



# Prime Bank

## AUDITED FINANCIAL STATEMENTS AND OTHER DISCLOSURES AS AT 31ST DECEMBER 2018

| STATEMENT OF FINANCIAL POSITION                                 |                                   | BANK                              |                                   | GROUP                             |  |
|---|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|--|
|   | Dec 2017<br>(Audited)<br>Shs '000 | Dec 2018<br>(Audited)<br>Shs '000 | Dec 2017<br>(Audited)<br>Shs '000 | Dec 2018<br>(Audited)<br>Shs '000 |  |
| <b>ASSETS</b>   |                                   |                                   |                                   |                                   |  |
| Cash ( both Local & Foreign)                                    | 613,231                           | 636,216                           | 621,725                           | 638,844                           |  |
| Balances due from Central Bank of Kenya                         | 4,145,685                         | 8,130,089                         | 4,145,685                         | 8,130,089                         |  |
| Kenya Government and other securities held for dealing purposes |                                   |                                   |                                   |                                   |  |
| Financial Assets at fair value through profit and loss          |                                   |                                   |                                   |                                   |  |
| Investment Securities:  |                                   |                                   |                                   |                                   |  |
| a) Held to Maturity:  | <b>19,430,527</b>                 | <b>18,866,461</b>                 | <b>20,323,794</b>                 | <b>19,730,293</b>                 |  |
| a. Kenya Government securities                                  | 19,430,527                        | 18,866,461                        | 20,309,348                        | 19,723,281                        |  |
| b. Other securities   | -                                 | -                                 | 14,446                            | 7,012                             |  |
| b) Available for sale:  | <b>6,415,312</b>                  | <b>18,868,125</b>                 | <b>6,751,228</b>                  | <b>19,368,590</b>                 |  |
| a. Kenya Government securities                                  | 3,328,019                         | 14,499,109                        | 3,427,080                         | 14,798,886                        |  |
| b. Other securities   | 3,087,293                         | 4,369,016                         | 3,324,148                         | 4,569,704                         |  |
| Deposits and balances due from local banking institutions       | 908,254                           | 2,058,428                         | 1,014,087                         | 2,121,815                         |  |
| Deposits and balances due from banking institutions abroad      | 2,126,601                         | 9,527,227                         | 2,126,601                         | 9,527,227                         |  |
| Tax recoverable   | 73,780                            | 22,285                            | 87,158                            | 14,529                            |  |
| Loans and advances to customers (net)                           | 38,817,386                        | 36,642,825                        | 38,965,591                        | 36,776,526                        |  |
| Balances due from banking institutions in the group             | -                                 | -                                 | -                                 | -                                 |  |
| Investments in associates                                       | -                                 | -                                 | -                                 | -                                 |  |
| Investments in subsidiary companies                             | 1,395,692                         | 1,337,575                         | -                                 | -                                 |  |
| Investments in joint ventures                                   | -                                 | -                                 | -                                 | -                                 |  |
| Investment properties   | -                                 | -                                 | -                                 | -                                 |  |
| Property and equipment  | 1,555,160                         | 1,547,688                         | 1,875,970                         | 1,869,129                         |  |
| Prepaid lease rentals   | -                                 | -                                 | -                                 | -                                 |  |
| Intangible assets   | 124,730                           | 89,279                            | 769,450                           | 733,376                           |  |
| Deferred tax asset  | -                                 | -                                 | -                                 | -                                 |  |
| Retirement benefit asset  | -                                 | -                                 | -                                 | -                                 |  |
| Other assets  | 831,841                           | 808,257                           | 1,306,620                         | 1,225,541                         |  |
| <b>TOTAL ASSETS</b>   | <b>76,438,199</b>                 | <b>98,534,455</b>                 | <b>77,987,909</b>                 | <b>100,135,959</b>                |  |
| <b>LIABILITIES</b>  |                                   |                                   |                                   |                                   |  |
| Balances due to Central Bank of Kenya                           |                                   |                                   |                                   |                                   |  |
| Customer deposits   | 57,554,721                        | 71,422,698                        | 57,283,242                        | 71,075,047                        |  |
| Deposits and balances due to local banking institutions         | -                                 | -                                 | -                                 | -                                 |  |
| Deposits and balances due to foreign banking institutions       | 1,396,420                         | 44,744                            | 1,403,785                         | 44,744                            |  |
| Other money market deposits                                     | -                                 | -                                 | -                                 | -                                 |  |
| Borrowed funds  | 2,511,616                         | 2,086,226                         | 2,511,616                         | 2,086,226                         |  |
| Balances due to banking institutions in the group               | -                                 | -                                 | -                                 | -                                 |  |
| Tax payable   | -                                 | -                                 | -                                 | -                                 |  |
| Dividends payable   | -                                 | -                                 | -                                 | -                                 |  |
| Deferred tax liability  | 683,309                           | 978,336                           | 747,185                           | 1,039,625                         |  |
| Retirement benefit liability                                    | -                                 | -                                 | -                                 | -                                 |  |
| Other liabilities   | 572,930                           | 963,478                           | 1,743,071                         | 2,056,054                         |  |
| <b>TOTAL LIABILITIES</b>  | <b>62,718,996</b>                 | <b>75,495,482</b>                 | <b>63,688,899</b>                 | <b>76,301,696</b>                 |  |
| <b>SHAREHOLDERS' FUNDS</b>                                      |                                   |                                   |                                   |                                   |  |
| Paid up /Assigned capital                                       | 5,000,000                         | 6,649,390                         | 5,000,000                         | 6,649,390                         |  |
| Share premium/(discount)  | -                                 | 5,230,109                         | -                                 | 5,230,109                         |  |
| Revaluation reserves  | 2,265,216                         | 3,124,641                         | 2,269,369                         | 3,299,249                         |  |
| Retained earnings/Accumulated losses                            | 6,453,987                         | 7,681,811                         | 6,772,852                         | 8,015,444                         |  |
| Statutory loan loss reserves                                    | -                                 | 353,022                           | -                                 | 353,022                           |  |
| Other Reserves  | -                                 | -                                 | -                                 | -                                 |  |
| Proposed dividends  | -                                 | -                                 | -                                 | -                                 |  |
| Capital grants  | -                                 | -                                 | -                                 | -                                 |  |
| <b>TOTAL SHAREHOLDERS' FUNDS</b>                                | <b>13,719,203</b>                 | <b>23,038,973</b>                 | <b>14,042,221</b>                 | <b>23,547,214</b>                 |  |
| Minority Interest   | -                                 | -                                 | 256,789                           | 287,049                           |  |
| <b>TOTAL LIABILITIES AND SHAREHOLDERS' FUNDS</b>                | <b>76,438,199</b>                 | <b>98,534,455</b>                 | <b>77,987,909</b>                 | <b>100,135,959</b>                |  |

| OTHER DISCLOSURES  |                                   | BANK                              |                                   | GROUP                             |  |
|--|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|--|
|  | Dec 2017<br>(Audited)<br>Shs '000 | Dec 2018<br>(Audited)<br>Shs '000 | Dec 2017<br>(Audited)<br>Shs '000 | Dec 2018<br>(Audited)<br>Shs '000 |  |
| <b>NON-PERFORMING LOANS AND ADVANCES</b>                         |                                   |                                   |                                   |                                   |  |
| (a) Gross Non-performing loans and advances                      | 2,251,548                         | 2,820,997                         | 2,251,548                         | 2,820,997                         |  |
| (b) Less: Interest in Suspense                                   | 356,350                           | 591,298                           | 356,350                           | 591,298                           |  |
| (c) <b>Total Non-Performing Loans and Advances (a-b)</b>         | <b>1,895,198</b>                  | <b>2,229,699</b>                  | <b>1,895,198</b>                  | <b>2,229,699</b>                  |  |
| (d) Less: Loan Loss Provision                                    | 589,006                           | 953,461                           | 589,006                           | 953,461                           |  |
| (e) <b>Net Non-Performing Loans and Advances(c-d)</b>            | <b>1,306,192</b>                  | <b>1,276,238</b>                  | <b>1,306,192</b>                  | <b>1,276,238</b>                  |  |
| (f) Discounted Value of Securities                               | 1,301,034                         | 1,251,220                         | 1,301,034                         | 1,251,220                         |  |
| (g) <b>Net NPLs Exposure (e-f)</b>                               | <b>5,158</b>                      | <b>25,018</b>                     | <b>5,158</b>                      | <b>25,018</b>                     |  |
| <b>INSIDER LOANS AND ADVANCES</b>                                |                                   |                                   |                                   |                                   |  |
| (a) Directors, Shareholders and Associates                       | 1,670,278                         | 1,657,853                         | 1,670,278                         | 1,657,853                         |  |
| (b) Employees  | 288,195                           | 330,040                           | 288,195                           | 330,040                           |  |
| (c) <b>Total Insider Loans and Advances and other facilities</b> | <b>1,958,473</b>                  | <b>1,987,893</b>                  | <b>1,958,473</b>                  | <b>1,987,893</b>                  |  |
| <b>OFF-BALANCE SHEET ITEMS</b>                                   |                                   |                                   |                                   |                                   |  |
| (a) Letters of credit,guarantees, acceptances                    | 6,829,825                         | 6,795,279                         | 6,829,825                         | 6,795,279                         |  |
| (b) Forwards, swaps and options                                  | 7,251,034                         | 8,610,465                         | 7,251,034                         | 8,610,465                         |  |
| (c) Other contingent liabilities                                 | 2,808,404                         | 2,641,223                         | 2,808,404                         | 2,641,223                         |  |
| (d) <b>Total Contingent Liabilities</b>                          | <b>16,889,263</b>                 | <b>18,046,967</b>                 | <b>16,889,263</b>                 | <b>18,046,967</b>                 |  |
| <b>CAPITAL STRENGTH</b>  |                                   |                                   |                                   |                                   |  |
| (a) Core capital   | 11,175,783                        | 19,313,389                        |                                   |                                   |  |
| (b) Minimum Statutory Capital                                    | 1,000,000                         | 1,000,000                         |                                   |                                   |  |
| (c) Excess/(Deficiency)(a-b)                                     | 10,175,783                        | 18,313,389                        |                                   |                                   |  |
| (d) Supplementary Capital  | 619,800                           | 761,022                           |                                   |                                   |  |
| (e) <b>Total Capital (a+d)</b>                                   | <b>11,795,583</b>                 | <b>20,074,411</b>                 | -                                 | -                                 |  |
| (f) Total risk weighted assets                                   | 52,477,994                        | 53,829,261                        |                                   |                                   |  |
| (g) <b>Core Capital/Total deposits Liabilities</b>               | <b>19.4%</b>                      | <b>27.0%</b>                      |                                   |                                   |  |
| (h) Minimum statutory Ratio                                      | 8.0%                              | 8.0%                              |                                   |                                   |  |
| (i) Excess/(Deficiency) (g-h)                                    | 11.4%                             | 19.0%                             |                                   |                                   |  |
| (j) <b>Core Capital / total risk weighted assets</b>             | <b>21.3%</b>                      | <b>35.9%</b>                      |                                   |                                   |  |
| (k) Minimum Statutory Ratio                                      | 10.5%                             | 10.5%                             |                                   |                                   |  |
| (l) Excess (Deficiency) (j-k)                                    | 10.8%                             | 25.4%                             |                                   |                                   |  |
| (m) <b>Total Capital/total risk weighted assets</b>              | <b>22.5%</b>                      | <b>37.3%</b>                      |                                   |                                   |  |
| (n) Minimum statutory Ratio                                      | 14.5%                             | 14.5%                             |                                   |                                   |  |
| (o) Excess/(Deficiency) (m-n)                                    | 8.0%                              | 22.8%                             |                                   |                                   |  |
| (p) Adjusted Core Capital/Total Deposit Liabilities*             | 19.4%                             | 27.5%                             |                                   |                                   |  |
| (q) Adjusted Core Capital/Total Risk Weighted Assets*            | 21.3%                             | 36.5%                             |                                   |                                   |  |
| (r) Adjusted Total Capital/Total Risk Weighted Assets*           | 22.5%                             | 37.9%                             |                                   |                                   |  |
| <b>LIQUIDITY</b>   |                                   |                                   |                                   |                                   |  |
| (a) <b>Liquidity Ratio</b>                                       | <b>48.6%</b>                      | <b>71.5%</b>                      |                                   |                                   |  |
| (b) Minimum Statutory Ratio                                      | 20.0%                             | 20.0%                             |                                   |                                   |  |
| (c) Excess (Deficiency) (a-b)                                    | 28.6%                             | 51.5%                             |                                   |                                   |  |

| PROFIT AND LOSS ACCOUNT  |                                   | BANK                              |                                   | GROUP                             |  |
|--|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|--|
|  | Dec 2017<br>(Audited)<br>Shs '000 | Dec 2018<br>(Audited)<br>Shs '000 | Dec 2017<br>(Audited)<br>Shs '000 | Dec 2018<br>(Audited)<br>Shs '000 |  |
| <b>INTEREST INCOME</b>   |                                   |                                   |                                   |                                   |  |
| Loans and advances   | 4,810,773                         | 4,481,865                         | 4,810,773                         | 4,481,865                         |  |
| Government securities  | 2,322,555                         | 3,244,050                         | 2,322,555                         | 3,244,050                         |  |
| Deposits and placements with banking institutions                              | 123,748                           | 212,957                           | 123,748                           | 212,957                           |  |
| Other Interest Income  | 113,152                           | 68,491                            | 113,152                           | 68,491                            |  |
| <b>Total interest income</b>   | <b>7,370,228</b>                  | <b>8,007,363</b>                  | <b>7,370,228</b>                  | <b>8,007,363</b>                  |  |
| <b>INTEREST EXPENSE</b>  |                                   |                                   |                                   |                                   |  |
| Customer deposits  | 3,527,362                         | 4,090,267                         | 3,527,362                         | 4,090,267                         |  |
| Deposits and placement from banking institutions                               | 141,480                           | 83,744                            | 141,480                           | 83,744                            |  |
| Other interest expenses  | 72,618                            | 71,133                            | 72,618                            | 71,133                            |  |
| <b>Total interest expenses</b>   | <b>3,741,460</b>                  | <b>4,245,144</b>                  | <b>3,741,460</b>                  | <b>4,245,144</b>                  |  |
| <b>NET INTEREST INCOME/(LOSS)</b>  | <b>3,628,768</b>                  | <b>3,762,219</b>                  | <b>3,628,768</b>                  | <b>3,762,219</b>                  |  |
| <b>NON-INTEREST INCOME</b>   |                                   |                                   |                                   |                                   |  |
| Fees and commissions on loans and advances                                     | 208,989                           | 242,183                           | 208,989                           | 242,183                           |  |
| Other fees and commissions   | 361,329                           | 361,976                           | 361,329                           | 361,976                           |  |
| Foreign exchange trading income/(Loss)   | 196,974                           | 270,269                           | 196,974                           | 270,269                           |  |
| Dividend Income  | 25,004                            | 1,973                             | 25,004                            | 1,973                             |  |
| Other income   | 216,876                           | 12,009                            | 692,377                           | 1,101,410                         |  |
| <b>Total Non-interest income</b>   | <b>1,009,172</b>                  | <b>888,410</b>                    | <b>1,484,673</b>                  | <b>1,977,811</b>                  |  |
| <b>TOTAL OPERATING INCOME</b>  | <b>4,637,940</b>                  | <b>4,650,629</b>                  | <b>5,113,441</b>                  | <b>5,740,030</b>                  |  |
| <b>OTHER OPERATING EXPENSES</b>  |                                   |                                   |                                   |                                   |  |
| Loan loss provision  | 340,588                           | 188,109                           | 340,588                           | 188,109                           |  |
| Staff costs  | 1,106,960                         | 1,107,850                         | 1,106,960                         | 1,107,850                         |  |
| Directors' emoluments  | 119,727                           | 134,245                           | 119,727                           | 134,245                           |  |
| Rental charges   | 129,953                           | 134,901                           | 129,953                           | 134,901                           |  |
| Depreciation charge on property and equipment                                  | 138,594                           | 146,376                           | 138,594                           | 146,376                           |  |
| Amortisation charges   | 80,595                            | 74,696                            | 80,595                            | 74,696                            |  |
| Other operating expenses   | 744,546                           | 775,976                           | 808,918                           | 1,534,796                         |  |
| <b>Total Other Operating Expenses</b>  | <b>2,660,963</b>                  | <b>2,562,153</b>                  | <b>2,725,335</b>                  | <b>3,320,973</b>                  |  |
| <b>Profit/(loss) Before Tax and Exceptional Items</b>                          | <b>1,976,977</b>                  | <b>2,088,476</b>                  | <b>2,388,106</b>                  | <b>2,419,057</b>                  |  |
| Exceptional Items  | -                                 | -                                 | -                                 | -                                 |  |
| Profit/(Loss) After Exceptional Items  | 1,976,977                         | 2,088,476                         | 2,388,106                         | 2,419,057                         |  |
| Current Tax  | 144,204                           | 140,448                           | 152,199                           | 218,407                           |  |
| Deferred Tax   | (9,236)                           | (73,298)                          | (9,236)                           | (73,402)                          |  |
| Profit/(Loss) After Tax and Exceptional Items                                  | 1,842,009                         | 2,021,326                         | 2,245,143                         | 2,274,052                         |  |
| <b>Minority Interest</b>   | -                                 | -                                 | -                                 | -                                 |  |
| <b>Profit/(loss) after tax, exceptional items and Minority Interest</b>        | <b>1,842,009</b>                  | <b>2,021,326</b>                  | <b>2,245,143</b>                  | <b>2,274,052</b>                  |  |
| <b>Other Comprehensive Income</b>  |                                   |                                   |                                   |                                   |  |
| Gains/(Losses) from translating the financial statements of foreign operations | -                                 | -                                 | -                                 | -                                 |  |
| Fair value changes in available for sale financial assets                      | 2,061,716                         | 1,227,749                         | 2,070,651                         | 1,219,474                         |  |
| Revaluation surplus on Property,plant and equipment                            | -                                 | -                                 | -                                 | -                                 |  |
| Share of other comprehensive income of associates                              | -                                 | -                                 | -                                 | -                                 |  |
| Income tax relating to components of other comprehensive income                | (618,515)                         | (368,325)                         | (621,195)                         | (365,842)                         |  |
| Other Comprehensive Income for the year net of tax                             | 1,443,201                         | 859,424                           | 1,449,456                         | 853,632                           |  |
| <b>Total comprehensive income for the year</b>                                 | <b>3,285,210</b>                  | <b>2,880,750</b>                  | <b>3,694,599</b>                  | <b>3,127,684</b>                  |  |
| <b>EARNINGS PER SHARE- BASIC &amp; DILUTED</b>                                 | <b>368</b>                        | <b>304</b>                        | <b>449</b>                        | <b>342</b>                        |  |
| <b>DIVIDEND PER SHARE -DECLARED</b>  |                                   |                                   |                                   |                                   |  |

\* The Adjusted Capital Ratios includes the expected credit loss provisions added back to Capital in line with the CBK Guidance Note issued in April 2018 on implementation of IFRS 9.

### MESSAGE FROM THE DIRECTORS

These financial statements are extracts from the books of the institution as audited by Deloitte and Touche and received unqualified opinion. The complete set of Audited Group and Bank financial statements, statutory and qualitative disclosures can be accessed on the institution's website [www.primebank.co.ke](http://www.primebank.co.ke).

They may also be accessed at the institution's Head Office, Riverside Drive, Nairobi.

**Bharat Jani**  
MANAGING DIRECTOR

**Amar Kantaria**  
EXECUTIVE DIRECTOR

**Biniam Yohannes**  
DIRECTOR

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**BRANCHES:** Biashara Street | Capital Centre | Garden City | Hurlingham | Industrial Area | Kamukunji | Karen | Kenindia House | Meru | Parklands | Riverside Drive | Two Rivers | UAP Towers | Westlands | Nakuru | Kisumu | Eldoret | Mombasa | Nyalı | Thika