heartfelt appreciation to our partners, stakeholders, and communities. Your continued belief in our shared vision is the driving force behind our momentum.



MR. JOHN PAUL OKWIRI, OGW  
CHIEF EXECUTIVE OFFICER



### VIII. Statement of Performance against Predetermined Objectives for FY 2024/2025

The Authority is implementing its five (5) year Strategic Plan 2023-2027, themed “Accelerating the Impact of Konza Technopolis” with a Vision of becoming a leading global Technopolis and a Hub of Innovation. The Strategic Plan aims at enhancing policy, legal and regulator environment; enhancing knowledge and digital economy; Improving investment and business services environment; Enhancing sustainable smart city services; Improving financial, environmental, social and infrastructure sustainability and Strengthening Institutional Capacity.

During the reporting period, the Authority accelerated the implementation of projects and programmes including the completion and operationalization of Horizontal infrastructure (Wastewater Reclamation Facility, Water Treatment Plant and streetscape), progressed the completion of the National Data Center and smart city facilities and services. Implementation of Konza Complex Conference Facility, a strategic initiative to support the Meetings, Incentives, Conferences and Exhibition (MICE) progressed to 76 per cent. In addition, the Authority supported the establishment of Affordable Housing project within the Technopolis and facilitated an investor in establishing an EPZ project with a capacity of creating employment to over 5,000 people.

Key outputs and performance indicators were identified at the beginning of the FY 2024/25 and achievements of the same reported as below:

#### Summary of Targets Vs Achievements for the FY 2024/25

Key Output	Key Performance Indicator	Annual Target(s)	Actual as of 30th June 2025	Variance	Remarks
Konza complex	% Completion of Konza Complex Phase 1B (conference facility)	70	75.67	5.67	The Konza complex conference facility structure is complete and interior fit outs; installation of lifts is ongoing.
	% Completion of Konza Complex Phase 1C (Hotel Block)	10	10	0	The market and feasibility study has been undertaken

Key Output	Key Performance Indicator	Annual Target(s)	Actual as of 30th June 2025	Variance	Remarks
					awaiting detailed designs. Project Concept Note for establishment of the Hotel Block through Public Private Partnership has been developed and submitted to the National Treasury – PPP Directorate for consideration.
Konza Technopolis Master plan Consultancy – MDP2	% Completion of Konza Masterplan Consultancy MDP2	47	47	0	The Master Delivery partner (MDP2) contract expired on 30 July 2022 and the remaining project components were completed as required.
Konza Digital Media City	% Completion of Konza Digital Media City	22	11	(11)	The project feasibility study was finalized and the loan financing agreement between the government of Kenya and the Exim Bank of Korea signed. The project is at consultant tendering stage.
Konza Data Centre, and Smart	% Completion of Data Center	100	100	0	The project is complete

Key Output	Key Performance Indicator	Annual Target(s)	Actual as of 30th June 2025	Variance	Remarks
City facilities and Services	% Completion of Disaster Recovery Site	60	96	36	Customer onboarding and migration is ongoing.
	No. of Government services Onboarded in the Konza Data Centre		36		With the approval of Kenya Cloud Policy 2024, and aggressive marketing of Konza Cloud services, it's projected that the number of Government Services onboarded at Konza Data Center will significantly increase in the Fy 2025/26.
	% Completion of Konza Smart City Facilities and Services	100	92.5	(7.5)	<p>The installation of the following facilities is at different level.</p> <ul style="list-style-type: none"> <li>– Konza Complex CCTV &amp; Wi-Fi;</li> <li>– Smart City Facilities-IOC &amp; Experience Center Fit out.</li> <li>– Smart City Facilities-Platform IOC Platform, Smart pole, ITS, City Network, ROMA, Wi-Fi;</li> </ul>



Key Output	Key Performance Indicator	Annual Target(s)	Actual as of 30th June 2025	Variance	Remarks
					<ul style="list-style-type: none"> <li>– Konza Smart City Facilities Street scape facilities Smart pole, - ITS (Checkpoint, traffic and ePolice); and</li> <li>– Konza City Network &amp; Fiber Works.</li> </ul>
Horizontal Infrastructure Phase 1- EPCF	% Completion of Wastewater Reclamation Facility	100	100	0	The Project is Complete and operational
	% Completion of Water Treatment Plant	100	100	0	The Project is Complete and operational
	% Completion of Streetscape	100	100	0	The Project is Complete and in use

## **IX. Statement of Governance**

The Board of Directors of Konza Technopolis Development Authority are responsible for the governance of the Authority and are accountable to the stakeholders in ensuring that the Authority complies with the laws and the highest standards of business ethics and corporate governance. Accordingly, the Board attaches very high importance to the generally accepted corporate governance practices and has embraced the internationally developed principles and code of best practice of good corporate governance.

### **i. Appointment of Board members**

#### **Process of appointment and removal of directors**

The power of appointing Board members has been delegated to the Cabinet Secretary, Ministry of Information, Communications and The Digital Economy. The Board engages with the Cabinet Secretary to ensure the individuals with the right skills are appointed as members of the Board. The Board basically comprises of 11 members. The Chairman appointed by the President, the Cabinet Secretary National Treasury & Planning, the Principal Secretary in the Ministry of Information, Communications and The Digital Economy and Seven (7) non-executive directors appointed by Cabinet secretary Ministry of Information, Communications and The Digital Economy and the Chief Executive Officer.

Removal: The appointing Authority retains the power to remove the Board members. During the Financial year, Mr. Philip Olero was removed from being a director through de-gazettement vide Legal Notice No.15612 dated 29th November 2024

The following members served the Authority Board for the financial year 2024/25

1. Prof. Raphael Munavu - Chairperson - Appointed 10<sup>th</sup> March 2023
2. Hon. CPA John Mbadi Ng'ongo, EGH- The Cabinet Secretary National Treasury & Economic Planning
3. Eng. John Tanui, MBS - the Principal Secretary in the Ministry of Information, Communications and The Digital Economy.
4. Ms. Grace Wanderi - Alt. Director/ CS, National Treasury - Appointed 12<sup>th</sup> September 2022.
5. Mr. Wesley Maritim - Alt. Director/ Principal Secretary, MoICDE- Appointed 11<sup>th</sup> April 2023 and term ended on 11<sup>th</sup> November 2024 and was replaced by Mr. Benard Rotich - appointed on 11<sup>th</sup> November 2024.
6. Ms. Pacifica Chepkosgei - Director - Appointed 10<sup>th</sup> March 2023
7. Mr. Philip Nyakwaka Olero - Director - Appointed 10<sup>th</sup> March 2023 and term ended on 29<sup>th</sup> November 2024.
8. Ms. Bertha Denna - Director - Appointed 10<sup>th</sup> March 2023
9. Mr. Charles Kilonzo - Director - Appointed 10<sup>th</sup> March 2023
10. Mr. Peter Mucendu - Director - Appointed 18<sup>th</sup> August 2023
11. Ms. Jacqueline Njeri Njuguna - Director - Appointed 8<sup>th</sup> December 2023



12. Mr. Abdul Bahari Ali -Director - Appointed 26<sup>th</sup> January 2024
13. Mr. Samuel Okello - Director - Appointed - 29<sup>th</sup> November 2024
14. John Paul Okwiri- Chief Executive officer
15. Ms. Gladys Koletit - Corporation secretary and Chief Manager Legal Services

### **Board of Directors Governance Charter**

The Board charter outlines the responsibilities to be discharged by the directors collectively and individually. Each director has subscribed to the charter and signed the Authority's code of ethics. The Board members have committed to dedicate their service to the Authority and uphold the principles of good corporate governance and exercise fairness in all their dealing.

The roles and functions of the Chairman and the Chief Executive (CEO) are distinct, and their respective responsibilities clearly defined within the charter.

### **Board diversity**

The current composition comprises of directors from diverse backgrounds and experience in academia, business, ICT and marketing fields. The Authority believes the composition has the required mix of skills and core competencies to enable it to operate effectively and efficiently as outlined below.

The gender composition of the Board is 2/3 male and 1/3 female.

#### **ii. Roles and functions of the Board**

The Board defines the Authority's strategies, objectives and values and ensures that procedures and practices are set in place to ensure effective control over strategic, financial, operational and compliance issues by:

- a) Overseeing implementation of the plans and strategies by Management.
- b) Ensuring the Authority complies with relevant laws and regulations,
- c) Instituting effective mechanisms that monitor the performance of the management team.
- d) Safeguarding the assets of Authority and ensuring they are administered in a manner that best promotes the purpose for which the Authority was formed.
- e) Approving capital and recurrent budget provisions, Work plans and procurement plans.
- f) Approving partnership and MOUs with other organisations.
- g) Authorising the opening of bank accounts for the Company's funds.

The directors bring a wealth of experience and knowledge to the Board's deliberations. Except for direction and guidance on general policy, the Board delegates authority of its day-to-day business to the Management through the CEO. The Board nonetheless is

responsible for the stewardship of the Authority and assumes responsibilities for the effective control over the Authority.

Key Achievement during the year included:

- a) Implementation of annual strategic initiatives under the Strategic Plan;
- b) Considered and approved new policies developed by the Authority and monitored their implementation.
- c) Approved and monitored the implementation of the Authority's Annual Recurrent and Development Budget.
- d) Oversaw the development and execution of the Authority's FY 2024/2025 Performance Contract with the Ministry of Information, Communications and The Digital Economy and implementation of the same.
- e) Approved investors for the lease of parcels at the Technopolis.
- f) Provided oversight of Risk management framework and management action for management of risks
- g) Successful Board evaluation by State Corporation's Advisory Committee (SCAC) where Board performance for FY 2023/2024 was excellent an indication of the Board's commitment and ability to achieve its objectives.

### **iii. Induction, training, and development**

All the Members of the board on appointment, undergo induction to enhance their understanding of the Authority business and align to new developments in the industry. The induction programme involves presentations by management, review of policy documents and expert briefs by consultants and attendance of formal induction courses offered at Kenya school of government and by State Corporation Advisory Committee.

### **iv. Board and members' performance**

The Board annually reviews its effectiveness as a whole and that of individual committees as well as the Chief Executive Officer to ensure that the Authority's goals are achieved. The process involves evaluation of each director done by the other Directors, CEO is evaluated by all Directors and in turn all directors individually evaluate the Chairman. The Board ensured that all assessments and evaluations carried out are properly documented and filed. The State Corporation Advisory Committee facilitated the Board Self Evaluation exercise during the year and feedback received was used to design interventions appropriately.



**v. Number of Board meetings held and attendance**

According to Section 8 (1) (a) of the State Corporations Act, Cap 446 the Board of every State Corporation should meet at least four times in every financial year. During the period under review, the Board held Six (6) meetings as per the board almanac and Two(2) special meetings to consider urgent critical matters relating to the business of the Authority. The notice, agenda and Board papers were circulated within the stipulated timeliness.

S/n o.	Name	Attendance	Remarks
1	Prof. Raphael Munavu (Chairperson)	8	Appointed 10.03.2023
2	Grace Wanderi	7	Appointed 12.09.2022
3	Wesley Maritim	4	Appointed 11.04.2023 up to 11.04.2024
4	Benard Rotich	2	Appointed 11.04.2024
5	Pacifica Chepkosgei	8	Appointed 10.03.2023
6	Charles Kilonzo	8	Appointed 10.03.2023
7	Bertha Dena	8	Appointed 10.03.2023
8	Philip Olero	5	Appointed 10.03.2023 up to 29.11.2024
9	Peter Mucendu	8	Appointed 18.08.2023
10	Jackie Kiaraho	7	Appointed 08.12.2023
11	Abdul Bahari	8	Appointed 26.01.2024
12	Mr. Samuel Okello	3	Appointed 29.11.2024
13	John Paul Okwiri	8	Appointed 05.12.2022

**a) Board Committees**

**a. Corporate Services Committee**

This Committee has oversight responsibility on all financial, legal, procurement, human resources and organisational administration issues at the Authority. The Committee is composed of three members and the CEO. The composition of the Committee is reviewed annually. During the year, the Committee held Thirteen (13) meetings and one (1) joint meeting with the audit and risk committee making it a total of Fourteen (14) committee meetings held as outlined in the table below:

**b. Technical and Infrastructure Development Committee**

S/n o.	Name	Attendance	Remarks
1	Bertha Dena -Chairperson	13	Appointed 10.03.2023
2	Grace Wanderi	13	Appointed 10.03.2023
3	Wesley Maritim	7	Appointed 10.03.2023
4	Abdul Bahari Ali	13	Appointed 26.01.2024
5	Benard Rotich	5	Appointed 11.04.2024
6	John Paul Okwiri	13	Appointed 05.12.2022

This Committee's role is to review, oversee and advise the Board on the quality of technical standards, assurance processes and impact assessment and reporting during implementation of the Konza Technopolis Master Plan. The Committee is composed of four members and the CEO. The composition of the Committee is reviewed annually. The committee held four (4) meetings during the year as outlined in the table below.

S/no.	Name	Attendance	Remarks
1	Philip Olero (Chairperson)	2	Appointed 10.03.2023
2	Welsey Maritim	2	Appointed 10.03.2023
3	Charles Kilonzo	4	Appointed 10.03.2023
4	Peter Mucendu	4	Appointed 18.08.2023
5	John Paul Okwiri	3	Appointed 05.12.2022
6	Mr. Samuel Okello	2	Appointed 29.11.2024

**c. Business Development, Innovation, Research and Strategy Committee**

This Committee's role is to review, oversee and advise the Board on strategy, research, business development and innovation activities and advise on and monitor performance in these areas, as well as to develop its commercial services and to create new revenue generating opportunities. The committee has a membership of three directors and the CEO. The membership is rotated annually following implementation of guidelines issued by Head of Public Service on management of State Corporations. The Committee held five (5) meetings in the year; four (4) regular meetings and one (1) special meetings.



S/no	Name	Attendance	Remarks
1	Charles Kilonzo (Chairperson)	5	Appointed 10.03.2023
2	Bertha Dena	3	Appointed 10.03.2023
4	Peter Mucendu	5	Appointed 18.08.2023
5	Abdul Bahari Ali	5	Appointed 26.01.2024
6	Jackie Kiaraho	5	Appointed 08.12.2023
7	John Paul Okwiri	5	Appointed 05.12.2022

#### **d. Board Audit and Risk Committee**

This Committee reviews, oversees and advises the Board on the Authority's internal control and risk management systems; oversees the integrity of the financial statements of the Authority, and any formal announcements relating to the financial performance, including significant financial reporting judgements contained in them; reviews the internal financial controls; review and monitor the external auditor's independence and objectivity and the effectiveness of the audit process; monitor and review the effectiveness of the internal audit function; and review whistleblowing arrangements. The Committee of the Board regularly reviews the effectiveness of the internal control system and guides the board on the same. The committee has a membership of four directors rotated annually following implementation of guidelines issued by Head of Public Service on management of State Corporations. The Committee held four meetings in the year.

During the year, the Committee held four regular meetings and one joint meeting with the Corporate Services committee making it a total of five (5) committee meetings held as outlined in the table below;

S/no.	Name	Attendance	Remarks
1	Jackie Kiaraho (Chairperson)	5	Appointed 10.03.2023
2	Pacifica Chepkosgei	5	Appointed 10.03.2023
3	Grace Wanderi	5	Appointed 12.09.2022
4	Samwel Okello	2	Appointed 29.11.2024

#### **vi. Succession plan**

The Board has a succession plan policy in place. The Board has established a Succession Policy dated 19th June 2023. The Policy provides a seamless transition whenever there is a vacancy in the Board to ensure continuity of business. The appointing Authority is expected to ensure that the tenure of the Board members is staggered.

**vii. Policy to manage conflicts of interest**

The Authority maintains a register where the directors are required to make a declaration of any interest they may have in the business under discussion. As per Mwongozo code of governance for State Corporations, the board members are under a statutory obligation to avoid a situation in which they may have a direct or indirect interest that conflicts or may conflict with the interest of the Authority. In all Board meetings, any conflicted director is obligated to declare the same and exclude himself/herself from any discussion or decision over the subject matter.

**viii. Board remuneration**

The Directors remuneration is based on the Government of Kenya regulations which recommend that Directors will be paid Ksh.20, 000 per sitting while the Chairman will be paid Ksh.80, 000 per month and Ksh.7, 000 per month as telephone allowance. The sitting allowances and Chairman's honoraria is subject to the applicable tax charge. The aggregate amount of emoluments paid to directors for services rendered during the financial year 2024/25 are disclosed in the notes to the financial statements under note 11.

**ix. Ethics and Conduct**

The Authority has a code of conduct relating to lawful and ethical conduct of business which is aligned to the Authority's core values of integrity, professionalism, agility and innovation and passion for excellence. The code of conduct provides fundamental principles and guidelines that govern the ethical and legal obligations of all employees at all levels. All employees are bound by the provisions of the public officers Ethics Act 2003; the Authority's Code of Conduct and any other statutory regulations issued from time to time. The Board, Management and employees are required to observe the code and high standards of integrity. These standards are applied in all dealings with customers, suppliers, and other stakeholders.

**x. Governance audit**

The Authority conducts governance audit and the audit for the periods ended 30th June 2023 and 30th June 2024 was done during the financial year 2024/25.

**xi. Communication policy**

The Authority has in place a communications policy

**xii. Terms of reference of Committees**

The Committee Charters for each of the committees are in place.

**xiii. Policy on related party transactions**

The Authority does not have related party transactions.



## **X. Management Discussion and Analysis**

Konza Technopolis Development Authority (KoTDA) is an entity largely funded by the National Government. The performance of KoTDA depends on the National Government budget cycle and funding as availed by the National Government through the Ministry of IC & DE.

### **FINANCIAL PERFORMANCE**

The Authority's budgetary allocation for the fiscal year ended on June 30, 2025, was Kshs 7.193 billion. Throughout the year, the Authority realized total revenue of Kshs 7.078 billion, achieving a 98% budget absorption rate for the Revenue budget. Concurrently, the total expenditure amounted to Kshs 6.824 billion, indicating a 95% budget absorption for the expenditure budget.

The Development Revenue of Kshs 5.999 billion was realized out of an allocation of Kshs 6.119 billion, translating to a budget absorption rate of 98%. Development revenues were derived from A-in-A funds distributed by the National Treasury directly to contractors for the Horizontal Infrastructure and Data Centre projects and development exchequer grants. For the Recurrent budget, the Authority earned a total revenue of Kshs 1.079 billion from an allocation of Kshs 1.074 billion, slightly above 100% of budget. These funds were sourced from Recurrent Exchequer grants and local A-in-A.

### **Five-Year Review of Authority Financial Performance**

#### **Recurrent GoK Allocation Budget Performance Analysis**

FY	2020/21	2021/22	2022/23	2023/24	2024/25
Allocation	392	489	425	755	624
Expenditure	389	489	409	755	624
Absorption rate	99%	100%	96%	100%	100%

## Key Projects and Investment the entity is planning/ implementing

### A) Konza Infrastructure Portfolio

#### i) Horizontal Infrastructure Phase 1

The Horizontal Infrastructure for Konza Technopolis which entails provision of streetscapes, wet and dry subsurface utilities, parks, public buildings and social amenities is already completed and handed over to the authority for Operation and maintenance.



The project consisted of:

1. Phase 1 streetscapes - roads, storm water drainage facilities, water distribution, sewage collection & treatment, electrical distribution conduits (passageways), fibre optics conduits and landscaping of streets and parks.
2. Water Treatment Plant
3. Wastewater reclamation facility
4. Electrical system; including power lines and numerous electrical substations.
5. Public facilities that include Solid Waste Handling Facility; Police and Fire Station; an Entrance and Security Feature; and a Transit Hub.



## ii) Konza Conference Facility

The Konza Complex Conference Facility project entails design, construction, and commissioning of a seven-level story Conference Facility with meeting rooms at the lower levels and auditorium at the top with total capacity of 1,396 pax in the Multipurpose Hall, Exhibition Terraces, Auditorium and Meeting Rooms. Construction is currently ongoing and is at 76% completion.



Conference Facility Superstructure Completion during the Financial Year

## iii) Konza Data Centre & Smart City Project

The Ministry of Information, Communications and Technology and Huawei Technologies Co. Ltd signed a Commercial Contract for Konza Data Centre and Smart City Facilities on 26th June 2017. The project consists of:

S/N	Scope	Description
1.	Data Center	Konza Phase II DC & Disaster Recovery Site

2.	Smart Facilities	Fiber, Smart poles, ITS, CCTV, Wi-Fi, City Network
3.	Virtual Desktop Infrastructure	23,000 VDI +Desktop
4.	Video Conference Facilities	130 Video Conference Smartboards
5.	Network Infrastructure Upgrade	65 IP Sites + 81 Sites Fiber Works Within Nairobi

### **Implementation of Konza Data Center**

#### **a) Primary Data Center (Konza Cloud)**

Konza Cloud is hosted at the Konza Ubunifu Center, a State-of-the-art Tier III Data Center offering diverse high end cloud services to government and private enterprises. The cloud has been designed and implemented in compliance with international standards and best practices such as TIA 942:2017 Accreditation, LEED Platinum (USGBC) and Uptime Institute Tier III Certified. The implementation of ISO 27001: Information Security Management & ITIL are underway.

#### **b) Disaster Recovery Data Center (DRDC)**

The implementation of the DRDC has been completed in line with guiding principles and best practices. The DRDC acts as an alternative backup facility that would be used to recover data in case of failure or disaster. The DR site contains equipment and infrastructure that will be temporarily used to manage business processes until the main site's functionality is fully restored.

### **Implementation of Smart City facilities**

A Smart City is a city that utilizes technology and data to improve the quality of life for its citizens, enhance sustainability, and optimize urban services. The concept of a smart city involves the integration of various technologies, such as the Internet of Things (IoT), artificial intelligence (AI), and big data, to create a more efficient and interconnected city.

Konza Technopolis as a smart city has completed the implementation of technology to manage and optimize critical infrastructure such as Intelligent Traffic Systems (ITS), Intelligent Operation Center (IOC), ROMA Platform, Smart Poles, City Surveillance System, AAA Public Wi-Fi to manage energy, water, waste management, and public safety.

The summary of progress on Data Center and Smart City facilities is a tabulated below;

**The Project progress is at 92% as shown below.**

Work streams	Progress
--------------	----------



<b>1</b>	<b>Data Center</b>	
1.1	Primary Data Centre & PDC 33/11KV Transformer	100%
1.2	Disaster Recovery Data Centre	95%
<b>2</b>	<b>Video Conference</b>	
2.1	Video Conference -Batch II (130 Sets)	84 %
<b>3</b>	<b>Network Infrastructure Upgrade</b>	
3.1	Network Instructure Equipment Upgrade – (67 Sets)	99%
3.2	Network Instructure Equipment Upgrade -Fiber OSP (84sites)	100%
<b>4</b>	<b>VDI – 23,000 Sets</b>	89%
<b>5</b>	<b>Smart City Facilities</b>	
5.1	Konza Complex CCTV & Wi-Fi	100%
5.2	Smart City Facilities-IOC & Experience Center Fitout	82%
5.3	Smart City Facilities-Platform IOC Platform, Smartpole , ITS, City Network, ROMA, WiFi	80%
5.4	Konza Smart City Facilities Street scape facilities Smartpole ,-ITS (Checkpoint, traffic and ePolice)	90%
5.5	Konza City Network & Fiber Works	90%
	<b>Overall Progress</b>	<b>92%</b>

*Overview Data Centre, Disaster Recovery site, Smart cities facility, network, VDI and VC smart boards.*

**Phase 2 Data Centre**



**Disaster Recovery Site**



*Smart cities facility*



*Smart cities facility*



*VDI*



*VC smart Board*



## Risk Management and Internal Controls

The Authority has defined procedures and financial controls to ensure the reporting of complete and accurate accounting information. These cover systems for obtaining authority for all transactions and for ensuring compliance with the laws and regulations that have significant financial implications.

In reviewing the effectiveness of the internal control system, the Board takes into account the results of work carried out to audit and review the activities of the Corporation. The Board also considers the management accounts for each quarter, reports from each Board Committee, annual budgetary proposals, major issues and strategic opportunities for the



Corporation. As an integral strategy in achieving its corporate goals, the Board ensures that an optimal mix between risk and return is maintained. To achieve this goal, a risk management and governance framework has been put in place to assist the Board in understanding business risk issues and key performance indicators affecting the ability of the Corporation to achieve its objectives. Audit and Risk Committee of the Board regularly reviews the effectiveness of the internal control system and guides the board on the same.

Risk Types	Risk Elaboration	Risk Ranking			Risk Mitigation Strategies Employed
		L	M	H	
1. Infrastructure and service risks	<ul style="list-style-type: none"> <li>Availability and cost of utilities. (Water, Electricity)</li> </ul>				<ul style="list-style-type: none"> <li>Continuous engagement with the relevant agencies for the development of key infrastructure.</li> <li>Seek special tariffs for the Technopolis's utility services.</li> <li>Development of alternative water and energy sources.</li> <li>Implementation of development codes.</li> </ul>
2. Environmental Risks	<ul style="list-style-type: none"> <li>Climate change</li> <li>Health and safety for the Technopolis and its residents</li> </ul>				<ul style="list-style-type: none"> <li>Storm and surface runoff water harvesting and Recycling.</li> <li>Using low energy embodied materials in construction.</li> <li>Green certification</li> <li>Implementation of Konza Greening initiatives</li> <li>Use of non-motorised transport system.</li> <li>Prioritise walkability of the city in the masterplan.</li> <li>Implement measures to ensure health and safety of both residents and construction workers.</li> </ul>
3. Legal and regulatory risks	<ul style="list-style-type: none"> <li>Enactment of the Technopolis Bill</li> </ul>				<ul style="list-style-type: none"> <li>Gazettement of the Development codes, standards, and guidelines with declaration of KOTDA as the enforcing agency.</li> <li>Engagement of the relevant government agencies for the</li> </ul>

Risk Types	Risk Elaboration	Risk Ranking			Risk Mitigation Strategies Employed
		L	M	H	
					enactment of the Technopolis Bill.
4. Technological risks	<ul style="list-style-type: none"> <li>• Technological obsolescence</li> </ul>				<ul style="list-style-type: none"> <li>• Keeping abreast with latest technology and adopt accordingly.</li> <li>• Explore possibilities of leasing and outsourcing rather than owning</li> </ul>
5. Economic risks	<ul style="list-style-type: none"> <li>• Macroeconomic downturn in Kenya</li> <li>• Pandemics</li> <li>• Force Majeure</li> </ul>				<ul style="list-style-type: none"> <li>• Insure against risk.</li> <li>• Contractual Protection</li> <li>• Diversification</li> </ul>
6. Political risks	<ul style="list-style-type: none"> <li>• Change in government policy</li> <li>• Democratic Transition</li> </ul>				<ul style="list-style-type: none"> <li>• Collaboration with relevant government agencies in policy development and implementation of strategic priorities.</li> </ul>
7. Unsustainable urbanization risks	<ul style="list-style-type: none"> <li>• Urban sprawl in the buffer zone</li> </ul>				<ul style="list-style-type: none"> <li>• Implementation of Konza Intercounty physical and land use development plan.</li> </ul>
8. Financing risks	<ul style="list-style-type: none"> <li>• Competing financial obligations</li> </ul>				<ul style="list-style-type: none"> <li>• Prioritisation of key projects</li> <li>• Exploration of alternative financing sources.</li> </ul>
9. Ease of doing business	<ul style="list-style-type: none"> <li>• Lengthy processes</li> </ul>				<ul style="list-style-type: none"> <li>• Operationalise One Stop Shop</li> <li>• Engagement with relevant government agencies.</li> </ul>
10. Transport and connectivity	<ul style="list-style-type: none"> <li>• Ease of travel to Konza Technopolis</li> </ul>				<ul style="list-style-type: none"> <li>• Engage government agencies for the development of the critical infrastructure for the city development.</li> </ul>



## **XI. Environmental and Sustainability Reporting**

Konza Technopolis is located in an arid and semi-arid land hence affected in several ways including prolonged droughts, erratic rainfall, flooding and low humidity. While development of infrastructure contributes a certain degree of climate change related impacts, it is imperative that a Sustainability is highly observed and implemented. Sustainable development ensures that we develop by utilising the resources available sparingly as we ensure enough for the future generation.

### **i) Sustainability strategy and profile**

The Authority has continuously implemented the developed Environment and Social Governance Framework. The ESG practices enhance environmental performance by promoting sustainability and reducing the ecological footprint of businesses. This has helped KoTDA in complying with environmental regulations and optimize resource use, cost effectiveness and operational efficiencies. Additionally, ESG encourages innovation in eco-friendly technologies and practices, fostering long-term resource management and competitive advantages.

The Authority evaluates its operations and activities to map out exposures to climate change. The Smart Cities Facilities project, which is a component of the larger Konza National Data Centre and Smart City Facilities project installs environmental sensors and monitoring systems in the Technopolis. The sensors will monitor all climatic parameters to inform climate policies, operations and strategies. The Kenya Advanced Institute of Science and Technology has achieved G-SEED Platinum in this FY 24/25 which is a Green Rating tool utilised in the Built Environment. This ensures that Carbon IV Oxide emissions are reduced.

### **ii) Environmental performance /climate change/ mitigation of natural disasters**

Through continuously supervision and monitoring of various ongoing projects in Konza, we have managed to fully control the outcomes of the projects to minimise their negative impacts to the Environment . Specifically, their contribution effects, impacts and severity to account for their potentiality of climatic disruptions. All projects within the Technopolis undertake an Environment and Social Impact Assessment to ascertain both positive and negative impacts from the projects. Mitigation measures are then provided for all negative impacts which are implemented in the Environment and Social Impact Assessment Plan. The FY 2024/25, the Authority has achieved the same by being awarded the **Environmental and Social Impact Assessment licence for the Proposed Kenya Konza Smart Digital Media City Development**. The Authority undertakes Environment Audits on all ongoing projects to ascertain the effectiveness of the Environment and Social Management Plan highlighted in the ESIA License.

KoTDA has a biodiversity management plan (BMP). The aim of the plan is to provide a schedule of impact mitigation measures along with ongoing conservation, restoration, and maintenance activities for the bushland to be retained on the site. The Authority held 3 game counts within the financial year FY23/24 to ascertain the animal growth rate trends.

Environmental Health and Safety are critical in ensuring the welfare and safety of all staff, contractors, investors and visitors. KoTDA has procured and issued Personal Protective Equipment to all its staffs as well as inducted them on

effective use. The Authority has enforced the same in private development within the Technopolis.

### **Planting of trees**

During the financial year FY24/25 47,600 seedlings were planted within the City, the 10km Buffer zone and other degraded areas across the Country. To enable this the Authority has set up a tree nursery to propagate the seedlings it requires to support the National Tree Growing Restoration Campaign. The Authority supported the County Governments of Homabay and Nandi County with Seedlings for tree growing.



Tree seedlings planted within  
Konza Technopolis.



Tree seedlings propagated for the  
next rainy season





Tree seedlings ready for transplanting  
at the tree nursery



The Head of Public service planting a tree  
at Konza Technopolis



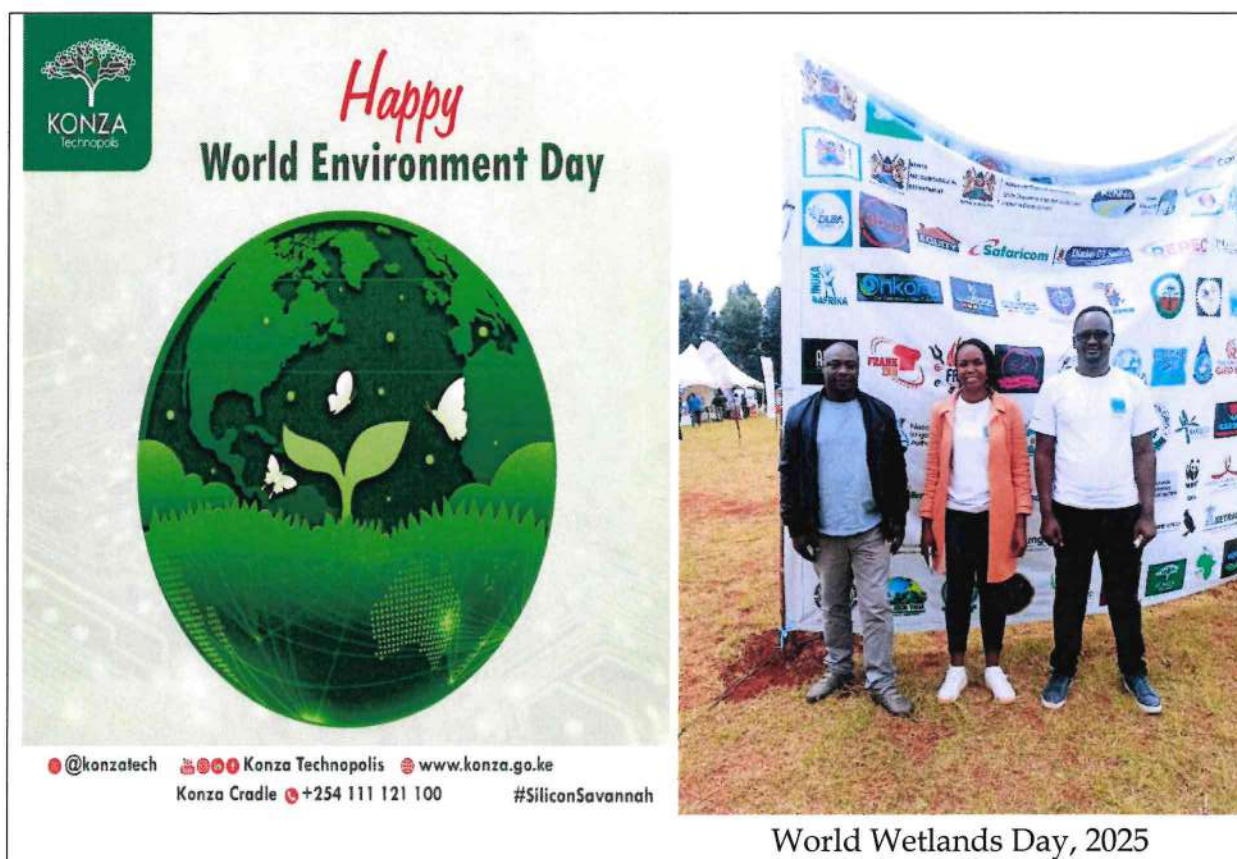
The President planting a tree at Konza Technopolis during the launch of the TimbutooGreenTechHub.



### Environmental Days

The Authority commemorated the World Wetlands day 2<sup>nd</sup> February 2025 themed "Protecting Wetlands for our Common Future and World Environment World Day on 5<sup>th</sup> June 2025 themed "Beat Plastic Pollution" where Konza Technopolis committed its efforts to eradicate plastic waste through waste segregation of waste at source and recycling of the same in accordance to Sustainable Solid Waste Management Act 2022. The city engaged the community and stakeholders in environmental awareness initiatives to align with global environmental goals.





### Environmental Conservation Efforts

During the 2024/2025 financial year, KoTDA took part in numerous tree-growing initiatives aimed at bolstering environmental conservation. These efforts were carried out through both staff involvement and partnerships with organizations dedicated to similar goals. In total over 47,600 seedlings were planted in Konza Technopolis in collaboration with Kenya Airforce on 21<sup>st</sup> December 2024 and Kenya Space Agency on 27<sup>th</sup> March 2025 respectively as well as other locations in the financial year. A highlight of our activities was the review of Konza Tree Greening strategy in April 2025. Our efforts are aligned with supporting the national tree-growing targets and underscore our commitment to environmental stewardship.

Some of our partners include Ministry of Information Communication and Technology & Digital Economy, the Kenya Defence Forces, Kenya Space Agency, Makeni Ecotourism Mountain climbing. The Authority also took part in wildlife count both in December 2024 and June 2025 in collaboration with KWS and Athi Kapiti Wildlife Conservancy Association







### **Enhancing Societal Well being**

For continuous improvement of health, safety and well-being of employees working across various sites, the Authority has carried out several educative and capacity building meeting on the need of health in a workstation. Various eating points have been inspected and approved in partnership with Machakos Conty Health Department.

Our success in this initiative was made possible through the collaborative efforts of our partners.



Inspection on health and safety at Kenya-KAIST.

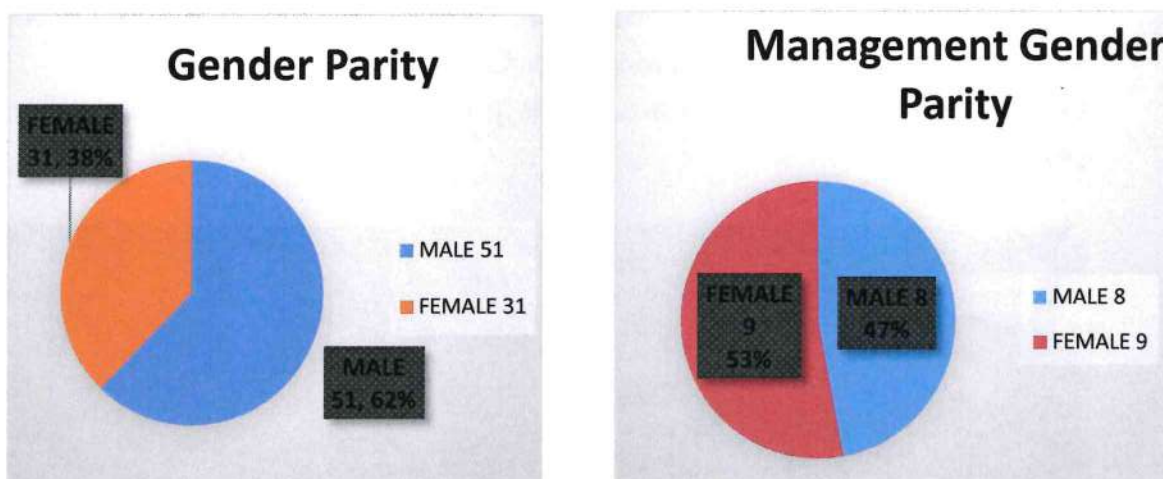
### **iii) Employee welfare**

Our employees are the driving force behind the realization of the Konza Technopolis vision. The Authority implemented various HR initiatives to foster a positive work environment, sustain high levels of employee engagement and encourage innovation among its employees, all of which are geared towards maximizing our impact and contributing to sustainability.

The Authority intensified efforts to attract and retain top talent through creating a strong employee value proposition including reward management, a robust performance management system and employee wellness programmes. KoTDA continues to implement its health and safety policy ensuring a safe and healthy workplace for employees, contractors and all stakeholders at the Technopolis.

### Human Resource Composition

As an equal opportunity employer, KoTDA upholds fairness and merit are the foundation of our recruitment process. Our current staff complement comprises eighty-two (82) employees including one (1) Persons with Disability (PWD).



### Human Resources Development

In the 2023/24 financial year, KoTDA focused on enhancing project implementation capacity and resource mobilization by providing targeted training in contract management, donor proposal writing, and public-private partnerships. These capacity building efforts ensure our staff are skilled to drive impactful and sustainable outcomes.

### Corporate Efficiency and Growth

The Authority implemented various human resource initiatives aimed at productivity mainstreaming, competence development and performance management.

The Authority continued to address staffing gaps through recruitment, engagement of project-specific staff and process automation. Notably, our succession planning efforts yielded positive results, with 3% of our workforce advancing to senior leadership roles, ensuring stability and continuity in our operations.

#### iv) Market place practices

##### a) Responsible competition practice.

The Authority prioritizes investor and consumer protection in line with the government competition policy. It has in place frameworks for disclosure of Conflict of Interest, Confidentiality Agreements and Non-Disclosure Agreements to safeguard its clients and



investors. The framework includes clauses on anti-corruption and commitments for non-fraudulent practices in all its contract.

In terms of competition in Kenya, KoTDA has no major competition in terms of magnitude and scope. However, it faces competition from other countries that have been developing smart cities and technology parks e.g. Kigali Technology City in Rwanda, Innovation Hub in Pretoria, Botswana ICT Hub because the investors' are likely to divert their attention to these alternative destinations. To maintain fair competition, KoTDA is a member of World Free Zones and the International Association of Science Parks (IASP) which provides a global forum for the exchange of ideas among all accredited members. The annual forum highlights successful technology parks and provides networking opportunities, tours, economic development presentations and professional development opportunities.

#### **b) Responsible Supply chain and supplier relations**

The Authority's supply chain operates in the highest levels of ethical and sustainable supply chain and procurement operations. It prioritizes the three key elements of economic and environmental sustainability as well social responsibility. It subscribes to the best practices and is committed to the fight against transnational organized crime in its supply chain.

In procurement matters, the Authority adheres to the The Public Procurement and Asset Disposal Act, 2015. We maintain good business practices by observing and upholding procurement rules and regulations by making payments for goods and services supplied as per specifications.

#### **c) Responsible marketing and advertisement**

The Authority adheres to ethical standards and considers the cultural, social, and legal context within the market environment. It enhances transparency and accountability, consumer privacy, social responsibility and stakeholders' engagement.

#### **d) Product stewardship**

KoTDA has a mandate to ensure there is effective, efficient, and transparent city coordination, stewardship, and agile governance. In the development of the 5,000 acres of the city, the Authority aims to uphold environmental stewardship in all aspects and phases of the project; from design to commissioning.

The Authority through its Business Development and Innovation is responsible for product development has a product-centred approach for marketing and environmental protection. It has in place policies and practices for extended product responsibility (EPR) that promotes product stewardship. It has in place product development frameworks and policies that the

manufacturers, retailers, and consumers will plug into once they setup their productions in the Technopolis, thereby reducing the environmental impacts of products.

#### **v) Corporate Social Responsibility/Community Engagements-**

##### **Konza Technopolis In the Community**

KoTDA is committed to perform ethically and contribute to economic development while improving the quality of life of the workforce and their families as well as of the local community and society at large. Guided by a robust Corporate Social Responsibility (CSR) policy that is guided and implemented through an appointed Konza Technopolis CSR Advisory team.

##### **STEM Education Outreach in Collaboration with NUPEA**

In line with its mission to drive Kenya towards a knowledge-based economy, Konza Technopolis partnered with the Nuclear Power and Energy Agency (NUPEA) to carry out a STEM education sensitization program at Malili Township Primary School in Makueni County. This initiative aimed to nurture early interest in science, technology, engineering, and mathematics (STEM) and to expose learners to career paths within Kenya's growing technology and energy sectors.

Through interactive demonstrations and discussions, students were introduced to the potential of nuclear science and its relevance to real-world challenges, from energy production to healthcare. Experts from both organizations shared insights from their professional journeys, offering mentorship and practical guidance.

Teachers and school leaders joined in the sessions, which created a strong learning environment and a platform for knowledge exchange. This early exposure initiative helped spark curiosity and self-confidence among learners and positioned STEM as an accessible and exciting career avenue.







### **Supporting Conservation Through the Chemususu Dam Half Marathon**

Konza Technopolis demonstrated its environmental commitment by participating in the 9th Chemususu Dam Half Marathon in Baringo County, themed “Run to Conserve.” The Authority contributed 2,000 tree seedlings to support rehabilitation of the dam's catchment area — a vital resource for water supply in the region.

This contribution supported the Presidential directive to grow 15 billion trees by 2032 and highlighted Konza’s alignment with national climate action priorities. The marathon attracted hundreds of community members, leaders, and institutions in a collective call to protect natural resources through citizen action.

The tree planting initiative, carried out in collaboration with the Eldama Ravine NG-CDF, was designed to improve watershed health, curb erosion, and support biodiversity restoration. The event also served as a platform to raise environmental awareness and affirm Konza’s role as a responsive development partner committed to sustainability.





*Ministry of Sports Cabinet Secretary Kipchumba Murkomen officiating the launch of the 9th Edition of Chemususu Dam Half Marathon.*



*Teams from Konza Technopolis and EldamaRavine NG-CDF during the handover of the 2,000 seedlings donated by Konza.*

### **Community Tree-Growing and Tool Support at Naserian**

On May 23, 2025, KoTDA and the Konza Naserian Environmental Network (KNEN) hosted a grassroots-driven CSR event in Naserian, Kajiado County, under the banner “Let’s Think Millions of Trees.” The activity involved the donation of 150 seedlings and was centered around promoting localized climate resilience and ecological stewardship.

In addition to the seedling handover, the event featured a symbolic launch of the KNEN environmental anthem developed to inspire long-term conservation action. The ceremony brought together women’s groups, youth, local elders, and village leaders in a shared commitment to greening the community.

Participants visited homes that had previously benefited from tree donations to observe successful nurturing practices. To enhance the initiative’s impact, KoTDA provided practical tools including water containers, spades, gloves, and hoes to empower households and community groups to sustain the tree-planting efforts.

The event showcased how structured collaboration, and local ownership can drive meaningful environmental progress, while also strengthening ties between KoTDA and host communities.



### Enhancing Learning Conditions at Illmamen Primary School

In a joint CSR initiative with BOMI Engineering and Construction Consortium (the firm behind the Kenya Advanced Institute of Science and Technology project), KoTDA supported Illmamen Primary School in Kajiado County with much-needed learning resources.

The outreach, conducted on September 12, 2025, involved the donation of scholastic materials such as textbooks, stationery, sports equipment, and teaching aids. These supplies were selected in consultation with the school administration to address specific gaps affecting student performance and classroom engagement.

The activity was part of a broader series of educational investments made by Konza during the year across Kajiado, Machakos, and Makueni counties. It underscored the Authority's commitment to promoting equitable access to quality education for communities around the Technopolis.

By fostering such educational support, KoTDA continues to build inclusive development outcomes while nurturing goodwill and collaboration with local institutions.



## **XII. Report of the Directors**

The Directors submit their report together with the audited financial statements for the year ended June 30, 2025, which show the state of the Entity's affairs.

### **i) Principal activities**

The mandate of Konza Technopolis Development Authority is to develop Konza Technopolis as a globally competitive smart city by creating an enabling environment through utilization of ICT for socio-economic development. Implementation of the following infrastructure for Phase 1 is as indicated below:

- a) Horizontal Infrastructure is already completed and handed over to the authority for Operation and maintenance.
- b) National Data centre and Smart city Facility Project is complete and is in the process of handover
- c) Konza conference facility construction is ongoing

### **ii) Results**

The results of the Entity for the year ended June 30, 2025, are set out on page one.

### **iii) Directors**

The members of the Board of Directors who served during the year are shown on page xxxv.

### **iv) Surplus remission**

In accordance with Regulation 219 (2) of the Public Financial Management (National Government) Regulations, regulatory entities shall remit into the Consolidated Fund, ninety per centum of its surplus funds reported in the audited financial statements after the end of each financial year.

Konza Technopolis Development Authority is funded by Exchequer grants and did not make any surplus during the year and hence no remittance to the Consolidated Fund.

### **v) Auditors**

The Auditor-General is responsible for the statutory audit of the Authority in accordance with Article 229 of the Constitution of Kenya and the Public Audit Act 2015.

By Order of the Board



.....  
**Ms Gladys Koletit**  
**Corporation Secretary/Secretary to the Board**



### XIII. Statement of Directors' Responsibilities

Section 81 of the Public Finance Management Act, 2012 and section 14 of the State Corporations Act, require the Directors to prepare financial statements in respect of that Entity, which give a true and fair view of the state of affairs of the Entity at the end of the financial year/period and the operating results of the Entity for that year/period. The Directors are also required to ensure that the Entity keeps proper accounting records which disclose with reasonable accuracy the financial position of the Entity. The Directors are also responsible for safeguarding the assets of the Entity.

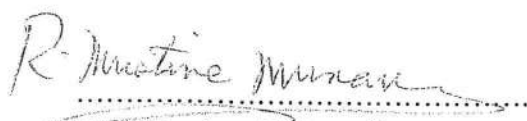
The Directors are responsible for the preparation and presentation of the Entity's financial statements, which give a true and fair view of the state of affairs of the Entity for and as at the end of the financial year ended on June 30, 2025. This responsibility includes: (i) Maintaining adequate financial management arrangements and ensuring that these continue to be effective throughout the reporting period; (ii) Maintaining proper accounting records, which disclose with reasonable accuracy at any time the financial position of the Entity; (iii) Designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of the financial statements, and ensuring that they are free from material misstatements, whether due to error or fraud; (iv) Safeguarding the assets of the Entity; (v) Selecting and applying appropriate accounting policies; and (vi) Making accounting estimates that are reasonable in the circumstances.

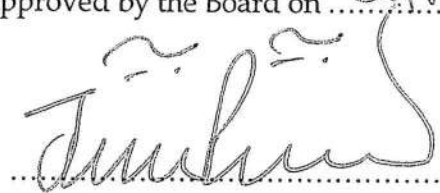
The Directors accept responsibility for the Authority's financial statements, which have been prepared using appropriate accounting policies supported by reasonable and prudent judgements and estimates, in conformity with International Public Sector Accounting Standards (IPSAS), and in the manner required by the PFM Act, 2012 and the State Corporations Act. The Directors are of the opinion that the Authority's financial statements give a true and fair view of the state of Konza Technopolis transactions during the financial year ended June 30, 2025, and of the Authority's financial position as at that date. The Directors further confirms the completeness of the accounting records maintained for KoTDA, which have been relied upon in the preparation of the Authority's financial statements as well as the adequacy of the systems of internal financial control.

In preparing the financial statements, the Directors have assessed the entity's ability to continue as a going concern and nothing has come to the attention of the Directors to indicate that the Entity will not remain a going concern for at least the next twelve months from the date of this statement.

#### Approval of the financial statements

The Authority's financial statements were approved by the Board on 26/8/2025 and signed on its behalf by:

  
Prof. Raphael Munavu  
Chairman of the Board

  
Mr. John Paul Okwiri  
Chief Executive Officer





# REPUBLIC OF KENYA

Telephone: +254-(20) 3214000  
E-mail: info@oagkenya.go.ke  
Website: www.oagkenya.go.ke



**HEADQUARTERS**  
Anniversary Towers  
Monrovia Street  
P.O. Box 30084-00100  
NAIROBI

## **REPORT OF THE AUDITOR-GENERAL ON KONZA TECHNOPOLIS DEVELOPMENT AUTHORITY FOR THE YEAR ENDED 30 JUNE, 2025**

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### **PREAMBLE**

I draw your attention to the contents of my report which is in three parts:

- A. Report on Financial Statements that considers whether the financial statements are fairly presented in accordance with the applicable financial reporting framework, accounting standards and the relevant laws and regulations that have a direct effect on the financial statements;
- B. Report on Lawfulness and Effectiveness in Use of Public Resources which considers compliance with applicable laws, regulations, policies, gazette notices, circulars, guidelines and manuals and whether public resources are applied in a prudent, efficient, economic, transparent and accountable manner to ensure the Government achieves value for money and that such funds are applied for the intended purpose; and,
- C. Report on the Effectiveness of Internal Controls, Risk Management and Governance which considers how the entity has instituted checks and balances to guide internal operations. This responds to the effectiveness of the governance structure, risk management environment and internal controls, developed and implemented by those charged with governance for orderly, efficient and effective operations of the entity.

An Unmodified Opinion is issued when the Auditor-General concludes that the financial statements are fairly presented in accordance with the applicable financial reporting framework. The Report on Financial Statements should be read together with the Report on Lawfulness and Effectiveness in the Use of Public Resources, and the Report on Effectiveness of Internal Controls, Risk Management, and Governance.

The three parts of the report are aimed at addressing the statutory roles and responsibilities of the Auditor-General as provided by Article 229 of the Constitution, the Public Finance Management Act, 2012, and the Public Audit Act, 2015. The three parts of the report when read together constitute the report of the Auditor-General.

### **REPORT ON THE FINANCIAL STATEMENTS**

#### **Opinion**

I have audited the accompanying financial statements of Konza Technopolis Development Authority set out on pages 1 to 39, which comprise the statement of financial



position as at 30 June, 2025, and the statement of financial performance, statement of changes in net assets, statement of cash flows and the statement of comparison of budget and actual amounts for the year then ended, and a summary of significant accounting policies and other explanatory information in accordance with the provisions of Article 229 of the Constitution of Kenya and Section 35 of the Public Audit Act, 2015. I have obtained all the information and explanations which, to the best of my knowledge and belief, were necessary for the purpose of the audit.

In my opinion, the financial statements present fairly, in all material respects the financial position of the Konza Technopolis Development Authority as at 30 June, 2025, and of its financial performance and its cash flows for the year then ended, in accordance with International Public Sector Accounting Standards (Accrual Basis) and comply with Legal Notice No. 23 on 28 March, 2012 under State Corporations Act (Cap.446) and the Public Finance Management Act, 2012.

### **Basis for Opinion**

The audit was conducted in accordance with International Standards of Supreme Audit Institutions (ISSAIs). I am independent of the Konza Technopolis Development Authority Management in accordance with ISSAI 130 on the Code of Ethics. I have fulfilled other ethical responsibilities in accordance with the ISSAI and in accordance with other ethical requirements applicable to performing audits of financial statements in Kenya. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

### **Emphasis of Matter**

#### **Sustainability of the Data Centre Operations and Commercialization Strategy**

The statement of financial performance for the year ended 30 June, 2025 reflects a total of Kshs.247,775,442 as revenue from exchange transactions. Included in this amount is Kshs.190,526,432 classified as rental revenue from facilities and equipment as reflected in Note 8 to the financial statements. This figure also includes Kshs.126,763,033 being revenue generated from Data Centre revenue solutions and cloud services as disclosed in Note 8 to the financial statements. Further review of the detailed financial records and supporting schedules revealed that the Data Centre incurred administration costs amounting to Kshs.188,065,119 as disclosed in Note 14 to the financial statements, against total revenue of Kshs.126,763,033 resulting to an operational loss of Kshs.61,302,086 during the year under review. The high expenditure levels as compared to lower revenue generation was an indication that the Data Centre operated below cost recovery thresholds. This raises concern regarding the sustainability and effectiveness of the existing commercialization and pricing strategy, and whether there is value for money on the Data Centre investment.

My opinion is not modified in respect of this matter.



## Key Audit Matters

Key audit matters are those matters that, in my professional judgement, are of most significance in the audit of the financial statements. There were no key audit matters to report in the year under review.

## Other Matter

### Unresolved Prior Year Issues

In the prior year's audit report, several issues were raised under the Emphasis of Matter, Report on Lawfulness and Effectiveness in Use of Public Resources, and Report on Effectiveness of Internal Controls, Risk Management and Governance. Review of the status during the audit of the Authority in 2024/2025 revealed that the issues remained unresolved as at 30 June, 2025 as listed below.

### Unresolved Prior Year Audit Issues

No.	Financial Year	Observation
1	2023/2024	Budgetary Control and Performance
2	2023/2024	Unutilized Virtual Desktop Infrastructure
3	2023/2024	Understaffing of the Authority
4	2023/2024	Non-Compliance with the One-Third Basic Salary Rule
5	2023/2024	Non-compliance on Employment Requirements for Persons with Disabilities (PWD)
6	2023/2024	Delay in Completion of Infrastructure Projects
7	2023/2024	Long Outstanding Receivables
8	2023/2024	Failure to adhere to Council and Committees Meeting Regulations

## Other Information

Management is responsible for the Other Information set out on page iv to lxiv which comprise of Key Entity Information and Management, The Board of Directors, Key Management Team, Chairman's Statement, Report of the Chief Executive Officer, Statement of Performance Against Predetermined Objectives, Statement of Governance, Management Discussion and Analysis, Environmental and Sustainability Reporting, Report of the Directors and the Statement of Directors Responsibilities. The Other Information does not include the financial statements and my audit report thereon.

In connection with my audit on the Authority's financial statements, my responsibility is to read the Other Information and in doing so, consider whether the Other Information is

materially inconsistent with the financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work I have performed, I conclude that there is a material misstatement of this Other Information and I am required to report that fact. I have nothing to report in this regard.

My opinion on the financial statements does not cover the Other Information and accordingly, I do not express an audit opinion or any form of assurance conclusion thereon.

## **REPORT ON LAWFULNESS AND EFFECTIVENESS IN USE OF PUBLIC RESOURCES**

### **Conclusion**

As required by Article 229(6) of the Constitution, based on the audit procedures performed, except for the effect of the matters described in the Basis for Conclusion on Lawfulness and Effectiveness in the Use of Public Resources section of my report, I confirm that nothing else has come to my attention to cause me to believe that public resources have not been applied lawfully and in an effective way.

### **Basis for Conclusion**

#### **1. Failure to Submit Annual Report and Financial Statements for Staff Mortgage Scheme for Audit**

The statement of financial position reflects total current assets of Kshs.1,072,794,876 which include receivables from exchange transactions of Kshs.201,560,064 as disclosed in Note 17 to the financial statement and further includes mortgage disbursements due of Kshs.73,394,525. The audit revealed that these were disbursements due from the staff mortgage scheme whose financial statements had not been prepared and submitted to the Auditor General since its inception. This is contrary to Section 84(1) and (3) of The Public Finance Management Act, 2012 which provides that the administrator of a national public fund established by the Constitution or an Act of Parliament shall prepare financial statements for the Fund for each financial year in a form prescribed by the Accounting Standards Board and not later than three months after the end of each financial year, the administrator of a national public fund shall submit the financial statements prepared under this section to the Auditor-General.

Similarly, included in the statement of financial position as at 30 June, 2025 is cash and cash equivalents balance of Kshs.722,590,504. Included in Note 16 to the financial statements on cash and cash equivalents is the mortgage account balance of Kshs. 38,361,607. Audit review revealed that the Authority did not prepare and submit annual report and financial statements for the staff mortgage scheme fund to the Auditor General since the establishment of the Fund. This is contrary to the prescribed Public Finance Management (State Officers House Mortgage Scheme Fund) Regulations, 2015 which



Management (State Officers House Mortgage Scheme Fund) Regulations, 2015 which requires that the administrator of the fund shall prepare, sign and submit to the Auditor General, in respect of each financial year and within three months after the end thereof, a statement of accounts relating to the Fund and submit a copy to The National Treasury and the statements shall be prepared in such a manner as the Public Sector Accounting Standards Board shall prescribe.

In the circumstances, Management was in breach of law.

## **2. Settlement of Recurrent Expenditure from the Development Vote**

Review of the Authority's cash book revealed that payments totalling Kshs.32,487,029 which were recurrent in nature were charged to the development vote instead of recurrent vote. This misclassification not only distorts the Authority's financial reporting but also reduces the funds available for implementing key development projects for the Authority which is a key flagship project purposed with driving digital transformation, creating high-value jobs and expanding digital inclusion through smart city infrastructure and technology.

Further, this is contrary to Regulation 99(1) and (2) of the Public Finance Management (National Government) Regulations, 2015 which provides that as a general rule, the classification of financial transactions in national government entity's accounts shall be based on the standard chart of accounts approved by The National Treasury.

In the circumstances, Management was in breach of law.

## **3. Long outstanding Trade payables**

The statement of financial position reflects a trade in other payables balance of Kshs.571,370,347. Included in this balance and as disclosed in note 22 to the financial statements is an amount of Kshs.455,401,513 relating to trade payables. However, the Management did not include the aging analysis in the note as required by the reporting template for the year under review.

Further, a review of trade payables balance of Kshs.455,401,513 supporting ledger schedules revealed that balances of Kshs.92,847,150 or 20% of trade payables relates to prior years 2022/2023 and 2023/2024. It is not clear why these obligations were not prioritized as a first charge during budget execution in 2024/2025 contrary to Regulation 42(1)(a) of the Public Finance Management (National Government) Regulations, 2015.

In the circumstances, Management was in breach of law.

## **4. Non- Functional Boreholes**

Review of the asset register revealed that the Authority has six (6) boreholes with a net book value of Kshs.2,425,000 as at 30 June, 2025. Further, physical inspection revealed

that the Authority had drilled seven (7) boreholes and only two (2) boreholes were functional. No explanation was provided why the Authority remained with non-functional boreholes due to lack of maintenance despite having heavily invested in them. It is not clear why the Authority has no service level agreement with the service provider for continuous maintenance.

In the circumstances, the value for money on the total amount invested in the drilling and equipping the boreholes could not be confirmed.

## **5. Incomplete Security Feature and Transit Hub**

Review of documents provided for audit including Engineering, Procurement, Construction and Financing (EPCF) contract documents, payment vouchers, Contract Implementation Committee reports, handing over reports, interviews with the Authority construction engineer and physical site inspection of the Horizontal Infrastructure Development for Konza Technopolis Phase 1, revealed that the contractor completed the construction and handed over the infrastructure to the employer (Authority) in May, 2024. However, at the time of audit in November, 2025; over one (1) year after the contractor had handed over the project to the employer, the security feature and transit hub remained incomplete contrary to paragraphs 4.11 and 4.12 of the contract agreement despite being part of the deliverables in the signed contract amount of USD.391,905,798 (Kshs.50,555,847,919). No explanation was provided for failure to complete the construction and the cost of construction is unknown and bills of quantities or separate contracts not provided for audit review.

Further, it was noted the consultant appointed to supervise the remaining works had not provided the way forward for the two facilities despite the Authority incurring an expenditure of Kshs.65,219,600 on consultancy services to cater for the defect liability period.

In the circumstances, value for money on the project investment and consultancy services may not have been realized.

## **6. Delay in Completion of Konza Complex Conference Facility**

The Authority invited qualified bids for construction of Konza Complex Conference facility Phase 2 through Tender No. KoTDA/MCO40/2019-2020. The tender was awarded to a construction company at contract sum of Kshs.1,439,976,976 (inclusive of taxes). The commencement date was 13 April, 2021 with the completion date of 11 April, 2023. However, a total of five (5) contract extensions have been awarded; the fifth extension completion date was 12 June, 2025. Physical verification carried out in November, 2025 revealed that the project had stalled.

In the circumstances, the value for money of Kshs.1,439,976,976 on project investment may not have been realized.



## **7. Irregular Holding of Board and Committee Meetings**

During the year under review, the Authority held multiple Board and Committee meetings exceeding the maximum limit of six (6) meetings as stipulated in the applicable guidelines. A total of ten (10) Special Committee meetings were held between July, 2024 and February, 2025 which were mainly on recruitment related activities. There was no evidence that approval for the excess Special Board meetings was sought and obtained from the relevant Cabinet Secretary in consultation with the State Corporations Advisory Committee (SCAC), as required by Circular Ref. No. OP/CAB.9/1A dated 11 March, 2020.

In the circumstances, Management was in breach of the law

The audit was conducted in accordance with ISSAI 3000 and ISSAI 4000. The standards require that I comply with ethical requirements and plan and perform the audit to obtain assurance about whether the activities, financial transactions and information reflected in the financial statements comply in all material respects, with the authorities that govern them. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my conclusion.

## **REPORT ON EFFECTIVENESS OF INTERNAL CONTROLS, RISK MANAGEMENT AND GOVERNANCE**

### **Conclusion**

As required by Section 7(1)(a) of the Public Audit Act, 2015, based on the audit procedures performed, except for the effect of the matters described in the Basis for Conclusion on Effectiveness of Internal Controls, Risk Management and Governance section of my report, I confirm that, nothing else has come to my attention to cause me to believe that internal controls, risk management and governance were not effective.

### **Basis for Conclusion**

#### **1. Incomplete Assets Register**

The assets register provided for audit reflected a net book value of Kshs.49,362,160,729. The assets include horizontal infrastructure and Data Centre assets handed over to the Authority in a report dated 13 June, 2025. However, review of the asset register revealed that the Authority did not have comprehensive register including items acquired from the contractor making it incomplete. Further, the assets register provided lacks the following information; date of acquisition of the assets, description of the assets, location of the assets, custodian of the asset especially, laptops, tablets and iPads, and ICT equipment have no serial numbers. In addition, one (1) out of the seven (7) boreholes within the city was not captured in the assets register.

In the circumstances, the effectiveness of internal controls surrounding management and safeguarding of the Authority's assets could not be confirmed.

## **2. Omission of Reported Cloud Customers from Revenue Ledgers**

Review of cloud customer onboarding records provided for audit revealed that clients listed on provided schedules that were quantified did not appear in the revenue schedules provided by the Data Centre for the period under audit. This discrepancy raises concerns about the accuracy and completeness of reported revenue and onboarding data.

In the circumstances, the effectiveness of aligning onboarding records with revenue reporting at the Data Centre may not be achieved.

The audit was conducted in accordance with ISSAI 2315 and ISSAI 2330. The standards require that I plan and perform the audit to obtain assurance about whether effective processes and systems of internal controls, risk management and overall governance were operating effectively in all material respects. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my conclusion.

### **Responsibilities of Management and Board of Directors**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Public Sector Accounting Standards (Accrual Basis) and for maintaining effective internal controls as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error and for its assessment of the effectiveness of internal controls, risk management and governance.

In preparing the financial statements, Management is responsible for assessing the Authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Management is aware of the intention to cease operations.

Management is also responsible for the submission of the financial statements to the Auditor-General in accordance with the provisions of Section 47 of the Public Audit Act, 2015.

In addition to the responsibility for the preparation and presentation of the financial statements described above, Management is also responsible for ensuring that the activities, financial transactions and information reflected in the financial statements comply with the authorities which govern them and that public resources are applied in an effective way.

The Board of Directors is responsible for overseeing the Authority's financial reporting process, reviewing the effectiveness of how Management monitors compliance with relevant legislative and regulatory requirements, ensuring that effective processes and systems are in place to address key roles and responsibilities in relation to governance and risk management, and ensuring the adequacy and effectiveness of the control environment.



## **Auditor-General's Responsibilities for the Audit**

My responsibility is to conduct an audit of the financial statements in accordance with Article 229(4) of the Constitution, Section 35 of the Public Audit Act, 2015 and the International Standards of Supreme Audit Institutions (ISSAIs). The standards require that, in conducting the audit, I obtain reasonable assurance about whether the financial statements as a whole are free from material misstatements, whether due to fraud or error and to issue an auditor's report that includes my opinion in accordance with Section 48 of the Public Audit Act, 2015. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISSAIs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

In conducting the audit, Article 229(6) of the Constitution also requires that I express a conclusion on whether or not in all material respects, the activities, financial transactions and information reflected in the financial statements are in compliance with the authorities that govern them and that public resources are applied in an effective way. In addition, I also consider the entity's control environment in order to give an assurance on the effectiveness of internal controls, risk management and governance processes and systems in accordance with the provisions of Section 7(1)(a) of the Public Audit Act, 2015.

Further, I am required to submit the audit report in accordance with Article 229(7) of the Constitution.

Detailed description of my responsibilities for the audit is located at the Office of the Auditor-General's website at: <https://www.oagkenya.go.ke/auditor-generals-responsibilities-for-audit/>. This description forms part of my auditor's report.

  
**FCPA Nancy Gathungu, CBS**  
**AUDITOR-GENERAL**

**Nairobi**

**18 December, 2025**

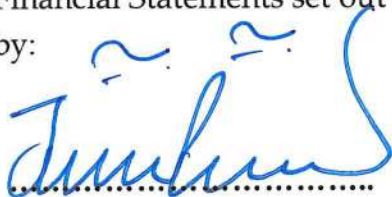




**XV. Statement of Financial Performance for the year ended 30 June 2025**

		<b>2024-25</b>	<b>2023-24</b>
	<b>Notes</b>	<b>30-Jun</b>	<b>30-Jun</b>
		<b>Ksh</b>	<b>Ksh</b>
<b>Revenue from non-exchange transactions</b>			
Transfers from other governments entities	6	427,650,004	528,999,999
Public Contributions and Donations	7	550,000	8,690,826
		<b>428,200,004</b>	<b>537,690,825</b>
<b>Revenue from exchange transactions</b>			
Rental revenue from facilities and equipment	8	190,526,432	192,449,774
Other income	9	57,249,010	24,660,071
		<b>247,775,442</b>	<b>217,109,845</b>
<b>Total revenue</b>		<b>675,975,446</b>	<b>754,800,670</b>
<b>Expenses</b>			
Employee Costs	10	305,193,356	245,683,893
Remuneration of Directors	11	25,165,269	24,681,348
Use of Goods and Service	12	410,342,045	296,965,616
Repairs and Maintenance	13	19,124,331	11,324,266
Other Expenses	14	295,526,988	216,199,171
Depreciation & Amortization	15	1,604,207,906	67,263,780
<b>Total Expenses</b>		<b>2,659,559,895</b>	<b>862,118,074</b>
<b>Surplus/Deficit for the Period</b>		<b>(1,983,584,449)</b>	<b>(107,317,404)</b>

The notes set out on pages 8 to 36 form an integral part of these Financial Statements. The Financial Statements set out on pages 1 to 7 were signed on behalf of the Board of Directors by:



Name: John Paul Okwiri

Chief Executive Officer

Date 10-12-2025



Name: Norman Mwangi

CM Corporate Services  
ICPAK M/No: 4647

Date 10/12/2025



Name: Prof. Raphael  
Munavu

Chairman of the Board

Date

**XVI. Statement of Financial Position as at 30 June 2025**

		<b>2024-25</b>	<b>2023-24</b>
	Note	<b>30-Jun</b>	<b>30-Jun</b>
<b>Assets</b>		<b>Kshs</b>	<b>Kshs</b>
<b>Current Assets</b>			
Cash and cash equivalents	16	722,590,504	903,289,321
Receivables from exchange transactions	17	201,560,064	173,415,016
Inventories	18	5,683,128	3,907,596
Bank guarantees		142,961,179	-
<b>Total Current Assets</b>		<b>1,072,794,876</b>	<b>1,080,611,933</b>
<b>Non-current Assets</b>			
Property, Plant and Equipment	19	49,362,160,729	7,160,274,246
Intangible Assets	20	4,957,501	1,412,904
Work in Progress	21	19,258,237,052	57,571,733,353
<b>Total Non-Current Assets</b>		<b>68,625,355,281</b>	<b>64,733,420,503</b>
<b>Total Assets</b>		<b>69,698,150,157</b>	<b>65,814,032,437</b>
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Payables from exchange transactions	22	571,370,347	575,099,131
<b>Total Current Liabilities</b>		<b>571,370,347</b>	<b>575,099,131</b>
<b>Net assets</b>		<b>69,126,779,809</b>	<b>65,238,933,306</b>
<b>Total Reserves</b>		<b>69,126,779,809</b>	<b>65,238,933,306</b>
Capital Reserve	23(a)	65,922,785,879	60,348,383,552
Revaluation Reserve	23(b)	28,014,650	22,435,000
Accumulated Surplus	23(c)	2,112,223,147	4,095,807,596
Capital Fund	23(d)	952,000,000	665,000,000
Mortgage revolving fund	23(e)	111,756,132	107,307,158

The financial statements set out on pages 1 to 7 were signed on behalf of the Board of Directors by:



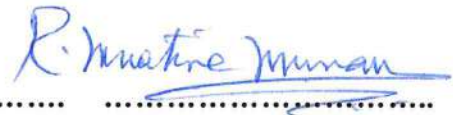
**John Paul Okwiri**  
Chief Executive Officer

Date 10-12-2025



**Norman Mwangi**  
CM Corporate Services  
ICPAK M/Number: 4647

Date 10/12/2025



**Prof. Raphael Munavu**  
Chairman of the Board

Date



**XVII. Statement of Changes in Net Assets for the year ended 30 June 2025**

Description	Revaluation reserve Kshs	Retained earnings Kshs	Proposed dividends Kshs	Development Grants/Fund Kshs	Motgage fund	Total Kshs
As at July 1, 2023	22,435,000	4,203,125,000	-	53,837,492,000	-	58,063,052,000
Surplus/ deficit for the year	-	-	-	-	-	-
Capital/ development grants received during the year	-	107,317,404	-	-	-	107,317,404
Mortgage revolving fund received	-	-	-	7,175,891,552	-	7,175,891,552
	-	-	-	-	107,307,158	107,307,158
As at June 30, 2024	22,435,000	4,095,807,596	-	61,013,383,552	107,307,158	65,238,933,306
	-	-	-	-	-	-
As at July 1, 2024	22,435,000	4,095,807,596	-	61,013,383,552	107,307,158	65,238,933,306
Issue of new share capital	-	-	-	-	-	-
Revaluation gain	5,579,650	-	-	-	-	5,579,650
Surplus/ (deficit) for the year	-	-	-	-	-	-
Capital/ development grants received during the year	-	1,983,584,449	-	-	-	1,983,584,449
	-	-	-	5,861,402,328	-	5,861,402,328
Mortgage revolving fund received	-	-	-	-	4,448,973	4,448,973
As at June 30 2025	28,014,650	2,112,223,147	-	66,874,785,879	111,756,132	69,126,779,809

**XVIII. Statement of Cash Flows for the year ended 30 June 2025**

		<b>2024-25</b>	<b>2023-24</b>
	Notes	<b>30-Jun</b>	<b>30-Jun</b>
		<b>Kshs '000'</b>	<b>Kshs '000'</b>
<b>Cash flows from Operating Activities</b>			
<b>Receipts</b>			
Transfers from government	6	427,650,004	528,999,999
Public Contributions and Donations	7	-	8,690,826
Rental revenue from facilities and equipment	8	190,526,432	192,449,774
Other income	9	57,249,010	24,660,071
		<b>675,425,446</b>	<b>754,800,670</b>
<b>Payments</b>			
Employee Costs	10	305,193,356	245,683,893
Remuneration to Board of Directors	11	25,165,269	24,681,348
Use of Goods and Service	12	410,342,045	296,965,616
Repairs and Maintenance	13	19,124,331	11,324,266
Other Expenses	14	420,526,988	216,199,171
		<b>1,180,351,989</b>	<b>794,854,294</b>
<b>Net cash flows from operating activities</b>		<b>(504,926,543)</b>	<b>(40,053,624)</b>
<b>Cash flows from investing activities</b>			
Purchase of property, plant, equipment and WIP assets	19	(11,984,175)	(328,212,231)
Proceeds from mortgage principal repayments		2,212,174	-
<b>Net cash flows used in investing activities</b>		<b>(9,772,001)</b>	<b>(328,212,231)</b>
<b>Cashflows flows from financing activities</b>			
Development grant received		287,000,000	665,000,000
AIEs Received-Likoni & Kilifi digital hubs		47,000,000	-
Receipts into mortgage revolving fund		-	20,000,000
<b>Total cashflows from financing activities</b>		<b>334,000,000</b>	<b>685,000,000</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>(180,698,544)</b>	<b>316,734,145</b>
<b>Cash and cash equivalents at the beginning of year</b>		<b>903,289,048</b>	<b>586,554,904</b>
<b>Cash and cash equivalent as at 30th June 2025</b>		<b>722,590,505</b>	<b>903,289,048</b>



**XIX. Statement of Comparison of Budget and Actual for the year ended 30 June 2025**

	Original Budget (A)	Adjustments (C-A)	Final budget (C)	Actual	Performance difference	Absorption rate
	Kshs	Kshs	Kshs	Kshs	Kshs	%
<b>REVENUE</b>						
Government grants and subsidies - Development	758,500,000	471,500,000	287,000,000	287,000,000	-	100%
A-in- A Foreign Loan	6,362,000,000	-	5,694,000,000	5,574,402,328	119,597,672	98%
Government grants and subsidies - Recurrent	212,650,000	90,000,000	302,650,000	302,650,000	-	100%
Balance b/f	542,024,000	-	542,024,000	542,024,000	-	100%
GoK Grants: Supervision of Streetscape & WWRf	-	125,000,000	125,000,000	125,000,000	-	100%
IASP Conference (Delegates & Reimbursement)	-	42,691,397	42,691,397	45,457,069	2,765,672	106%
Local A-in-A	200,000,000	-	200,000,000	202,318,373	2,318,373	101%
<b>TOTAL INCOME</b>	<b>8,075,174,000</b>	<b>881,808,603</b>	<b>7,193,365,397</b>	<b>7,078,851,769</b>	<b>114,513,628</b>	<b>98%</b>
<b>RECURRENT EXPENDITURE</b>	<b>816,504,000</b>	<b>257,691,397</b>	<b>1,074,195,397</b>	<b>947,594,436</b>	<b>126,600,961</b>	<b>88%</b>
Employee Costs	380,725,000	36,223,812	416,948,812	367,254,557	49,694,255	88%

**KONZA TECHNOPOLEIS DEVELOPMENT AUTHORITY**  
**ANNUAL REPORT & FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025**

Board of Directors Expenses	24,700,000	3,500,000	28,200,000	25,165,269	3,034,731	89%
Use of Goods	323,479,000	76,467,585	399,946,585	340,972,129	58,974,456	85%
Repairs and Maintenance	42,000,000	5,500,000	47,500,000	36,814,331	10,685,669	78%
Other Expenses	45,600,000	136,000,000	181,600,000	179,760,350	1,839,650	99%
<b>CAPITAL EXPENDITURE</b>	<b>7,258,670,000</b>	<b>1,139,500,000</b>	<b>6,119,170,000</b>	<b>5,872,652,814</b>	<b>246,517,186</b>	<b>96%</b>
Supervision of Streetscape & WWRF	82,000,000	82,000,000	-	-	-	-
Konza Complex	499,356,000	389,500,000	109,856,000	13,649,118	96,206,882	12%
Master Delivery Partner 2	7,948,000	-	7,948,000	7,948,000	-	100%
EPCF Horizontal Infrastructure	1,490,000,000	668,000,000	822,000,000	814,850,917	7,149,083	99%
Konza Data Centre and Smart City F. Project	5,179,366,000	-	5,179,366,000	5,036,204,779	143,161,221	97%
<b>TOTAL EXPENDITURE</b>	<b>8,075,174,000</b>	<b>881,808,603</b>	<b>7,193,365,397</b>	<b>6,820,247,250</b>	<b>373,118,147</b>	<b>95%</b>



NOTE

The differences in employee cost, use of goods and services, repairs and maintenance on the statement of performance and on the statement of budget comparison are due to different accounting. The statement of budget comparison is based on a cash basis, while the statement of performance is based on an accrual basis of accounting.

**Budget notes**

**A. Use of goods and services:** There was a delay in receipt of Recurrent Exchequer during the period affecting the procurement of goods and services leading to scale down in operations.

**B: Repairs and Maintenance:** The handing over of the EPCF facilities happened towards the end of the financial year affecting the absorption for the maintenance budget

## XX. Notes to the Financial Statements

### 1. General Information

Konza Technopolis Development Authority is established by and derives its Authority and accountability from Legal Notice No. 23 of 2012. The entity is wholly owned by the Government of Kenya and is domiciled in Kenya. The Authority's principal activity is the development of Konza Technopolis as a Sustainable smart city and a leading global Technopolis and innovation hub.

### 2. Statement of Compliance and Basis of Preparation

The financial statements have been prepared on a historical cost basis except for the measurement at re-valued amounts of certain items of property, plant and equipment, marketable securities and financial instruments at fair value, impaired assets at their estimated recoverable amounts and actuarially determined liabilities at their present value. The preparation of financial statements in conformity with International Public Sector Accounting Standards (IPSAS) allows the use of estimates and assumptions. It also requires management to exercise judgement in the process of applying the *Entity's* accounting policies. The areas involving a higher degree of judgement or complexity, or where assumptions and estimates are significant to the financial statements, are disclosed in Note 5 of these financial statements.

The financial statements have been prepared and presented in Kenya Shillings, which is the functional and reporting currency of the *Entity*. The financial statements have been prepared in accordance with the PFM Act, the State Corporations Act, and International Public Sector Accounting Standards (IPSAS). The accounting policies adopted have been consistently applied to all the years presented.

### 3. Adoption of New and Revised Standards

- i. *New and amended standards and interpretations in issue effective in the year ended 30 June 2023.*

Standard	Effective date and impact:
IPSAS 41: Financial Instruments	<p><b>Applicable: 1<sup>st</sup> January 2023:</b></p> <p>The objective of IPSAS 41 is to establish principles for the financial reporting of financial assets and liabilities that will present relevant and useful information to users of financial statements for their assessment of the amounts, timing and uncertainty of an Entity's future cash flows.</p> <p>IPSAS 41 provides users of financial statements with more useful information than IPSAS 29, by:</p>



Standard	Effective date and impact:
	<ul style="list-style-type: none"> <li>• Applying a single classification and measurement model for financial assets that considers the characteristics of the asset's cash flows and the objective for which the asset is held;</li> <li>• Applying a single forward-looking expected credit loss model that is applicable to all financial instruments subject to impairment testing; and</li> <li>• Applying an improved hedge accounting model that broadens the hedging arrangements in scope of the guidance. The model develops a strong link between an Entity's risk management strategies and the accounting treatment for instruments held as part of the risk management strategy.</li> </ul>
<b>IPSAS 42: Social Benefits</b>	<b>Applicable: 1<sup>st</sup> January 2023</b> The objective of this Standard is to improve the relevance, faithful representativeness and comparability of the information that a reporting Entity provides in its financial statements about social benefits. The information provided should help users of the financial statements and general-purpose financial reports assess: <ul style="list-style-type: none"> <li>(a) The nature of such social benefits provided by the Entity.</li> <li>(b) The key features of the operation of those social benefit schemes; and</li> <li>(c) The impact of such social benefits provided on the Entity's financial performance, financial position and cash flows.</li> </ul>
<b>Amendments to Other IPSAS resulting from IPSAS 41, Financial Instruments</b>	<b>Applicable: 1<sup>st</sup> January 2023:</b> <ul style="list-style-type: none"> <li>a) Amendments to IPSAS 5, to update the guidance related to the components of borrowing costs which were inadvertently omitted when IPSAS 41 was issued.</li> <li>b) Amendments to IPSAS 30, regarding illustrative examples on hedging and credit risk which were inadvertently omitted when IPSAS 41 was issued.</li> <li>c) Amendments to IPSAS 30, to update the guidance for accounting for financial guaranteed contracts which</li> </ul>

Standard	Effective date and impact:
	were inadvertently omitted when IPSAS 41 was issued. d) Amendments to IPSAS 33, to update the guidance on classifying financial instruments on initial adoption of accrual basis IPSAS which were inadvertently omitted when IPSAS 41 was issued.
Other improvements to IPSAS	<b>Applicable 1<sup>st</sup> January 2023</b> <ul style="list-style-type: none"> <li>IPSAS 22 <i>Disclosure of Financial Information about the General Government Sector</i>. Amendments to refer to the latest System of National Accounts (SNA 2008).</li> <li>IPSAS 39: <i>Employee Benefits</i>. Now deletes the term composite social security benefits as it is no longer defined in IPSAS.</li> <li><b>IPSAS 29: Financial instruments: Recognition and Measurement</b>. Standard no longer included in the 2023 IPSAS handbook as it is now superseded by IPSAS 41 which is applicable from 1<sup>st</sup> January 2023.</li> </ul>

- ii. *New and amended standards and interpretations in issue but not yet effective in the year ended 30 June 2023.*

Standard	Effective date and impact:
IPSAS 43	
IPSAS 44: Non- Current Assets Held for Sale and Discontinued Operations	<b>Applicable 1<sup>st</sup> January 2025</b> The Standard requires, Assets that meet the criteria to be classified as held for sale to be measured at the lower of carrying amount and fair value less costs to sell and the depreciation of such assets to cease and: Assets that meet the criteria to be classified as held for sale to be presented separately in the statement of financial position and the results of discontinued operations to be presented separately in the statement of financial performance.

- iii. *Early adoption of standards*

The Entity did not early – adopt any new or amended standards in the financial year.



#### **4. Summary of Significant Accounting Policies**

##### **a) Revenue recognition**

##### **i) Revenue from non-exchange transactions**

###### **Fees, taxes and fines**

The *Entity* recognizes revenues from fees, taxes and fines when the event occurs and the asset recognition criteria are met. To the extent that there is a related condition attached that would give rise to a liability to repay the amount, deferred income is recognized instead of revenue. Other non-exchange revenues are recognized when it is probable that the future economic benefits or service potential associated with the asset will flow to the *Entity* and the fair value of the asset can be measured reliably.

###### **Transfers from other government entities**

Revenues from non-exchange transactions with other government entities are measured at fair value and recognized on obtaining control of the asset (cash, goods, services and property) if the transfer is free from conditions and it is probable that the economic benefits or service potential related to the asset will flow to the *Entity* and can be measured reliably. To the extent that there is a related condition attached that would give rise to a liability to repay the amount, the amount is recorded in the statement of financial position and realised in the statement of financial performance over the useful life of the assets that has been acquired using such funds.

##### **ii) Revenue from exchange transactions**

###### **Rendering of services**

The *Entity* recognizes revenue from rendering of services by reference to the stage of completion when the outcome of the transaction can be estimated reliably. The stage of completion is measured by reference to labour hours incurred to date as a percentage of total estimated labour hours. Where the contract outcome cannot be measured reliably, revenue is recognized only to the extent that the expenses incurred are recoverable.

###### **Sale of goods**

Revenue from the sale of goods is recognized when the significant risks and rewards of ownership have been transferred to the buyer, usually on delivery of the goods and when the amount of revenue can be measured reliably, and it is probable that the economic benefits or service potential associated with the transaction will flow to the *Entity*.

### **Interest income**

Interest income is accrued using the effective yield method. The effective yield discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount. The method applies this yield to the principal outstanding to determine interest income each period.

### **Dividends**

Dividends or similar distributions must be recognized when the shareholder's or the Entity's right to receive payments is established.

### **Rental income**

Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms and included in revenue.

## **b) Budget information**

The original budget for the Current FY was approved by the National Assembly. Subsequent revisions or additional appropriations were made to the approved budget in accordance with specific approvals from the appropriate authorities. The additional appropriations are added to the original budget by the Entity upon receiving the respective approvals in order to conclude the final budget.

The Entity's budget is prepared on a different basis to the actual income and expenditure disclosed in the financial statements. The financial statements are prepared on accrual basis using a classification based on the nature of expenses in the statement of financial performance, whereas the budget is prepared on a cash basis. The amounts in the financial statements were recast from the accrual basis to the cash basis and reclassified by presentation to be on the same basis as the approved budget. A comparison of budget and actual amounts, prepared on a comparable basis to the approved budget, is then presented in the statement of comparison of budget and actual amounts. In addition to the Basis difference, adjustments to amounts in the financial statements are also made for differences in the formats and classification schemes adopted for the presentation of the financial statements and the approved budget. A statement to reconcile the actual amounts on a comparable basis included in the statement of comparison of budget and actual amounts and the actuals as per the statement of financial performance has been presented under section xxx of these financial statements.



### c) Taxes

#### Current income tax

Current income tax assets and liabilities for the current period are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date in the area where the *Entity* operates and generates taxable income. Current income tax relating to items recognized directly in net assets is recognized in net assets and not in the statement of financial performance. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

#### Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred tax liabilities are recognized for all taxable temporary differences, except in respect of taxable temporary differences associated with investments in controlled entities, associates and interests in joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future. Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized, except in respect of deductible temporary differences associated with investments in controlled entities, associates and interests in joint ventures, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered. Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax relating to items recognized outside surplus or deficit is recognized outside surplus or deficit. Deferred tax items are recognized in correlation to

the underlying transaction in net assets. Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current income tax liabilities and the deferred taxes relate to the same taxable *Entity* and the same taxation authority.

**Sales tax**

Expenses and assets are recognized net of the amount of sales tax, except:

- i) When the sales tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the sales tax is recognized as part of the cost of acquisition of the asset or as part of the expense item, as applicable.
- ii) When receivables and payables are stated with the amount of sales tax included. The net amount of sales tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the statement of financial position.

**d) Investment property**

Investment properties are measured initially at cost, including transaction costs. The carrying amount includes the replacement cost of components of an existing investment property at the time that cost is incurred if the recognition criteria are met and excludes the costs of day-to-day maintenance of an investment property. Investment property acquired through a non-exchange transaction is measured at its fair value at the date of acquisition. *Subsequent to initial recognition, investment property is measured at fair value with gains and losses recognised through surplus or deficit.* Investment properties are derecognized either when they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit or service potential is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in the surplus or deficit in the period of de-recognition. Transfers are made to or from investment property only when there is a change in use.



## Notes to the Financial Statements (Continued)

### Summary of Significant Accounting Policies (Continued)

#### e) Property, plant and equipment

All property, plant and equipment are stated at cost less accumulated depreciation and impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the items. When significant parts of property, plant and equipment are required to be replaced at intervals, the Entity recognizes such parts as individual assets with specific useful lives and depreciates them accordingly. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in surplus or deficit as incurred. Where an asset is acquired in a non-exchange transaction for nil or nominal consideration the asset is initially measured at its fair value.

#### f) Leases

Finance leases are leases that transfer substantially all of the risks and benefits incidental to ownership of the leased item to the *Entity*. Assets held under a finance lease are capitalized at the commencement of the lease at the fair value of the leased property or, if lower, at the present value of the future minimum lease payments. The *Entity* also recognizes the associated lease liability at the inception of the lease. The liability recognized is measured as the present value of the future minimum lease payments at initial recognition. Subsequent to initial recognition, lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognized as finance costs in surplus or deficit. An asset held under a finance lease is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the *Entity* will obtain ownership of the asset by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Operating leases are leases that do not transfer substantially all the risks and benefits incidental to ownership of the leased item to the *Entity*. Operating lease payments are recognized as an operating expense in surplus or deficit on a straight-line basis over the lease term.

Notes to the Financial Statements (Continued)

Summary of Significant Accounting Policies (Continued)

**g) Intangible assets**

Intangible assets acquired separately are initially recognized at cost. The cost of intangible assets acquired in a non-exchange transaction is their fair value at the date of the exchange. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and accumulated impairment losses. Internally generated intangible assets, excluding capitalized development costs, are not capitalized and expenditure is reflected in surplus or deficit in the period in which the expenditure is incurred. The useful life of the intangible assets is assessed as either finite or indefinite. Intangible assets with an indefinite useful life are assessed for impairment at each reporting date.

**h) Research and development costs**

The *Entity* expenses research costs as incurred. Development costs on an individual project are recognized as intangible assets when the *Entity* can demonstrate:

- i) The technical feasibility of completing the asset so that the asset will be available for use or sale.
- ii) Its intention to complete and its ability to use or sell the asset.
- iii) How the asset will generate future economic benefits or service potential
- iv) The availability of resources to complete the asset.
- v) The ability to measure reliably the expenditure during development.

Following initial recognition of an asset, the asset is carried at cost less any accumulated amortization and accumulated impairment losses. Amortization of the asset begins when development is complete, and the asset is available for use. It is amortized over the period of expected future benefit. During the period of development, the asset is tested for impairment annually with any impairment losses recognized immediately in surplus or deficit.



## Notes to the Financial Statements (Continued)

### Summary of Significant Accounting Policies (Continued)

#### i) Financial instruments

IPSAS 41 addresses the classification, measurement and de-recognition of financial assets and financial liabilities, introduces new rules for hedge accounting and a new impairment model for financial assets. *The entity does not have any hedge relationships and therefore the new hedge accounting rules have no impact on the Company's financial statements.*

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. At initial recognition, the entity measures a financial asset or financial liability at its fair value plus or minus, in the case of a financial asset or financial liability not at fair value through surplus or deficit, transaction costs that are directly attributable to the acquisition or issue of the financial asset or financial liability.

#### a) Financial assets

##### Classification of financial assets

The entity classifies its financial assets as subsequently measured at amortised cost, fair value through net assets/ equity or fair value through surplus and deficit on the basis of both the entity's management model for financial assets and the contractual cash flow characteristics of the financial asset. A financial asset is measured at amortized cost when the financial asset is held within a management model whose objective is to hold financial assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding. A financial asset is measured at fair value through net assets/ equity if it is held within the management model whose objective is achieved by both collecting contractual cashflows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. A financial asset shall be measured at fair value through surplus or deficit unless it is measured at amortized cost or fair value through net assets/ equity unless an entity has made irrevocable election at initial recognition for particular investments in equity instruments.

## Notes to the Financial Statements (Continued)

### Summary of Significant Accounting Policies (Continued)

#### Subsequent measurement

Based on the business model and the cash flow characteristics, the entity classifies its financial assets into amortized cost or fair value categories for financial instruments. Movements in fair value are presented in either surplus or deficit or through net assets/ equity subject to certain criteria being met.

#### Amortized cost

Financial assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest, and that are not designated at fair value through surplus or deficit, are measured at amortized cost. A gain or loss on an instrument that is subsequently measured at amortized cost and is not part of a hedging relationship is recognized in profit or loss when the asset is de-recognized or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

#### Fair value through net assets/ equity

Financial assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through net assets/ equity. Movements in the carrying amount are taken through net assets, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognized in surplus/deficit. Interest income from these financial assets is included in finance income using the effective interest rate method.

#### Trade and other receivables

Trade and other receivables are recognized at fair values less allowances for any uncollectible amounts. Trade and other receivables are assessed for impairment on a continuing basis. An estimate is made of doubtful receivables based on a review of all outstanding amounts at the year end.

#### Fair value through surplus or deficit

Financial assets that do not meet the criteria for amortized cost or fair value through net assets/ equity are measured at fair value through surplus or deficit. A business model where the entity manages financial assets with the objective of realizing cash flows through solely the sale of the assets would result in a fair value through surplus or deficit model.



### **Impairment**

The entity assesses, on a forward-looking basis, the expected credit loss ('ECL') associated with its financial assets carried at amortized cost and fair value through net assets/equity. The entity recognizes a loss allowance for such losses at each reporting date.

### **b) Financial liabilities**

#### **Classification**

The entity classifies its liabilities as subsequently measured at amortized cost except for financial liabilities measured through profit or loss.

### **j) Inventories**

Inventory is measured at cost upon initial recognition. To the extent that inventory was received through non-exchange transactions (for no cost or for a nominal cost), the cost of the inventory is its fair value at the date of acquisition. Costs incurred in bringing each product to its present location and conditions are accounted for, as follows:

- i) Raw materials: purchase cost using the weighted average cost method.
- ii) Finished goods and work in progress: cost of direct materials and labour and a proportion of manufacturing overheads based on the normal operating capacity but excluding borrowing costs.

After initial recognition, inventory is measured at the lower of cost and net realizable value. However, to the extent that a class of inventory is distributed or deployed at no charge or for a nominal charge, that class of inventory is measured at the lower of cost and current replacement cost. Net realizable value is the estimated selling price in the ordinary course of operations, less the estimated costs of completion and the estimated costs necessary to make the sale, exchange, or distribution. Inventories are recognized as an expense when deployed for utilization or consumption in the ordinary course of operations of the *Entity*.

### **k) Provisions**

Provisions are recognized when the *Entity* has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits or service potential will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the *Entity* expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognized as a separate asset only when the reimbursement is virtually certain. The expense relating to any provision is presented in the statement of financial performance net of any reimbursement.

**l) Social Benefits**

Social benefits are cash transfers provided to i) specific individuals and / or households that meet the eligibility criteria, ii) mitigate the effects of social risks and iii) Address the need of society as a whole. The entity recognises a social benefit as an expense for the social benefit scheme at the same time that it recognises a liability. The liability for the social benefit scheme is measured at the best estimate of the cost (the social benefit payments) that the entity will incur in fulfilling the present obligations represented by the liability.

**m) Contingent liabilities**

The Entity does not recognize a contingent liability but discloses details of any contingencies in the notes to the financial statements, unless the possibility of an outflow of resources embodying economic benefits or service potential is remote.

**n) Contingent assets**

The Entity does not recognize a contingent asset but discloses details of a possible asset whose existence is contingent on the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Entity in the notes to the financial statements. Contingent assets are assessed continually to ensure that developments are appropriately reflected in the financial statements. If it has become virtually certain that an inflow of economic benefits or service potential will arise and the asset's value can be measured reliably, the asset and the related revenue are recognized in the financial statements of the period in which the change occurs.

**o) Nature and purpose of reserves**

The Entity creates and maintains reserves in terms of specific requirements. Capital reserves for Capital Assets under development and revaluation for all revalued Assets.

**p) Changes in accounting policies and estimates**

The Authority recognizes the effects of changes in accounting policy retrospectively. The effects of changes in accounting policy are applied prospectively if retrospective application is impractical.

**q) Employee benefits**

**Retirement benefit plans**

The Entity provides retirement benefits for its employees and directors. Defined contribution plans are post-employment benefit plans under which an Entity pays fixed contributions into a separate Entity (a fund) and will have no legal or constructive obligation to pay further contributions if the fund does not hold sufficient assets to pay all employee benefits relating to employee service in the current and prior periods. The



contributions to fund obligations for the payment of retirement benefits are charged against income in the year in which they become payable. Defined benefit plans are post-employment benefit plans other than defined-contribution plans. The defined benefit funds are actuarially valued tri-annually on the projected unit credit method basis. Deficits identified are recovered through lump sum payments or increased future contributions on proportional basis to all participating employers. The contributions and lump sum payments reduce the post-employment benefit obligation. The Authority operates a Defined contribution plan.

**r) Foreign currency transactions**

Transactions in foreign currencies are initially accounted for at the ruling rate of exchange on the date of the transaction. Trade creditors or debtors denominated in foreign currency are reported at the statement of financial position reporting date by applying the exchange rate on that date. Exchange differences arising from the settlement of creditors, or from the reporting of creditors at rates different from those at which they were initially recorded during the period, are recognized as income or expenses in the period in which they arise.

**s) Borrowing costs**

Borrowing costs are capitalized against qualifying assets as part of property, plant and equipment.

Such borrowing costs are capitalized over the period during which the asset is being acquired or constructed and borrowings have been incurred. Capitalization ceases when construction of the asset is complete. Further borrowing costs are charged to the statement of financial performance.

**t) Related parties**

The Authority regards a related party as a person or an Entity with the ability to exert control individually or jointly, or to exercise significant influence over the *Entity*, or vice versa. Members of key management are regarded as related parties and comprise the directors, the CEO and senior managers.

**u) Service concession arrangements**

The *Entity* analyses all aspects of service concession arrangements that it enters in determining the appropriate accounting treatment and disclosure requirements. In particular, where a private party contributes an asset to the arrangement, the *Entity* recognizes that asset when, and only when, it controls or regulates the services the operator must provide together with the asset, to whom it must provide them, and at what price. In the case of assets other than 'whole-of-life' assets, it controls, through ownership, beneficial entitlement or otherwise – any significant residual interest in the

asset at the end of the arrangement. Any assets so recognized are measured at their fair value. To the extent that an asset has been recognized, the *Entity* also recognizes a corresponding liability, adjusted by a cash consideration paid or received.

**v) Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and cash at bank, short-term deposits on call and highly liquid investments with an original maturity of three months or less, which are readily convertible to known amounts of cash and are subject to insignificant risk of changes in value. Bank account balances include amounts held at the Central Bank of Kenya and at various commercial banks at the end of the financial year. For the purposes of these financial statements, cash and cash equivalents also include short term cash imprests and advances to authorised public officers and/or institutions which were not surrendered or accounted for at the end of the financial year.

**w) Comparative figures**

Where necessary comparative figures for the previous financial year have been amended or reconfigured to conform to the required changes in presentation.

**x) Subsequent events**

There have been no events subsequent to the financial year end with a significant impact on the financial statements for the year ended June 30, 2025.

**5. Significant Judgments and Sources of Estimation Uncertainty**

The preparation of the Authority's financial statements in conformity with IPSAS requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the end of the reporting period. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods. State all judgements, estimates and assumptions made:

**Estimates and assumptions.**

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Entity based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. However, existing circumstances and assumptions about future developments may change due to market changes or circumstances arising beyond the control of the Entity. Such changes are reflected in the assumptions when they occur. IPSAS 1.140



#### **Useful lives and residual value**

The useful lives and residual values of assets are assessed using the following indicators to inform potential future use and value from disposal:

- a) The condition of the asset based on the assessment of experts employed by the Entity.
- b) The nature of the asset, its susceptibility and adaptability to changes in technology and processes.
- c) The nature of the processes in which the asset is deployed.
- d) Availability of funding to replace the asset.
- e) Changes in the market in relation to the asset

#### **Provisions**

Provisions were raised and management determined an estimate based on the information available. Additional disclosure of these estimates of provisions is included in Note 40. Provisions are measured at the management's best estimate of the expenditure required to settle the obligation at the reporting date and are discounted to present value where the effect is material.

**Notes to the Financial Statements (Continued)**

**6.**

**a) Transfers from Other Government entities**

	2024-25	2023-24
Description	30-Jun	30-Jun
	Kshs	Kshs
<b>Unconditional grants</b>		
Operational grant	427,650,004	529,000,000
Development Grant	287,000,000	665,000,000
<b>Total government grants</b>	<b>714,650,004</b>	<b>1,194,000,000</b>

**b) Transfers from Ministries, Departments and Agencies (MDAs)**

Name of the Entity sending the grant	Amount recognized to Statement of Comprehensive Income	Amount deferred under deferred income	Amount recognised in capital fund.	Total grant income during the year	2023-2024
	Kshs	Kshs	Kshs	Kshs	Kshs
Ministry of ICT	427,650,004	-	287,000,000	714,650,004	1,194,000,000
Accrued Income-Treasury					
<b>Total</b>	<b>427,650,004</b>	<b>-</b>	<b>287,000,000</b>	<b>714,650,004</b>	<b>1,194,000,000</b>

**7. Public Contributions and donations**

Description	Period ended June 2025	Period ended June 2024
	Kshs	Kshs
Other public donations	550,000	8,691,000
<b>Total transfers and sponsorships</b>	<b>550,000</b>	<b>8,691,000</b>



### 8. Rental Revenue From Facilities And Equipment

	2024-25	2023-24
Description	Jun-25	Jun-24
	Ksh	Ksh
Data Centre Solutions & cloud services	126,763,033	151,600,220
Operating lease revenues	49,857,073	22,060,000
Rental income	13,906,326	18,789,554
<b>Total rentals</b>	<b>190,526,432</b>	<b>192,449,774</b>

### 9. Other Incomes

	2024-25	2023-24
Description	Jun-25	Jun-24
Other Income	Ksh	Ksh
Water reimbursement	10,331,144	4,804,100
IASP Conference Receipts	45,457,069	-
Bank Interest	1,385,385	-
Other incomes	75,412	19,855,971
<b>Total</b>	<b>57,249,010</b>	<b>24,660,071</b>

N/B- Other incomes in the current FY are receipts from short term grounds hire for video shooting at Konza Technopolis.

### 10. Employee Costs

	2024-25	2023-24
Description	Jun-25	Jun-24
	Ksh	Ksh
Salaries & Wages	261,797,815	213,839,664
Social contributions to NSSF	4,448,319	2,001,434
Employer contribution to pension schemes	17,349,857	12,095,395
Gratuity	21,597,365	17,747,400
<b>TOTAL</b>	<b>305,193,356</b>	<b>245,683,893</b>

**11. Board Expenses**

	2024-25	2023-24
	Jun-25	Jun-24
<b>11. BOARD OF DIRECTORS EXPENSES</b>	<b>Ksh</b>	<b>Ksh</b>
Sitting Allowance	9,444,300	7,600,000
Travel, Accommodation and Subsistence	8,551,884	7,834,759
Catering services and Hospitality	1,102,500	1,497,000
Chairman's Honoraria	960,000	960,000
Airtime	84,000	84,000
Board Training	2,082,160	3,833,964
Board Investor outreach/Stakeholders	1,785,040	2,084,690
Medical Insurance	1,155,385	786,935
<b>TOTAL</b>	<b>25,165,269</b>	<b>24,681,348</b>



**12. Use of Goods and Services**

Description		2024-25	2023-24
		Jun-25	Jun-24
		Ksh	Kshs '000
Water		1,196,300	643,932
Electricity		8,910,926	5,789,555
Cleaning		5,390,839	2,930,107
Telecommunication costs		1,933,933	581,752
General office and consumables, Hospitality & catering		10,675,455	11,654,696
Training and development		9,228,563	16,942,374
Bank Charges		1,025,589	911,184
Travel, accommodation, subsistence and other allowances		29,601,650	18,968,566
PR, Advertising, Branding and Events		36,449,491	47,792,968
staff Insurance		40,971,762	24,659,258
Conferences and delegations		24,057,893	48,971,402
Jitume enablement program		6,803,752	9,471,048
Konza Security		39,501,274	27,322,524
Club subscription and Membership		-	1,293,613
staff recruitment costs		11,860,876	5,751,028
Office Automation		8,521,800	9,821,906
Facility management services		19,421,958	13,528,312
General Insurance		4,921,306	7,352,900
Strategic Planning costs		4,547,300	2,443,940
ISO Certification Costs		475,130	2,358,342
Audit fees		2,000,000	2,500,000
Fuel and Lubricants		17,690,000	7,780,000
Consultancy fees -Legal fees, Audits & Research		13,570,649	16,808,492
Team Building		-	8,736,450
Tax on Interest		308,578	1,951,268
IASP Conference		113,649,220	-
<b>Total</b>		<b>410,342,045</b>	<b>296,965,616</b>

N/B-The consultancy fees are expenditures on legal audit fees, Review of Technopolis Bill, Research and Knowledge management.

**13. Repairs and Maintenance**

	2024-25	2023-24
	Jun-25	Jun-24
	Ksh	Ksh
Description		
Motor Vehicles Repair and Servicing	9,668,656	4,473,546
Building & Facilities Maintenance costs	9,455,676	6,850,720
	<b>19,124,331</b>	<b>11,324,266</b>

**14. Other Expenses**

**a) As per the Statement of Financial Performance**

	2024-25	2023-24
Description	Jun-25	Jun-24
	Ksh	Ksh
Konza Greening	8,477,740	8,849,048
Project Administration costs	69,939,205	23,268,425
Data Centre Administration Costs	188,065,119	134,867,851
Development control expenses	10,540,640	22,472,040
Buffer zone management costs	5,359,540	6,741,807
Digital Hubs	13,144,745	
Staff Mortgage	-	20,000,000
	<b>295,526,988</b>	<b>216,199,171</b>

**b) As per the Cashflows Statement**

	2024-25	2023-24
Description	Jun-25	Jun-24
	Ksh	Ksh
Konza Greening	8,477,740	8,849,048
Project Administration costs	69,939,205	23,268,425
Data Centre Administration Costs	188,065,119	134,867,851
Development control expenses	10,540,640	22,472,040
Buffer zone management costs	5,359,540	6,741,807
Digital Hubs	13,144,745	
Staff Mortgage	-	20,000,000
	<b>295,526,988</b>	<b>216,199,171</b>
Add: Supervision of EPCF horizontal Infrastructure	<b>125,000,000</b>	<b>-</b>
	<b>420,526,988</b>	<b>216,199,181</b>



**N/B-** The Ksh.. 125,000,000 relates to the settlement of a pending bill for the consultant undertaking supervision of the Konza Technopolis horizontal infrastructure project. Under IPSAS accrual accounting, the expense was recognised when incurred, not on payment, which explains the variance between cash flows and financial performance.

**15. Depreciation and Amortization Expense**

	2024-25	2023-24
Description	Jun-25	Jun-24
	Ksh	Ksh
Property, plant and equipment	1,601,291,967	61,499,505
Intangible assets	2,915,939	5,764,275
<b>Total depreciation and amortization</b>	<b>1,604,207,906</b>	<b>67,263,780</b>

**16. Cash and Cash Equivalent**

		2024-25	2023-24
		Jun-25	45,444
Description	Account number	Ksh	Ksh
Current account	1141631520	345,161,350	582,183,079
Deposit A/c	1258227568	337,968,928	239,735,649
Mortgage Account	1304070212	169,677	548,842
On call deposits-Mortgage account	1304070212	38,361,607	80,612,425
Data Center Ksh	1322890153	17,435	18,500
Data Center USD	1322796785	388,933	-
IASP USD	1322890862	517,633	-
IASP Ksh	1322796777	4,943	190,826
<b>Total cash and cash equivalents</b>		<b>722,590,504</b>	<b>903,289,321</b>

**17. Receivables from Exchange Transactions**

	<b>2024-25</b>	<b>2023-24</b>
	<b>Jun-25</b>	<b>Jun-24</b>
<b>Description</b>	<b>Ksh</b>	<b>Ksh</b>
Staff Advances	226,800	-
Prepaid Insurance	20,355,881	11,518,141
Prepaid Infrastructure	87,980,570	112,095,046
Water Debtors	14,239,850	17,744,658
KAIST Operationalization	108,000	108,000
KPLC Deposit	4,600,000	4,600,000
Mortgage disbursements due	73,394,525	26,694,734
Dekut DDRC Rent Deposit	654,439	654,439
<b>Total receivables</b>	<b>201,560,064</b>	<b>173,415,016</b>

**18. Inventory**

	<b>2024-25</b>	<b>2023-24</b>
	<b>Jun-25</b>	<b>Jun-24</b>
<b>Description</b>	<b>Ksh</b>	<b>Ksh</b>
Stores Consumables	5,683,128	3,907,596
<b>Total</b>	<b>5,683,128</b>	<b>3,907,596</b>



19. Property, Plant and Equipment

Description	Land	Trans port infrastr ucture	Buildi ng	Motor vehicl es	Furnit ure and fittings	Compu ters	Office Equipm ent	Boreh oles	Capital Work in progress			WIP- MDP 2	WIP- EPCF	Total
									Building - Confere nce facility	Water works	Acces s road			
Cost	Ksh		Ksh	Ksh	Ksh	Ksh	Ksh	Ksh	Ksh	Ksh	Ksh	Ksh	Ksh	Ksh
As at 1st July 2023	1,000,000, 000	-	2,521, 488	42,368, 327	21,389, 482	36,116,3 23	9,244,36 4	9,700,0 00	2,571,950 548	184,863, 309	1,152, 062,49 6	1,874, 414,15 2	-	6,904,6 30,490
Additions	-	-	-	-		3,408,97 5	12,500,9 09	-	223,738,6 53	-	163,82 5,000		-	403,47 3,537
Transfer/adju stments		-	1,875, 278,78 8		- 4,063,0 81	- 21,706,7 35	- 483,035		- 1,875,278 788				-	- 26,252, 851
As at 30th June 2024	1,000,000, 000	-	1,877, 800,27 6	42,368, 327	17,326, 401	17,818,5 63	21,262,2 38	9,700,0 00	920,410,4 12	184,863, 309	1,315, 887,49 6	1,874, 414,15 2	-	7,281,8 51,175

**KONZA TECHNOPOLEIS DEVELOPMENT AUTHORITY**  
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Additions	-	31,050,910,035	6,521,629,509	91,212,000	-	9,903,850	5,020,739,885	-	13,649,118	65,219,600	7,948,000	1,015,045,095	43,796,257,093
Transfer/adjustments				-	1,261,928	-	-						-
Revaluation				5,579,650									1,261,928
As at 30th June 2025	1,000,000,000	31,050,910,035	8,399,429,785	137,898,049	17,326,401	27,722,413	5,042,002,123	9,700,000	934,059,530	1,381,107,096	1,882,362,152	1,015,045,095	51,082,425,990
Depreciation and impairment													
As at 30th June 2023	-	-	100,860	36,022,628	10,419,596	30,947,907	4,025,682	4,850,000		-	-		86,366,672
Depreciation			46,982,829	3,172,850	2,165,800	3,929,642	2,657,780	1,212,500					60,121,401
Transfer/adjustment					4,063,081	21,706,735	483,035	-			-		-
As at 30th June 2024	-	-	47,083,689	39,195,477	8,522,315	13,170,815	6,200,427	6,062,500		-	-		120,235,223



**KONZA TECHNOPOLEIS DEVELOPMENT AUTHORITY**  
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Depreciation		621,018,201	315,958,272	24,991,125	2,115,781	5,745,823	630,250,265	1,212,500											1,601,291,967
Transfer/adjustment		-		1,261,928	-	-	-												1,261,928
As at 30th June 2025	-	621,018,201	363,041,961	62,924,674	10,638,096	18,916,638	636,450,692	7,275,000											1,720,265,262
Net book values																			
As at 30th June 2025	1,000,000,000	30,429,891,835	8,036,387,824	74,973,375	6,688,306	8,805,775	4,405,551,431	2,425,000	934,059,530	184,863,309	1,381,107,096	1,882,362,152	1,015,045,095						49,362,160,729
As at 30th June 2024	1,000,000,000		1,830,716,587	3,172,850	8,804,086	4,647,748	15,061,811	3,637,500	920,410,412	184,863,309	1,315,887,496	1,874,414,152	-						7,161,615,952
As at 30th June 2023	1,000,000,000	-	2,420,628	6,345,700	10,969,886	5,168,416	5,218,682	4,850,000	2,571,950,548	184,863,309	1,164,219,600	1,874,414,152	-						6,830,420,921

**NOTE**

The work in progress for Data Centre project have been reported separately under note 21 below since it is funded under foreign A-in-A which requires separate accounting.

During the period, the EPCF WIP was capitalised.

## 20. Intangible Assets

	2024-25	2023-24
	Jun-25	Jun-24
Description	Ksh	Ksh
<b>Cost</b>		
At beginning of the year	51,124,225	50,760,225
Additions	6,460,535	364,000
At end of the year	57,584,760	51,124,225
Additions-internal development	-	-
At end of the year	57,584,760	51,124,225
<b>Amortization and impairment</b>		
At beginning of the year	49,711,320	43,947,046
Amortization	2,915,939	5,764,275
At end of the year	52,627,259	49,711,320
Impairment loss	-	-
At end of the year	52,627,259	49,711,320
<b>NBV</b>	<b>4,957,501</b>	<b>1,412,904</b>

## 21. Work in Progress

	2024-25	2023-24
Work in progress	Jun-25	Jun-24
	Ksh	Ksh
<b>Horizontal Infrastructure</b>		
Bal b/f	43,148,491,218	38,659,151,921
Capital Reserves	739,407,412	4,489,339,297
<b>Total</b>	<b>43,887,898,629</b>	<b>43,148,491,218</b>
<b>National Data Centre and Smart City</b>		
Bal b/f	14,423,242,136	12,401,689,881
Capital Reserves	4,834,994,916	2,021,552,255
<b>Total</b>	<b>19,258,237,052</b>	<b>14,423,242,136</b>
	63,146,135,681	
Capitalization of EPCF Assets	(43,887,898,629)	-
<b>Total WIP</b>	<b>19,258,237,052</b>	<b>57,571,733,353</b>



**22. Trade and Other Payables**

	<b>2024-25</b>	<b>2023-24</b>
	<b>Jun-25</b>	<b>Jun-24</b>
	<b>Ksh</b>	<b>Ksh</b>
Trade payables	455,401,513	466,401,123
Other payables	66,477,528	66,245,528
Staff gratuity Fund	49,491,306	42,453,001
<b>Total trade and other payables</b>	<b>571,370,347</b>	<b>575,099,652</b>

**23. General Reserves**

**i) Reserves**

	<b>2024-25</b>	<b>2023-24</b>
	<b>Jun-25</b>	<b>Jun-24</b>
	<b>Ksh</b>	<b>Ksh</b>
a) Capital Reserve	65,922,785,879	60,348,383,552
b) Revaluation Reserve	28,014,650	22,435,000
c) Accumulated Surplus	2,112,223,147	4,095,807,596
d) Capital fund	952,000,000	665,000,000
e) Mortgage revolving fund	111,756,132	107,307,158
<b>Total Reserves</b>	<b>69,126,779,809</b>	<b>65,238,933,306</b>

**ii) Changes in Reserves**

	2024-25	2023-24
Description	Kshs	Kshs
<b>a) Capital reserve</b>		
At beginning of the year	60,348,383,552	53,837,492,000
Additions-Horizontal infrastructure & Data Centre grant	5,574,402,328	6,510,891,552
At end of the year	65,922,785,879	60,348,383,552
<b>b) Revaluation reserve</b>		
At beginning of the year	22,435,000	22,435,000
Additions	5,579,650	
At end of the year	28,014,650	22,435,000
<b>c) Accumulated Surplus</b>		
At beginning of the year	4,095,807,596	4,203,125,000
Additions-Surplus for the year	(1,983,584,449)	(107,317,404)
At end of the year	2,112,223,147	4,095,807,596
<b>d) Capital Fund</b>		
At beginning of the year	665,000,000	-
Additions	287,000,000	665,000,000
At end of the year	952,000,000	665,000,000
<b>e) Mortgage revolving fund</b>		
At beginning of the year	107,307,158	-
Additions	4,448,973	107,307,158
At end of the year	111,756,132	107,307,158



## Notes to the Financial Statements (Continued)

### 24. Contingent Assets and Liabilities

The Authority has a contingent revenue of Ksh. 8,293,194.00 arising from a dispute on the tenancy agreement with MS. Professional caterers. The dispute is currently under review.

### 25. Events after the Reporting Period

There were no material adjusting and non- adjusting events after the reporting period.

### 26. Ultimate And Holding Entity

The Authority is a State Corporation under the Ministry of Information Communication and the Digital Economy. Its ultimate parent is the Government of Kenya.

### 27. Currency

The financial statements are presented in Kenya Shillings (Kshs) rounded to the nearest shilling.

**XXI. Appendices**

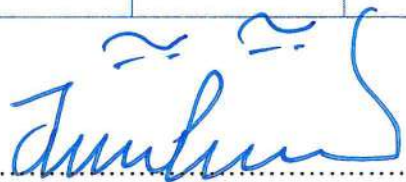
**Appendix I: Implementation Status of Auditor-General's Recommendations**

Reference No. on the external audit Report	Issue / Observations from Auditor	Management comments	Focal Point person to resolve the issue (Name and designation)	Status: (Resolved / Not Resolved)	Timeframe : (Put a date when you expect the issue to be resolved)
	Understaffing of the Authority The Authority has an approved staff establishment of 187 employees. As at the time of Audit 63 positions had been filled leaving a deficit of 124 position. In the Circumstance, the Authority may not be in position to deliver on its mandate while the controls realized from segregation	The Authority submitted a request to National Treasury for funding recruitment of new staff to enable the Authority deliver on its mandate.	Manager Human Resource and Administration	Not Resolved	Dec 2025



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Reference No. on the external audit Report	Issue / Observations from Auditor	Management comments	Focal Point person to resolve the issue (Name and designation)	Status: (Resolved/Not Resolved)	Timeframe : (Put a date when you expect the issue to be resolved)
	of duties may not be realized due to fewer number of staff				

.....  


C.E.O

Date:

## Appendix II: Projects implemented by Konza Technopolis

Projects implemented by the Konza Technopolis Development Authority Funded by development partners.

Project title	Project Number	Donor	Period/duration	Donor commitment	Separate donor reporting required as per the donor agreement (Yes/No)	Consolidated in these financial statements. (Yes/No)
1. EPCF Horizontal Infrastructure project		ICM SPA	August 2018-Dec 2022	USD 391.9 million	No	Yes
2. Konza National Data Centre and Smart city project		Huawei Technologies Company	July 2019-June 2027	USD 159.9 million	No	Yes

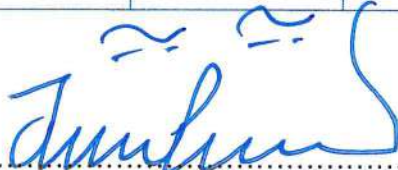
### Status of Projects completion

	Project	Total project Cost	Total expended to date	Completion % to date	Budget	Actual	Sources of funds
1	EPCF Horizontal Infrastructure project	USD 391.9 Million	USD 355 Million	100%	Kshs. 5.15 Billion	Kshs. 5.15 Billion	Foreign loans



**KONZA TECHNOPOLIS DEVELOPMENT AUTHORITY**  
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Reference No. on the external audit Report	Issue / Observations from Auditor	Management comments	Focal Point person to resolve the issue (Name and designation)	Status: (Resolved / Not Resolved)	Timeframe : (Put a date when you expect the issue to be resolved)
	of duties may not be realized due to fewer number of staff				



C.E.O

Date:

## Appendix II: Projects implemented by Konza Technopolis

Projects implemented by the Konza Technopolis Development Authority Funded by development partners.

Project title	Project Number	Donor	Period/duration	Donor commitment	Separate donor reporting required as per the donor agreement (Yes/No)	Consolidated in these financial statements. (Yes/No)
1. EPCF Horizontal Infrastructure project		ICM SPA	August 2018-Dec 2022	USD 391.9 million	No	Yes
2. Konza National Data Centre and Smart city project		Huawei Technologies Company	July 2019-June 2027	USD 159.9 million	No	Yes

### Status of Projects completion

	Project	Total project Cost	Total expended to date	Completion % to date	Budget	Actual	Sources of funds
1	EPCF Horizontal Infrastructure project	USD 391.9 Million	USD 355 Million	100%	Kshs. 5.15 Billion	Kshs. 5.15 Billion	Foreign loans



**Appendix V: Reporting of Climate Relevant Expenditures**

Project Name	Project Description	Project Objectives	Project Activities	Quarter				Source of Funds	Implementing Partners
				Q1	Q2	Q3	Q4		
Konza Greening	Konza greening initiative	To develop a uniquely beautiful healthy green city, maintaining a clean and green atmosphere	planting 1,000,000 trees	0.7	0.09	0	5	GOK	KFS KDF Contractors Donors

**Appendix VI: Reporting on Disaster Management Expenditure**

The Authority did not incur any expenditure on disaster management during the Financial year 2024/2025