MARKET INSIGHT · MAY 2026

Kenya's Investment Market Is Changing:

What the New Green Dollar REIT and Co-op Bank Dividend Mean for Investors

Two major financial events happened in Kenya this month. Here is what they mean, explained simply — so you can invest with confidence, not guesswork.

> *Kenya's investment space is changing, and every investor needs to pay attention. In May 2026, two major financial events happened almost at the same time one from the real estate investment space, and one from the banking sector. At first glance, they may look like two separate stories. But when you look deeper, they tell us something important about where money may be moving in Kenya's capital markets.*

EVENT ONE

Kenya Has Launched Its First Green Dollar REIT

TRIFIC the Two Rivers International Finance and Innovation Centre has launched a US dollar-denominated Green Income REIT on the Nairobi Securities Exchange. This is the first of its kind in Kenya.

WHAT IS A REIT?

A REIT (Real Estate Investment Trust) allows you to invest in large real estate properties without buying the whole building yourself. You become a part-owner together with other investors, and you earn income from rent.

Instead of needing hundreds of millions to own a premium commercial building, you invest a smaller amount and earn a share of the rental income.

The anchor asset is the **TRIFIC North Tower** a premium office building that is 92% occupied by multinational companies, including technology firms, BPO companies, and shared service centres. These are stable, long-term tenants who sign dollar-based leases.

TRIFIC Green Dollar I-REIT Key Facts	
TOTAL RAISE TARGET	Sh4.8 Billion
USD EQUIVALENT	$37.3 Million
PROJECTED ANNUAL RETURN	~8% per year
RETURN CURRENCY	US Dollars
MINIMUM INVESTMENT	Sh129,000 (~$1,000)
OFFER CLOSES	12 June 2026
NSE LISTING DATE	23 June 2026
BUILDING OCCUPANCY	92%

WHY IT MATTERS

Why the Dollar Part Matters to You

Most investments in Kenya pay returns in **Kenya Shillings**. That is not a bad thing, we live and spend in shillings. But the challenge comes when the shilling weakens against the dollar. When that happens, the real value of your money can reduce over time.

With this REIT, rent is collected in US dollars and investors are also paid in US dollars. That gives investors a form of protection against local currency depreciation. This introduces something very important: currency diversification.

> *"As investors, we must start asking not just "How much return will I get?" but also "In which currency will I receive that return?" That question is becoming more important in modern investing."*

This does not mean the investment has no risk. Every investment has risk. But understanding currency exposure is a key part of building a resilient portfolio.

THE GREEN FACTOR

Why the “Green” Part Also Matters

The word “green” means the property is designed and certified with environmental sustainability in mind. This is becoming very important globally.

Many multinational companies now prefer to operate from buildings that meet environmental standards. This is because many global companies have **ESG requirements** meaning they must consider Environmental, Social, and Governance factors in their operations.

In simple terms, **green buildings are no longer just about the environment. They are also becoming part of smart business and investment strategy.**

EVENT TWO

Co-op Bank Has Released Billions Into the Market

At the same time, **Co-operative Bank of Kenya** announced a record dividend payout of about **Sh14.6 billion** — following its best financial performance in history.

Co-op Bank 2025 Performance Summary	
PROFIT AFTER TAX	Sh29.75 Billion
PROFIT GROWTH	+16.9%
TOTAL DIVIDEND PAID	Sh14.6 Billion
DIVIDEND INCREASE	+66.6%

When a company pays dividends, that money goes to shareholders. Many investors will look for where to reinvest it. **This means fresh money enters the market.** And when billions of shillings are released into the hands of investors, money starts looking for the next opportunity.

THE BIGGER PICTURE

Why These Two Events Are Connected

This is the part many people may miss when reading about these stories separately.

On one side, Co-op Bank is releasing **Sh14.6 billion** to shareholders. On the other side, TRIFIC has launched a new dollar-based real estate investment product offering around **8% annual returns in US dollars**.

For investors who have received dividend income and are thinking about where to place their money next, a dollar-denominated REIT backed by real property and occupied by multinationals may become a very attractive option. It combines three things many investors are searching for:

THE THREE-WAY APPEAL

- ✓ Stable rental income from a 92%-occupied building
- ✓ Exposure to real estate without buying physical property
- ✓ Returns paid in US dollars, not Kenya Shillings

> *"The market timing is not a coincidence. It is how sophisticated capital markets operate. Liquidity flows from one event and looks for its next home. Understanding this cycle is what separates informed investors from reactive ones."*

THE BROADER LESSON

What This Means for Everyday Investors

The biggest lesson here is that **Kenya's investment market is maturing.**

For a long time, many people thought investing meant only buying land, building rentals, joining a chama, or putting money in a savings account. But today, investors have far more options — money market funds, treasury bills, bonds, shares, REITs, private businesses, pension plans, and now even dollar-denominated real estate structures.

This is exactly why **financial literacy is no longer optional.** If you do not understand these products, you may either fear them completely or enter blindly because others are talking about them. Both are dangerous.

A smart investor does not rush. A smart investor learns first.

TAKEAWAYS

Five Key Lessons for Every Investor

01

Diversify across assets, sectors, and currencies

Do not put all your money in one asset class, one company, or one currency. Diversification is your first line of defence against loss.

02

Understand your currency exposure

If all your investments are in Kenya Shillings, you are exposed to local currency risk. Having part of your portfolio in dollar-based assets can help protect your purchasing power over time.

03

Study REITs as a vehicle for real estate access

REITs can help ordinary investors access real estate without buying physical property. But you must understand the structure, the risks, the tenants, and the expected returns before committing.

04

Follow where money is moving

When large dividends are paid, money does not stay idle for long. Investors, institutions, and fund managers will always look for the next place to allocate capital. Learning to read these signals is a core investing skill.

05

Never invest because of excitement alone

Even if an opportunity looks attractive, always ask: What are the risks? How liquid is the investment? Who manages it? How are returns paid? Does it fit my financial goals? These questions separate informed investing from emotional investing.

FINAL THOUGHT

Wealth Is Built Through Knowledge, Not Noise

At Japesh Financial Solutions, our goal is not to tell you where to put your money. Our goal is to help you understand how money works, how markets move, and how to make better financial decisions.

The launch of the TRIFIC Green Dollar I-REIT and Co-op Bank's record dividend payout show us one thing clearly: **Kenya's capital markets are evolving.** And as the market evolves, investors must also evolve.

Because wealth is not built by following noise. Wealth is built through knowledge, strategy, patience, and informed action.

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