MAYFAIR ASSET MANAGERS

MAYFAIR MONEY MARKET FUND FACT SHEET

August 2026

FUND OBJECTIVE

The investment objective of the Mayfair Money Market Fund is to endeavour to generate a reasonable level of current income while maintaining maximum stability in the capital invested, whilst minimizing the volatility of the portfolio.

To achieve this, the Fund will invest in a diversified portfolio consisting principally of short-term fixed income securities that offer comparative yields to a current/savings account as well as similar liquidity benefits.

FUND SUITABILITY

This Fund is suited for individuals and institutional investors seeking high liquidity and capital preservation. It is ideal for investing short-term cash, managing working capital, or building emergency funds. Investors receive competitive, stable yields derived from short-term Kenyan debt-instruments, making it an attractive alternative to traditional bank deposit accounts.

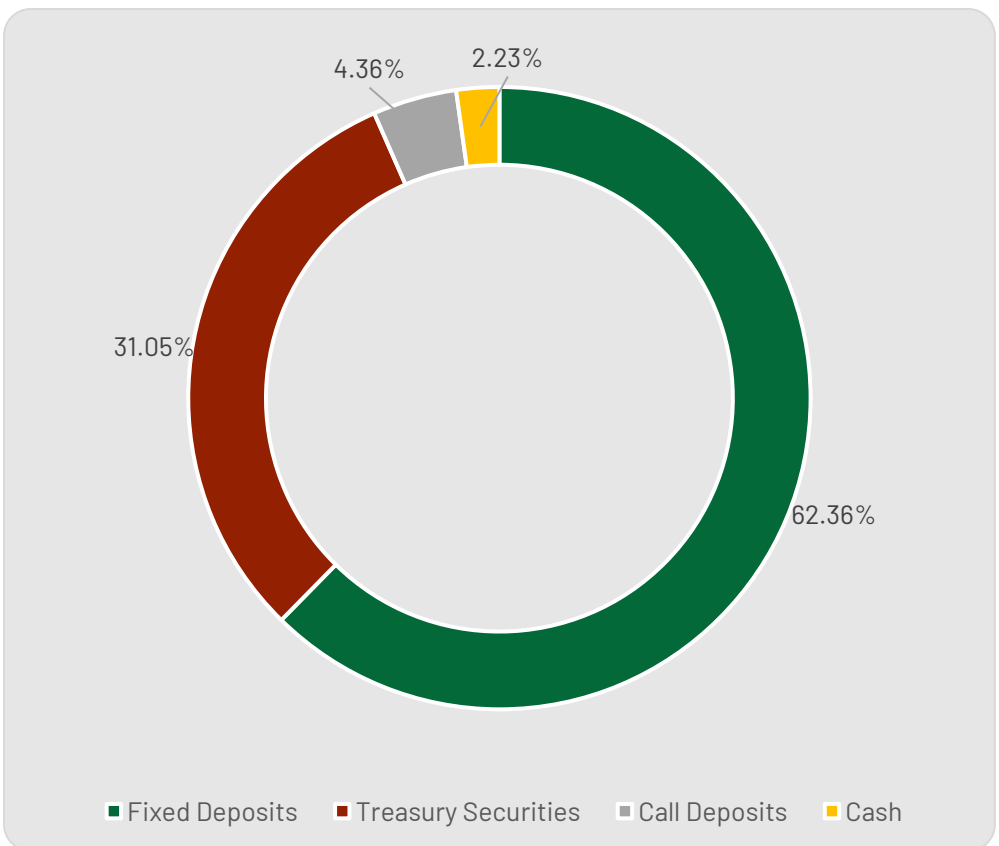
UNDERSTANDING THE RISK METRICS

Standard Deviation
Measures how much the fund's returns fluctuate around its average over time — higher values indicate greater volatility.

Sharpe Ratio
Measures how much extra return the fund makes for the amount of risk taken. Higher is better.

Weighted Average Tenure
The average time to maturity of the fund's underlying investments, weighted by their size in the portfolio. The regulatory maximum weighted average tenure is 18 months.

ASSET ALLOCATION



FUND DETAILS

Fund Structure	**Unit Trust**
Launch Date	**21st September 2023**
Minimum Initial Amount	**KES 5,000**
Minimum Top-up Amount	**KES 1,000**
Distribution Frequency	**Monthly**
Fund Size	**KES 647 million**
Total Expense Ratio	**2.05% p.a.**
Annual Management Fee	**1.50% p.a.**
Base Currency	**KES**
Liquidity / Redemption Terms	**1 to 3 business days**
Trustee	**KCB Bank**
Custodian	**Stanbic Bank**

RISK METRICS

Standard Deviation	**0.86%**
Sharpe Ratio	**18.56**
Weighted Average Tenure	**15.3 Months**

RISK RATING

1 | 2 | 3 | 4 | 5 | 6 | 7

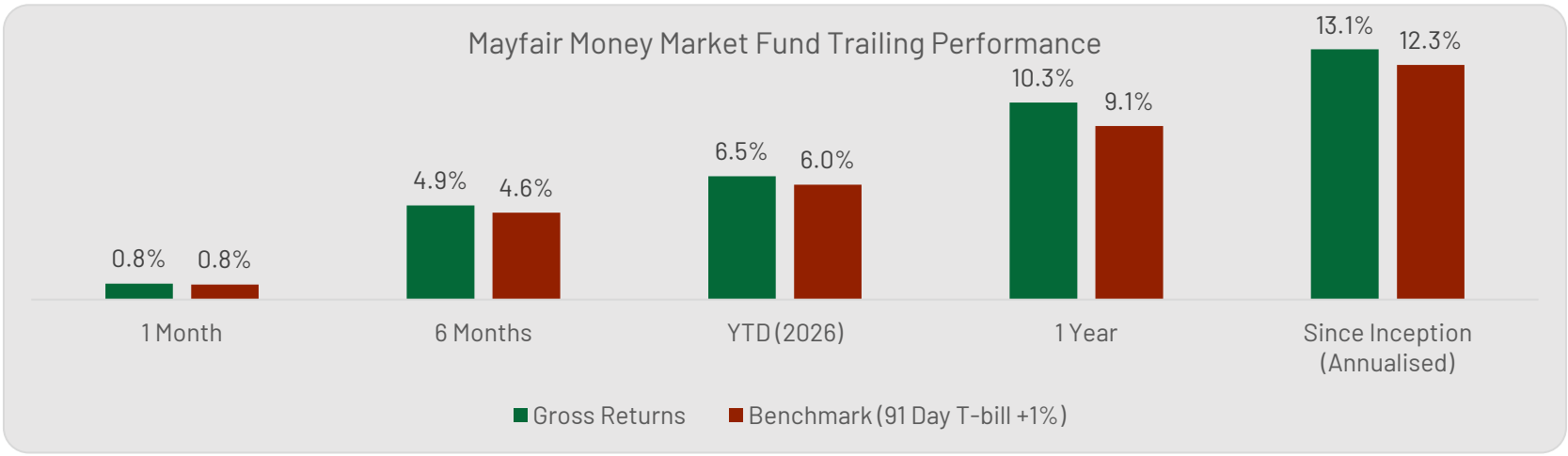
The Fund is classified as Level 1 (Low Risk) due to its strict mandate of capital preservation and high liquidity. It invests exclusively in highly stable, short-term Kenyan government securities and high-quality banking institutions and issuers. Portfolio volatility is strictly minimized by maintaining a low Weighted Average Maturity (WAM) of under 18 months, minimizing investor capital to market risks.

MAYFAIR ASSET MANAGERS

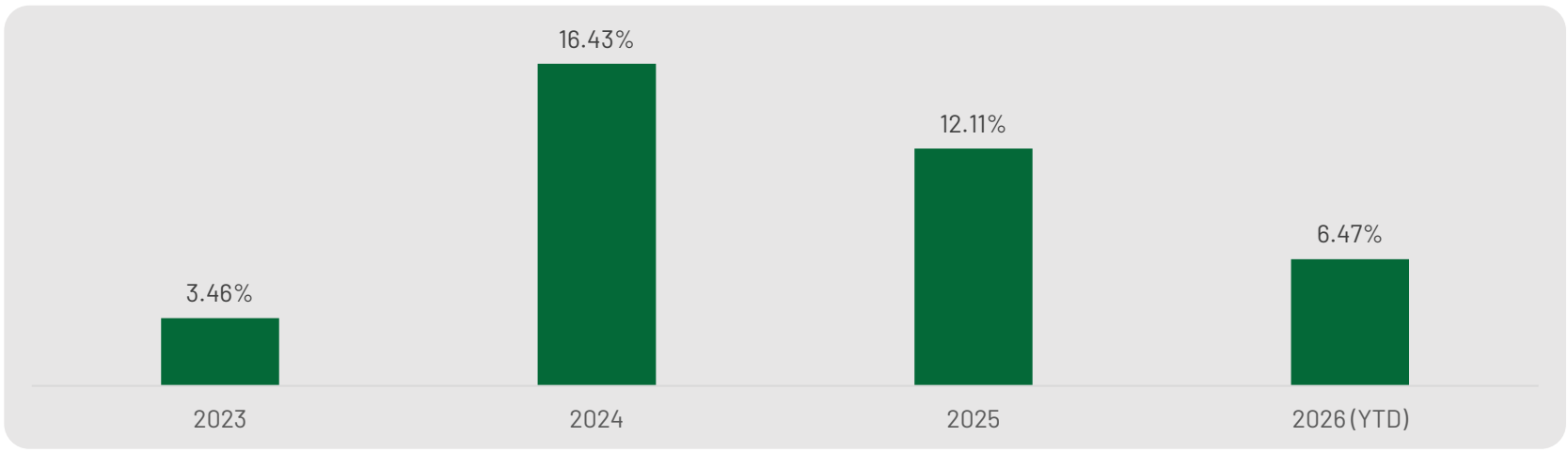
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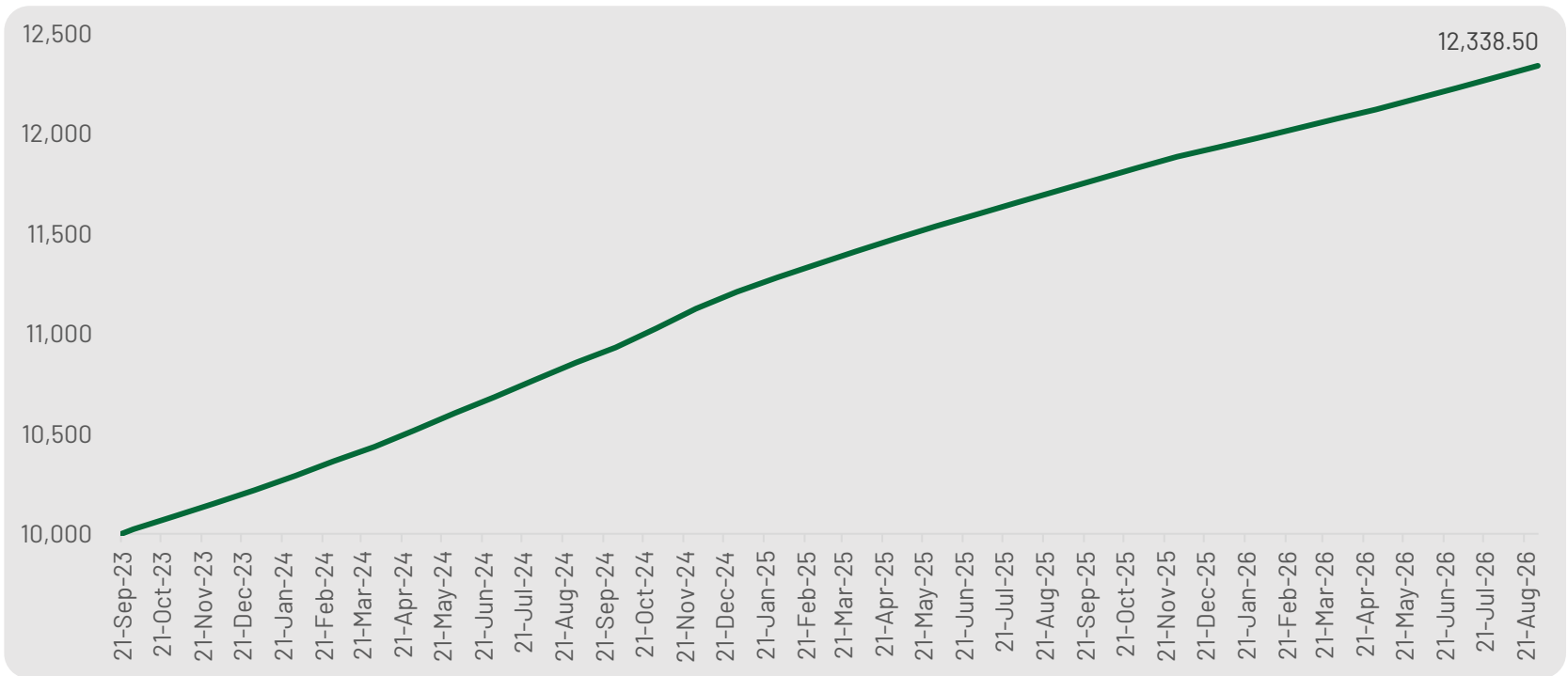
TRAILING PERFORMANCE (GROSS)



CALENDAR YEAR GROSS RETURNS



NET GROWTH OF KES 10,000 SINCE INCEPTION



Past performance is not necessarily a guide to the future. The value of investments and any income from them may go down as well as up. In certain specified circumstances, the right to redeem units may be suspended. The Mayfair Umbrella Unit Trust Scheme is a collective investment scheme registered by the CMA.

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MAYFAIR ASSET MANAGERS

MAYFAIR FIXED INCOME FUND FACT SHEET
August 2026

FUND OBJECTIVE

The investment objective of the Mayfair Fixed Income Fund is to endeavour to maximize the level of total return to investors by generating a reasonable level of current income and maximum stability for the capital invested, whilst minimizing the volatility of the portfolio.

To achieve this, the Fund will invest in a diversified portfolio consisting principally of fixed income securities.

The Fund could have some exposure to offshore debt securities denominated in foreign currency principally for diversification.

FUND SUITABILITY

This Fund is suited for individual and institutional investors with a medium to long term horizon who seek capital growth through automated compounding rather than periodic cash income. It is ideal for tax conscious savers looking to maximize total returns. Because the Fund is managed on a total return mandate and valued at fair value, investors should have a moderate-conservative risk tolerance for short-term net asset value (NAV) movements driven by interest cycles.

UNDERSTANDING THE RISK METRICS

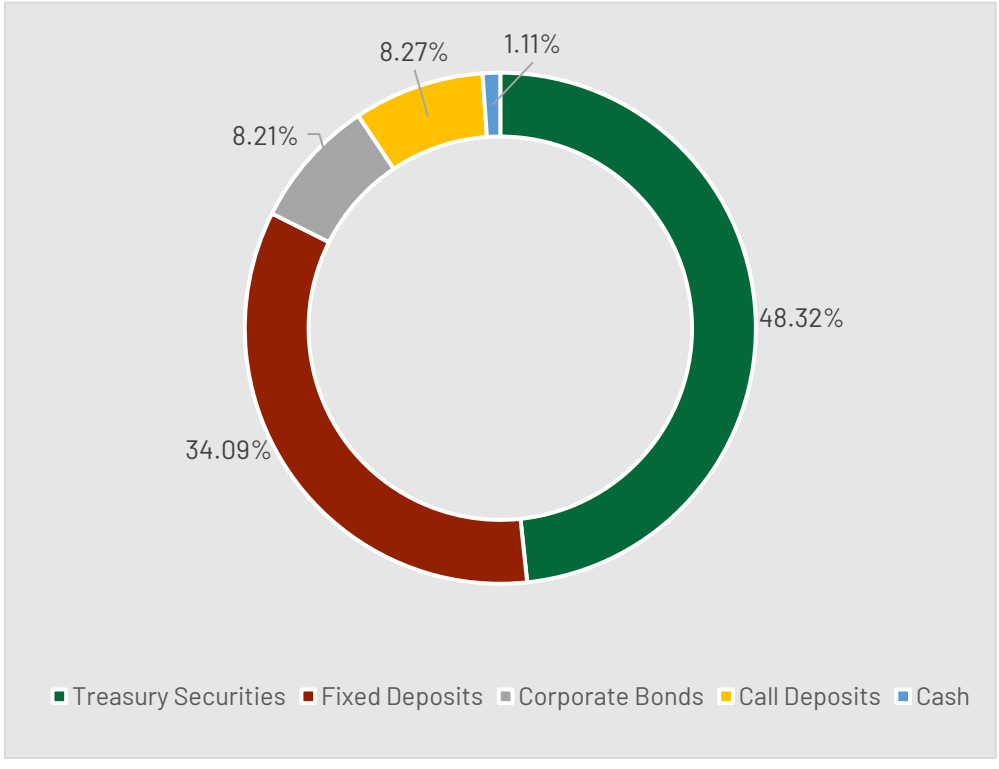
Standard Deviation
Measures how much the fund's returns fluctuate around its average over time — higher values indicate greater volatility.

Maximum Drawdown
The largest peak-to-trough decline in the fund's daily net asset value (NAV) observed over the measurement period.

Sharpe Ratio
Measures how much extra return the fund makes for the amount of risk taken. Higher is better.

Fund Rate Sensitivity
A measure of the fund's sensitivity to interest rate changes — the approximate % change in value for a 1% move in rates, shown as a range (gain / loss).

ASSET ALLOCATION



FUND DETAILS

Fund Structure	**Unit Trust**
Launch Date	**21st September 2023**
Minimum Initial Amount	**KES 5,000**
Minimum Top-up Amount	**KES 1,000**
Distribution Frequency	**None**
Net Asset Value	**16.8805**
Fund Size	**KES 3.43 billion**
Total Expense Ratio	**2.90% p.a.**
Annual Management Fee	**2.00% p.a.**
Base Currency	**KES**
Liquidity / Redemption Terms	**1 to 3 business days**
Trustee	**KCB Bank**
Custodian	**Stanbic Bank**

RISK METRICS

Standard Deviation	**4.18%**
Maximum Drawdown	**-2.14%**
Sharpe Ratio	**5.05**
Fund Rate Sensitivity	**+4.5% / -4.2%**

RISK RATING

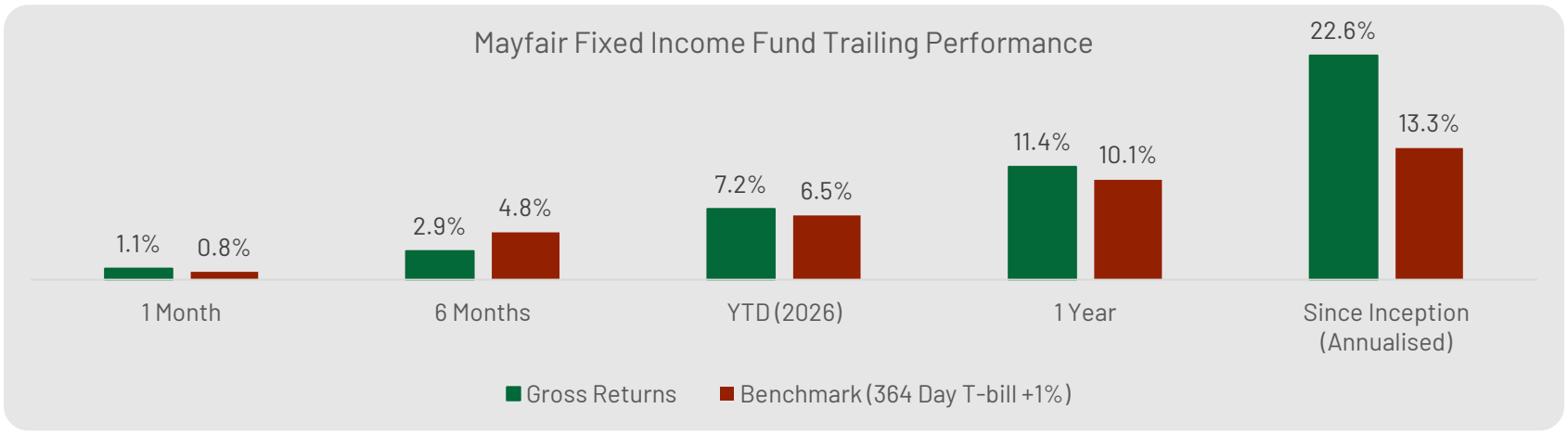
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The Fund is classified at this risk level because it pursues a total return strategy through investments in medium- to long-term sovereign and corporate debt securities. Unlike traditional cash-equivalent funds, this portfolio is subject to daily mark-to-market valuation, exposing the Net Asset Value (NAV) to price volatility driven by shifting macroeconomic interest rates and secondary market liquidity. While credit risk is mitigated by focusing on Kenyan government securities, the fund's extended duration means investors may experience short-to-medium-term capital fluctuations.

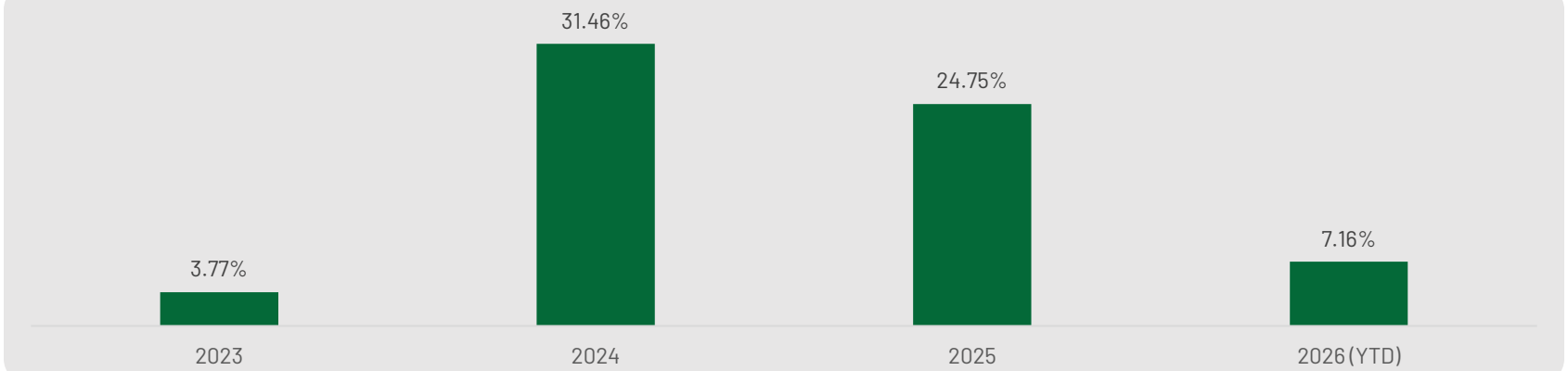
MAYFAIR
ASSET MANAGERS

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August 2026

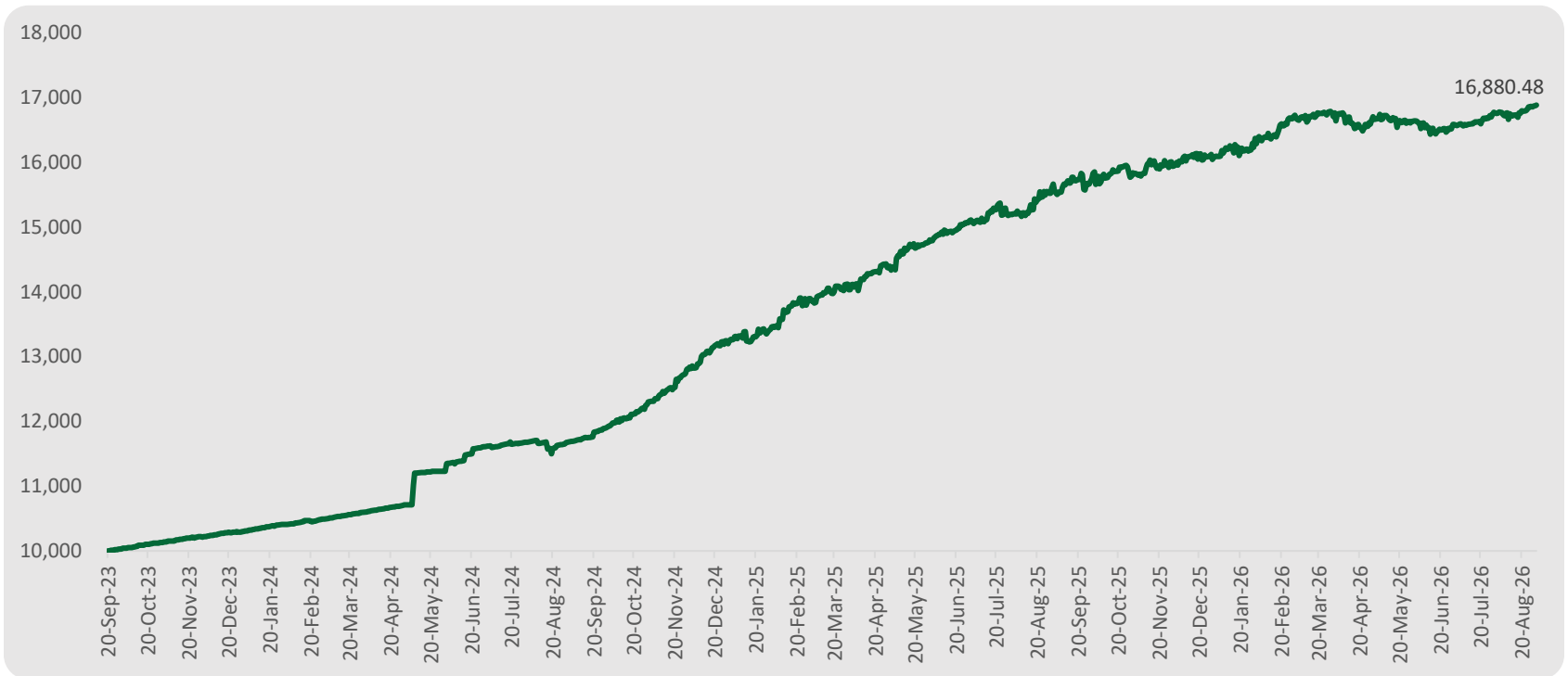
TRAILING PERFORMANCE (GROSS)



CALENDAR YEAR GROSS RETURNS



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