Breaking New Ground

Mixta Real Estate PLC 2017 Annual Report

MIXTA NIGERIA

Contents

Corporate Information

Directors	Arc. Eddy Eguavoen*	Chairman of the Board
	Hon. Justice George Oguntade**	Chairman
	Kola Ashiru-Balogun	Managing Director
	Bode Olaibi***	Executive director
	Nike Anani****	Non-executive director
	Wale Odutola	Non-executive director
	Deji Alli	Non-executive director
	Chioma Okigbo***	Non-executive director
	Daniel Font	Non-executive director
	Dafe Akpedeye (SAN)	Non-executive Director (Independent)

** Appointed Chairman of the Board effective November 22, 2017*
*** Resigned from the Board effective September 14, 2017*
**** Resigned from the Board effective March 31, 2017*
***** Appointed to the Board effective September 14, 2017*

Registered office

8 Kasumu Ekemode Street
Off Saka Tinubu Street
Victoria Island
P.O. Box 52290
Ikoyi
Lagos

Auditors

KPMG Professional Services
(Chartered Accountants)
KPMG Tower
Bishop Aboyade Cole Street
Victoria Island
PMB 40014, Falomo
Lagos.
www.ng.kpmg.com

Company Secretary

ARM Trustees Limited
1 Mekunwen Road
Off Oyinkan Abayomi Drive
P.O. Box 52290
Ikoyi
Lagos

Registrars

Africa Prudential Plc
220B Ikorodu Road
Palmgrove
Lagos

Bankers

Access Bank Plc.
Guaranty Trust Bank Plc.
United Bank for Africa Plc.
Zenith Bank Plc.
First Bank of Nigeria Plc

RC No. 645036

Notice of Annual General Meeting

NOTICE IS HEREBY GIVEN that the 10th Annual General Meeting of Mixta Real Estate Plc. (the "Company") will be held at The Club House, Lakowe Lakes Golf & Country Estate, Ibeju Lekki, Lagos State, Nigeria on Thursday, 12th of July 2018 at 11.00 a.m. prompt, to transact the following businesses:

Ordinary Business

1. To receive the Audited Financial Statements for the year ended December 31, 2017 and the Reports of the Directors and Auditors thereon.
2. To re-elect Directors.
3. To authorise the Directors to fix the remuneration of the Auditors.
4. To elect members of the Audit Committee.

Special Business

5. To ratify the appointment of Mrs. Nike Anani as a Director of the Company effective on 14th September 2017.

Special Notice

6. Notice is hereby given pursuant to Section 256 of the Companies & Allied Matters Act Cap C20, Laws of the Federation of Nigeria 2004 that Architect Eddy Eguavoen who has attained the age of 70 is retiring by rotation and has offered himself for re-election at the 10th AGM.

Dated 11th June 2018

By Order of the Board

ARM Trustees Limited
COMPANY SECRETARY

Notes

Proxy

A member of the Company entitled to attend and vote at the Annual General Meeting is entitled to appoint a proxy in his stead. All instruments of proxy should be completed and deposited at the office of the Company's Registrars, Africa Prudential Plc, 220B, Ikorodu Road, Palmgrove, Lagos not later than 48 hours before the time of holding the meeting.

A proxy need not be a member of the Company. A proxy form is printed at the back of the Audited Financial Statements.

Closure of Register & Transfer Books

NOTICE IS HEREBY GIVEN that the Register of Members and Transfer Books of the Company will be closed on Thursday 28th June 2018.

Audit Committee

As stipulated by Section 359(5) of the Companies and Allied Matters Act, Cap C20, LFN, 2004, any member may nominate a Shareholder for election to the Audit Committee by giving notice in writing of such nomination to the Company Secretary at least 21 days before the Annual General Meeting.

Audited Financial Statements

Copies of the Audited Financial Statements of the Company shall be available at www.mixtanigeria.com and the under listed locations:

i. Africa Prudential Plc, 220B, Ikorodu Road, Palmgrove, Lagos;
ii. ARM Investment Center, 86 Adeniran Ogunsanya, Surulere, Lagos;
iii. ARM Investment Center, 68C Coker Road, Ilupeju, Lagos;
iv. ARM Investment Center, 139 Murtala Mohammed Way, Onitsha;
v. Asset & Resource Management Holding Company Limited, 129 Adetokunbo Ademola Crescent Abuja; and
vi. Asset & Resource Management Holding Company Limited, 12 Circular Road Presidential Estate, GRA Phase II, Port Harcourt.

MD's Foreword

Distinguished stakeholders, shareholders, my fellow board members, management and staff, ladies and gentlemen, it is with great pleasure I welcome you to the 10th Annual General Meeting of our company.

I want to specially welcome our Chairman, Arc. Eddy Eguavoen to his inaugural AGM as the Chairman of our Company. We are grateful for his continued leadership and innovative ideas on the Board and remain optimistic that he will continue to navigate our Company towards continued growth and expansion.

In the year 2017, Management took laudable measures towards increasing the company's visibility both at home and abroad. This has become necessary now more than ever as our competitive environment continues to tighten. Our brand value however continues to differentiate us as the public recognizes the integrity and quality that has been built over the past 10 years of operation.

Our core focus for the current year is the continued expansion of the Company's product offerings and the release of a larger portfolio of affordable housing products to the market. To achieve this, Management has continued to build strategic partnerships in new areas to ensure growth and profitability of the business. We envision we would be in at least one new market before the end of 2018 and expand into other states after the elections in 2019.

The success of every company is dependent on its ability to create products that addresses its customers' needs and to ensure that its products remain of the highest standard. Management has continued to improve on its quality control measures and processes to ensure that our products continue to maintain its high standards for our customers.

As a responsible corporate institution, we are committed to supporting human rights, fair working conditions, environmental protection and sustainability risk management. In this regard, we have initiated the development and implementation of an Environmental and Social Management System (ESMS) that is consistent and compliant with national regulations and best international standards in order to improve the management of the economic, environmental and social implications of our operations. Establishing an ESMS will maximize opportunities for our business as well as improve our reputation among our customers, investors, regulators and other relevant stakeholders.

Furthermore, I firmly believe that a company is only as great as its people, to this end, we have continued to develop and empower our employees who have remained committed to ensuring a sustained and steady growth in the company's operations. In 2018, we will strengthen the technical and customer management skills of our colleagues by having them attend more training sessions.

Finally, I wish to express the appreciation of the Board of Directors to the staff and management of our company, for their performance under extremely difficult circumstances. I also thank the shareholders for your continued support and belief in our Company as we look forward to a successful 2018.

Kola Ashiru-Balogun
Managing Director

About Us

Mixta Real Estate Plc ("Mixta Nigeria"), formerly ARM Properties Plc., is a leading real estate development company in Nigeria. The company has a strong track record and diverse real estate portfolio, with operations spanning the residential, commercial, and retail sectors of Nigerian real estate industry.

Mixta Nigeria has successfully delivered close to 3,100 real estate assets, comprising homes, plots and retail outlets to end-buyers. Our success is built on the strength of our asset base— Mixta Nigeria has a Net Asset Value of ₦69 billion, one of the largest in its sector in Nigeria.

Mixta Nigeria executes medium to large scale real estate development projects and also provides real estate advisory services. By carefully and strategically selecting our real estate projects, we are able to contribute to viable community developments and bring about sustainable transformation of the real estate sector.

Mixta Nigeria is a subsidiary of Mixta Africa, Mixta Nigeria is a subsidiary of Mixta Africa,S.A. a company wholly owned by Asset & Resource Management Holding Company .

Our History

Mixta Real Estate Plc ("Mixta Nigeria") commenced operations in February 2006 as a real estate investment fund promoted by Asset & Resource Management Holding Company Limited (ARM), (an established asset management company headquartered in Lagos, Nigeria), to leverage ARM's advisory experience in real estate and capitalize on emerging opportunities in the fast growing Nigerian real estate market.

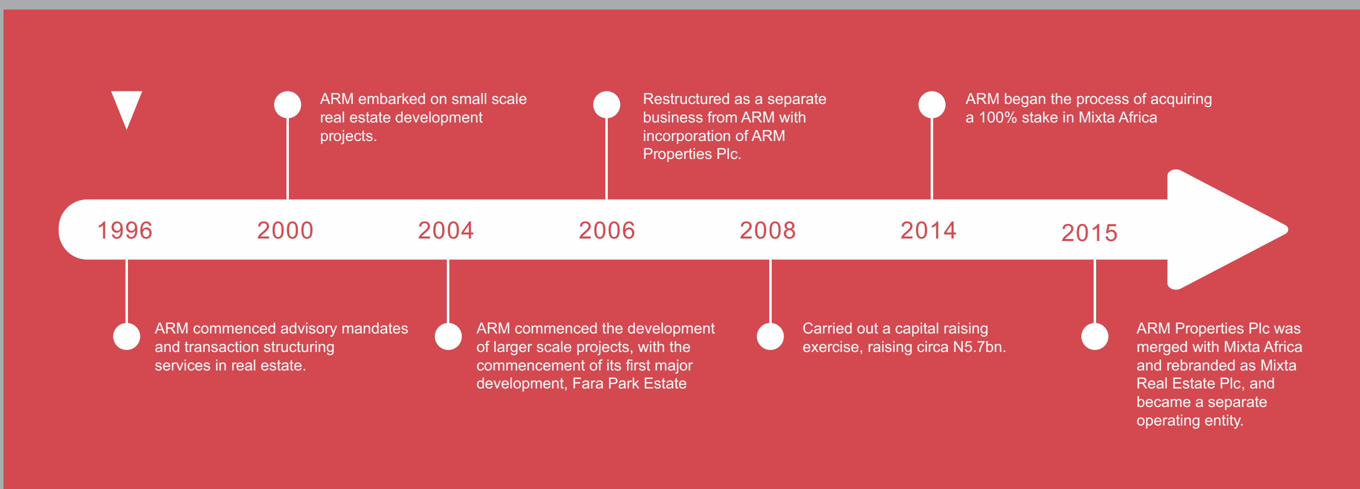
In 2006, ARM Real Estate Investment Plc was established. The name of the company was subsequently changed to ARM Properties Plc on the 9th of October 2007, as a result of operational limitations and tax inefficiency encountered due to legislations governing real estate investment funds at that time in Nigeria.. The Company successfully raised N5.675 billion by private placement in August 2008.

In 2015, ARM acquired Mixta Africa, S.A., an Africa-focused large scale property development company headquartered in Spain with subsidiary operations in several countries across North and sub-Saharan Africa. The integration of ARM Properties and Mixta Africa gave rise to Mixta Real Estate Plc.

Going forward, Mixta Nigeria aims to leverage on the strong development expertise of its parent company, as well as its own substantial land bank to scale up its delivery of homes and expand its focus to the affordable segment, thus cementing its position among the leading developers in the Nigerian real estate market.

Nigeria is ready for a global standard real estate company able to deliver on the huge needs of the market. Mixta Nigeria is already poised to face the challenge head on and take advantage of the remarkable opportunities that exist in the real estate market.

Key Milestones



Our People

Kola Ashiru-Balogun is the Managing Director, Mixta Nigeria, a position he assumed in January 2015.

Before assuming his current role, Kola served as Vice President of the company and was responsible for the execution of its major projects. Over the years, Kola has also worked in various capacities such as a General Manager of Harbor Point Limited, Manager at Schonbraun McCann Group, Acquisitions Associate at Stonehenge Real Estate Group, Project Manager at The Church Pension Group, and a Research Analyst with Goldman Sachs.

Kola obtained a Bachelor of Business Administration degree from the Bernard Baruch College, Zicklin School of Business, New York (USA) and an M.Sc. in Real Estate (with Finance Concentration) from the New York University, New York (USA).

Kola Ashiru-Balogun
Managing Director

An alumnus of the University of Lagos, Akoka, the Lagos Business School and De Montfort University, United Kingdom where he obtained degrees and certifications in Cell Biology & Genetics, Management, Business Management and Marketing respectively, Korede is responsible for the marketing direction of the Company, and generating new businesses.

With over 14 years if experience in various industries and sectors comprising advertising, banking and recreation, Korede has been responsible for the sale of commercial and residential real estate in Lagos, Abuja, Port-Harcourt and Cross River, across the different market segments. Some of these projects include the Sunnyvale Project, Dakwo District Abuja, the Royal Gardens Estate Project Ajah, Lagos, the Summit Hill Project, Cross River and other projects that have all generated enduring value for their respective market segments.

Mr. Korede Lawrence-Salu
Head of Business Development, Sales and Marketing

Our People

Lantana is a Senior Design, Procurement and Contracting Associate at Mixta Nigeria. Prior to this, she worked with ARM Properties as a Senior Analyst. She has also worked with Mark Reeves Architects, Relief International and The Good Earth Trust, developing expertise in real estate development, regeneration and urban development. Lantana has a M.Sc. in Urban Development and planning from University College London and a M.Sc. in Architecture from Ahmadu Bello University, Zaria.

Miss Lantana Elhassan
Senior Design, Procurement and Contracting Associate

Mr. Ugochukwu is the Head of the Legal and Corporate Services Division of the Company. In this role, he oversees the legal unit, corporate services department and general administration of the Company.

Prior to assuming this role, Ugo worked as a Senior Counsel in ARM.

At ARM, Ugo advised on ARM's Structured Finance Transactions, Mergers and Acquisitions and diverse Corporate Commercial dealings.

He was also an integral part of the team that superintended over ARM's restructuring exercise.

Ugo holds a First Class Degree in Law from the University of Ibadan and has been called to the Nigerian Bar.

He also holds a Master's Degree (Distinction) from the University College London with specialization in the Law of Banking & Finance.

Mr. Ugochukwu Ndubuisi
Head, Legal & Corporate Services

Udo Ukpai Aso is the Head of Technical Services Mixta Nigeria. He has over 20 years experience in Construction and project Management. Udo worked in several multinational companies including DYS Trocca Valsesia & Co. Ltd where he rose to become the Civil Engineering Manager. Udo holds a B..Eng honours degree in Building and Construction Engineering from Federal University of Technology Owerri as well as a Masters degree in Construction Management from the University of Lagos.

Mr. Udo Ukpai Aso
Head of Technical Services

Mission & Vision

Vision

Mixta Nigeria's vision is to be Nigeria's foremost real estate developer

Mission

Creating value for our clients by delivering innovative solutions

Parent Company

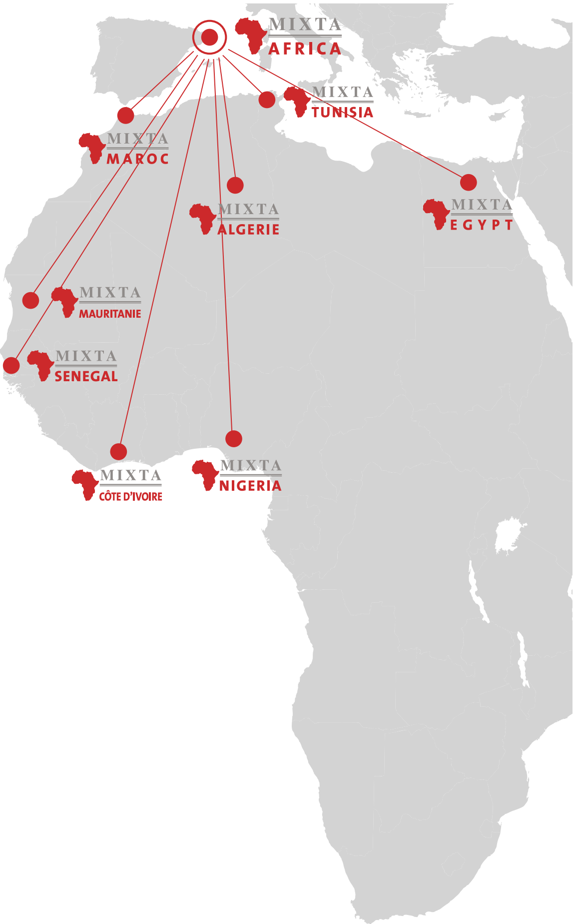
Mixta Africa is a leading real estate company with operations in North and Sub-Saharan Africa, specializing in the development of affordable residential properties.

With headquarters in Barcelona, Spain, Mixta Africa has subsidiary operations in 6 countries: Nigeria, Morocco, Tunisia, Senegal, Cote d'Ivoire and Mauritania, as well as past real estate developments in Algeria and Egypt.

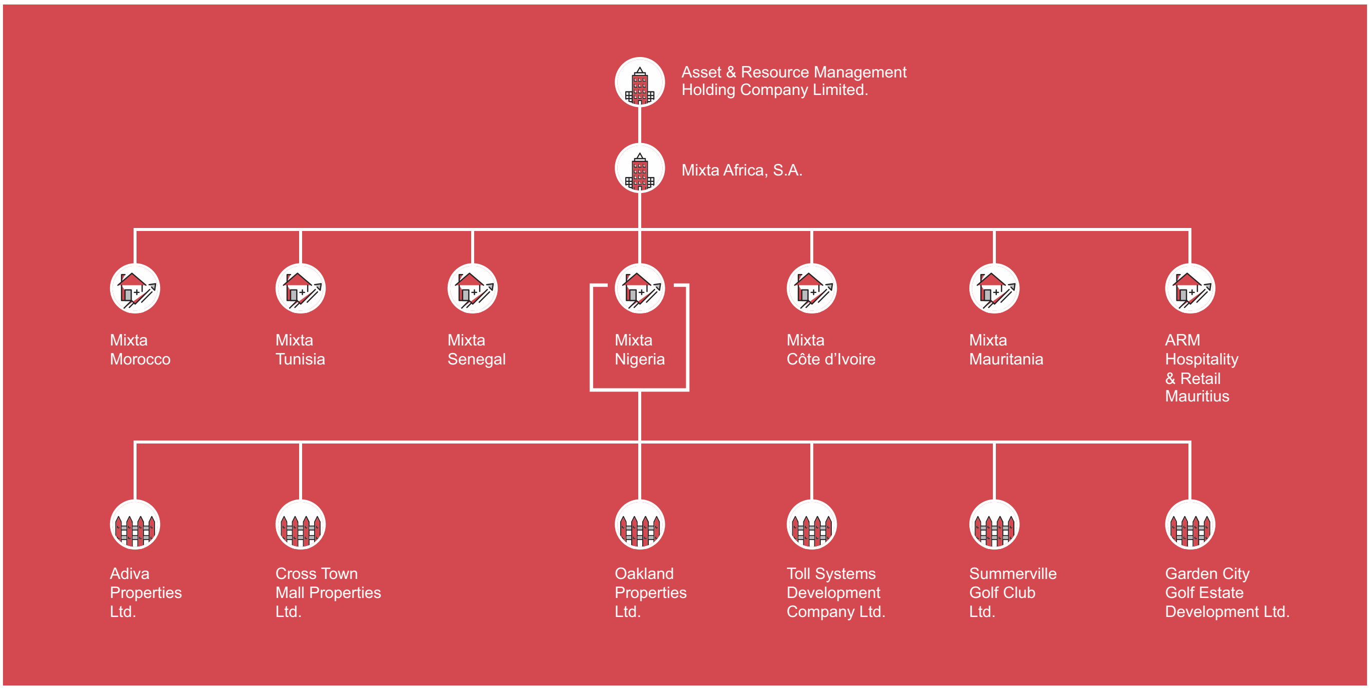
Since its inception in 2005, Mixta Africa has successfully delivered close to 10,000 housing units, plots and retail outlets, and 2 hotels across Africa and currently boasts a land bank of approximately 20 million square metres.

The Company plans to expand into other countries in the medium term, and has a vision to be Africa's foremost real estate developer, creating value for clients through the delivery of innovative solutions.

Geographical Footprint



Group Structure



Property Showcase

Adiva Plainfields II

Adiva Plainfields II is located within the Adiva Plainfields gated residential community. The development offers attractive homes and serviced plots to prospective buyers. It is developed in phases and on completion, will hold about 227 units which would include: 3 bed Terrace +1 bed flats and serviced plots.

It is a quality mixed-use development which has its own infrastructural amenities including roads, power and water supply systems and a quality drainage system which has proven capable of handling torrential rains.

In addition to the breath-taking scenery and accessible services, residents will have access to Adiva Gardens, a beautiful garden right in the heart of the estate and a children's play area making their living experience even more comfortable.

Lakowe Lakes Golf & Country Estate

Lakowe Lakes Golf & Country Estate, often described as 'West Africa's best kept secret', is a beautiful; luxury community nestled in a peaceful neighbourhood about 35km from the hustle and bustle of Lagos.

An exclusive, secure and serene haven, the development occupies a land area of roughly 308 hectares, and overlooks a 55 hectare man-made lake, when completed, the development will have over 1000 homes located in different neighborhoods. The gated community comprises a championship standard 18-hole golf course with a clubhouse and other leisure facilities. The golf course opened in 2012 and currently has over 400 active members.

Property Showcase

RDP II

Located on the edge of Mixta Nigeria's land bank known as Lagos New Town, and modelled after Mixta Senegal's Résidence de la Paix (RDP) in Dakar, the RDP is an affordable, well planned community with beautifully designed homes and first class amenities, designed for those who want good quality at an affordable price. RDP II comprises two and three bedroom apartments, 4 bedroom terrace homes and serviced plots.

Fara Park II

Fara Park II is an exclusive beautiful community where Lagosians can live, work and play. It is located in a secure gated neighbourhood behind Fara Park Estate.

Fara Park II has various options; there are shell homes that can be completed to taste, two, three and four bedroom homes.

The Cove at Lakowe Lakes

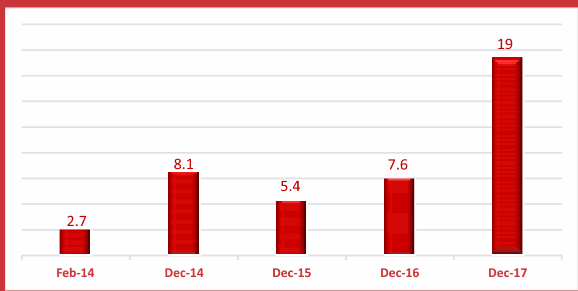
The Cove is Mixta Nigeria's all-new neighbourhood within Lakowe Lakes Golf & Country Estate that exemplifies premium living.

Nestled next to a 3.1ha man-made lake, this neighbourhood when completed will ensure unmatched views and access to the other lakes within the estate as well as the Lakowe Lakes golf course. Each home has been designed to maximize luxury and functionality, and the entire neighbourhood is a masterpiece of understated beauty and elegance.

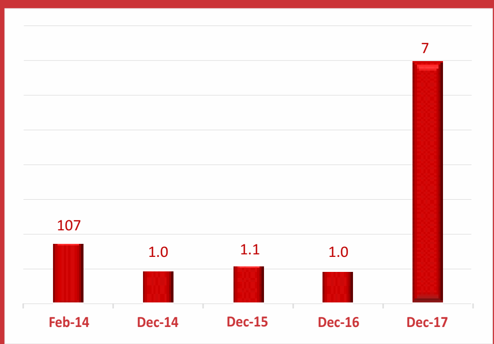
Financial Highlights

Financial Statement Caption	Dec-17 (Billion)	Dec-16 (Billion)	Dec-15 (Billion)	Dec-14 (Billion)	Feb-14 (Billion)
Gross Revenue	19	7.6	5.4	8.1	2.7
Profit After tax	7	1.0	1.1	1.0	1.7
Shareholders' Funds	69	28.7	28.1	27.4	30.0
Dividend per share	0	18.0	23.0	20.0	17.0
Total Assets	133	118.6	118.0	112.6	80.4
Profit Before Tax	8	1	1	1	2

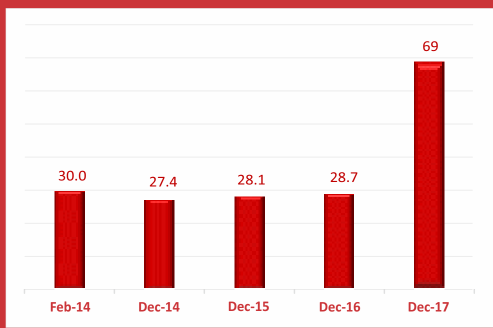
Gross Revenue (N19.3 Billion)



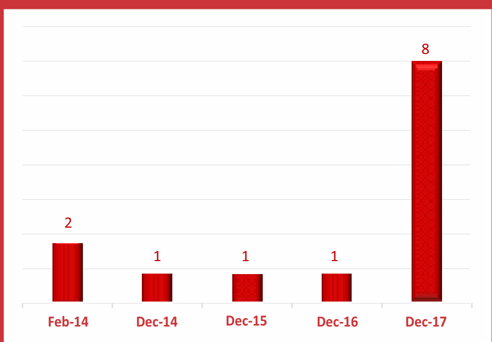
Profit After Tax (N6.7 Billion)



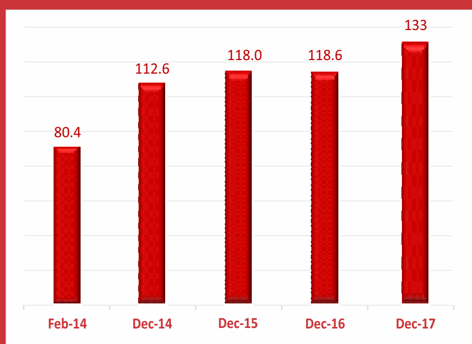
Shareholders' Fund (N68.9 billion)



Profit Before Tax (N7.9 Billion)



Total Assets(N133.4 Billion)



Financial Highlights

In thousands of Naira

	Dec-17	Dec-16	Dec-15	Dec-14	Feb-14
	000	000	000	000	000
Gross Revenue	19,283,066	7,565,581	5,416,632	8,118,196	2,694,342
Profit Before tax	7,945,482	1,257,001	1,370,344	1,454,364	2,100,929
Taxation	(1,283,182)	291,566	299,725	477,138	371,438
Profit After Tax	6,662,300	965,435	1,070,619	977,226	1,729,491
Transfer to retained Earnings	6,640,953	754,070	607,191	891,557	1,274,308
Shareholders' Funds	68,915,317	28,705,048	28,126,831	27,392,923	30,004,276
Basic Earnings Per Share (kobo)	281	45	35	53	76
Dividend Per Share (kobo)	-	18	23	20	17
Dividend paid	303,040	-	336,711	286,205	202,027
Housing Units Delivered	371	292	67	606	-

Chairman's Report

Introduction

Esteemed shareholders, distinguished ladies and gentlemen, it is my greatest pleasure to welcome you to the 10th Annual General Meeting of Mixta Real Estate Plc.

Amidst the many challenges that plagued the nation over the last couple of years, the Nigerian economy finally recovered from a four quarter long recession, its first in 25 years, which lasted between Q1 2016 and Q1 2017, and has since then been on an upward trajectory. 2017, the anticipated year of recovery saw improvements, albeit modest, in economic indicators such as external reserves which rose to over US$38 billion, momentum in crude oil prices, starting the year at $55 per barrel and peaking at $64 per barrel, exchange rate which remained relatively stable during the year, and inflation, which closed at 16% from 18.6% in December 2016. In addition, Nigeria recorded a significant improvement in the World Bank's Ease of Doing Business ranking, moving up 24 places to 145th from 169th in the previous year. Irrespective of the positives achieved, indicators such as employment, power generation, and diversification of the economy still remain weak.

The real estate sector continued to struggle in 2017. The sector, primarily driven by private sector funds and which operated in a tight monetary environment for the duration of the year showed the weakest growth across all sectors of the economy in 2017 with an annual growth of -4.27% due majorly to suppressed consumer spending. With average bank lending rates of 25%, and the visible lack of active investments in the real estate market, sourcing the right capital remains one of the biggest challenges faced by developers across the country. However, Mixta Nigeria's resilience as an organization and our drive to succeed and break barriers has continued to create unique and innovative opportunities that are unrivalled in the market.

In the past year, Mixta Nigeria has aggressively pursued increasing its capacity operationally and financially to establish its position as the leading real estate developer in Nigeria. To this effect, the Company has further aligned its operational structures and processes, reengineered its business and marketing plan to increase the brand's visibility among growing competition, and increased manpower for greater optimization, and set to have a direct impact on profitability.

With regards to financing, the Company successfully completed two fund-raising initiatives during the year; a N4.5billion Bond issue fully guaranteed by Guarantco Limited, an AAA-rated international credit enhancement company and a N7.4billion commercial paper, both for refinancing existing short term debt obligations and completion of existing projects.

In terms of projects, Mixta Real Estate Plc completed and delivered over 80 units on "The Enclave", its upper mid-market and premium residential units within the Lakowe Lakes Golf & Country Estate. In addition, following the success of the Company's first flagship affordable housing development (RDP I), Mixta commenced the development of a 128 unit affordable housing estate "Fara Park II" later in the year.

Furthermore, the company has been actively involved in building strategic partnerships with various state governments for collaboration on housing developments across the country.

In light of this, Mixta Real Estate Plc ended the year with revenue of N6.1 billion and Profit after Tax of N6.7 billion. The increase of revenue by 24% in 2017 is largely due to delivery of more units of properties to the Clients. Mixta delivered 213 plots and 158 homes totaling 371 units of properties delivered in 2017 as against 292 units delivered in 2016. In addition to increase in the Group's revenue, the appreciation in value of the land bank improved the net profit recorded for the year.

Dividends have not been declared for the 2017 financial year due to a combination of factors. Mixta Group was unable to recover most of the amount outstanding from its customers due to the general slowdown in the Nigerian economy in 2017. In addition to this, payment of dividends will erode almost all the retained earnings of our company. Retained earnings for the company as at end of 2017 stood at a five-year low of N398 million. However, with a 13% growth in our asset base, we are confident that our performance going forward will see to strong and unwavering future dividend payments.

Our focus going into 2018 will be to fast-track our fund-raising efforts to help us gain momentum, build and maintain a healthy pipeline of projects that will help deliver stellar results in the short to medium term. To achieve this, we plan to launch the Series II tranche of our Bond Programme by mid-year 2018 to help facilitate our set targets and objectives. Given the eminent challenges in our business and operating environment, we remain optimistic in our strategy as a Company and in our desire to consistently deliver value to all our shareholders. We look forward to your continued support in our journey to take our Company to greater heights.

Arc. Eddy Eguavoen
Chairman

Corporate Governance Report

Mixta Real Estate Plc ("Mixta Nigeria") is committed to maintaining a high standard of corporate governance and follows and practices the highest level of corporate governance across all business functions. The Company has in place, a Board of astute and consummate individuals with strong professional track record who maintain the fundamental purpose of the creation and delivery of long term value for its stakeholders. All Directors exercise due diligence and independent judgment and make decisions objectively in the best interest of the company. Corporate governance covers the whole system of managing and monitoring the group, the principles and guidelines that shape our business policy and the systems of internal and external control and monitoring mechanisms. In sustenance of an effective governance structure, the Society for Corporate Governance Nigeria has been engaged by the Company to assist in the evaluation of the performance of the Board of Directors and the Company's corporate governance structure for the financial year ended 31st December 2017. The Board continues to apply good governance processes and has continued in its efforts to ensure compliance with the Security and Exchange Commissions' Code of Corporate Governance.

BOARD OF DIRECTORS

The Board is a considered blend of experience and knowledge and is well-diversified. All members are well abreast of their responsibilities and are conversant with the Company's business and its environment, bringing their valued perspectives and expertise to the Board's deliberations. Besides possessing the requisite academic qualifications and experience in Board affairs, Directors are also able to exercise sound judgment on matters relating to its business. The Board diversity is considered a significant strategy in achieving the Company's goals as they are responsible for driving the governance structure of the Company.

BOARD STRUCTURE

The Board is presently composed of seven (7) Non-Executive Directors including two (2) Independent Directors and one (1) Executive Director, whom is the Managing Director. The Managing Director is responsible for the day to day running of the Company.

BOARD COMPOSITION

The Board is made up of the following members:

1. **Hon. Justice George Oguntade (JSC Rtd) (CON, CFR)** – *Chairman (Independent) (Resigned from the Board effective 14 September 2017)*
   Justice Adesola Oguntade is the Chairman of Mixta Real Estate Plc. He is a retired Justice of the Supreme Court of Nigeria after an illustrious career at the Bench spanning over 30 years. Justice Oguntade is a law graduate of Holborn College of Law, London and was called to the Nigerian Bar in January 1966.

   Justice Oguntade resigned from the Board following his appointment as Federal Republic of Nigeria's High Commissioner to the United Kingdom.

2. **Architect Eddy Eguavoen** – *Non-Executive Director (Independent) (Appointed Chairman of the Board effective 22 November 2017)*
   Eddy Eguavoen is the founding Principal Partner at Voen Associates, a multi-disciplinary real estate design Company. He is a Fellow of the Nigerian Institute of Architects with a career covering over 35 years in the industry and public service. He has a professional degree in Architecture from Ahmadu Bello University.

3. **Mr. Dafe Akpedeye (SAN) (OFR),** – *Non-Executive Director (Independent)*
   Dafe Akpedeye is a Senior Advocate of Nigeria and a Partner at Compos Mentis Chambers, a law firm he founded in 1985. He also lectures at Delta State University. He is a graduate of the University of Lagos and holds a Master of Law (LLM) degree from Harvard University. Mr. Akpedeye is also a member of the International Bar Association

4. **Mr. Deji Alli (OFR)** – *Non-Executive Director*
   Deji Alli is the Chairman and CEO of Mixta Africa SA. Prior to this, he served as the founding CEO of Asset & Resource Management Holding Company Limited (ARM). Mr. Alli's career also spans Prudential Portfolio Managers Limited, UK and the African Development Bank. He holds a B.S degree in Accounting and a post-graduate degree in Finance from the University of Lagos.

Corporate Governance Report

5. **Mr. Daniel Font** – *Non-Executive Director*
Daniel Font is the Chief Operating Officer and Deputy CEO of Mixta Africa SA. Prior to joining the Company in 2008, Daniel held several key positions in Group Diagonal and Bouygues Corp. He holds a Bachelor's Degree in Civil Engineering from the Polytechnic School, an MBA from ESADE Business School and General Management Program from IESE Business School.

6. **Mr. Wale Odutola** – *Non-Executive Director*
Wale Odutola is the Managing Director of ARM Pension Managers (PFA) Limited. Prior to this, he served as the Managing Director of ARM Securities, ARM Properties Plc. and ARM Hospitality and Retail Fund, and the Head of ARM's Research and Investment Management functions at various times. Wale holds a B.Sc. in Accounting from the University of Lagos, and is an alumnus of the Harvard Business School.

7. **Mr. Kola Ashiru-Balogun** – *Managing Director*
Kola Ashiru-Balogun is the Managing Director of Mixta Real Estate Plc. Kola has also worked in various capacities in Harbor Point Limited, Schonbraun McCann Group, Stonehenge Real Estate Group, The Church Pension Group and Goldman Sachs. Kola holds a B.Sc in Business Administration from the Bernard Baruch College, Zicklin School of Business and MSc Real Estate with Finance Concentration from the New York University.

8. **Mrs. Olanike Anani** – *Non-Executive Director (Appointed to the Board effective 14 September 2017)*
Olanike Anani has cognate experience in investment management and finance. She is the CEO of CLAD Ltd, a single family office that invests in a range of sectors primarily in Nigeria. Prior to her role at CLAD Ltd, she worked in leading corporations globally including Deloitte LLP UK and GFI Group. She is a member of the Institute of Chartered Accountants England and Wales and a First Class Economics graduate from University College London, UK.

9. **Mrs. Chioma Okigbo** – *Non-Executive Director (Resigned from the Board effective 31st March 2017)*
Chioma Okigbo was the Managing Director of ARM Financial Advisers Limited. Prior to this, she served as the Managing Director of ARM's Asset Management business. She has also worked at Guaranty Trust Bank and Crest Mortgage Finance and Investments Ltd. Chioma holds a B.Sc. in Economics from the University of Nigeria, Nsukka, and is a pioneer alumnus of INSEAD's Transition to General Management Program.

10. **Mr. Bode Olaibi** – *Executive Director (Resigned from the Board effective 31st March 2017)*
Bode Olaibi was an Executive Director at Mixta Real Estate Plc. He was previously Group Head of ARM's Programme Management Office, with responsibility for the turnaround and delivery of challenged assets within the Group's real estate portfolio. Prior to this, he held various senior positions in the United Kingdom with Cap Gemini, British Telecom and North Atlantic Treaty Organisation (NATO), among others. Bode holds a Bachelor's degree in Economics from the University of Greenwich and is an Oracle ERP specialist.

THE ROLE OF THE BOARD

The Board leads and provides direction for the Management by setting strategy and overseeing its implementation. It is also responsible for ensuring an effective system of internal control is maintained and that the Management maintains an effective risk management and oversight process across the Company, so growth is delivered in a controlled and sustainable way. The Board seeks to ensure that, while the ultimate focus is long-term growth, the Management also delivers on short-term objectives, striking the right balance between the two objectives.

RESPONSIBILITIES OF THE BOARD

The Board is responsible for:

- Setting the strategic direction of the Company and approving strategic plans and annual operating budget;
- Approving major capital projects and changes to the nature of business operations;
- Approving major investments and divestments of the Company;
- Approval of company's financial statements and changes to Company's accounting policies;
- Appointments to the Board and the Executive Management team;

The Board meets quarterly as a minimum and holds an Annual General Meeting (AGM) with the shareholders of the Company.

Corporate Governance Report

Attendance at Board Meetings

The Board met four (4) times in 2017. The record of attendance is provided below:

	Names	Designation	March 31st 2017	June 6th 2017	September 14th 2017	November 22nd 2017	
1	Hon. Justice Oguntade *	Chairman	X	√	X	NA	1/3
2	Arc. Eddy Eguavoen***	Chairman	√	√	√	√	4/4
3	Mr. Dafe Akpedeye SAN	Non-Executive Director	√	√	√	X	3/4
4	Mr. Deji Alli	Non-Executive Director	√	√	√	√	4/4
5	Mr. Daniel Font	Non-Executive Director	X	√	√	√	3/4
6	Mrs. Nike Anani**	Non-Executive Director	NA	NA	X	√	1/2
7	Mr. Wale Odutola	Non-Executive Director	√	√	√	√	4/4
8	Mr. Kola Ashiru-Balogun	Managing Director	√	√	√	√	4/4

· *Justice Oguntade resigned from the Board effective 14th September 2017.
· **Arc Eddy Eguavoen was appointed Chairman of the Board on 22nd November 2017.
· ***Mrs Nike Anani was appointed to the Board on 14th September 2017.

Board and Board Committees

The Board carries out its oversight functions using Board and Management Committees both at Mixta Nigeria and Mixta Africa Group level. This makes for efficiency and allows for a deeper attention to specific matters for the Board. The Committees are set up in line with statutory and regulatory requirements, and are consistent with global best practice. The Committees' roles and responsibilities are set out in their Charters. In addition, the Committees' Charters set out the scope of authority, composition and procedures for reporting to the Board.

The Board and Management Committees are as follows:

AUDIT AND RISK COMMITTEE

This Committee provides oversight functions with regard to both the Company's financial statements and its internal audit and risk management functions. The Committee is comprised of six members, made up of 3 representatives of the Shareholders and 3 representatives of the Board members and is headed by a Shareholder.

- To review the company's accounting policies, the contents of the financial reports, disclosure controls and procedures, management's approach to internal controls;
- To review the adequacy and scope of the external and internal audit functions;
- To ensure compliance with regulatory and financial reporting requirements; and
- To provide assurance to the Board that Executive Management's control assurance processes are implemented and are complete and effective.

Attendance at the Audit & Risk Committee meetings for the year is shown in the table below:

	Names	Designation/ Membership	May 17th 2017	July 19th 2017	October 10th 2017	December 13th 2017	
1	Mrs. Adenike Ogunlana	Chairman	√	√	√	√	4/4
2	Mr. Esan Ogunleye	Member	√	√	√	√	4/4
3	Mr. Deji Alli	Member	X	√	√	√	3/4
4	Mr. Ralph Osayameh	Member	√	√	√	√	4/4
5	Mr. Daniel Font	Member	NA	√	X	√	2/3
6	Mr. Wale Odutola	Member	X	√	X	√	2/4

Corporate Governance Report

INVESTMENT COMMITTEE

The Investment Committee assists in fulfilling Management's responsibilities relating to the Company's investment activities. The Committee has oversight responsibility for the evaluation and approval of the finance and investment strategies, policies and programs of the Company. It approves all significant investments and ensures a balance between risks and returns.

The functions of the Committee include:

» Carry out extensive due diligence on significant investment decisions and recommend to the Board

» Consult with Management when considering important transactions, such as acquiring other businesses, obtaining loans or issuing securities

» Review and approve:
- Investment strategies, policies and guidelines
- Investment portfolio performance
- Performance of the investment team
- Company's need for capital and how it is to be allocated

» Assesses the financial viability and execution mode for projects and transactions contemplated by core business units of the Company.

NOMINATION, REMUNERATION AND HUMAN RESOURCES COMMITTEE

The purpose of Nomination, Remuneration and Human Resources Committee is to assist the Board in ensuring that the Board's size, composition, skill set and experience are relevant and adequate for the needs of the Company and to ensure that proper processes are in place for the nomination, selection, training and evaluation of the Board of Directors and the Company's senior management. It is also responsible for recommending to the Board the compensation philosophy of the Company as it affects staff and Directors, as well as ensuring that appropriate and effective human resource policies, procedures and management are developed and followed by the Company.

The functions of the Committee include:

❖ identify and make recommendations regarding the necessary skills, knowledge, experience and competencies of Directors;

❖ develop and review the process for the selection, appointment and re-election of Directors

❖ fairly and responsibly evaluate, recommend and approve the level and structure of remuneration, compensation and benefits for key management to attract, retain and motivate key management personnel and ensure that they are provided with appropriate incentives to encourage enhanced performance

❖ review and make recommendations regarding the adequacy of the Company's human resources framework and policies and performance management systems to ensure best practice and alignment to the Company's wider objectives and strategies;

❖ approve policies with regard to pay and conditions of employment for all categories of staff to create a working environment that attracts, retains and motivates high performing employees of good caliber that will enhance the performance of the Company

❖ ensure that the Company has appropriate strategies and plans for people management and establish and implement personal development plans for all levels of staff as well as succession plans for key executives and management personnel

PROJECT MONITORING COMMITTEE

The purpose of the Project Monitoring Committee is to review and approve annual project work plans, to monitor progress in the execution of projects to ensure they adhere to agreed timelines, budget and quality deliverables, to provide strategic guidance and direction and address stakeholder issues and risks related to projects.

The functions of the Committee include:

❖ take on responsibility for the feasibility of projects and achievement of outcomes

❖ review and approve annual project work plan and project deliverables, as well as any changes thereto;

❖ ensure Project Managers are provided with all resources necessary to execute the projects;

❖ ensure that projects are aligned with strategies and policies;

❖ review, evaluate and monitor the status of the Company's projects, specifically construction progress, construction cost and sales progress, in relation to approved plans;

Corporate Governance Report

- Provide advice and feedback on scope, schedule, cost and quality concerns, as well as guidance on issues that arise during the planning, design and implementation of the project

BUSINESS REVIEW COMMITTEE

The purpose of the Business Review Committee is to drive and monitor financial performance and projects, drive the realisation of business plans, assess and regulate the Company's risk position and ensure efficient treasury and liquidity management.

The functions of the Committee include:

- Providing detailed scrutiny of consolidated financial performance of the Company to approved business plans and budgets, and liaise with Management to identify the reason for any divergences;
- Identify key issues with the businesses and projects and develop corrective actions to resolve issues, assigning responsibilities and timelines for their resolution;
- Monitor progress on all outstanding issues;
- Identify and promote opportunities to supplement and enhance income generation;
- Review standard treasury reports to ensure that financial obligations are being met as at when due and that fund use policies are adhered to.

Detailed terms of reference exist for each of the Committees and these committees meet quarterly and or on a regular and need basis.

SHAREHOLDER RIGHTS

Each registered share entitles the holder to one vote at General Meetings. The General Meeting passes resolutions and make elections. Shareholders also have the right to receive dividends and appoint proxies and hold such rights as granted by Nigerian Law. The Managing Director engages with Shareholders as required.

ENVIRONMENTAL SAFETY & SUSTAINABILITY POLICIES

The Company integrates values of sustainable development into all its activities and promotes sound environmental and social practices in its operations through related policy documents and trainings.

Director's Report

The directors have the pleasure of presenting their report on the affairs of Mixta Real Estate Plc formerly "ARM Properties Plc" (hereinafter referred to as "Mixta Nigeria or the "Company") and its subsidiary companies (together "the Group") together with the financial statements and auditor's report for the year ended 31 December 2017.

Principal activity

The Group provides property development and investment services. The Group undertakes real estate development projects with the aim of outright sale or lease of the properties to meet the needs of individuals and corporate bodies. The Company makes equity and debt investments in property development entities as part of its investment strategy.

There have been no material changes to the nature of the Group's business from prior periods.

Legal form and business review

The Company currently has five (5) subsidiaries; Crosstown Mall Properties Limited (99.9%), Adiva Properties Limited (99.9%), Oakland Properties Limited (99.9%), Toll System Development Company Limited - TSD (88%) and Summerville Golf Club Limited (67.9%). During the year, the Company sold its 70% stake in Oluwole Urban Mall Property Limited.

The Company also has joint control and owns 51% of the interest in a joint arrangement, Garden City Golf Estate Development Limited ("Garden City"). Garden City is a Limited Liability Company whose primary business activity is the development of golf estates and ancillary amenities.

Operating results

The following is a summary of the Group and the Company's operating results for the year:

In thousands of naira	Group	Group	Company	Company
	31 Dec 2017	31 Dec 2016	31 Dec 2017	31Dec 2016
Profit before income tax	7,945,482	1,257,001	110,842	102,560
Income tax expense	(1,283,182)	(291,566)	(36,923)	(35,917)
Profit for the year	6,662,300	965,435	73,919	66,643
Non-controlling interest	(21,347)	(211,365)	–	–
Profit attributable to shareholders	6,640,953	754,070	73,919	66,643
Basic and diluted earnings per share (kobo)	281k	45k	3k	4k
Dividend per share - DPS in kobo	0k	18k	0k	18k

Consequently, the figures of the consolidated and separate statements of profit or loss and other comprehensive income, changes in equity, cashflows and the notes for the year ended 30 June 2015 and its comparative figures for the period ended 31 December 2014 cannot be considered comparable with the previous year.

Dividends

No dividend was proposed by the directors for the financial year ended 31 December 2017 (December 2016: 18 kobo).

Director's Report

Directors and their interests:

The directors who served during the year were:

Arc. Eddy Eguavoen*	-	Chairman of the Board
Hon. Justice George Oguntade**	-	Non-Executive Director (Independent)
Kola Ashiru-Balogun	-	Managing Director
Bode Olaibi***	-	Executive director
Nike Anani	-	Non-executive director
Wale Odutola	-	Non-executive director
Deji Alli	-	Non-executive director
Chioma Okigbo****	-	Non-executive director
Daniel Font	-	Non-executive director
Dafe Akpedeye (SAN)	-	Non-Executive Director (Independent)

** Appointed Chairman of the Board effective November 22, 2017*
*** Resigned from the Board effective September 14, 2017*
**** Resigned from the Board effective March 31, 2017*
***** Appointed to the Board effective September 14, 2017*

The direct interests of Directors in the issued share capital of the Company as recorded in the register of Directors shareholding and for the purposes of section 275 of the Companies and Allied Matters Act are as follows:

	Direct Holding	
Names	December 2017	December 2016
Hon. Justice George Oguntade	Nil	Nil
Kola Ashiru-Balogun	40,000	40,000
Bode Olaibi	Nil	Nil
Nike Anani	Nil	Nil
Wale Odutola	2	2
Deji Alli	2	2
Chioma Okigbo	300,000	300,000
Daniel Font	Nil	Nil
Dafe Akpedeye (SAN)	Nil	Nil
Arc. Eddy Eguavoen	Nil	Nil

For the purpose of sections 275 and 276 of the Companies and Allied Matters Act of Nigeria, the Directors have declared that they do not have any indirect interest in the shares of the Company.

Director's interest in contracts

For the purpose of section 277 of the Companies and Allied Matters Act, none of the existing directors had direct or indirect interests in contracts or proposed contracts with the Company during the period.

Substantial interest in shares

According to the register of members as at 31 December 2017, no shareholder held more than 5% of the issued share capital of the Company except the following:

	31 December 2017		31 December 2016	
Shareholders	Number of shares held	Percentage of Shareholding	Number of shares held	Percentage of Shareholding
Mixta Africa	644,009,407	6.55%	644,009,407	38.25%
Asset and Resource Management Holdings Limited	4,354,936,163	44.31%	–	0.00%
Gairloch Limited	3,789,776,811	38.56%	–	0.00%

Director's Report

Property and equipment

Information relating to changes in property and equipment is given in note 19 to the financial statements.

Health safety and welfare at work including employment of disabled persons

The Group enforces health and safety rules and practices at the work environment, which are reviewed and tested regularly. The Company retains top-class private hospitals where medical facilities are provided for staff and their immediate families at the Company's expense. Fire prevention and fire-fighting equipment are installed in strategic locations within the Company's premises.

The Group operates a Group Personal Accident Insurance cover for the benefit of its employees. It also operates a contributory pension plan in line with the Pension Reform Act 2014.

Applications from suitably qualified disabled persons are welcomed by the Group. Where an employee becomes disabled, every effort is made to ensure continued employment. At present, the Group has no employee with physical disability.

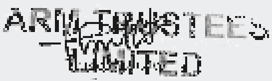
Subsequent event

Other than the items disclosed in note 41, there were no subsequent events which could have had a material effect on the state of affairs of the Company and Group as at 31 December 2017 or the profit for the year ended on that date, which have not been adequately provided for or disclosed.

Auditors

Messrs. KPMG Professional Services, having satisfied the relevant corporate governance rules on their tenure in office have indicated their willingness to continue in office as auditors to the Company. In accordance with Section 357 (2) of the Companies and Allied Matters Act of Nigeria therefore, the auditors will be re-appointed at the next annual general meeting of the Company without any resolution being passed.

BY ORDER OF THE BOARD



ARM Trustees Limited
Company Secretary
1, Mekunwen Road,
Off Oyinkan Abayomi Drive,
Ikoyi, Lagos.
31 March 2018

Statement of Directors' Responsibilities In Relation to the Financial Statements

The directors accept responsibility for the preparation of the annual financial statements that give a true and fair view in accordance with International Financial Reporting Standards (IFRS) and in the manner required by the Companies and Allied Matters Act, Cap C.20, laws of the Federation of Nigeria, 2004 and Financial Reporting Council of Nigeria Act, 2011.

The directors further accept responsibility for maintaining adequate accounting records as required by the Companies and Allied Matters Act of Nigeria, Cap C.20, laws of the Federation of Nigeria, 2004 and for such internal control as the directors determine is necessary to enable the preparation of the financial statements that are free from material misstatement whether due to fraud or error.

The directors have made an assessment of the Group and Company's ability to continue as a going concern and have no reason to believe the Company will not remain a going concern in the year ahead.

SIGNED ON BEHALF OF THE BOARD OF DIRECTORS BY:

Arc. Eddy Eguavoen	**Kola Ashiru-Balogun**
FRC/2018/ARCON/00000018028	FRC/2016/IODN/00000015616
Chairman	Managing Director
21 March 2018	21 March 2018

Audit Committee Report

In accordance with the provisions of Section 359 (6) of the Companies and Allied Matters Act, Cap C.20, laws of the Federation of Nigeria, 2004 the members of the Audit Committee of Mixta Real Estate Plc hereby report on the financial statements for the year ended 31 December 2017 as follows:

- We have exercised our statutory functions under Section 359 (6) of the Companies and Allied Matters Act, Cap C.20, laws of the Federation of Nigeria, 2004, and acknowledge the co-operation of management and staff in the conduct of these responsibilities.

- We are of the opinion that the accounting and reporting policies of the Company and Group are in accordance with legal requirements and agreed ethical practices and that the scope and planning of both the external and internal audits for the period ended 31 December 2017 were satisfactory and reinforce the Group's internal control

- We have deliberated on the findings of the external auditors, who have confirmed that necessary cooperation was received from management in the course of their statutory audit and we are satisfied with management's responses thereon to the external auditor's recommendations on accounting and internal control.

Mrs. Adenike Ogunlana
FRC/2015/ICAN/00000011613
Chairperson, Audit Committee
21 March 2018

Members of the audit committee are:

1	Mrs. Adenike Ogunlana	Chairman
2	Mr. Deji Alli	Non-executive director
3	Mr. Wale Odutola	Non-executive director
4	Mr. Ralph Osayameh	Member
5	Mr. Esan Ogunleye	Member
6.	Mr. Daniel Fon	Member

KPMG Professional Services
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INDEPENDENT AUDITOR'S REPORT

To the Members of **Mixta Real Estate Plc.**

Report on the Financial Statements

We have audited the financial statements of Mixta Real Estate Plc ("the Company"), its subsidiaries (together "the Group") which comprise the consolidated and separate statements of financial position as at 31 December 2017, and the consolidated and separate statements of profit or loss and other comprehensive income, the consolidated and separate statements of changes in equity and the consolidated and separate statements of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information, as set out on pages 11 to 72.In our opinion, the accompanying consolidated and separate financial statements give a true and fair view of the consolidated and separate financial position of the Company and its subsidiaries as at 31 December, 2017, and of its consolidated and separate financial performance and its consolidated and separate cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) and in the manner required by the Companies and Allied Matters Act, Cap C.20, Laws of the Federation of Nigeria, 2004 and the Financial Reporting Council of Nigeria Act, 2011

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Bank in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements in Nigeria and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated and separate financial statements of the current year. These matters were addressed in the context of our audit of the consolidated and separate financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

The following Key Audit Matter applies to the consolidated and separate financial statements:

Measurement of trading properties.

Properties acquired for resale of properties under construction for the purpose of sale in the ordinary course of business, are realizable value is determined based on current selling price of similar properties and on estimated selling prices for properties under construction.

The determination of the net realizable value involves estimation uncertainties and judgment in assessing whether the trading properties were carried at the lower of cost and net realizable value.

Our response:

Our audit procedures included:

Assessment of the reasonableness of the net realizable value per management with independent market information for similar properties.

Assessment of the net realizable value of landed property in trading properties, which was derived from the professional valuation report of similar investment property within the Group's property portfolio. We evaluated the qualification of the external expert engaged by management to determine if they are appropriately qualified to carry out the valuation exercise.

Refer to page 18 (Group accounting policies), page 39 (critical accounting policies) and page 55 (trading property).

The following Key Audit Matter applies to the consolidated financial statements only:

Valuation of investment property
The Group has investment in landed property, which is classified as investment property and is carried at fair value. The determination of the fair value involves management's estimate and exercise of significant judgment, which requires key subjective inputs and assumptions. The level of judgment involved in the determination of the fair value, makes Investment Property an area of significance in our audit.

Our response:
Our audit procedures included:

Evaluation of the qualification of the external experts engaged by management to ensure that they were qualified to carry out the valuation.

Assessment of the valuation results by the external expert engaged by management by comparing it to relevant independent property price information.

Evaluation of the reasonableness of the assumptions made for the valuation of the investment property of the Group.

Refer to page 18 (Group accounting policies), page 39 (critical accounting policies) and page 48 (investment properties).

Information Other than the Financial Statements and Audit Report thereon

The Directors are responsible for the other information.

The other information comprises the Directors' report, Statement of Directors' responsibilities, Report of the Audit Committee, value added statement, financial summary, which we obtained prior to the date of this report, and the Annual Report, which is expected to be made available to us after that date. Other information does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated and separate financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the outstanding reports, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of the Directors for the Consolidated and separate Financial Statements

The Directors are responsible for the preparation of financial statements that give a true and fair view in accordance with International Financial Reporting Standards (IFRSs) and in the manner required by the Companies and Allied Matters Act, Cap C.20, Laws of the Federation of Nigeria, 2004 Nigeria, the Financial Reporting Council of Nigeria Act, 2011 and for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Directors are responsible for assessing the Group (and Company)'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 the directors either intend to liquidate the Group (and Company) or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Consolidated and separate Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated and separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs 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.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated and separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group (and Company)'s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors
- Conclude on the appropriateness of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Bank's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion.
- Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Bank to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Bank to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with Board of Directors/Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
We also provide Board of Directors/Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication. In these rare circumstances, we are required to communicate these Key Audit Matters to the Financial Reporting Council of Nigeria, before the conclusion of the audit, in accordance with Rule 9 of the Financial Reporting Council of Nigeria.

Report on Other Legal and Regulatory Requirements

Compliance with the requirements of Schedule 6 of the Companies and Allied Matters Act, Cap C.20, Laws of the Federation of Nigeria, 2004

In our opinion, proper books of account have been kept by the Company, so far as appears from our examination of those books and the Company's statement of financial position and statement of profit or loss and other comprehensive income are in agreement with the books of account.

Signed:

Oluwafemi O. Awotoye, FCA
FRC/2013/ICAN/00000001182
For: KPMG Professional Services
Chartered Accountants
24 April 2018
Lagos, Nigeria

Consolidated Statement of Profit or Loss and Other Comprehensive Income

In thousands of Naira	Notes	Group 2017	Group 2016	Company 2017	Company 2016
Revenue-sales of trading properties	9	6,079,834	4,923,515	2,922,943	1,024,631
Cost of sales- trading properties	10	(5,535,724)	(3,251,370)	(2,212,327)	(718,213)
Profit on sale of trading properties		544,110	1,672,145	710,616	306,418
Fair value gain on investment property	11	12,387,835	1,884,400	-	-
Interest income	12	582,302	536,934	1,268,915	942,256
Other income	13	233,095	220,732	834,842	582,016
Other operating income		13,203,232	2,642,066	2,103,757	1,524,272
Net impairment (loss)/reversal on assets	14	(2,266,287)	(83,137)	-	(9,937)
Personnel expenses	15	(386,109)	(290,561)	(386,109)	(290,561)
Depreciation	19	(223,471)	(239,180)	(28,141)	(25,900)
Operating expenses	16	(770,789)	(625,038)	(508,659)	(501,112)
Total expenses		(3,646,656)	(1,237,916)	(922,909)	(827,510)
Operating profit before finance costs		10,100,686	3,076,295	1,891,464	1,003,180
Finance costs	17	(2,186,287)	(1,840,303)	(1,780,622)	(900,620)
Share of profit /(loss) of equity-accounted investment	22(c)	31,083	21,009	-	-
Profit before income tax		7,945,482	1,257,001	110,842	102,560
Income tax expense	30(b)	(1,283,182)	(291,566)	(36,923)	(35,917)
Profit for the year		6,662,300	965,435	73,919	66,643
Other comprehensive income		–	–	–	–
Other comprehensive income net of tax		–	–	–	–
Total comprehensive income for the year		6,662,300	965,435	73,919	66,643
Profit attributable to:					
Equity holders		6,640,953	754,070	73,919	66,643
Non-controlling interests		21,347	211,365	-	-
		6,662,300	965,435	73,919	66,643
Total comprehensive income attributable to:					
Equity holders		6,640,953	754,070	73,919	66,643
Non-controlling interests		21,347	211,365	-	-
Basic and Diluted Earnings per share for profit attributable to the equity holders of the Company during the year (expressed in kobo per share):					
– Basic and Diluted Earnings per share (in kobo)	18	281k	45k	3k	4k

The accompanying notes form an integral part of the financial statements.

Consolidated and Separate Statements of Financial Position

In thousands of naira	Notes	Group 2017	Group 2016	Company 2017	Company 2016
Non-current assets					
Property and equipment	19	11,424,838	11,612,648	92,643	101,924
Investment property	20	70,000,000	57,575,884	-	-
Investment in subsidiaries	21	-	-	31,608,019	31,608,026
Equity-accounted investment	22	2,528,881	2,497,798	2,505,100	2,505,100
Debtors and prepayments	25	4,851,207	-	9,932,324	-
Loans to related entities	23	6,816,261	-	10,987,227	-
Total non-current assets		95,621,187	71,686,330	55,125,313	34,215,050
Current assets					
Loan to related entities	23	154,745	4,988,251	3,398,050	9,764,896
Trading properties	24	30,361,980	32,961,970	4,358,846	4,496,283
Debtors and prepayments	25	5,200,768	7,951,132	6,046,854	12,736,040
Cash and cash equivalents	26	2,094,167	656,838	1,960,482	522,463
Total current assets		37,811,660	46,558,191	15,764,232	27,519,682
Total assets		133,432,847	118,244,521	70,889,545	61,734,732
Non-current liabilities					
Borrowings	29	12,050,139	15,796,409	10,239,654	3,243,445
Deferred tax liabilities	27	6,940,427	5,701,756	12,441	12,554
Deposit for shares	28	247,500	31,855,488	-	31,606,738
Total non-current liabilities		19,238,066	53,353,653	10,252,095	34,862,737
Current liabilities					
Borrowings	29	22,477,684	9,370,098	4,532,038	2,834,012
Current income tax liability	30	2,007,764	2,179,277	342,127	414,371
Other liabilities and accruals	31	11,833,093	14,834,918	15,412,718	17,441,867
Deferred revenue-deposit from customers	32	5,161,790	7,467,146	851,039	882,519
Provisions	33	3,799,133	2,334,379	777,359	166,916
Total current liabilities		45,279,464	36,185,818	21,915,281	21,739,685
Total liabilities		64,517,530	89,539,471	32,167,376	56,602,422
Equity					
Share capital	34	4,914,135	841,779	4,914,135	841,779
Share premium	35	35,565,809	5,819,185	35,565,809	5,819,185
Common control acquisition deficit	36(a)	(2,920,407)	(2,920,405)	(2,156,000)	(2,156,000)
Retained earnings	36(b)	24,448,810	18,110,362	398,225	627,346
		62,008,347	21,850,921	38,722,169	5,132,310
Non-controlling interest	37	6,906,970	6,854,129	-	-
Total equity		68,915,317	28,705,050	38,722,169	5,132,310
Total liabilities and equity		133,432,847	118,244,521	70,889,545	61,734,732

SIGNED ON BEHALF OF THE BOARD OF DIRECTORS BY:

Arc. Eddy Eguavoen	**Kola Ashiru-Balogun**	**Benson Ajayi**
FRC/2018/ARCON/00000018028	FRC/2016/IODN/00000015616	FRC/2014/ICAN/00000008746
Chairman	Managing Director	Chief Financial Officer

Approved by the Board of Directors on 21 March 2018

The accompanying notes form an integral part of the financial statements.

Consolidated and Separate Statements of Changes in Equity

GROUP

For the year ended 31 December 2017

In thousands of naira	Share capital	Share premium	Retained earnings	Common control acquisition deficit	Non controlling Interest	Total equity
Balance at 1 January 2017	841,779	5,819,185	18,110,362	(2,920,407)	6,854,129	28,705,048
New shares issued	4,072,356	29,891,096				33,963,452
Issue cost		(144,472)				(144,472)
Total comprehensive income for the year:						
Profit for the year	-	-	6,640,953	-	21,347	6,662,300
Other comprehensive income, net of tax	-	-	-	-	-	-
	4,914,135	35,565,809	24,751,316	(2,920,407)	6,875,476	69,186,329
Transactions with equity holders						
Gain on disposal of a subsidiary	-	-	534	-	31,494	32,028
Dividend paid	-	-	(303,040)	-	-	(303,040)
	-	-	(302,506)	-	31,494	(271,012)
Balance at 31 December 2017	4,914,135	35,565,809	24,448,810	(2,920,407)	6,906,970	68,915,317

For the year ended 31 December 2016

In thousands of naira	Share capital	Share premium	Retained earnings	Common control acquisition deficit	Non controlling Interest	Total equity
Balance at 1 January 2016	841,779	5,819,185	17,743,510	(2,920,407)	6,642,764	28,126,831
Total comprehensive income for the year:						
Profit for the year	-	-	754,070	-	211,365	965,435
Other comprehensive income, net of tax	-	-	754,070	-	211,365	965,435
Transactions with equity holders						
Dividend paid	-	-	(387,218)	-	-	(387,218)
	-	-	(387,218)	-	-	(387,218)
Balance at 31 December 2016	841,779	5,819,185	18,110,362	(2,920,407)	6,854,129	28,705,048

Consolidated and Separate Statements of Changes in Equity

COMPANY

For the year ended 31 December 2017

In thousands of naira	Share capital	Share premium	Retained earnings	Common control acquisition deficit	Total equity
Balance at 1 January 2017	841,779	5,819,185	627,346	(2,156,000)	5,132,310
New shares issued	4,072,356	29,891,096			33,963,452
Share issue costs		(144,472)			(144,472)
Total comprehensive income for the year:					
Profit/(loss) for the year	-	-	73,919	-	73,919
	4,914,135	35,565,809	701,265	(2,156,000)	39,025,209
Transactions with equity holders					
Dividend paid	-	-	(303,040)	-	(303,040)
Balance at 31 December 2017	4,914,135	35,565,809	398,225	(2,156,000)	38,722,169

For the year ended 31 December 2016

In thousands of naira	Share capital	Share premium	Retained earnings	Common control acquisition deficit	Total equity
Balance at 1 January 2016	841,779	5,819,185	947,921	(2,156,000)	5,452,885
Total comprehensive income for the year:					
Profit for the year	-	-	66,643	-	66,643
	-	-	66,643	-	66,643
Transactions with equity holders					
Dividend paid	-	-	(387,218)	-	(387,218)
Balance at 31 December 2016	841,779	5,819,185	627,346	(2,156,000)	5,132,310

Consolidated and Separate Statements of Cash Flows

In thousands of naira	Notes	Group 2017	Group 2016	Company 2017	Company 2016
Operating activities:					
Profit for the year		6,662,300	965,435	73,919	66,643
Income tax expense	30(b)	1,283,182	291,566	36,923	35,917
Profit before income tax		7,945,482	1,257,001	110,842	102,560
Adjustments to reconcile profit before taxation to net cash flow from operating activities:					
- Depreciation	19	223,471	239,180	28,141	25,900
- Net impairment loss in financial assets	14	2,266,287	83,137	-	9,937
- Fair value gain on investment property	11	(12,387,835)	(1,884,400)	-	-
- Interest income earned	12	(582,302)	(536,934)	(1,268,915)	(942,256)
- Interest expense incurred	17	1,976,032	1,817,627	1,571,806	898,387
- Provision	38(f)	1,464,754	1,366,832	610,443	166,916
- Exchange loss/(gain)	13/16	62,481	37,790	60,307	(10,127)
- Loss on disposal of subsidiary - Oluwole		-	-	7	
- Share of profit of equity-accounted investment	22(c(i))	(31,083)	(21,009)	-	-
	-				
Net cash flow from operating activities before changes in operating assets and liabilities		937,287	2,359,224	1,112,631	251,317
Changes in:					
- Loan to related entities	38(a)	(1,447,108)	742,097	(3,394,168)	(1,252,328)
- Trading properties	38(b)	2,045,243	1,062,094	137,437	70,162
- Debtor and prepayments	38(c)	(1,858,428)	900,651	(2,050,824)	(5,293,536)
- Other liabilities and accruals	38(d)	(750,447)	(4,685,512)	(1,069,235)	3,602,586
- Deposit for shares		-	(1,250)	-	-
- Deferred revenue- customer deposits	38(e)	(2,305,356)	(1,544,957)	(31,480)	755,732
		(3,378,809)	(1,167,653)	(5,295,639)	(1,866,067)
Interest received		46,655	11,998	42,702	116,376
Income tax paid	30(a)	(109,279)	(265,514)	(109,280)	(259,218)
VAT paid		(293)	(6,806)	(293)	(6,806)
Interest paid	29(d)	(2,124,601)	(818,409)	(428,142)	(284,202)
Net cash (used in)/generated from operating activities		(5,566,327)	(2,246,384)	(5,790,652)	(2,299,917)
Investing activities:					
Additional investment in investment properties	20b	(36,281)	(101,684)	-	-
Cash transferred on disposal of a subsidiary - Oluwole		(207)	-	-	-
Acquisition of property and equipment	19	(35,660)	(29,980)	(18,860)	(29,680)
Interest income earned on borrowed funds invested		(50,549)	-	(44,919)	-
Net cash used in investing activities		(122,697)	(131,664)	(63,779)	(29,680)
Financing activities:					
Dividend paid		(303,040)	(387,218)	(303,040)	(387,218)
Deposit for shares		(1,250)	-	-	
Net proceeds from borrowings	29(d)	10,844,147	3,015,444	10,537,266	2,575,982
Repayment of borrowings	29(d)	(3,413,504)	(441,779)	(2,941,776)	(50,000)
Net cash generated from /(used in) financing activities		7,126,353	2,186,447	7,292,450	2,138,764
Net (decrease) /increase in cash and cash equivalents		1,437,329	(191,601)	1,438,019	(190,833)
Cash and cash equivalent as at beginning of the year	26	656,838	848,438	522,463	713,296
Cash and cash equivalent as at year end	26	2,094,167	656,838	1,960,482	522,463

Notes to the Consolidated and Separate Financial Statements

1 Reporting entity

Mixta Real Estate Plc is a Company domiciled in Nigeria. The registered address of the Company's office is 8 Kasumu Ekemode Street, Off Saka Tinubu Street, Victoria Island, Lagos. The consolidated and separate financial statements of the Company as at and for the year ended 31 December 2017 includes the Company and its subsidiaries (together, referred to as the "Group" and individually as "Group entities"). The Group offers real estate services to meet clients' needs.

Mixta Real Estate Plc is a subsidiary of Mixta Africa Group, which is the parent Company. Mixta Africa Group is primarily involved in residential construction, and the purchase, development and sale of land. The address of Mixta Africa's registered office is Calle Tavern 40, Barcelona Spain.

2 Statement of compliance

The financial statements have been prepared in accordance with the International Financial Reporting Standards issued by the International Accounting Standards Board and in the manner required by the Companies and Allied Matters Act of Nigeria, Cap C.20, laws of the Federation of Nigeria, 2004 and the Financial Reporting Council of Nigeria Act, 2011.

3 Basis of preparation

(a) Functional and presentation currency

These consolidated and separate financial statements are presented in Naira, which is the Company's functional currency. Except otherwise indicated, financial information presented in Naira have been rounded to the nearest thousands.

(b) Basis of measurement

These consolidated and separate financial statements are prepared on the historical cost basis except for:

i) investment property which is measured at fair value

ii) trading properties measured at the lower of cost and net realizable value.

iii) loans and receivables and other financial liabilities measured at amortized cost using the effective interest rate.

(c) Use of estimates and judgments

The preparation of the consolidated and separate financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about carrying values of assets and liabilities that are not readily apparent from other sources.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised, if the revision affects only that period, or in the period of the revision and future periods, if the revision affects both current and future periods. Judgments made by management in the application of IFRSs that have significant effect on the financial statements and estimates with a significant risk of material adjustment are discussed in the note 8 to the account.

(d) New standards and interpretations not yet adopted

A number of new standards, amendment to standards and interpretations are effective for annual periods beginning after 1 January 2018 and earlier application is permitted; however, the Group and Company have not applied the following new or amended standards in preparing these consolidated and separate financial statements. The Group and Company do not plan to early adopt these standards. These will be adopted in the period that they become mandatory unless otherwise indicated:

Those which may be relevant to the Group and Company are set out below. The Group and Company do not plan to early adopt these standards. These will be adopted in the period that they become mandatory unless otherwise indicated:

Standard/Interpretation	Date issued by IASB	Effective date *Periods beginning on or after*	Summary of the requirements and assessment of impact
IFRS 15 *Revenue from contracts with customers*	May 2014	1 January 2018 Early adoption is permitted	This standard replaces IAS 11 *Construction Contracts,* IAS 18 Revenue, IFRIC 13 *Customer Loyalty Programmes,* IFRIC 15 *Agreements for the Construction of Real Estate,* IFRIC 18 *Transfer of Assets from Customers* and SIC-31 *Revenue – Barter of Transactions Involving Advertising Services.* The standard contains a single model that applies to contracts with customers and two approaches to recognizing revenue: at a point in time or over time. The model features a contract-based five-step analysis of transactions to determine whether, how much and when revenue is recognized. This new standard will most likely have a significant impact on the Group, which will include a possible change in the timing of when revenue is recognized and the amount of revenue recognized. The Group has carried out an assessment to determine the impact that the initial application of IFRS 15 could have on its business; however, the Group will adopt the standard for the year ending 31 December 2018.
IFRS 9 Financial Instruments	July 2014	1 January 2018 Early adoption is permitted	On 24 July 2014, the IASB issued the final IFRS 9 Financial Instruments Standard, which replaces earlier versions of IFRS 9 and completes the IASB's project to replace IAS 39 Financial Instruments: Recognition and Measurement. IFRS 9 includes revised guidance on the classification and measurement of financial instruments, a new expected credit loss model for calculating impairment on financial assets, and new general hedge accounting requirements. It also carries forward the guidance on recognition and derecognition of financial instruments from IAS 39. The Group has carried out an assessment to determine the impact that the initial application of IFRS 9 could have on its business and will adopt the standard for the year ending 31 December 2018.

Standard/Interpretation	Date issued by IASB	Effective date *Periods beginning on or after*	Summary of the requirements and assessment of impact
IFRS 16	January 2016	1 January 2019 Early adoption is permitted only for entities that adopt IFRS 15 Revenue from contracts with customers, at or before the date of initial application of IFRS 16	IFRS 16 replaces IAS 17 Leases, IFRIC 4 Determining whether an Arrangement contains a Lease, SIC-15 Operating Leases- Incentives and SIC-27 Evaluating the Substance of Transactions Involving the Legal form of a Lease. The standard set out the principles for the recognition, measurement, presentation and disclosure of leases for both parties to a contract, i.e. the customer ('lessee') and the supplier ('lessor'). IFRS 16 eliminates the classification of leases as operating leases or finance lease as required by IAS 17 and introduces a single lessee accounting model. Applying the model, a lessee is required to recognize: a) assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is low value and b) depreciation of lease assets separately from interest on lease liabilities in the profit or loss. For the lessor, IFRS 16 substantially carries forward the lessor accounting requirements of IAS 17. Accordingly, a lessor continues to classify its leases as operating lease or finance leases, and to account for these two types of leases differently. The Group has carried out an assessment to determine the impact that the initial application of IFRS 16 could have on its business; however, the Group will adopt the standard for the year ending 31 December 2019.
IFRIC 22 *Foreign currency transactions and advance consideration*	December 2016	1 January 2018 Early adoption is permitted	The amendments provide guidance on the transaction date to be used in determining the exchange rate for translation of foreign currency transactions involving an advance payment or receipt. The amendments clarifies that the transaction date is the date on which the Company initially recognises the prepayment or deferred income arising from the advance consideration. For transactions involving multiple payments or receipts, each payment or receipt gives rise to a separate transaction date. The interpretation applies when a Company: • pays or receives consideration in a foreign currency; and • recognises a non-monetary asset or liability – eg. non-refundable advance consideration – before recognising the related item. The Group/Company will adopt the amendments for the year ending 31 December 2018.

Standard/Interpretation	Date issued by IASB	Effective date Periods beginning on or after	Summary of the requirements and assessment of impact
Amendments to IAS 40 Transfers of Investment Property	December 2016	1 January 2018 Early adoption is permitted	The IASB has amended the requirements of IAS 40 Investment Property on when a Company should transfer a property to, or from, investment property. The amendments state that a transfer is made when and only when there is a change in use – i.e. an asset ceases to meet the definition of investment property and there is evidence of a change in use. A change in management intention alone does not support a transfer. A company has a choice on transition to apply: • the prospective approach – i.e. apply the amendments to transfers that occur after the date of initial application – and also reassess the classification of property assets held at that date; or • the retrospective approach – i.e. apply the amendments retrospectively, but only if it does not involve the use of hindsight. The Group will adopt the amendments for the year ending 31 December 2018.

(e) The following new or amended standards are not currently considered to have a significant impact on the Group's consolidated financial statements.
Accounting for Acquisition of Interests in Joint Operations (Amendments to IFRS 11)
Clarification of Acceptable Methods of Depreciation and Amortisation (Amendments to IAS 16 and IAS 38)
Equity Method in Separate Financial Statements (Amendments to IAS 27)
Annual Improvements to IFRSs 2012–2014 Cycle – various standards
Investment Entities: Applying the Consolidation Exception (Amendments to IFRS 10, IFRS 12 and IAS 28)
Disclosure Initiative (Amendments to IAS 1)

4 Changes in accounting policies

There has been no changes in the accounting policies of the Group during the year ended 31 December 2017 as the amendments to IFRS in 3(e) above which became effective for annual period beginning on 1 January 2016 had no impact on the Group's reporting.

5 Significant accounting policies

The Group consistently applied the following accounting policies presented in the financial statements.

(a) Basis of consolidation

(i) Subsidiaries

The group consolidates the annual financial statements of investees which it controls. The group controls an investee when:

- it has power over the investee;
- has exposure or rights to variable returns from its involvement with the investee; and
- has the ability to use its power to affect the returns from its involvement with the investee.

The annual financial statements of the investee are consolidated from the date on which the group acquires control up to the date that control ceases. Control is assessed on a continuous basis.

The proportion of comprehensive income and changes in equity allocated to the group and non-controlling interests are determined on the basis of the group's present ownership interest in the subsidiary.

Investments in subsidiaries are accounted for at cost less accumulated impairment losses (where applicable) in the separate financial statements. The carrying amounts of these investments are reviewed annually and impaired when necessary.

(ii) Business combinations

The Group applies IFRS 3 Business Combinations in accounting for business combinations.
Business combinations are accounted for using the acquisition method as at the acquisition date, which is the date on which control is transferred to the Group.

The consideration transferred in the acquisition is generally measured at fair value, as are the identifiable net assets acquired. Any goodwill that arises is tested annually for impairment. Any gain on bargain purchase is recognized in profit or loss immediately.

The Group measures goodwill at the acquisition date as the total of:
- the fair value of the consideration transferred, which is generally measured at fair value; plus
- the recognized amount of any non-controlling interests in the acquiree; plus if the business combination is achieved in stages, the fair value of the existing equity interest in the acquiree; less
- the net recognized amount (generally fair value) of the identifiable assets acquired and liabilities assumed.

Subsequent to initial recognition, goodwill is measured at cost less accumulated impairment losses.

The consideration transferred does not include amounts related to the settlement of pre-existing relationships. Such amounts are generally recognized in profit or loss.

Transactions costs related to the acquisition, other than those associated with the issue of debt or equity securities, that the Group incurs in connection with a business combination are expensed as incurred.

Any contingent consideration payable is measured at fair value at the acquisition date. If the contingent consideration is classified as equity, then it is not re-measured and settlement is accounted for within equity. Otherwise, subsequent changes in the fair value of the contingent consideration are recognized in profit or loss.

In the separate financial statements of the Company, investments in subsidiaries are accounted for at cost.

(iii) Transactions eliminated on consolidation

Intra-group transactions, balances and any unrealized incomes and expenses on transactions between companies within the Group (except for foreign currency transactions gains or losses) are eliminated in preparing the consolidated financial statements. Unrealised losses are also eliminated in the same manner as unrealized gains, but only to the extent that there is no evidence of impairment. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

(iv) Transactions with non-controlling interests

Transactions with non-controlling interests that do not result in the gain or loss of control, are accounted for as transactions with equity holders of the group. For purchases of additional interests from non-controlling interests, the difference between the purchase consideration and the group's proportionate share of the subsidiary's additional net asset value acquired is accounted for directly in equity.

Gains or losses on the partial disposal (where control is not lost) of the group's interest in a subsidiary to non-controlling interests are also accounted for directly in equity.

(v) Common control transactions

Common control transactions, in which the Company is the ultimate parent entity both before and after the transaction, are accounted for at book value.

The assets and liabilities acquired are recognized at the carrying amounts recognized previously in the Group controlling shareholder's consolidated financial statements. The components of equity of the acquired entities are added to the same components within Group equity and any gain/loss arising is recognized directly in a capital reserve account in equity called common control acquisition deficit.

(vi) Non controlling interests (NCI)

NCI are measured at their proportionate share of the acquiree's identifiable net assets at the acquisition date.

NCI is subsequently measured at the initial recognised amount plus the share of profit and other comprehensive income attributable to the non-controlling shareholders.

(vii) Loss of control

When the Group loses control over a subsidiary, it derecognizes the assets and liabilities of the subsidiary and any related NCI and other components of equity. Any resulting gain or loss is recognized in profit or loss. Any interest retained in the former subsidiary is measured at fair value when control is lost. Subsequently, that retained interest is accounted for as an equity-accounted investee or as an available for sale financial asset depending on the level of influence retained.

(viii) Joint ventures

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control for strategic financial and operating decisions. The considerations made in determining joint control are similar to those necessary to determine control over subsidiaries.

The Group's investments in joint ventures are accounted for using the equity method. Under the equity method, the investment in a joint venture is initially recognized at cost. The carrying amount of the investment is adjusted to recognize changes in the Group's share of net assets of joint venture since the acquisition date. Goodwill relating to the joint venture is included in the carrying amount of the investment and is neither amortized nor individually tested for impairment.

The income statement reflects the Group's share of the results of operations of the joint ventures. Any change in OCI of those investees is presented as part of the Group's OCI. In addition, when there has been a change recognized directly in the equity of the joint ventures, the Group recognizes its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the joint ventures are eliminated to the extent of the interest in the joint ventures.

The financial statements of the joint ventures are prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group.

After application of the equity method, the Group determines whether it is necessary to recognize an impairment loss on its investment in joint ventures. At each reporting date, the Group determines whether there is objective evidence that the investment in the joint ventures is impaired. If there is such evidence, the Group calculates the amount of impairment as the difference between the recoverable amount of the joint ventures and its carrying value, then recognizes the loss in the profit or loss.

Investments in joint venture is carried at cost in the separate financial statements.

(b) Foreign currency transactions

Transactions denominated in foreign currencies are recorded in Naira at the rate of exchange ruling at the date of each transaction. Any gain or loss arising from a change in exchange rates subsequent to the date of the transaction is included in the statement of profit/(loss).

Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. Non-monetary items that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction. Foreign currency differences are generally recognised in profit or loss.

However, foreign currency differences arising from translation of available-for-sale equity investments (except on impairment, in which case foreign currency differences that have been recognised in OCI are reclassified to profit or loss) are recognised in OCI

(c) Interest income and expense

Interest Income is made up of interest income on loans to related entities and cash and cash equivalent while interest expense is made up of interest on borrowings. Interest income and expense are recognized in the statement of comprehensive income using the effective interest rate method. The effective interest rate is the rate that exactly discounts the estimated future cash payments and receipts through the expected life of the financial asset or liability (or, where appropriate, a shorter period) to the carrying amount of the financial asset or liability. The effective interest rate is established on initial recognition of the financial asset and liability and is not revised subsequently.

The calculation of the effective interest rate includes all fees and points paid or received, transaction costs, and discounts or premiums that are an integral part of the effective interest rate. Transaction costs are incremental costs that are directly attributable to the acquisition, issue or disposal of a financial asset or liability.

(d) Borrowing costs

Borrowing costs directly attributable to the acquisition or construction of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Interest is capitalized as from the commencement of the development work until the date of practical completion, i.e., when substantially all of the development work is completed. The capitalization of finance costs is suspended if there are prolonged periods when development activity is interrupted.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization. All other borrowing costs are recognized in profit or loss in the period in which they are incurred.

(e) Income Recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the group and the revenue can be reliably measured, regardless of when the payments is being made. Revenue is measured at the fair value of the consideration received or receivable taking into account contractually defined terms of payment and excluding taxes or duty. The Group has concluded that it is the principal in all of its revenue arrangement since it is the primary obligor in most of the revenue arrangements, it has pricing latitude and is also exposed to inventory and credit risks.

The specific recognition criteria described below must also be met before revenue is recognised.

Sale of trading properties

Revenue from the sale of trading properties is recognized by the entity where an insignificant risk of ownership is retained i.e.;

i) when a significant portion of the risks and rewards of ownership have been transferred to the customer
ii) all managerial responsibilities and control are completely devolved to the customer
ii) where the costs and income on sale can be measured reliably.
iv) all significant performance obligations have been met.

Risks and rewards are transferred when the legal title or possession is passed to the customer.

Rental income

Rental income from property leased out under an operating lease is recognized in the profit or loss on a straight-line basis over the term of the lease.

Services fees
Revenue from services rendered (such as project and development management) is recognized in the profit or loss in proportion to the stage of completion of the transaction at the reporting date. The stage of completion is assessed by reference to surveys of work performed. No revenue is recognized if there are significant uncertainties regarding recovery of the consideration due.

Dividends
Income is recognised when the Group's right to receive the payment is established, which is generally when shareholders approve the dividend.

Other income
Other income represents income generated from sources other than rental income, sale of trading properties, services fees and dividend. It includes income realized from legal fees charged by the company on the sale of real estate products to third party customers. Income is recognized when the right to receive income is established.

(f) Income tax expense

Income tax expense comprises current and deferred tax. Income tax expense is recognized in the profit or loss except to the extent that it relates to items recognized directly in OCI or equity, in which case it is recognized in Other Comprehensive Income or equity respectively.

Current tax
Current tax is the expected tax payable on taxable income for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

The current taxes include: Company Income Tax at 30% of taxable profit; Tertiary education tax at 2% of assessable profit; Capital Gain Tax at 10% of chargeable gains.

The Company is subject to the Companies Income Tax Act (CITA). Total amount of tax payable under CITA is determined based on the higher of two components namely Company income tax (based on taxable income (or loss) for the year; and Minimum tax (determined based on the sum of the highest of 0.25% of revenue of N500,000, 0.5% of gross profit, 0.25% of paid up share capital and 0.5% of net assets and 0.125% of revenue in excess of N500,000). Taxes based on taxable profit for the period are treated as current income tax in line with IAS 12; whereas taxes which is based on gross amounts is outside the scope of IAS 12 and therefore are not treated as current income tax.

Where the minimum tax is higher than the Company Income Tax (CIT), a hybrid tax situation exits. In this situation, the CIT is recognized in the income tax expense line in the profit or loss and the excess amount is presented above income tax line as minimum tax.

Additional income taxes that arise from the distribution of dividends are recognized at the same time as the liability to pay the related dividend is recognized.

Deferred tax
Deferred tax is provided using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognized for the following temporary differences: the initial recognition of goodwill, the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit, and differences relating to investments in subsidiaries to the extent that they probably will not reverse in the foreseeable future. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on laws that have been enacted or substantively enacted by the reporting date.

A deferred tax asset is recognized only to the extent that it is probable that future taxable profits will be available against which the asset can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset deferred tax assets against deferred tax liabilities and when the deferred tax assets and liabilities relate to income taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

For the purposes of measuring deferred tax liabilities and deferred tax assets for investment property held for sale that are measured using the fair value model, the carrying amount of such properties are presumed to be recovered entirely through the sale unless the presumption is rebutted. The presumption is rebutted when the investment property held for sale is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale.

Management has reviewed the Group's investment property held for sale portfolio and concluded that none of the Group's investment property held for sale are held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale. Management has also determined that the 'sale' presumption set out in the amendments to IAS 12 is not rebutted. The Group has elected to recognize deferred tax on changes in fair value of the investment property held for sale as the Group is subject to capital gains taxes on disposal of its investment property.

(g) Financial assets and liabilities

Classification

The Group classifies cash and cash equivalents, debtors and receivables and loans to related parties as loans and receivables financial assets. Deposit for shares, borrowings and other liabilities are classified as other financial liabilities.

Recognition

The Group initially recognizes financial assets and liabilities on the trade date at which the Group becomes a party to the contractual provisions of the instrument except for loans and advances and long term borrowing which are recognized on the date that they are originated.

De-recognition

The Group derecognizes a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred, or has assumed an obligation to pay those cash flows to one or more recipients, subject to certain criteria. Any interest in transferred financial assets that is created or retained by the Group is recognized as a separate asset or liability.

The Group derecognizes a financial liability when its contractual obligations are discharged or cancelled or expire. The Group enters into transactions whereby it transfers assets recognized on its balance sheet, but retains either all risks and rewards of the transferred assets or a portion of them. If all or substantially all risks and rewards are retained, then the transferred assets are not derecognized from the balance sheet. In transactions where the Group neither retains nor transfers substantially all the risks and rewards of ownership of a financial asset, it derecognizes the asset if control over the asset is lost.

The rights and obligations retained in the transfer are recognized separately as assets and liabilities as appropriate. In transfers where control over the asset is retained, the Group continues to recognize the asset to the extent of its continuing involvement, determined by the extent to which it is exposed to changes in the value of the transferred asset.

Initial measurement

A financial asset or financial liability is measured initially at fair value plus, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issue.

Subsequent measurement

(i) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market, other than those classified by the Group as at fair value through profit or loss or available-for-sale.

Loans and receivables are measured at amortized cost using the effective interest rate method, less any impairment losses. Transaction costs that are integral to the effective rate are capitalized to the value of the loan and amortized through interest income as part of the effective interest rate. All of the Group's advances are included in the loans and receivables category.

Loans and receivables - Shareholders loan is a debt-like form of financing provided by shareholders. There are usually no stated terms of repayment. This complicates the measurement of the loan if it is not clear when repayment will take place, what the value of such repayment will be and what the term of the loan is. In such cases, they are considered repayable on demand, classified as current and measured at face value because it expects to realise the asset in its normal operating cycle.

(ii) Financial liabilities

The Group classifies its financial liabilities as measured at amortized cost.

Borrowings are recognized initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortized cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognized as finance cost over the period of the borrowings using the effective interest method.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the date of the statement of financial position.

Deposit for shares are monies paid in by subscribers for subscription to the equity shares of the Group. Deposit for shares are recognised as financial liabilities as the Group has an obligation to deliver equity or the cash amounts deposited by the counterparties.

Deposit for shares can only be classified as capital if it is certain that the depositors have relinquished their rights to withdraw their application and the Group has allotted shares to such depositors for an amount equivalent to the value deposited. Also, any regulatory requirements in respect of allotment should have been fulfilled before any deposit for shares can be classified as capital. The Group has classified deposit for shares as non-current liabilities as the conversion and issuance of shares would not take place within 12 months. Deposit for shares is measured at carrying amount.

(iii) Amortized cost measurement

The amortized cost of a financial asset or liability is the amount at which the financial asset or liability is measured at initial recognition, minus principal repayments, plus or minus the cumulative amortization using the effective interest rate method of any difference between the initial amount recognized and the maturity amount, minus any reduction for impairment.

(iv) Fair value measurement

'Fair value' is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Group has access at that date. The fair value of a liability reflects its non-performance risk.

When available, the Group measures the fair value of an instrument using the quoted price in an active market for that instrument. A market is regarded as active if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

If there is no quoted price in an active market, then the Group uses valuation techniques that maximizes the use of relevant observable inputs and minimize the use of unobservable inputs. The chosen valuation technique incorporates all of the factors that market participants would take into account in pricing a transaction.

The best evidence of the fair value of a financial instrument on initial recognition is the transaction price, i.e. the fair value of the consideration paid or received. If the Group determines that the fair value at initial recognition differs from the transaction price and the fair value is evidenced neither by a quoted price in an active market for an identical asset or liability nor based on a valuation technique that uses only data from observable markets, then the financial instrument is initially measured at fair value, adjusted to defer the difference between the fair value at initial recognition and the transaction price.

Subsequently, that difference is recognized in profit or loss on an appropriate basis over the life of the instrument but no later than when the valuation is wholly supported by observable market data or the transaction is closed out.

If an asset or a liability measured at fair value has a bid price and an ask price, the Group measures the assets and long positions at a bid price and liabilities and short positions at an ask price.

Portfolios of financial assets and financial liabilities that are exposed to market risk and credit risk are managed by the Group on the basis of the net exposure to either market or credit risk. The net exposure is measured on the basis of a price that would be received to see a net long position (or paid to transfer a net short position) for a particular exposure. Those portfolio-level adjustments are allocated to the individual assets and liabilities on the basis of the relative risk adjustment of each of the individual instruments in the portfolio.

The Group recognizes transfers between levels of fair value hierarchy as of the end of the reporting period during which the change has occurred.

(v) Identification and measurement of impairment

Assets carried at amortized cost

The Group assesses at each reporting date whether there is objective evidence that a financial asset or group of financial assets is impaired.

A financial asset or a group of financial assets is impaired and impairment losses are incurred if, and only if, there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the assets (a 'loss event'), and that loss event (or events) has an impact on the estimated future cash flows of the financial asset or group of financial assets that can be reliably estimated.

The following factors are considered in assessing objective evidence of impairment:

- whether the customer is more than 90 days past due;
- the Group consents to a restructuring of the obligation, resulting in a diminished financial obligation, demonstrated by a material forgiveness of debt or postponement of scheduled payments; or
- there is an observable data indicating that there is a measurable decrease in the estimated future cash flows of a group of financial assets, although the decrease cannot yet be identified with specific individual financial assets.

The Group assesses whether objective evidence of impairment exists individually for financial assets that are individually significant. If the Group determines that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, the Group concludes that no collective allowance is required because all possible risks have been considered in the individual impairment tests.

If there is objective evidence that an impairment loss on a loan and receivable asset has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred), discounted at the asset's original effective interest rate. The carrying amount of the asset is reduced through the use of an allowance account and the amount of the loss is recognized in profit or loss.

The calculation of the present value of the estimated future cash flows of a collateralized financial asset reflects the cash flows that may result from foreclosure, less costs for obtaining and selling the collateral, whether or not foreclosure is probable.

To the extent that a loan is irrecoverable, it is written off against the related allowance for loan impairment.

Such loans are written off after all the necessary procedures have been completed and the amount of the loss has been determined. Subsequent recoveries of amounts previously written off decrease the amount of the allowance for loan impairment in profit or loss. If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized (such as an improvement in the debtor's credit rating), the previously recognized impairment loss is reversed by adjusting the allowance account. The amount of the reversal is recognized in profit or loss.

Amounts reported as other assets are tested for impairment on an individual basis at the reporting date. In testing for impairment, the Group assess whether there is objective evidence that a loss event has occurred. If it is established that a loss event has occurred and the loss event has an impact on the recoverable amount of the asset, an impairment charge is taken against the asset's carrying amount.

(h) Offsetting financial instruments

Financial assets and liabilities are set off and the net amount presented in the statement of financial position when, and only when, the Group has a legal right to set off the amounts and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.

Income and expenses are presented on a net basis only when permitted by accounting standards, or for gains and losses arising from a group of similar transactions.

(i) Cash and cash equivalents

Cash and cash equivalents include notes and coins in hand, unrestricted balances held with Deposit Money Banks and highly liquid financial assets with original maturities of less than three months, which are subject to insignificant risk of changes in their fair value, and are used by the Group in the management of its short-term commitments.

Cash and cash equivalents are carried at amortized cost in the statement of financial position.

(j) Property and equipment

i Recognition and measurement

Items of property and equipment are carried at cost less accumulated depreciation and impairment losses. Cost includes expenditures that are directly attributable to the acquisition of the asset. When parts of an item of property or equipment have different useful lives, they are accounted for as separate items (major components) of property and equipment.

ii Subsequent costs

The cost of replacing part of an item of property or equipment is recognized in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group and its cost can be measured reliably. The costs of the day-to-day servicing of property and equipment are recognized in profit or loss as incurred.

iii Depreciation

Depreciation is recognized in profit or loss on a straight-line basis over the estimated useful lives of each part of an item of property and equipment. Leased assets are depreciated over the shorter of the lease term and their useful lives. Depreciation begins when an asset is available for use and ceases at the earlier of the date that the asset is derecognized or classified as held for sale in accordance with IFRS 5 Non-current Assets Held for Sale and Discontinued Operations.

The estimated useful lives for the current and comparative period are as follows:

Leasehold land	Over the unexpired lease term
Building	50 years
Golf course improvements	50 years
Motor vehicles	4 years
Plant & Machinery	5 years
Furniture & fittings	5 years
Computer and office equipment	5 years
Leasehold Improvements	5 years

Depreciation methods, useful lives and residual values are reassessed at each reporting date.

iv De-recognition

An item of property and equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the year the asset is derecognized.

v Other requirements

Construction cost and improvements in respect of offices is carried as capital work-in-progress. On completion of construction or improvements, the related amounts are transferred to the appropriate category of property and equipment. Payments in advance for items of property and equipment are included as prepayments in "other assets" and upon delivery and availability for use, are classified as additions in the appropriate category of property and equipment.

(k) Investment property

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the companies in the consolidated Group, is classified as investment property. Investment property also includes property that is being constructed or developed for future use as investment property.

Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs (see Note 5 (d)). After initial recognition, investment property is carried at fair value. Investment property under construction is measured at fair value if the fair value is considered to be reliably determinable.

Investment property under construction for which the fair value cannot be determined reliably, but for which the Company expects that the fair value of the property will be reliably determinable when construction is completed, are measured at cost less impairment until the fair value becomes reliably determinable or construction is completed - whichever is earlier. Fair value is based on active market prices, adjusted, if necessary, for differences in the nature, location or condition of the specific asset. If this information is not available, the Group uses alternative valuation methods, such as recent prices on less active markets or discounted cash flow projections.

Valuations are performed as of the reporting date by professional valuers who hold recognized and relevant professional qualifications and have recent experience in the location and category of the investment property being valued. These valuations form the basis for the carrying amounts in the consolidated financial statements.

Investment property that is being redeveloped for continuing use as investment property or for which the market has become less active continues to be measured at fair value. The fair value of investment property reflects, among other things, rental income from current leases and other assumptions market participants would make when pricing the property under current market conditions.

Subsequent expenditure is capitalized to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognized. Changes in fair values are recognized in profit or loss. Investment property are derecognized when they have been disposed.

Where an investment property undergoes a change in use, evidenced by commencement of development with a view to sale, the property is transferred to inventories. A property's deemed cost for subsequent accounting as inventories is its fair value at the date of change in use.

(l) Impairment of non-financial assets

At each reporting date, the Group reviews the carrying amounts of its non-financial assets (other than investment property, deferred tax assets and trading property) to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. Goodwill is tested annually for impairment.

An impairment loss is recognized if the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. A cash-generating unit is the smallest identifiable asset group that generates cash flows that largely are independent from other assets and groups. Impairment losses are recognized in profit or loss. Impairment losses recognized in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to the units and then to reduce the carrying amount of the other assets in the unit (group of units) on a pro rata basis

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

An impairment loss in respect of goodwill is not reversed. In respect of other assets, impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized. Reversals of impairment losses are recognized in profit or loss.

(m) Leases

Group is the lessee

(i) Operating lease

Leases in which a significant portion of the risks and rewards of ownership are retained by another party, the lessor, are classified as operating leases. Payments, including prepayments, made under operating leases (net of any incentives received from the lessor) are recognised in profit or loss on a straight-line basis over the period of the lease. When an operating lease is terminated before the lease period has expired, any payment required to be made to the lessor by way of penalty is recognised as an expense in the period in which termination takes place.

(n) Provisions

A provision is recognized if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

A provision for restructuring is recognized when the Group has approved a detailed and formal restructuring plan, and the restructuring either has commenced or has been announced publicly. Future operating costs are not provided for. A provision for onerous contracts is recognized when the expected benefits to be derived by the Group from a contract are lower than the unavoidable cost of meeting its obligations under the contract. The provision is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract. Before a provision is established, the Group recognizes any impairment loss on the assets associated with that contract.

(o) Contingent liability

Contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity; or a present obligation that arises from past events but is not recognized because it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or the amount of the obligation cannot be measured with sufficient reliability.

Contingent liability is disclosed unless the possibility of an outflow of resources embodying economic benefit is remote. A provision for the part of the obligation for which an outflow of resources embodying economic benefits is probable is recognized, except in the extremely rare circumstances where no reliable estimate can be made.

Contingent liabilities are assessed continually to determine whether an outflow of economic benefit has become probable.

(p) Share capital and reserves

(i) Share issue costs

Incremental costs directly attributable to the issue of an equity instrument are deducted from the initial measurement of the equity instruments. All other non attributable costs are expensed.

(ii) *Dividend on ordinary shares*
Dividends on the ordinary shares are recognized in equity in the period in which they are paid or, if earlier, approved by the shareholders.

(iii) *Share premium*
The excess of the issue price proceeds over the nominal par value from the issue of shares are reported in share premium reserve.

(iv) *Retained earnings*
Retained earnings comprise the undistributed profits from previous periods which have not been reclassified to any specified reserves.

(v) *Common control acquisition deficit*
This represents the difference between the consideration paid and the capital of the company acquired under common control acquisitions whereby the Company and the investee entity remain under control of the ultimate parent entity both before and after the transaction.

(vi) *Treasury shares*
Where the Company or any member of the Group purchases the Company's shares, the consideration paid is deducted from the shareholders' equity as treasury shares until they are cancelled. Where such shares are subsequently sold or reissued, any consideration received is included in shareholders' equity.

(vii) *Earnings per share*
The Group presents basic and diluted earnings per share (EPS) data for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders by the weighted average number of ordinary shares outstanding during the period. Diluted EPS is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the effects of all dilutive potential ordinary shares

(q) Trading properties

(i) Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as trading property.

Where there is a change in use of investment property evidenced by the commencement of development with a view to sale, a reclassification is made to trading properties at their deemed cost which is the fair value at the date of reclassification. This would normally comprise expenditure incurred in acquiring the properties, production or conversion costs and other costs incurred in bringing them to their existing location and condition.

Trading properties acquired or being constructed for sale are initially recognised at cost. Trading properties are subsequently measured at the lower of cost and net realizable value. Net realizable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses.

The cost of trading property recognized in profit or loss on disposal is determined with reference to the carrying amount of such property at the date of disposal.

(ii) Provisions: This relates to cost of further works which may be required or performed on real estate already delivered to the buyer. The amount recognized as a provision represents the best estimate of the expenditure required to settle the present obligation at the end of the reporting period. Provision is reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of resources embodying economic benefits will be required to settle the obligation, the provision shall be reversed.

(r) Employee benefits

(i) *Short-term benefits*
Short-term benefits consist of salaries, accumulated leave allowances, profit share, bonuses and any non-monetary benefits.

Short-term employee benefits are measured on an undiscounted basis and are expensed as the related services are provided.

A liability is recognized for the amount expected to be paid under short-term cash benefits such as accumulated leave and leave allowances if the Group has a present legal or constructive obligation to pay this amount as a result of past services provided by the employee and the obligation can be measured reliably.

(ii) Post-employment benefits

The Group has a defined contribution plan. A defined contribution plan is a pension plan under which the Group pays fixed contributions into a separate entity. The Group has no legal or constructive obligations to pay further contributions if the fund does not hold sufficient assets to pay all employees the benefits relating to the employee service in the current and prior periods. For defined contribution plans, the Group makes contributions on behalf of its employees to a mandatory scheme under the provisions of the Pension Reform Act. The Group has no further obligations once the contributions have been paid.

The contributions are recognized as employee benefit expenses when they are due. Prepaid contributions are recognized as an asset to the extent that a cash refund or deduction in the future payment is available. For entities operating in Nigeria, the contribution by employees and the employing entities are 8% and 10% respectively of the employee's basic salary, housing, and transport allowances. Entities operating outside Nigeria contribute in line with the relevant pension laws in their jurisdictions.

(iii) Termination benefits

The Group recognizes termination benefits as an expense when the Group is demonstrably committed, without realistic possibility of withdrawal, to a formal dedicated plan to either terminate employment before the normal retirement date, or to provide termination benefits as a result of an offer made to encourage voluntary redundancy. The Group settles termination benefits within twelve months and are accounted for as short-term benefits.

(s) Operating expense

Expenses are decreases in economic benefits during the accounting period in the form of outflows, depletion of assets or incurrence of liabilities that result in decrease in equity, other than those relating to distributions to equity participants.

Expenses are recognized on an accrual bases regardless of the time of spending cash. Expenses are recognized in the income statement when a decrease in future economic benefit related to a decrease in an assets or an increase of a liability has arisen that can be measured reliably.

Expenses are measured at historical cost except for fair value changes which represents the movement in fair value of investment property. Assets are recorded at the amount of cash or cash equivalents paid or their fair value of consideration given. Liabilities are recorded at the amount of proceeds received in exchange for the obligation. Only the portion of cost of a previous period that is related to the income earned during the reporting period is recognized as an expense. Expenses that are not related to the income earned during the reporting period, but expected to generate future economic benefits, are recorded in the financial statement as assets. The portion of assets which is intended for earning income in the future periods shall be recognized as an expense when the associated income is earned.

(t) Related party transactions

Parties are considered to be related if one party has the ability to control the other party or exercise influence over the other party in making financial and operational decisions, or one other party controls both. The definition includes subsidiaries, associates, joint ventures as well as key management personnel.

Transactions between the Group and its subsidiaries meet the definition of related party transactions. These transactions are eliminated on consolidation and not disclosed in the consolidated financial statements.

In general, transactions with related parties are accounted for in accordance with the standards applicable to such transactions.

6 Financial risk management

(a) Introduction

Mixta Real Estate Plc continues to transform its business model to align with the changing real estate development landscape, while positioning itself to best take advantage of future opportunities, as it seeks to attain a leadership role within the industry.

As the African continent continues to experience socio-political advancement, Mixta Real Estate Plc, in the financial year ended December 2015, became a part of a property development Group with footprints in some African countries. Having become part of a Group that has positioned itself as an African player, seeking to bridge the housing gap that exists within Nigeria and across a number of other African countries, Mixta Real Estate Plc seeks to act as a growth catalyst in the Nigerian housing development landscape.

As we evolve towards attaining a leadership position within the Nigerian and, as a Group, the African real estate development landscape, we recognize that a variety of business risks is introduced into our operations. Therefore, we have built our business around sound risk management practices, so that as we actively seek opportunities to create value for our clients and stakeholders, we equally take a deliberate, concerted effort to preserve value.

A culture of risk management permeates all that we do and is applied across all business functions. A disciplined approach to risk taking ensures that we seek to understand our products and markets before taking investment decisions. Therefore, business decisions go through defined approval processes, including a thorough assessment of the risk-return trade-off.

With a strong risk management culture, we are building an enduring business model. One that will serve our ambition of delivering housing and other commercial real estate needs to Nigeria, while delivering optimal value to our shareholders.

(b) Objectives of Risk Management

In line with global quest for a value-driven risk management function, Risk Management at ARM Properties adopts an all-encompassing approach that focuses on building a sustainable business where risk taking is consistently aligned with risk appetite, and threats to business objectives are adequately mitigated. The primary objective of risk management is to ensure efficient risk/return decision-making, reduce volatility in operating performance, improve operational efficiency as well as the quality of service delivery while also ensuring that the Company's risk profile is transparent to senior management, the Board of Directors and other relevant stakeholders. In addition, the importance of risk management is stressed through a zero-tolerance for violations of risk management guidelines.

Risk Management practices at Mixta Nigeria centre around building a sustainable business where acceptable risk profile is maintained. Therefore, our approach is driven by the following key objectives.

Business Sustainability: This represents resiliency over time. It involves our organisation's ability to survive significant internal and external shocks.

Accountability: This represents our organisation's and business manager's obligations to account for our activities, accept responsibility for them, and to disclose the results in a transparent manner.

Operational Efficiency: This represents our ability to deliver services in the most cost-effective manner possible while maintaining the highest feasible quality standards.

Risk/Reward Alignment: This is an optimization concept that seeks to achieve maximum possible return for each unit of risk taken.

(c) Key & Emerging Risk Factors

Below are some risks that could adversely affect the Group. The Group has employed different measures in addressing these risks; however, this summary should not be regarded as a complete and comprehensive statement of all potential risks and uncertainties.

1 The Group actively pursues development opportunities; hence, unsuccessful developments or a slowdown in development activities could adversely impact the Group's reputation, revenue growth and profitability.

2 Inadequate market demand for the Group's products – commercial and residential real estate - would result in higher inventory of home units; and would impact the Group's revenues and profitability.

3 The challenge of securing long-term borrowing that could match investment in medium to long-term projects and assets remains, as we continue to see shortage of long-term liquidity and minimal financing participation from local banks.

4 Difficulties in obtaining long-term funding would negatively impact corporate growth, speed of project execution, could result in increased cost of funds, and ultimately reduced profitability.

5 As deposit for home purchases is a key financing source, the inability or unwillingness of property buyers to meet their instalmental payment obligations for properties they have committed to purchase could significantly impact completion timelines, project cost and quality, corporate revenues, and ultimately profitability.

6 As a result of significant holdings in a number of strategic, long-term assets, the Group carries a liquidity gap in its books.

7 Adverse changes in regulatory or government policies could significantly affect the Group's businesses.

8 In the light of current macro-economic uncertainties, we expect that demand for luxury homes would remain subdued, thereby, impacting the Firm's high-end real estate product offering.

9 Due to the illiquid nature of real estate investments, the Group could be unable to alter the investment portfolio at an acceptable return in response to changes in economic conditions.

10 The value of the Group's real estate asset could be impacted by factors that could drive property prices within locations where these assets exist.

11 Loss of talents could result in an inability to operate efficiently and to deliver the required level of service that is promised to our clients. The Group continues to adopt different strategies to attract and retain quality personnel.

12 Given that we are a real estate development company, there is the risk that inadequacies or failures of project contractors would adversely impact project completion timelines, project cost and project quality.

13 The Group is exposed to various operational risks such as failed or inadequate processes, controls, systems, and the risk that its staff, vendors or other third party business partners may deliberately seek to breach established controls or to act in ways that are inconsistent with the Group's guidelines. In the event that any of the major risks should crystallize, it could adversely impact the Group's reputation and, hence, customer loyalty.

The Group reviews its strategic business risks on a continuous basis. The key risks are monitored and presented to Management and the Board Audit & Risk Committee from time to time. This process assists business managers in understanding the possible impact of each risk event and in defining mitigating actions relevant to each. In assessing possible impact, the Group considers both quantitative and qualitative outcome of a risk event, including possible reputational damage.

(d) Risk Management Framework

The Group's risk management framework is built around core components such as Governance, Strategy and Policies, on the one hand, and Systems, Tools and People, on the other. The framework allows for the Group's risk exposure to be proactively managed through a continuous process of identification, evaluation, monitoring and reporting.

Our governance structure defines the responsibilities for managing, monitoring and reporting risks. An independent Risk Management function, which monitors risk exposures across the Group, works closely with business managers in identifying and addressing risks in a timely manner and within acceptable corporate risk profile.

In order to sufficiently capture the interrelationships among the various risk exposures, our risk management approach fits in an encompassing Enterprise Risk Management (ERM) framework which addresses the risks we assume while conducting our business, in broad risk categories as summarized below:

Risk Type	Risk Description	Loss Characteristics
Market & Investment Risk	The risk of loss due to unfavourable movements in the value of assets.	This could result in loss of value to the Company's property investment holdings.
Project Risk	The risk of a negative impact on projec tquality, cost and/or completion timelines arising from failed or inadequate pre-defined scope, unexpected changes in project schedule or inadequate project resources.	This could result in significant project cost overruns; thereby resulting in eroded profit margins on such projects
Liquidity Risk	The risk that the Firm will not be able to meet its financial obligations as they fall due.	This could result in significant business disruption, delays in project completion or could hinder normal operations of the Firm
Operational Risk	The risk of loss arising from inadequate or failed internal processes, people, systems and external events.	This could result in business disruption, litigation costs and/or regulatory penalties
Compliance Risk	The risk of loss arising from violations of, or non-conformance with laws & regulations	This could result in adverse reputational impact, significant financial losses arising from regulatory penalties; and in severe cases, loss of business licence
Credit Risk	The risk of loss arising from counterparty's inability or unwillingness to fulfill contractual obligations to the Group.	This could result in impairment in the Group's credit assets and could invariably affect its short to long-run liquidity needs.
Strategic Risk	The risk of loss due to adverse or improper implementation of business decisions, or lack of responsiveness to industry changes.	This could result in a significant loss of market share.
Reputational Risk	The risk of brand damage due to the failure to meet stakeholders' expectations with respect to the Firm's performance and behaviour.	This could result in a significant loss of market share; loss of key employees and costly litigation.

6.1 Market Risk and Investment Risk

Market risk is the risk of loss from unfavourable changes in the fair values of financial instruments caused by adverse moves in market variables, such as foreign exchange rates, interest rates, equity prices, commodity prices, credit spreads and implied volatilities of the market rates.

The Group is exposed to Market and investment risk due to possible fluctuations in factors such as foreign exchange rates and interest rates, and in changes in property value.

The objective of market risk management is to ensure that exposures are kept within acceptable limits, while optimizing returns. The Group's market and investment risk management practice seeks to achieve this through identifying the appropriate balance between risk and return in its investment decisions.

Therefore, investment decisions go through different levels of authorization before execution, and only after enhanced risk assessments and due diligence exercises.

6.1.1 Interest rate risk

Interest rate risk is the risk of loss to Net Interest Income (NII) arising from changes in market interest rates on rate sensitive assets and liabilities. The Group carries some interest rate sensitive assets and liabilities which are priced with fixed rates, but reprice at varying frequencies.

The analysis below describes reasonably possible movements in interest rates with all other variables held constant, showing likely impact of the gap between interest sensitive assets and liability:

(a) Repricing period of financial assets and liabilities

The table below analyses the Group's interest rate risk exposure on financial assets and liabilities. The financial assets and liabilities are included at carrying amount and categorized by the earlier of contractual repricing or maturity dates.

Group

(i) As at Dec 31, 2017

In thousands of naira

	Note	Carrying Amount	Interest bearing instruments Up to 3 months	4 - 6 months	7 -12 months	Over 12 months	Non-interest bearing instruments
Cash and cash equivalents	26	2,094,167	900,353	25,898	-	-	1,167,916
Loans to related entities	23	6,971,006	4,707,535	1,913,219	195,507	154,745	
		9,065,173	5,607,888	1,939,117	195,507	154,745	1,167,916
Borrowings	29	34,527,823	2,018,687	8,779,850	13,042,008	10,687,278	-
Gap		(25,462,650)	3,589,201	(6,840,733)	(12,846,501)	(10,532,533)	1,167,916
Cumulative Gap			3,589,201	(3,251,532)	(16,098,033)	(26,630,566)	
Interest Rate Shock							
1%		35,892	(32,515)	(160,980)	(266,306)		
2%		71,784	(65,031)	(321,961)	(532,611)		
-1%		(35,892)	32,515	160,980	266,306		
-2%		(71,784)	65,031	321,961	532,611		

(ii) As at Dec 31, 2016

In thousands of naira

	Note	Carrying Amount	Interest bearing instruments Up to 3 months	4 - 6 months	7 -12 months	Over 12 months	Non-interest bearing instruments
Cash and cash equivalents	26	656,838	656,838	-	-	-	-
Loans to related entities	23	4,989,011	4,262,377	559,927	166,707	-	-
		5,645,849	4,919,215	559,927	166,707	-	-
Borrowings	29	25,166,507	2,513,073	5,302,117	1,561,428	15,789,889	-
Gap		(19,520,658)	2,406,142	(4,742,190)	(1,394,721)	(15,789,889)	-
Cumulative Gap			2,406,142	(2,336,048)	(3,730,769)	(19,520,658)	
Interest Rate Shock							
1%		24,061	(23,360)	(37,308)	(195,207)		
2%		48,123	(46,721)	(74,615)	(390,413)		
-1%		(24,061)	23,360	37,308	195,207		
-2%		(48,123)	46,721	74,615	390,413		

Company

(iii) As at Dec 31, 2017

In thousands of naira

	Note	Carrying Amount	Interest bearing instruments Up to 3 months	4 - 6 months	7 -12 months	Over 12 months	Non-interest bearing instruments
Cash and cash equivalents	26	1,960,482	900,353	-	-	-	1,060,129
Loans to related entities	23	14,385,277	9,051,305	1,935,922		3,398,050	-
		16,345,759	9,951,658	1,935,922	-	3,398,050	1,060,129
Borrowings	29	14,771,692	-	7,171,429	3,068,225	4,532,038	-
Gap		1,574,067	9,951,658	(5,235,507)	(3,068,225)	(1,133,988)	1,060,129
Cumulative Gap			9,951,658	4,716,151	1,647,926	513,938	
Interest Rate Shock							
1%		99,517	47,162	16,479	5,139		
2%		199,033	94,323	32,959	10,279		
-1%		(99,517)	(47,162)	(16,479)	(5,139)		
-2%		(199,033)	(94,323)	(32,959)	(10,279)		

(iv) As at Dec 31, 2016

In thousands of naira

	Note	Carrying Amount	Interest bearing instruments Up to 3 months	4 - 6 months	7 -12 months	Over 12 months	Non-interest bearing instruments
Cash and cash equivalents	26	522,463	522,463	-	-	-	-
Loans to related entities	23	9,764,896	8,437,877	1,327,019		-	-
		10,287,359	8,960,340	1,327,019	-	-	-
Borrowings	29	6,077,457	2,540,405	188,140	105,468	3,243,444	-
Gap		4,209,902	6,419,935	1,138,879	(105,468)	(3,243,444)	-
Cumulative Gap			6,419,935	7,558,814	7,453,346	4,209,902	
Interest Rate Shock							
1%		64,199.35	75,588.14	74,533.46	42,099.02		
2%		128,399	151,176	149,067	84,198		
-1%		(64,199)	(75,588)	(74,533)	(42,099)		
-2%		(128,399)	(151,176)	(149,067)	(84,198)		

6.1.2 Foreign exchange risk:

Foreign exchange risk is the risk of loss due to adverse movements in the exchange rates applicable to foreign currency denominated assets and liabilities. These are assets and liabilities which are denominated in a currency other than the Group's functional currency, Naira.

An adverse movement in applicable exchange rate would result in losses in foreign currency denominated assets, and increased exposures in unmatched foreign currency denominated liabilities. In addition, a foreign exchange liquidity mismatch could arise as a result of a mismatch in the maturity profile or liquidation timing of obligations or assets denominated in a foreign currency.

The Group's exposure to foreign exchange risk arises from its debt obligations denominated in US Dollars (Note 29(e) (vi & xii)). Foreign exchange risk exposure also arises from foreign currency obligations due to project contractors, consultants and other vendors from time to time.

- Foreign Currency Concentration Risk
The table below shows the Group's and Company's structural foreign currency exposures for the year.

Group

As at Dec 31, 2017

In thousands of naira	Naira	USD	GBP	Euro	Total
Cash and cash equivalents	1,132,329	961,297	41	500	2,094,167
Loans to related entities	6,971,006	-	-	-	6,971,006
Debtors and receivables (excluding prepayments)	10,146,139	-	-	-	10,146,139
	18,249,474	961,297	41	500	19,211,312
In thousands of naira	Naira	USD	GBP	Euro	Total
Deposit for shares	247,500	-	-	-	247,500
Borrowings	32,709,214	1,818,609	-	-	34,527,823
Other liabilities	11,304,809	-	-	-	11,304,809
	44,261,523	1,818,609	-	-	46,080,132
Net open position	(26,012,049)	(857,312)	41	500	(26,868,820)

Sensitivity analysis: Foreign Exchange

	Naira	USD	GBP	Euro
10%	-	(85,731)	4	50
20%	-	(171,462)	8	-
-10%	-	85,731	(4)	-
-20%	-	171,462	(8)	-

As at Dec 31, 2016

In thousands of naira	Naira	USD	GBP	Euro	Total
Cash and cash equivalents	651,335	5,503	-	-	656,838
Loans to related entities	4,989,366	-	-	-	4,989,366
Debtors and receivables	8,673,734	-	-	-	8,673,734
	14,314,435	5,503	-	-	14,319,938
In thousands of naira	Naira	USD	GBP	Euro	Total
Deposit for shares	31,855,488	-	-	-	31,855,488
Borrowings	23,421,502	1,745,005	-	-	25,166,507
Other liabilities	14,498,352	-	-	-	14,498,352
	69,775,342	1,745,005	-	-	71,520,347
Net open position	(55,460,907)	(1,739,502)	-		(57,200,409)

Sensitivity analysis: Foreign Exchange

	Naira	USD	GBP	Euro
10%	-	(173,950)	-	-
20%	-	(347,900)	-	-
-10%	-	173,950	-	-
-20%	-	347,900	-	-

Company
As at Dec 31, 2017

In thousands of naira	Naira	USD	GBP	Euro	Total
Cash and cash equivalents	999,202	961,241	39	500	1,960,482
Loans to related entities	14,385,277	-		-	14,385,277
Debtors and receivables (excluding prepayments)	15,940,387	-			15,940,387
	31,324,866	961,241	39	500	32,286,146
Deposit for shares	-	-	-	-	-
Borrowings	14,742,526	29,166	-	-	14,771,692
Other liabilities	15,041,252	-		-	15,041,252
	29,783,778	29,166	-	-	29,812,944
Net open position	1,541,088	932,075	39	500	2,473,202

Sensitivity analysis: Foreign Exchange

	Naira	USD	GBP	Euro
10%	-	93,208	4	50
20%	-	186,415	8	-
-10%	-	(93,208)	(4)	-
-20%	-	(186,415)	(8)	-

As at Dec 31, 2016

In thousands of naira	Naira	USD	GBP	Total
Cash and cash equivalents	518,958	3,505	-	522,463
Loans to related entities	9,764,896	-		9,764,896
Debtors and receivables	14,185,244	-		14,185,244
	24,469,097	3,505	-	24,472,602
Deposit for shares	31,606,738	-	-	31,606,738
Borrowings	6,039,199	38,258	-	6,077,457
Other liabilities	18,219,309	-	-	18,219,309
	55,865,246	38,258	-	55,903,504
Net open position	(31,396,149)	(34,753)	-	(31,430,902)

Sensitivity analysis: Foreign Exchange

10%	-	(3,475)	-
20%	-	(6,951)	-
-10%	-	3,475	-
-20%	-	6,951	-

6.2 Credit Risk

Credit Risk is the risk of loss arising from a counterparty's inability or unwillingness to fulfill contractual obligations to the Group. The Group is exposed to credit risk in transactions involving cash and cash equivalents, deposits and placement with banks and other financial institutions as well as loans to related entities and receivables.

Credit risk from balances with banks and financial institutions is managed in accordance with the Group's Counterparty policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty.

The Group's maximum exposure to credit risk is provided below:

In thousands of Naira	Cash and cash equivalents		Loans to related entities		Other receivables (excluding Prepayment)	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Carrying amount	2,094,167	656,838	6,971,006	4,988,251	10,146,139	8,255,801
Assets at amortised cost						
Neither past due nor impaired	2,094,167	656,838	6,971,006	4,988,251	10,146,139	8,255,801
Impaired	-	-	760	760	392,703	512,661
Gross amount	2,094,167	656,838	6,971,766	4,989,011	10,538,842	8,768,462
Allowance for impairment (individual)	-	-	(760)	(760)	(392,703)	(512,661)
Carrying amount	2,094,167	656,838	6,971,006	4,988,251	10,146,139	8,255,801

The maximum exposure to credit risk the Company has is as follows:

In thousands of Naira	Cash and cash equivalents		Loans to related entities		Other receivables (excluding Prepayment)	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Carrying amount	1,960,482	522,463	14,385,277	9,764,896	15,940,387	12,752,151
Assets at amortised cost						
Neither past due nor impaired	1,960,482	522,463	14,385,277	9,764,896	15,940,387	12,752,151
Impaired	-	-	-	-	193,356	193,356
Gross amount	1,960,482	522,463	14,385,277	9,764,896	16,133,743	12,945,507
Allowance for impairment (individual)	-	-	-	-	(193,356)	(193,356)
Carrying amount	1,960,482	522,463	14,385,277	9,764,896	15,940,387	12,752,151

Management believes that the neither past due nor impaired amounts are still collectible in full based on historical payment behaviour and extensive analysis of customer credit risk, including underlying customers' credit ratings if they are available.

6.2.1 Credit Concentration

The table below breaks down the Group's main credit exposure at their carrying amounts, as categorized by the geographical region as at 31 December 2017 and 31 December 2016. For this table the Group has allocated exposure to regions based on the region of the of domicile of the counterparties.

Group

In thousands of Naira	Cash and cash equivalents		Loans to related entities		Other receivables (excluding Prepayment)	
In Nigeria						
South-west	2,094,167	656,838	1,098,176	472,439	10,216,026	8,341,975
South-south	-	-	4,479,061	4,171,633	106,601	303,478
Rest of West Africa	-	-	-	-	22,911	22,911
Europe	-	-	1,393,769	344,939.00	568,847	637,595
Gross amount	2,094,167	656,838	6,971,006	4,989,011	10,914,385	9,305,959
Allowance for specific impairment	-	-	(760)	(760)	(392,703)	(440,564)
Carrying amount	2,094,167	656,838	6,970,246	4,988,251	10,521,682	8,865,395

Company

In thousands of Naira	Cash and cash equivalents		Loans to related entities		Other receivables (excluding Prepayment)	
In Nigeria						
South-west	1,960,482	522,463	8,512,447	5,248,324	16,889,375	13,261,583
South-south	-	-	4,479,061	4,171,633	106,601	303,478
Rest of West Africa	-	-	-	-	22,911	22,911
Europe	-	-	1,393,769	344,939.00	568,847	637,595
Gross amount	1,960,482	522,463	14,385,277	9,764,896	17,587,734	14,225,567
Allowance for specific impairment	-	-	-	-	(193,356)	(193,356)
Carrying amount	1,960,482	522,463	14,385,277	9,764,896	17,394,378	14,032,211

6.3 Liquidity Risk Management

Liquidity Risk is the risk that the Group will be unable to efficiently meet both expected and unexpected current and future cash flow and collateral obligations as they fall due.

Prudent liquidity risk management includes maintaining a stock of high quality liquid assets, while at the same time securing long-term funding to ensure the availability of adequate funds to meet the Group's obligations as they fall due.

Liquidity Risk Profile

The key measure used in monitoring liquidity risk is the Maturity Gap Ratio, which is calculated as the ratio of maturity gap to maturing liabilities, across all currencies of exposure. The maturity gap is the difference between maturing assets and maturing liabilities within each maturity band.

The Maturity Gap Ratio displays the extent of mismatch between maturing assets and maturing liabilities. The company reviews its Maturity Gap Ratio on a monthly basis, with closer attention to the 30-day gap.

In assigning maturing liabilities to each maturity band, the Group allocates a significant portion of its maturing liabilities to the earliest possible period in which such liabilities could be called. This is a more conservative approach to liquidity management. However, the actual experience is such that these liabilities have longer effective maturity, in some instances, greater than 12 months, such that should the maturity gap below be assessed using these effective maturity profiles, positive gaps would be observed in the short term, up to 12months. Therefore, in a normal business condition, and under a mild stress scenario, where market liquidity tightens and it is more difficult to raise short to medium term funds, the firm remains well able to meet its obligations as and when due.

The Group continues to adopt a number of strategies in managing short-term liquidity position, while also implementing activities aimed at improving long-term balance sheet structure.

The tables below analyzes the Group's and Company's financial liabilities and assets into relevant maturity groupings.

Group
31 December 2017

In thousands of naira	Carrying Amount	Gross Nominal (outflow) /inflow	Up to 3 months	4 - 6 months	7 - 12 months	1 - 5 years
Deposit for shares	247,500	247,500	-	247,500	-	-
Borrowing	34,527,823	34,527,823	2,018,687	8,779,850	13,042,008	10,687,278
Other liabilities and accruals	11,680,352	11,680,352	-	-	3,884,857	7,795,495
Total Financial Liabilities	46,455,675	46,455,675	2,018,687	9,027,350	16,926,865	18,482,773

Assets held for managing liquidity risk

In thousands of naira	Carrying Amount	Gross Nominal (outflow) /inflow	Up to 3 months	4 - 6 months	7 - 12 months	1 - 5 years
Loan to related entities	6,970,246	6,971,006	4,707,535	1,913,219	195,507	154,745
Debtors	10,521,682	9,590,527	1,628	-	7,212,169	2,376,730
Cash and cash equivalent	2,094,167	2,094,167	2,094,167	-	-	-
Total assets held for managing liquidity risk	19,586,095	18,655,700	6,803,330	1,913,219	7,407,676	2,531,475
Net liquidity (Gap)/Surplus	(26,869,580)	(27,799,975)	4,784,643	(7,114,131)	(9,519,189)	(15,951,298)
Cumulative Liquidity (Gap)/Surplus			4,784,643	(2,329,488)	(11,848,677)	(27,799,975)

31 December 2016

In thousands of naira	Carrying Amount	Gross Nominal (outflow) /inflow	Up to 3 months	4 - 6 months	7 - 12 months	1 - 5 years
Deposit for shares	31,856,738	(31,856,738)	-	-	-	(31,856,738)
Borrowing	25,166,503	(25,166,503)	(2,513,073)	(5,302,117)	(1,561,424)	(15,789,889)
Other liabilities and accruals	14,498,352	(14,343,945)	(306,293)	-	(3,698,096)	(10,339,556)
Total Financial Liabilities	71,521,593	(71,367,186)	(2,819,366)	(5,302,117)	(5,259,520)	(57,986,183)

Assets held for managing liquidity risk

In thousands of naira	Carrying Amount	Gross Nominal (outflow) /inflow	Up to 3 months	4 - 6 months	7 - 12 months	1 - 5 years
Loan to related entities	4,989,366	4,993,028	-	822,155	4,170,873	-
Debtors	8,671,451	6,949,123	745,997	210,809	1,972,947	4,019,370.05
Cash and cash equivalent	656,838	656,838	656,838	-	-	-
Total assets held for managing liquidity risk	14,317,655	12,598,989	1,402,835	1,032,964	6,143,820	4,019,370
Net liquidity (Gap)/Surplus	(57,203,938)	(58,768,197)	(1,416,531)	(4,269,153)	884,300	(53,966,813)
Cumulative Liquidity (Gap)/Surplus			(1,416,531)	(5,685,684)	(4,801,384)	(58,768,197)

Company
31 December 2017

In thousands of naira	Carrying Amount	Gross Nominal (outflow) /inflow	Up to 3 months	4 - 6 months	7 - 12 months	1 - 5 years
Deposit for shares -	-				-	
Borrowings	14,771,692	15,129,932	7,264,997	-	3,014,921	4,850,014
Other liabilities and accruals	15,041,252	15,612,700	-	-	9,232,459	6,380,241
Total Financial Liabilities	29,812,944	30,742,632	7,264,997	-	12,247,380	11,230,255

In thousands of naira	Carrying Amount	Gross Nominal (outflow) /inflow	Up to 3 months	4 - 6 months	7 - 12 months	1 - 5 years
Loans and receivables	14,385,277	14,385,277	9,051,305	1,935,922	-	3,398,050
Debtors and receivables	15,940,387	16,022,820	-	-	10,897,982	5,124,838
Cash and cash equivalents	1,960,482	1,960,482	1,960,482	-	-	-
Total assets held for managing liquidity risk	32,286,146	32,368,579	11,011,787	1,935,922	10,897,982	8,522,888
Net liquidity (Gap)/Surplus	2,473,202	63,111,211	18,276,784	1,935,922	23,145,362	19,753,143
Cumulative Liquidity (Gap)/Surplus			18,276,784	20,212,706	43,358,068	63,111,211

31 December 2016

Financial Liabilities

In thousands of naira	Carrying Amount	Gross Nominal (outflow) /inflow	Up to 3 months	4 - 6 months	7 - 12 months	1 - 5 years
Deposit for shares	31,606,738	(31,606,738)				(31,606,738)
Borrowings	6,077,457	(6,077,457)	(2,540,405)	(188,140)	(105,468)	(3,243,444)
Other liabilities and accruals	18,219,309	(18,219,309)	-	-	(18,219,309)	-
Total Financial Liabilities	55,903,504	(55,903,504)	(2,540,405)	(188,140)	(18,324,777)	(34,850,182)

Assets held for managing liquidity risk

In thousands of naira	Carrying Amount	Gross Nominal (outflow) /inflow	Up to 3 months	4 - 6 months	7 - 12 months	1 - 5 years
Loans and receivables	9,764,896	9,764,896	-	1,327,019	8,437,877	-
Debtors	14,185,244	10,409,213	893,038	19,064	5,399,150	4,097,961.00
Cash and cash equivalents	522,463	522,463	522,463	-	-	-
Total assets held for managing liquidity risk	24,472,603	20,696,572	1,415,501	1,346,083	13,837,027	4,097,961
Net liquidity (Gap)/Surplus	(31,430,901)	(35,206,932)	(1,124,904)	1,157,943	(4,487,750)	(30,752,221)
Cumulative Liquidity (Gap)/Surplus			(1,124,904)	33,039	(4,454,711)	(35,206,932)

6.4 Operational risks

Operational risk is the risk of loss arising from inadequate or failed internal processes, people, systems and external events. Operational risk could result from erroneous transactions, fraudulent acts, performance failure of vendors, or business disruption, which could result in financial losses and/or reputational damage to the Group.

Mixta Real Estate manages operational risk using a well-established control framework, and tools such as Risk and Control Self Assessment (RCSA), Internal Loss Data Collection (LDC), Issues Management and Whistleblowing. The Company uses a bespoke system, Operation Risk Manager, as well as other excel based templates for collecting, managing, monitoring and reporting operational risk.
Operational risk loss events are escalated and managed using a four level escalation matrix depending on the amount of loss that may occur.

The Internal Loss Data Collection is the process with which the Group collects data on operational risk losses as they occur. This data collection is facilitated with the use of an Operational Risk System that has been tailored to the Group's operations, The

OpRisk Manager. Risk events can be identified by any member of staff at any location within the Group. Once identified, the risk event is assigned to a member of staff with sufficient knowledge and authority to perform a causal analysis; and to recommend remedial actions

RCSA is a forward looking evaluation of both potential and current risks faced within the Group on a daily basis. It also involves assessing the controls implemented to prevent, detect or mitigate the occurrence of the risks; as well as recommending actions for improving deficiencies, or designing new controls within the process. It is conducted in a workshop attended by business experts within the Group.

An issue is an observed gap, which has not necessarily resulted in a risk event, but has the potential to. Possible issues could include process flaws, control deficiencies, system deficiencies, observed misconducts of vendors and/or employees, lack of knowledge of relevant policies and procedures by staff, amongst others. Issue Management, therefore, is a proactive process of identifying, assessing, managing and monitoring issues that have a potential to result in risk events within the Group. The objective is to resolve these issues before they result in actual losses. The Risk Management team identifies and assesses issues; while staff members are trained on an on-going basis on the ability to identify risk issues and proffer possible solutions to mitigate or eliminate any observed issue. Risk issues are monitored until they are addressed and closed out.

Our Whistleblowing system enables anonymous as well as confidential reporting of observed misconduct within the Group. Stakeholders such as Regulators, Shareholders, Clients and Staff can make use of the Whistleblowing portal on the corporate website or call the Whistleblowing hotline for seamless reporting of misconducts. All information obtained via the Whistleblowing channels are thoroughly investigated, and disciplinary actions are applied when necessary. In addition to the benefit of early identification of misconducts, the Whistleblowing system serves as a preventive control for fraud, bribery and other forms of misconduct within the Group.

Overlaying these forward looking, as well as event specific approach in managing operational risk is an active action management approach aimed at preventing occurrence, reducing possibility of occurrence, as well as mitigating the impact of operational risk events. Actions are assigned to risk owners or to delegated officers, known as Action Owners, who have sufficient knowledge and the authority to perform such remedial actions, within specified timelines. Action completion status is constantly monitored by the Risk Management Unit and reported to Unit Heads.

Reports generated from data collected from these operational risk management processes provide business managers, Executive Management and the Board with information to help maintain operational risk at appropriate levels within each business line.

The ultimate aim of the operational risk management activities is to improve operational efficiency as well as the quality of service delivery to clients through:

- Improved processes and operational guidelines
- Minimising occurrence of avoidable risk events
- Creating Group-wide risk awareness that guides behaviours and creates a careful approach to transaction handling and execution.

6.5 Strategic and Reputational Risk

Strategic Risk is the risk of loss to earnings or capital arising from adverse business decisions, improper implementation of decisions, or lack of responsiveness to industry changes. Some strategic risk factors that the Group is exposed include: activities of competitors, political terrain; the economy; laws and regulations; changes in customer preferences and strategic business decisions.

Reputational Risk is the risk of loss to earnings or capital arising from damage to the Group's reputation. This damage could be as a result of poor communication; crisis mismanagement; poor service delivery; regulatory non-compliance; poor financial performance; poor corporate governance & leadership; inadequate Corporate Social Responsibility; or a lack of a strong workplace culture.

The Group's Strategic & Reputational Risk is managed closely with the Corporate Strategy Unit and the Marketing & Corporate Communication Unit respectively.

6.6 Capital Management

Our capital management objective is to maintain a strong capital base that is backed with high quality assets with stable valuations in a manner that sustains future development of business activities and creates sustainable value to our Shareholders.

In doing this, we focus on optimising the use of available capital, and in ensuring proper capital allocation amongst the different businesses, according to the Group's business and investment strategy, but in consideration of the level of risk, and return expectation from each business area. Our focus is to safeguard Shareholders' funds and to ensure that it is not jeopardised through unguarded risk taking.

The capital of the group is managed with a view of maintaining a controlled relationship between equity and debt in order to maintain an optimal capital structure which reduces the cost of capital.

The Gearing Ratio for the Group and the Company as at 31 December 2016 is shown below:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Borrowings (current and non-current)	34,527,823	25,166,507	14,771,692	6,077,457
Total Equity	68,915,317	28,705,048	38,722,169	5,132,310
Gearing Ratio	50.10%	87.67%	38.15%	118.42%

7 Financial assets and liabilities

The table below sets out the classification of each class of financial assets and liabilities. It does not include information on fair values as the carrying amounts are reasonable approximation of the fair values.

Group

31 December 2017

In thousands of naira	Note	Loans and receivables	Other financial liabilities	Total carrying amount
Cash and cash equivalents	26	2,094,167	-	2,094,167
Loans to related entities	23	6,971,006	-	6,971,006
Debtors and receivables (excluding prepayments)	25	10,146,139	-	10,146,139
		19,211,312	-	19,211,312
Deposit for shares	28	-	247,500	247,500
Borrowings	29	-	34,527,823	34,527,823
Other liabilities	31	-	11,304,809	11,304,809
		-	46,080,132	46,080,132

31 December 2016

In thousands of naira	Note	Loans and receivables	Other financial liabilities	Total carrying amount
Cash and cash equivalents	26	656,838	-	656,838
Loans to related entities	23	4,988,251	-	4,988,251
Debtors and receivables (excluding prepayments)	25	8,671,451	-	8,671,451
		14,316,540	-	14,316,540
Deposit for shares	28	-	31,855,488	31,855,488
Borrowings	29	-	25,166,507	25,166,507
Other liabilities	31	-	14,498,352	14,498,352
		-	71,520,347	71,520,347

Company
31 December 2017

In thousands of naira	Note	Loans and receivables	Other financial liabilities	Total carrying amount
Cash and cash equivalents	26	1,960,482	-	1,960,482
Loans to related entities	23	14,385,277	-	14,385,277
Debtors and receivables (excluding prepayments)	25	15,940,387	-	15,940,387
		32,286,146	-	32,286,146
Deposit for shares	28	-	-	-
Borrowings	29	-	14,771,692	14,771,692
Other liabilities	31	-	15,041,252	15,041,252
		-	29,812,944	29,812,944

31 December 2016

In thousands of naira	Note	Loans and receivables	Other financial liabilities	Total carrying amount
Cash and cash equivalents	26	522,463	-	522,463
Loans to related entities	23	9,764,896	-	9,764,896
Debtors and receivables (excluding prepayments)	25	14,185,244	-	14,185,244
		24,472,603	-	24,472,603
Deposit for shares	28	-	31,606,738	31,606,738
Borrowings	29	-	6,077,457	6,077,457
Other liabilities	31	-	18,219,309	18,219,309
		-	55,903,504	55,903,504

8 Critical accounting estimates and judgement.

The Company makes estimates and assumptions that affect the reported amounts of assets and liabilities within the next financial year. Estimates and judgements are continually evaluated and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) Critical judgements in applying the Group's accounting policies

In the process of applying the Group's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognized in the consolidated financial statements:

(i) Determination of significant influence over investees

Management applies its judgement to determine whether the control indicators set out in Note 5(a) indicate that the Group controls an entity. IAS 28 states that a 20% or more interest in an investee leads to a rebuttable presumption that the investor has significant influence over the investee.

The Group holds an indirect interest of 29.3% in Lakowe Lakes Golf Club Limited ("Lakowe"). (i.e. Mixta Real Estate Plc has an 88% stake in Toll Systems Development Company which in turn holds a 33.3% stake in Lakowe). However, having considered the fact and circumstances, including the non-representation of Mixta Real Estate Plc on the board of Lakowe, management has concluded that the Group does not have significant influence over Lakowe and the entity is not an associate of Mixta Real Estate Plc. As a result, it is measured at cost.

(ii) Classification of property

The Group determines whether a property is classified as investment property or trading property (inventory).

Investment property comprises land that is not for sale in the ordinary course of business, but are held primarily to earn capital appreciation.

Trading properties comprises properties that are held for sale in the ordinary course of business. Principally, this is residential property that the Group develops and intends to sell before or on completion of construction.

Management has classified the land bank held by Toll Systems Development Company Limited as investment property as it is primarily being held for capital appreciation and for investment in new subsidiaries through exchange for equity interest and/or debt finance.

(iii) Considerations on joint arrangement

The Group has a 51% equity interest in Garden City Golf Estate Development Limited ("Garden City"). Garden City is a structured separate vehicle established as a Limited Liability Company to carry on business generally as developers of golf courses and ancillary amenities.

The Group has (after considering the structure and form of the arrangement, the terms agreed by the parties in the executed memorandum of understanding, and the Group's rights and obligations arising from the subsequent acquisition from ARM Company from the arrangement) classified its interests as joint ventures and accounted for the acquisition in line with the policies disclosed in note 5(a)(viii).

(iv) Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured, regardless of when the payment is being made.

On the sale of trading properties, revenue is recognised when Mixta Real Estate Plc retains only an insignificant risk of ownership and it meets significant peformance obligations due to the customer.

The Group recognises revenue on customers who have made deposits equal to or more than 50% of the value of the property or when it transfers to the buyer, control and the significant risks and rewards of ownership of the property. It however, retains the legal title to the property solely to protect the collectibility of the balance outstanding.

In addition, when Mixta Real Estate Plc has met significant performance obligations, it may be required to perform further work on real estate already delivered to the buyer. In such cases, it recognises a liability and an expense in accordance with its revenue policy.

(b) Management makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates, assumptions and management judgements that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are outlined below.

(i) Fair value of financial instruments

The Company's policy on fair value measurements is discussed under note 5(g)(iv).

The Company measures fair values using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements:

Level 1 : Quoted market price(unadjusted) in an active market for an identical instrument

Level 2 : Valuation techniques based on observable inputs, either directly - i.e. , as prices - or indirectly - i.e. derived from prices. This category includes instruments valued using: quoted market prices in active markets for similar instruments; quoted prices for identical or similar instruments in markets that are considered less than active; or other valuation techniques where all significant inputs are directly or indirectly observable from market data.

Level 3 : Valuation techniques using significant unobservable inputs. This category includes all instruments where the valuation technique includes inputs not based on observable data. Unobservable inputs are those not readily available in an active market due to market illiquidity or complexity of the product. These inputs are generally determined based on inputs of a similar nature, historic observations on the level of the input or analytical techniques.

The Group did not have any financial instruments measured and carried at fair value as at the end of the reporting period.

The financial instruments were not analyzed by the level in the fair value hierarchy into which each fair value measurement is categorised because the carry amounts of these instruments is a reasonable approximation of fair value.

(ii) Investment property
Investment property is measured at fair value in line with the Group's accounting policy disclosed in note 5(k). The Group's investment property is valued at each reporting date by independent professionally qualified valuers who hold a recognised relevant professional qualification and have recent experience in the locations and segments of the investment property valued. For all investment property, their current use equates to the highest and best use.

Management reviews the valuations performed by the independent valuers for financial reporting purposes. Discussions of valuation processes and results are also held with the independent valuers to:
- verify all major inputs to the independent valuation report;
- assesses property valuation movements when compared to the prior year valuation report.
Further details of the judgements and assumptions made in the valuation of investment property are disclosed in note 20(d).

(iii) Estimation of net-realisable value for trading properties
Trading properties are stated at the lower of cost and net realisable value (NRV).

NRV for completed trading property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Group, based on comparable transactions identified by the Group for properties in the same geographical market serving the same real estate segment.

NRV in respect of trading property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction, estimated costs to complete construction and an estimate of the time value of money to the date of completion.

(iv) Impairment losses on loans
Loans to related parties accounted for at amortized cost are evaluated for impairment on a basis described in note 5(g)(v).

The Group reviews its outstanding loan balances to assess impairment on an annual basis. In determining whether a specific impairment loss should be recorded in profit or loss, the Group makes judgements as to whether there is any observable data indicating an impairment trigger. The trigger may include observable data indicating that the borrower is unable to fulfil the repayment obligations as per contractual terms e.g. significant financial difficulty being experienced by the borrower, occurrence of default/delays in interest or principal repayments, restructuring of the credit facilities by giving extraordinary concessions to borrower etc.

The specific component of the total allowances for impairment applies to facilities evaluated individually for impairment and is based upon management's best estimate of the present value of the cash flows that are expected to be received. In estimating these cash flows, management makes judgements about a debtor's financial situation and the net realisable value of any underlying collateral. Each impaired facility is assessed on its merits, and the workout strategy and estimate of cash flows considered recoverable are independently approved by the risk management function.

9 Revenue-sales of trading properties

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Sales of trading properties	6,079,834	4,923,515	2,922,943	1,024,631
	6,079,834	4,923,515	2,922,943	1,024,631

10 Cost of sales- trading properties

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Carrying value of Land sold (see note (24(b))	4,042,042	2,379,250	1,601,884	551,297
Provision for future Cost	1,493,682	872,120	610,443	166,916
	5,535,724	3,251,370	2,212,327	718,213

11 Fair value gain on investment property

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Gain on fair valuation of investment property	12,387,835	1,884,400	-	-
	12,387,835	1,884,400	-	-

The total gain for the year which has been included in profit or loss is attributable to the increase in the fair value of investment property held at the end of the reporting period (see note 20(b)).

12 Interest income

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Interest income on instruments measured at amortized cost				
Loans to related entities (see note (a) below)	535,647	524,936	1,226,213	930,258
Cash and cash equivalents	46,655	11,998	42,702	11,998
Total income	582,302	536,934	1,268,915	942,256

(a) The following are the sources of the interest income from related entities:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Summerville Golf Club Limited	-	-	698,046	404,122
Oceanwinds Hospitality*	4,100	145,215	4,100	145,215
Adiva properties limited	-	-	37,796	28,014
ARM Investment Managers Limited*	28,798	9,219	-	-
Beachwood Properties Development Company*	481	818	-	-
Lakowe Lakes Golf Club Limited*	28,292	17,316	12,295	539
Mixta Africa S.A*	166,547	44,939	166,546	44,939
Garden City Golf Estate Development Limited*	307,429	307,429	307,430	307,429
	535,647	524,936	1,226,213	930,258

** represents entities that are not controlled by the Group*

13 Other income

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Management fee (see (a) below)	45,450	92,819	306,047	353,415
Development fee (see (b) below)	-	-	106,920	106,920
Income from other management services (see (c) below)	222,346	162,708	454,402	108,559
Rental income (see (d) below)	35,937	2,995	35,937	2,995
Exchange (loss)/gain	(62,481)	(37,790)	(60,307)	17,337
Realised (loss)/gain	(8,157)	-	(8,157)	(7,210)
Total income	233,095	220,732	834,842	582,016

a *Management fee*
This represents fees earned with respect to the provision of overall project supervision for management of real estate construction projects ("The Village" and "Enclave") being undertaken by Summerville Golf Club Limited ("Summerville") as well as the "Garden City Golf Estate" project being undertaken by Garden City Golf Estate Development Limited ("Garden City").

A flat fee is charged monthly for the provision of overall project supervision for management of real estate construction projects ("The Village" and "Enclave") being undertaken by Summerville Golf Club Limited ("Summerville") while a fee of 1% of the overall project cost is charged on project being undertaken by Garden City Golf Estate Development Limited ("Garden City").

b *Development fee*
This represents fees earned with respect to the provision of overall project supervision for the development of real estate construction projects ("The Village" and "Enclave") being undertaken by Summerville. A flat fee is charged monthly for the provision of overall project supervision for management of real estate construction projects ("The Village" and "Enclave") being undertaken by Summerville Golf Club Limited ("Summerville"). Development fee is eliminated on consolidation.

c *Income from other management services*
This represents income realised from admin tasks carried out on behalf of other entities, including charges for employees time and income realised from legal fees charged by the Company on the sale of real estate products to third party customers. The Company engages the services of the Legal Unit of ARM Investment Limited to provide necessary legal services with respect to these sales. The portion of the overall legal fees not used for the execution of title deed is recognized as income while the remaining is used to fund title documentation of such properties sold.

d *Rental income*
This represents income earned with respect to sub- lease of office space. This income however does not form part of the Group's revenue in its ordinary course of business.

14 Net impairment loss /(reversal) on assets

Allowance for losses comprise:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Debtors and Prepayments				
Specific impairment charge for doubtful receivables (see note 25(d))	(67,435)	80,854	-	9,937
Allowance for unsubstantiated bank balance	-	2,283		
Write down of inventory	2,333,722	-	-	-
	2,266,287	83,137	-	9,937
Total	2,266,287	83,137	-	9,937

15 Personnel expenses

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Wages and salaries	263,564	254,701	263,564	254,701
Contributions to defined contribution plans	22,693	20,657	22,693	20,657
Other staff costs	99,852	15,203	99,852	15,203
	386,109	290,561	386,109	290,561

ii The number of employees of the Company other than directors, who received emoluments in the following ranges (excluding pension contributions) were:

	Group 2017 Number	Group 2016 Number	Company 2017 Number	Company 2016 Number
Below N2,000,000	15	2	15	2
N2,000,001 - N4,000,000	20	17	20	17
N4,000,001 - N6,000,000	7	7	7	7
N6,000,001 - N8,000,000	5	4	5	4
N8,000,001 - N10,000,000	3	4	3	4
Above N10,000,000	6	6	6	6
	56	40	56	40

iii The average number of persons employed by the Group/Company during the year was as follows:

	Group 2017 Number	Group 2016 Number	Company 2017 Number	Company 2016 Number
Management staff	5	4	5	4
Senior staff	5	6	5	6
Non-management staff	46	30	46	30
	56	40	56	40

(b) Directors

Directors' remuneration was paid as follows:

	Group 2017 Number	Group 2016 Number	Company 2017 Number	Company 2016 Number
Short-term benefits				
- Executive compensation	9,218	13,773	9,218	13,773
- Other allowances	24,958	42,477	24,958	42,477
Sitting allowances	4,960	7,100	4,960	7,100
Other fees and allowances	5,000	5,650	5,000	5,650
	44,136	69,000	44,136	69,000

i Directors' remuneration shown above (excluding pension contributions and certain benefits) includes:

	Group 2017 Number	Group 2016 Number	Company 2017 Number	Company 2016 Number
Chairman	2,000	2,000	2,000	2,000
Highest paid director	9,218	13,773	9,218	13,773

ii The emoluments of all other executive directors were within the following ranges as follows:

	Group 2017 Number	Group 2016 Number	Company 2017 Number	Company 2016 Number
N100,000 - N600,000	-	-	-	-
N600,001 - N1,100,000	-	-	-	-
N1,100,001 - N1,500,000	-	-	-	-
N1,500,001 - N2,000,000	1	2	1	2

16 Operating expenses:

(a) Operating expenses comprise

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Management fee expenses (see (b) below)	86,752	139,258	86,752	139,258
Audit fees	23,053	24,628	14,000	14,000
Professional fees	82,011	105,047	41,170	66,897
Travel and accommodation costs	11,332	26,313	11,272	25,633
Advertising costs	29,151	32,332	26,799	32,203
Subscriptions	766	2,898	766	1,701
Operating lease expense (see (c) below)	97,507	70,423	96,507	70,423
Insurance	18,566	13,089	18,566	12,785
Repairs and maintenance	15,476	19,760	6,395	17,148
Computer and telecommunication expenses	46,967	40,164	46,967	30,320
Directors Expenses	7,886	7,818	7,886	7,818
AGM Expense	7,006	6,540	7,006	6,540
Business promotions and gifts	8,482	8,192	4,579	6,893
Utility	18,403	18,269	17,501	16,494
Transportation Expenses	22,570	20,934	22,570	20,453
Security expenses	-	33,119	-	-
Administrative expenses	292,539	50,693	98,784	28,801
General expenses	2,322	5,561	1,132	3,745
Loss on disposal of subsidiary	-	-	7	-
Total operating expenses	770,789	625,038	508,659	501,112

(b) Management fee expenses represent expenses incurred for administrative support services provided by Mixta Africa S.A. The Company's share was based on the Management Service Agreement ("MSA") dated 31 December 2016. The services detailed in the Management Service Agreement includes:

(i) Development and monitoring of specific real estate projects

(ii) Administrative, fomancial, legal, tax and accounting services
This covers human resource functions particularly in the area of staff training, legal support services, internal audit, financial and accounting services.

It also covers the provision of regular economic and market research required for the Company for its day-to-day operations particularly investment activities and general advisory services.

(c) Operating lease expense represents rent expense incurred by the Company. The Company entered into a 5 year lease agreement with ARM Life Plc for use of the office premises located at 8 Kasumu Ekemode Street, off Saka Tinubu Street Victoria Island Lagos. The lease commenced on the 1st of June 2015 and is to expire on 30th May 2020.

As at 31 december, the future minimum lease payments under non-cancellable leases were payable as follows

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Less than one year	91,911	91,911	91,911	91,911
Between one and five years	214,459	214,459	214,459	214,459
More than five years				
	306,370	306,370	306,370	306,370

17 Finance costs

Finance costs comprise:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Borrowings (See note 29(d))	1,976,032	1,817,627	1,571,806	898,387
Amortization of issue costs on bonds and commercial papers	204,452	-	204,452	-
Bank charges	5,803	4,015	4,364	2,233
Others	-	18,661		
Total interest expense	2,186,287	1,840,303	1,780,622	900,620

The following are the sources of interest on borrowings:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
ARM Trustees *	1,474	5,732	1,474	5,732
Townsville Properties Limited *	70,022	65,828	33,523	27,681
Beachwood Property Development Company Limited*	70,434	68,774	-	-
First Bank Merchant*	5,870	394,646	5,870	394,646
MODD Family*	19,108	4,829	19,108	4,829
Hospitality and Retail Fund*	9,757	132	8,606	132
ARM Investment Managers Limited*	719,036	1,194,277	519,796	465,367
Corporate Bond	782,849	-	754,514	-
Commercial Paper	297,482	-	228,915	-
Others	-	83,409	-	-
	1,976,032	1,817,627	1,571,806	898,387

** represents entities that are not controlled by the Group*

18 Earnings and Dividend per share

(a) Earnings per share (EPS)

Basic and diluted earnings per share has been computed based on profit after taxation and the number of ordinary shares of 9,828,270,113 (2016:1,683,558,000) in issue during the year.

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Profit attributable to Group shareholders	6,640,953	754,070	73,919	66,643
Number of ordinary shares in issue at year end	9,828,270	1,683,558	9,828,270	1,683,558
Weighted average number of shares during the year	2,362,284	1,683,558	2,362,284	1,683,558
Earnings per share - EPS in kobo	281k	45k	3k	4k

The Group does not have any dilutive potential ordinary shares. Therefore, Basic EPS and Diluted EPS are the same for the Group.

(b) Dividend per share (DPS)

Dividend per share has been computed based on the dividend proposed and the number of ordinary shares of 9,828,270,000 (2016: 1,683,558,000) in issue during the year. No dividend was proposed by the directors for the financial year ended 31 December 2017

Dividend proposed	-	303,040	-	303,040
Dividend per share - DPS in kobo	0k	18k	0k	18k

19(a) Property and equipment

Group

In thousands of Naira	Leasehold Land	Building	Golf Course Improvements	Plant and Machinery	Motor Vehicle	Furniture & Fittings	Computer and Office Equipment	Work In Progress	Total
Balance at 1 January 2016	7,319,793	277,891	5,134,473	20,614	23,016	122,351	10,176	40,571	12,948,885
Transfers			40,757	61,577	10,510	24,210	810	(40,571)	97,293
Additions	-	-	-	300	6,850	15,797	7,033	-	29,980
Reclassification to trading properties	(538,262)	-	-	-	-	-	-	-	(538,262)
Balance at 31 December 2016	6,781,531	277,891	5,175,230	82,491	40,376	162,358	18,019	-	12,537,896
Balance at 1 January 2017	6,781,531	277,891	5,175,230	82,491	40,376	162,358	18,019	-	12,537,896
Transfers			-	-	-	-	-	-	-
Additions	-	7,348	1	13,138	-	1,755	11,808	1,610	35,660
Disposals	-	-	-	-	(1,491)	-			(1,491)
Reclassification to trading properties	-	-	-	-	-	-	-	-	-
Balance at 31 December 2017	6,781,531	285,239	5,175,231	95,629	38,885	164,113	29,827	1,610	12,572,065
ACCUMULATED DEPRECIATION									
Balance at 1 January 2016	246,735	16,674	306,183	11,401	10,198	21,058	658	-	612,907
Transfer			1,897	61,577	10,512	22,564	801		97,351
Charge for the year	82,245	5,550	102,693	9,179	7,770	28,892	2,851	-	239,180
Reclassification to trading properties	(24,191)								(24,191)
Balance at 31 December 2016	304,789	22,224	410,773	82,157	28,480	72,514	4,310	-	925,247
Balance at 1 January 2017	304,789	22,224	410,773	82,157	28,480	72,514	4,310	-	925,247
Transfer			-	-	-	-	-	-	-
Charge for the year	76,196	5,568	102,693	607	6,163	27,970	4,274	-	223,471
Disposals					(1,491)				(1,491)
Reclassification to trading properties	-								-
Balance at 31 December 2017	380,985	27,792	513,466	82,764	33,152	100,484	8,584	-	1,147,227
Net book value at 31 December 2016	6,476,742	255,667	4,764,457	334	11,896	89,844	13,709	-	11,612,648
Net book value at 31 December 2017	6,400,546	257,447	4,661,765	12,865	5,733	63,629	21,243	1,610	11,424,838

Included in leasehold land is the golf course parcel of land measuring 150 hectares located at KM 35 Lekki Epe Expressway Lakowe, Ibeju-Lekki, Lagos being developed by Summerville Golf Club Limited ("Summerville"). Land pledged as collateral for the N5 Billion term loan obtained by Summerville from Access Bank Plc (See note 29) includes portion of this land.

There were no contractual commitments for the acquisition of property and equipment as at 31 December 2017 (2016 : nil).

19(b) Property and equipment

Company *In thousands of Naira*	Computer Hardware- Others	Furniture & Fittings	Office Equipment	Motor Vehicles	Work-In-Progress	Total
COST						
Balance at 1 January 2016	4,218	94,739	5,328	1,490	-	105,775
Additions	5,794	15,797	1,239	6,850	-	29,680
Disposal	-	-	-	-	-	-
Balance at 31 December 2016	10,012	110,536	6,567	8,340	-	135,455
Balance at 1 January 2017	10,012	110,536	6,567	8,340	-	135,455
Additions	5,712	1,925	5,605	-	5,618	18,860
Disposal	-	-	-	(1,490)	-	(1,490)
Balance at 31 December 2017	15,724	112,461	12,172	6,850	5,618	152,825
ACCUMULATED DEPRECIATION						
Balance at 1 January 2016	128	6,394	422	687	-	7,631
Charge for the year	1,498	20,862	1,188	2,352	-	25,900
Disposal	-	-	-	-	-	-
Balance at 31 December 2016	1,626	27,256	1,610	3,039	-	33,531
Balance at 1 January 2017	1,626	27,256	1,610	3,039	-	33,531
Charge for the year	2,498	22,365	1,565	1,713	-	28,141
Disposal	-	-	-	(1,490)	-	(1,490)
Balance at 31 December 2017	4,124	49,621	3,175	3,262	-	60,182
Net book value at 31 December 2016	8,386	83,280	4,957	5,301	-	101,924
Net book value at 31 December 2017	11,600	62,840	8,997	3,588	5,618	92,643

There were no contractual commitments for the acquisition of property and equipment as at 31 December 2017 (2016 : nil)

20 Investment property

(a) Investment property comprises

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Land at Lakowe Village, Lekki (see note (c) below)"	70,000,000	57,575,884	-	-
	70,000,000	57,575,884	-	-

(b) The movement in investment property is as follows:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Balance, beginning of year	57,575,884	55,589,800	-	-
Unrealized fair value gain (See note 11)	12,387,835	1,884,400	-	-
Additions during the year	36,281	101,684	-	-
Balance, end of year	70,000,000	57,575,884	-	-

(c) This represents 942.20 hectares of land bank held by Toll Systems Development Company Limited (TSD). The land bank is held for the capital appreciation and for the purpose of investing in Special Purpose Vehicles in exchange for equity and quasi equity in those entities The land bank is located at Lakowe Village, Lekki, Lagos. The property is carried at fair value.

(d) Valuation techniques used for fair valuation of investment property

Investment property is stated at fair value and has been determined based on valuations performed by Messrs Ubosi Eleh & Co., Estate Surveyors and Valuers (FRC/2013/NIESV/0000000/1493) as at 31 December 2017.
The fair value is supported by market evidence and represents the amount that would be received to sell the properties in an orderly transaction between market participants at the measurement date in the principal market to which the Group has access at the date of valuation, in accordance with standards issued by the International Valuation Standards Committee. Valuations are performed on an annual basis and the fair value gains and losses are reported in profit or loss. The profits or losses on disposal are also reported in profit or loss as they occurred.

The fair values of the Group's investment property are categorized into Level 3 of the fair value hierarchy.

20(e) The details of valuation techniques and significant observable inputs used in determining the fair value of investment property are presented below :

Location of properties	Valuation (N'000)	Valuation technique	Property description	Significant unobservable input	Estimate	Sensitivity on management's estimates Impact Lower (N'000)	Impact Higher (N'000)
Land bank at Lakowe Village, Lekki	70,000,000	Sales comparison: The basis of valuation is the Fair Value that is, the price, which an interest in a property might reasonably be expected to realize in a sale by Private Treaty assuming: a. a willingbuyer; b. a reasonable period within which to negotiate the sale taking into account the nature of the property and the state of the market; c. values will remain static throughout the period; d. the property will be freely exposed to the market; e. no account is to be taken of an additional bid by a special purchaser; f. no account is to be taken of expenses of realization, which may arise in the event of a disposal.	The property consists of a large expanse of undeveloped land, surrounded by distinct and adjoining schemes namely Lakowe Lakes, Golf and Country Estate to the West, Adiva Plainfields and Adiva East to the NorthEast and Townsville to the East. Site: The site, which is slightly irregular in shape, appears level and well drained. It has a total area of approximately 942.20 hectares. Situation: Access to the property is via the Lekki-Epe Expressway, which takes its route from Lekki first roundabout and terminates at Epe Lagos State.	Price per square meter	Sales price per square meter +/- 10%	7,000,000	7,000,000

The fair values of the Group's investment property are categorized into Level 3 of the fair value hierarchy.

21 Investment in subsidiaries

(a) *Investment in subsidiaries all of which are measured at cost comprise:*

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Adiva Properties Limited	-	-	10	10
Cross Town Mall Limited	-	-	10	10
Oluwole Urban Mall Property Limited	-	-	-	7
Oakland Properties Limited	-	-	10	10
Toll System Development Company Limited	-	-	31,606,739	31,606,739
Summerville Golf Club Limited	-	-	1,250	1,250
	-	-	31,608,019	31,608,026

(b) *The subsidiary companies' country of incorporation, nature of business, percentage equity holding and year consolidated with Mixta Real Estate Plc is as detailed below:*

Subsidiaries	Country of Incorporation	Nature of Business	Year end	Percentage Holding 31-Dec-17	Percentage Holding 31-Dec-16
Adiva Properties Limited	Nigeria	Real estate	31 December	99.9%	99.9%
Cross Town Malls Properties Limited	Nigeria	Real estate	31 December	99.9%	99.9%
Oluwole Urban Mall Property Limited	Nigeria	Real estate	31 December	0.0%	70.0%
Oakland Properties Limited	Nigeria	Real estate	31 December	99.9%	99.9%
Toll System Development Company Limited	Nigeria	Real estate	31 December	88.0%	88.0%
Summerville Golf Club Limited	Nigeria	Real estate	31 December	67.9%	67.9%

(c) *Gain on disposal of subsidiary*

During the year, the Company sold its holdings in Oluwole Urban Mall Property Limited to non controlling interest

	Group 2017	Company 2017
Fair value of the consideration received	-	-
Expenses incurred on disposal of subsidiary	-	-
Net value of consideration received	-	-
Less:		
Net liabilities of the subsidiary as at 31 December 2016	(68,924)	-
Profit recorded by the subsidiary 31 December 2017	36,896	-
The carrying amount of the net assets/investment in subsidiary	(32,028)	7
Net gain/(loss)	(32,028)	(7)

Notes to the Consolidated and Separate Financial Statements

Condensed profit or loss
31 December 2017

In thousands of Naira	Group	Elimination	Mixta Real Estate Plc	Adiva Properties Limited	Cross Town Mall Properties Limited	Oluwole Urban Mall Property Limited	Oakland Properties Limited	Toll Systems Development Company Limited	Summerville Golf Club Limited
Gain/(loss) on sale of trading properties	544,110	-	710,616	38,392	-	-	-	-	(204,898)
Fair value gain on investment property	12,387,835	-	-	-	-	-	-	12,387,835	-
Interest income	582,302	(735,843)	1,268,915	29,279	-	356	-	-	19,595
Other income	233,095	(791,200)	834,842	95,479	-	83,533	-	-	10,441
Net impairment (loss)/credit on assets	(2,266,287)	112,312	-	(48)	(439,871)	(46,711)	-	-	(1,891,969)
Operating expenses	(1,380,369)	720,281	(922,909)	(47,517)	(668)	(280)	(8,871)	(30,555)	(1,089,850)
Finance costs	(2,186,287)	735,843	(1,780,622)	(103,732)	-	(2)	-	(57,803)	(979,971)
Share of loss of equity-accounted investment	31,083	31,083	-	-	-	-	-	-	-
Profit/(loss) before income tax	7,945,482	72,476	110,842	11,853	(440,539)	36,896	(8,871)	12,299,477	(4,136,652)
Income tax expense	(1,283,182)	-	(36,923)	(3,841)	-	-	-	(1,238,784)	(3,634)
Profit/(loss) for the year	6,662,300	72,476	73,919	8,012	(440,539)	36,896	(8,871)	11,060,693	(4,140,286)

Condensed financial position
31 December 2017

In thousands of Naira	Group	Elimination	Mixta Real Estate Plc	Adiva Properties Limited	Cross Town Mall Properties Limited	Oluwole Urban Mall Property Limited	Oakland Properties Limited	Toll Systems Development Company Limited	Summerville Golf Club Limited
Property and equipment	11,424,838	-	92,643	-	-	-	-	-	11,332,195
Investment property	70,000,000	-	-	-	-	-	-	70,000,000	-
Investments in subsidiaries	-	(31,608,019)	31,608,019	-	-	-	-	-	-
Equity accounted investment	2,528,881	22,531	2,505,100	-	-	-	-	1,250	-
Debtors and prepayments	4,851,207	(5,081,117)	9,932,324						
Loans to related entities	6,816,261	(2,619,631)	10,987,227	198,648	-	-	-	-	340,684
Total non-current assets	95,621,187	(39,286,236)	55,125,313	198,648	-	-	-	70,001,250	11,672,879
Loans to related entities	154,745	(5,333,972)	3,398,050	-	-	-	-	-	-
Trading properties	30,361,980	(1,909,217)	4,358,846	2,161,594	-	-	470,138	-	25,280,619
Debtors and prepayments	5,200,768	(12,123,647)	6,046,854	1,471,065	-	-	39,395	6,466,300	2,222,353
Cash and cash equivalents	2,094,167	-	1,960,482	19,448	65	-	-	(1,124)	115,296
Total current assets	37,811,660	(19,366,836)	15,764,232	3,652,107	65	-	509,533	6,465,176	27,618,268
Total assets	133,432,847	(58,653,072)	70,889,545	3,850,755	65	-	509,533	76,466,426	39,291,147

Notes to the Consolidated and Separate Financial Statements

In thousands of Naira	Group	Elimination	Mixta Real Estate Plc	Adiva Properties Limited	Cross Town Mall Properties Limited	Oluwole Urban Mall Property Limited	Oakland Properties Limited	Toll Systems Development Company Limited	Summerville Golf Club Limited
Borrowings	12,050,139	(23,137,490)	10,239,654	762,221	-	-	-	373,970	26,573,543
Deferred tax liabilities	6,940,427	-	12,441	-	-	-	-	6,927,987	-
Deposit for shares	247,500	(2,301,353)	-	-	-	-	-	-	2,548,853
Total non-current liabilities	19,238,066	(25,438,843)	10,252,095	762,221	-	-	-	7,301,957	29,122,396
Borrowings	22,477,684	15,183,887	4,532,038	-	-	-	-	-	-
Current income tax liability	2,007,764	(154)	342,127	371,570	121	-	-	1,150,166	143,934
Other liabilities	11,833,093	(14,783,499)	15,412,718	1,376,648	536,409	-	834,211	11,601	7,366,557
Deferred revenue-Deposits from customers	5,161,790	-	851,039	247,739	27,669	-	25,067	-	4,010,276
Provision	3,799,133	-	777,359	469,465	-	-	-	-	2,552,309
Total current liabilities	45,279,464	400,234	21,915,281	2,465,422	564,199	-	859,278	1,161,767	14,073,076
Total liabilities	64,517,530	(25,038,609)	32,167,376	3,227,643	564,199	-	859,278	8,463,724	43,195,472
Share capital	4,914,135	(5,780)	4,914,135	10	10	-	10	2,000	3,750
Share premium	35,565,809	(1,607,096)	35,565,809	-	-	-	-	1,607,096	
Common control acquisition deficit	(2,920,407)	(764,407)	(2,156,000)	-	-	-	-	-	-
Retained earnings	24,448,810	(38,144,149)	398,225	623,102	(564,144)	-	(349,755)	66,393,606	(3,908,075)
Non controlling interests	6,906,970	6,906,970	-	-	-	-	-	-	-
Total equity	68,915,317	-33,614,462	38,722,169	623,112	(564,134)	-	(349,745)	68,002,702	(3,904,325)
Total liabilities and equity	133,432,847	(58,653,071)	70,889,545	3,850,755	65	-	509,533	76,466,426	39,291,147

(c) The condensed financial data of the consolidated entities are as follows:

Condensed profit or loss 31 December 2016	Group	Elimination	Mixta Real Estate Plc	Adiva Properties Limited	Cross Town Mall Properties Limited	Oluwole Urban Mall Property Limited	Oakland Properties Limited	Toll Systems Development Company Limited	Summerville Golf Club Limited
In thousands of Naira									
Gain on sale of trading properties	1,672,145	101,517	306,418	-	-	-	-	-	1,264,210
Fair value gain on investment property	1,884,400	-	-	-	-	-	-	1,884,400	-
Interest income	536,934	(432,024)	942,256	7,119	-	3,393	-	-	16,190
Other income	220,732	(415,433)	582,016	199	140	21,251	-	30,799	1,760
Net impairment (loss)/credit on financial assets	(83,137)	-	(9,937)	-	-	(70,814)	(2,283)	-	(104)
Operating expenses	(1,154,779)	47,504	(817,573)	(42,797)	(3,004)	(9,624)	(1,597)	(38,902)	(288,786)
Finance costs	(1,840,303)	27,902	(900,620)	(86,239)	(1)	(18,694)	(40)	(48,672)	(813,939)
Share of profit of equity-accounted investment	21,009	21,009	-	-	-	-	-	-	-
Profit/(loss) before income tax	**1,257,001**	**(649,525)**	**102,560**	**(121,718)**	**(2,865)**	**(74,488)**	**(3,920)**	**1,827,625**	**179,331**
Income tax expense	(291,566)	-	(35,917)	(3,100)	-	-	-	(188,440)	(64,109)
Profit/(loss) for the year	**965,435**	**(649,525)**	**66,643**	**(124,818)**	**(2,865)**	**(74,488)**	**(3,920)**	**1,639,185**	**115,222**

Condensed financial position 31 Dec 2016	Group	Elimination	Mixta Real Estate Plc	Adiva Properties Limited	Cross Town Mall Properties Limited	Oluwole Urban Mall Property Limited	Oakland Properties Limited	Toll Systems Development Company Limited	Summerville Golf Club Limited
In thousands of Naira									
Property and equipment	11,612,648	-	101,924	-	-	-	-	-	11,510,724
Investment property	57,575,884	-	-	-	-	-	-	57,575,884	-
Investments in subsidiaries	-	(31,609,276)	31,608,026	-	-	-	-	1,250	-
Equity accounted investment	2,497,798	(8,552)	2,505,100	-	-	-	-	1,250	-
Loans to related entities	-	(169,368)	-	169,368	-	-	-	-	-
Total non-current assets	**71,686,330**	**(31,787,196)**	**34,215,050**	**169,368**	**-**	**-**	**-**	**57,578,384**	**11,510,724**
Loans to related entities	4,988,251	(5,076,587)	9,764,896	-	-	-	-	-	299,942
Trading properties	32,961,970	(1,807,697)	4,496,283	2,609,029	439,871	112,501	470,138	-	26,641,845
Debtors and prepayments	8,333,064	(16,944,884)	14,133,133	2,104,325	-	23,955	39,739	6,531,486	2,445,310
Cash and cash equivalents	656,838	-	522,463	22,053	494	39,363	-	(1,124)	73,589
Total current assets	**46,940,123**	**(23,829,168)**	**28,916,775**	**4,735,407**	**440,365**	**175,819**	**509,877**	**6,530,362**	**29,460,686**
Total assets	**118,626,453**	**(55,616,364)**	**63,131,825**	**4,904,775**	**440,365**	**175,819**	**509,877**	**64,108,746**	**40,971,410**

(c) The condensed financial data of the consolidated entities are as follows:

Condensed profit or loss 31 December 2016	Group	Elimination	Mixta Real Estate Plc	Adiva Properties Limited	Cross Town Mall Properties Limited	Oluwole Urban Mall Property Limited	Oakland Properties Limited	Toll Systems Development Company Limited	Summerville Golf Club Limited
In thousands of Naira									
Borrowings	15,796,409	(496,393)	3,243,445	496,393	-	-	-	-	12,552,964
Deferred tax liabilities	5,701,756	-	12,554	-	-	-	-	5,689,202	-
Deposit for shares	31,855,488	(2,300,103)	31,606,738	-	-	-	-	-	2,548,853
Total non-current liabilities	**53,353,653**	**(2,796,496)**	**34,862,737**	**496,393**	**-**	**-**	**-**	**5,689,202**	**15,101,817**
Borrowings	9,370,098	(5,245,706)	2,834,012	759,665	-	-	-	316,168	10,705,959
Current income tax liability	2,179,277	(2)	414,371	367,729	121	106,591	-	1,150,166	140,300
Other liabilities	15,216,852	(14,258,798)	18,838,960	2,554,398	536,171	97,237	824,704	11,202	6,612,978
Deferred revenue-deposit from customers	7,467,146	-	882,519	111,490	27,669	40,915	24,904	-	6,379,649
Provision	2,334,379	496,393	166,916	-	-	-	-	-	1,671,070
Total current liabilities	**36,567,752**	**(19,008,113)**	**23,136,778**	**3,793,282**	**563,961**	**244,743**	**849,608**	**1,477,536**	**25,509,956**
Total liabilities	**89,921,405**	**(21,804,609)**	**57,999,515**	**4,289,675**	**563,961**	**244,743**	**849,608**	**7,166,738**	**40,611,773**
Share capital	841,779	(5,790)	841,779	10	10	10	10	2,000	3,750
Share premium	5,819,185	(1,607,096)	5,819,185	-	-	-	-	1,607,096	-
Common control acquisition deficit	(2,920,407)	(764,407)	(2,156,000)	-	-	-	-	-	-
Retained earnings	18,110,362	(38,288,592)	627,346	615,090	(123,606)	(68,934)	(339,741)	55,332,912	355,887
Non controlling interests	6,854,129	6,854,129	-						
Total equity	**28,705,048**	**(33,811,756)**	**5,132,310**	**615,100**	**(123,596)**	**(68,924)**	**(339,731)**	**56,942,008**	**359,637**
Total liabilities and equity	**118,626,453**	**(55,616,364)**	**63,131,825**	**4,904,775**	**440,365**	**175,819**	**509,877**	**64,108,746**	**40,971,410**

22 Equity-accounted investment

(a) *The movement in equity accounted investees during the year is as follows:*

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Balance, beginning of year	2,497,798	2,476,789	2,505,100	2,505,100
Additions during the year	-	-	-	-
Share of profit/(loss) of equity accounted investee	31,083	21,009		-
Balance, end of year	2,528,881	2,497,798	2,505,100	2,505,100

(b) *Investment in equity accounted investee companies is analysed below:*

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Garden City Golf Estate Development Limited (See (i))	2,527,631	2,496,548	2,505,100	2,505,100
Lakowe Lakes Limited (See (ii))	1,250	1,250	-	-
	2,528,881	2,497,798	2,505,100	2,505,100

(i) Garden City Golf Estate Development Limited ("Garden city") was incorporated in Nigeria as a Limited Liability Company. The primary business activity of Garden City is to carry on business generally as developers of golf estates and ancillary amenities. As at the reporting date, Mixta Real Estate Plc had joint control with Greater Portharcourt Development Authority and is entitled to 51% residual interest in the net assets of Garden City.

(ii) This represents the cost of the Group's investment in Lakowe Lakes Golf Club Limited ("Lakowe"). Management has not equity accounted for its interest in Lakowe based on its conclusion that the Group does not have significant influence over the entity.

(c) *Summary of financial information for equity-accounted investees.*
The following table summarizes the financial information of Garden City as included in its own financial statements, adjusted for fair value adjustments at acquisition amounting to N5.4 billion.

(I) Statement of Profit or Loss

	Garden City Golf Estate Development Limited	
In thousands of naira	2017	2016
Percentage ownership interest	51%	51%
Income	88,115	82,893
Expenses	(27,168)	(41,699)
Profit/(loss) for the year	60,947	41,194
Share of profit/(loss) for the year	31,083	21,009

(ii) Statement of financial position

In thousands of naira	2017	2016
Percentage ownership interest	51%	51%
Current assets (see note (iii) below)	16,232,805	15,548,048
Non-current assets	9,056	12,665
Current liabilities	(10,305,254)	(9,685,053)
Non-current liabilities	-	-
Net Assets	5,936,607	5,875,660
Share of net assets	3,027,670	2,996,587

(iii) Included in the current assets is N5.4 billion representing fair value gain obtained on acquisition of investment in Garden City.

23 Loans to related entities

Loans to related entities comprise:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
(a) Gross term loans:				
(i) Subsidiaries				
Summerville Golf Club Limited (see (e(i)) below)	-	-	3,243,305	767,370
Adiva Properties Limited (see (e(ii)) below)	-	-	138,054	211,581
	-	-	3,381,359	978,952
(ii) Other related entities				
Oceanwinds Term Loan (see (e(iv)) below)	404,099	-	404,099	-
Mixta Africa (see (e(iii)) below)	1,393,769	344,939	1,393,769	344,939
Lakowe Lakes Golf Club Limited (see (e(v)) below)	498,570	303,071	154,745	3,129
ARM Company	195,507	169,368	-	-
	2,491,945	817,378	1,952,613	348,068
(b) Shareholder loan notes:				
(i) Subsidiaries				
Summerville Golf Club Limited (see (e(vii)) below)	-	-	4,572,244	4,266,243
	-	-	4,572,244	4,266,243
(ii) Joint venture				
Garden City Golf Estate Development Limited (see (e(vi)) below)	4,479,061	4,171,633	4,479,061	4,171,633
	4,479,061	4,171,633	4,479,061	4,171,633
Total loans to related parties	6,971,006	4,989,011	14,385,277	9,764,896
Specific allowance for impairment on loans (See note (c))	-	(760)	-	-
	6,971,006	4,988,251	14,385,277	9,764,896

(c) *The movement in specific impairment allowance on loans was as follows:*

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Balance, beginning of year	760	760	-	-
Write back during the year	(760)	-	-	-
Balance, end of year	-	760	-	-

(d) *The analysis of loans to related parties as at end of the year was as follows:*

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Due for more than 12 months	6,816,261	-	10,987,227	-
Due within 12 months	154,745	4,988,251	3,398,050	9,764,896
Total	6,971,006	4,988,251	14,385,277	9,764,896

(e) Details of the facilities advanced to related entities are as follows:

	Counterparty	Type	Purpose	Interest rate	Value date	Maturity date /New	Restructured	Updates
(I)	Summerville Golf Club Limited	Secured commercial paper	Construction of residential estate and amenities at Lakowe Village, Ibeju Lekki, Lagos.	Floating interest rate	28-Apr-16	31-Dec-18	Existing/New	Not applicable
(ii)	Adiva Properties Limited	Unsecured commercia paper	Construction of lockup shops at Iju Shopping Mall, Lagos.	Floating interest rate	12-Apr-16	17-Dec-19	Existing/New	Not applicable
(iii)	Mixta Africa, S.A	Unsecured commercial paper	To augment working capital of the Company	Floating interest rate	8-Apr-16	17-Dec-18	Existing/New	Not applicable
(iv)	Oceanwinds Hospitality Limited	Term loan	To augment working capital of the Company	22% (Fixed interest rate)	15-Dec-17	14-May-18	New	N/A
(v)	Lakowe Lakes Golf Club Limited	Unsecured commercial paper	To augment working capital of the Company	Floating interest rate	1-Apr-14	17-Dec-19	Existing/New	Not applicable
(vi)	Garden City applicable Golf Estate Development Limited	Unsecured loan notes	Debt capital finance	10% (Fixed interest rate)	22-Aug-13	Not applicable		ExistingNot
(vii)	Summerville Golf applicable Club Limited	Unsecured loan notes	Debt capital finance	19.5% (Fixed interest rate)	11-Mar-08	Not applicable		ExistingNot
(viii)	ARM Investment Managers Limited	Unsecured commercial paper	To augment working capital of the Company	18% (fixed)	7-Oct-16	6-Oct-18	New	Not applicable

24 Trading properties

(a) This represents the cost of real estate apartments and land designated for resale.

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Land (See (i) below)	19,301,011	21,421,858	2,640,341	4,163,390
Residential apartments (See (ii) below)	-	160,000	-	160,000
Retail shops (See (iii) below)	736,576	736,576	172,893	172,893
Trading properties under development (See (iv) below)	10,324,392	10,643,536	1,545,612	-
	30,361,979	32,961,970	4,358,846	4,496,283

In thousands of naira

	Category	Description	Group 2017	Group 2016	Company 2017	Company 2016
(I)	Land	This represents the cost of 14.3 hectares of land situated at Lakowe village, Ibeju Lekki area of Lagos State. This is the unsold portion of Townsville Extension Land.	477,925	2,872,866	477,925	2,894,240
		This represents unsold portion of undeveloped land situated in Ajayi Apata Royal Estate Sango-tedo off Lekki-Epe expressway, Lagos state. The land area is 11.7 hectares as at 31 December 2017.	1,221,183	1,230,000	1,221,183	1,230,000
		This represents cost of 95.6 hectares of land at Lakowe, Ibeju- Lekki, and other development costs incurred to date on the development of the Summerville residential scheme.	16,660,670	17,145,969	-	-
		This represents cost of undeveloped 19,400sqm of land Located at Central Business District, Lagos for construction of Oluwole phase 2	-	112,501	-	-
		"16.6 hectares of land situated at lakowe Ibeju Lekki area of Lagos State. The land area represents unsold portion of Adiva East."	665,092	-	665,092	
		This represents the cost of unsold land at Farapark Estate, Sangotedo, Off Lekki-Epe expressway, Lagos.	239,432	-	239,432	
		This represents cost of Beechwood land. The land area is 1.47 hectares as at 31 December 2017	36,709	60,522	36,709	39,150
			19,301,011	21,421,858	2,640,341	4,163,390
(ii)	Residential apartments	This represents unsold portion of 75 plots and homes purchased from Farapark Limited during the year. It also includes the cost of 4 units of 5 bedroom detached apartments located at Raymond Njoku Street		160,000		160,000
			-	160,000	-	160,000

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In thousands of naira

	Category	Description	Group 2017	Group 2016	Company 2017	Company 2016
(iii)	Retail shops	This represents the cost of 4 retail shops at Oluwole Urban Market, Central Business District, Lagos. The Oluwole Urban Market is a fully integrated retail and commercial complex .	53,235	53,235	53,235	53,235
		This represents the cost of 96 retail shops at Oakland Shopping Plaza.	683,341	683,341	119,658	119,658
			736,576	736,576	172,893	172,893
(iv)	Property under construction	This represents cost incurred to date on construction of Alaba Shopping Complex on 12,600 sqm of land at Alaba, Lagos. It includes legal/title document, government consent, construction cost, interest and charges attributable to the property.	-	439,871	-	-
		This represents cost incurred to date on construction 18 units of homes at the "Village" residential scheme	955,517	702,454	-	-
		This represents cost incurred to date on construction of 97 units of homes at the "Enclave" residential scheme.	3,639,061	5,084,871	-	-
		This represents cost of outstanding inventory in Adiva Plainfields Estate on 631,132sqm of land located at Lakowe, Ibeju-Lekki, Lagos. It includes cost incurred on legal/title document, government consent, construction cost, professional fees, interest and other charges directly attributable to the property.	2,161,584	2,609,028	-	-
		"RDP This represents cost incurred to date on RDP project"	1,545,612		1,545,612	
		"New Zone B This represents cost of 136,212 sqm of land at Lakowe, Ibeju- Lekki, and other development costs incurred to date on the development of the Summerville residential scheme."	1,468,270	1,291,823	-	-
		"Roman Villa This represents cost of 30,000 sqm of land at Lakowe, Ibeju-Lekki, and other development costs incurred to date on the development of the Summerville residential scheme."	554,348	515,489	-	-
			10,324,392	10,643,536	1,545,612	-
			30,361,979	32,961,970	4,358,846	4,496,283

(b) *The movement in trading properties during the year was as follows:*

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Balance, beginning of year	32,961,970	32,179,040	4,496,283	4,566,445
Cost capitalized	2,461,560	1,278,006	1,464,448	441,985
Interest & charges capitalized (see note 29(d))	2,129,791	1,330,953	-	-
Disposals (see note 10)	(4,042,042)	(2,379,250)	(1,601,884)	(551,297)
Acquisition of land	-	39,150	-	39,150
Additions/transfer	(703,076)	-	-	-
On disposal of subsidiary - Oluwole	(112,501)	-	-	-
Impairment	(2,333,722)	-	-	-
Reclassifications from PPE (see note 38 (b))	-	514,071	-	-
Balance, end of year	30,361,980	32,961,970	4,358,847	4,496,283

25 Debtors and prepayments

Debtors and prepayments comprise:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Due from related entities (see (a) below)	4,910,752	3,004,758.00	9,991,869	7,885,586
Other receivables (see (b) below)	155,154	838,065.00	728,224	473,340
Prepayments and other assets (see (c) below)	5,378,772	4,620,969.00	5,452,441	4,570,470
Gross debtors and prepayments	10,444,678	8,463,792.00	16,172,534	12,929,396
Specific allowance for impairment on doubtful receivables (see note (d) below)	(392,703)	(512,660.00)	(193,356)	(193,356)
	10,051,975	7,951,132.00	15,979,178	12,736,040

(a) *Due from related entities:*

	Group 2017	Group 2016	Company 2017	Company 2016
(i) *Subsidiaries*				
Summerville Golf Club Limited	-	-	4,364,242	3,863,079
Oluwole Urban Mall Limited	10,045	-	10,045	8,227
Cross Town Mall Limited	-	-	309,253	309,515
Oakland properties Limited	-	-	761,829	753,662
	10,045	-	5,445,369	4,934,483
(ii) *Joint Venture*				
Garden City Golf Estate Development Limited	114,881	31,943.00	114,881	31,943
	114,881	31,943.00	114,881	31,943
(iii) *Other related entities*				
Townsville Properties Limited	-	-	2,347	1,397
Asset & Resource Management Company Limited	429,586	122,548.00	84	3,134
Watford Properties Limited	2,179,532	2,179,532.00	2,179,532	2,179,532
New Towns Development project	905	21,767.00	102	19,510
Due from Financial Advisers	64	64.00	64	64
MIXTA Africa S. A.	789,185	479,358.00	789,185	479,358
MIXTA Cote d'Voire	11,530	11,530.00	11,530	11,530
Hospitality and Retail Fund	-	-	2,002	-
Farapark Properties Limited	1,119,750	-	1,131,457	-
New Town receivable	61,802	60,348.00	59,545	59,545
Lakowe Lakes Golf Club Limited	186,135	50,113.00	255,771	145,264
Corporate Lodge Home stead	7,337	47,555.00	-	19,826
	4,785,826	2,972,815.00	4,431,619	2,919,160
Total	4,910,752	3,004,758.00	9,991,869	7,885,586

(b)	*Other receivables*				
	Management fee receivables (see note (i) below)	66,765	6,232	651,682	406,821
	Other receivables	1,134	769,441	1,134	55,716
	Sundry debtors	87,255	62,392	75,408	10,803
		155,154	838,065	728,224	473,340

(I) This represents amounts due from customers from the sale of trading properties and outstanding project income fees

(c)	Prepayments and other assets:				
	Deposit for land (see note (i) below)	36,000	36,000	36,000	36,000
	Prepayments	12,308	44,568	11,678	20,992
	WHT recoverable	140,047	104,562	140,046	104,562
	VAT	110,184	22,861	44,423	15,691
	Construction vendor advance	1,390,785	654,162	516,156	157,418
	Subscription for investment (See note (ii) below)	1,757,723	1,757,723	4,006,473	4,006,473
	Other assets (See note (iii) below)	1,931,725	2,001,093	697,665	229,334
		5,378,772	4,620,969	5,452,441	4,570,470
	Gross debtors and prepayments	10,444,678	8,463,792	16,172,534	12,929,396

(i) The amount represents deposits made by the Group for the acquisition of lands for real estate development.

(ii) Subscriptions for investment represents investment in the following related entities:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Oceanwinds Hospitality Limited	1,486,188	1,486,188	1,486,188	1,486,188
Summerville Golf Club Limited	-	-	2,248,750	2,248,750
Garden City Golf Estate Development Limited (See note 23)	271,535	271,535	271,535	271,535
	1,757,723	1,757,723	4,006,473	4,006,473

(iii) Other assets is majorly made up of client accounts receivable which represents receivables from customers who have taken possession of trading properties.

(d) The movement in the specific allowance for impairment on doubtful receivables was as follows:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Balance, beginning of year	512,660	429,523	193,356	183,419
(Reversals)/Additions during the year (see note 14)	(67,435)	80,854	-	9,937
Allowance for unsubstantiated bank balance (see note 14)	-	2,283	-	-
Write off on disposal of a subsidiary - Oluwole	(52,522)	-	-	-
Balance, end of year	392,703	512,660	193,356	193,356

(e) The analysis of debtors and prepayments as at end of the year was as follows:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Due for more than 12 months	4,851,207	-	9,932,324	-
Due within 12 months	5,200,768	7,951,132.00	6,046,854	12,736,040
Total	10,051,975	7,951,132	15,979,178	12,736,040

26 Cash and cash equivalents

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Cash at bank	1,167,960	161,503	1,060,129	83,080
Placements with financial institutions	926,207	439,383	900,353	439,383
Short term investments (see note (a) below)	-	55,952	-	-
Cash and Bank balance	2,094,167	656,838	1,960,482	522,463

(a) This amount relates to investments made by the Group in approved fund schemes ("Funds") with Assets & Resource Management Company (ARM). These fund schemes are approved by the Securities and Exchange Commission (SEC) Nigeria and amounts invested are repayable on demand. Investments in these Funds are also available to meet short term cash commitments of the Group. Interest is accrued on the investments at a range of 11% to 13% during the year.

27 Deferred tax liabilities

(a) The movement in deferred tax liabilities during the year was as follows:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Balance, beginning of year	5,701,756	5,510,525	12,554	9,763
Charge during the year (see note 30 (b))	1,238,671	191,231	(113)	2,791
Balance, end of year	6,940,427	5,701,756	12,441	12,554

(b) Recognized deferred tax liabilities are attributable to the following:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Investment property	6,927,986	5,689,202	-	-
Property and equipment	12,441	12,554	12,441	12,554
	6,940,427	5,701,756	12,441	12,554

(c) Unrecognized deferred tax assets

Significant management judgement is required to determine the amount of deferred tax that can be recognized, based upon the likely timing and the level of future taxable profits together with the future tax planning strategies.

The Company's deferred tax assets relates to timing difference in the recognition of depreciation and capital allowance on property, plant and equipment are not recognized in these financial statements. This is due to uncertainty about availability of future taxable profits against which deferred tax can be utilized.

The unrecognized deferred tax asset during the year is attributable to the following:

In thousands of naira Entity	Attributable to	Group 2017	Group 2016	Company 2017	Company 2015
Summerville Golf Club Limited	Property and equipment	179,800	179,800	-	-
		179,800	179,800	-	-

28 Deposit for shares

(a) Deposit for shares comprises:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Due to Asset & Resource Management Company Limited (see (I) below)	-	15,803,369	-	15,803,369
Due to Gairloch Limited (see (i) below)	-	15,803,369	-	15,803,369
Due to Clad Limited	247,500	248,750	-	-
	247,500	31,855,488	-	31,606,738

(I) Deposit for shares represents liabilities due to Asset & Resource Management Company Limited and Gairloch Limited which were designated as deposit for shares through the approval of the Board of Directors of the Company on 24 February 2011.

The Board at its meeting held on 20 March 2012 approved the conversion of the deposit for shares to equity, subject to approval by the Securities and Exchange Commission (SEC). The members of the company at the Annual General Meeting (AGM) held on Friday August 7, 2015 was authorized to issue shares in respect of the transferred asset giving rise to the deposit for shares. The process for regulatory approval (Securities and Exchange Commission) was completed during the year, and the deposits were converted to shares (see notes 34 and 35).

29 Borrowings

Borrowings comprise:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
(a) Due from related entities				
(i) Subsidiaries -	-	-	-	
(ii) Other related entities				
ARM Trustees Limited (see note (e)(i) below)	9,609	8,133	9,609	8,133
Townsville Properties Limited (see note (e)(ii) below)	626,150	523,361	217,529	180,007
Farapark Properties Limited (see note (e)(iii) below)	46,119	38,991	-	-
Beechwood Property Development Company Limited (see note (e)(iii) below)	482,971	397,820	-	-
ARM Investment Managers Limited (see note (e)(iv)below)	11,722,317	11,106,370	2,945,857	3,243,445
Hospitality and Retail Fund (see note (e)(xii)	29,166	38,257	29,166	38,257
Asset and Resource Management Company	7,079	6,520	-	-
	12,923,411	12,119,452	3,202,161	3,469,842
(b) Other term borrowings				
Shareholder loan (See note (e) (xii) below)	1,692,126	1,578,904	-	-
Summerville Notes (NGN) 14% (see note (e)(v) below)	1,806,182	1,788,767	-	-
Preferred Notes of $100, 8% USD (see note (e)(vi) below)	1,514,547	1,441,303	-	-
Mixta Corporate Bond (see note (e)(viii) below)	4,532,038	-	4,532,038	-
Commercial papers (see note (e)(ix) below)	6,915,052	-	6,915,125	-
Secured bank loan (see note (e)(vii) below)	5,022,099	5,630,466	-	-
Secured bank loan	-	2,502,147	-	2,502,147
MODD Family (see note (e)(x) below)	122,368	105,468	122,368	105,468
	21,604,412	13,047,055	11,569,531	2,607,615
	34,527,823	25,166,507	14,771,692	6,077,457

(c) *The analysis of borrowings as at end of the year was as follows:*

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Due for more than 12 months	12,050,139	15,796,409	10,239,654	3,243,445
Due within 12 months	22,477,684	9,370,098	4,532,038	2,834,012
Total	34,527,823	25,166,507	14,771,692	6,077,457

(d) *The movement on borrowings during the year is as follows:*

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Balance, beginning of year	25,166,507	20,262,672	6,077,457	2,937,290
Proceeds from borrowings	10,844,147	3,015,444	10,537,266	2,575,982
Interest expense (See note 17)	1,976,032	1,817,627	1,571,806	898,387
Interest capitalised (See note 24(b))	2,129,791	1,330,953	-	-
Reclassification				
Interest income earned on borrowed funds invested	(50,549)	-	(44,919)	-
Exchange difference	432	29,846	-	-
Interest repayments during the year	(2,124,601)	(818,409)	(428,142)	(284,202)
Principal repayments during the year	(3,413,936)	(594,546)	(2,941,776)	(50,000)
Other settlement	-	122,920	-	-
Balance, end of year	34,527,823	25,166,507	14,771,692	6,077,457

(e) Details of the facilities obtained by the Group are as follows:

	Counterparty	Type	Currency	Purpose	Interest rate	Value date	Maturity date	Pledged Collateral	Updates
(i)	ARM Trustees Limited	Term Loan	Naira	To augment working capital of the Company	18%	21-Nov-14	23-Nov-18	None	Outstanding Principal and accrued interest balance due of N9,432,295 as at 23 November 2017 was rolled over at same rate of 18% for a year.
(ii)	Townsville Properties Limited	Unsecured commercial paper	Naira	To finance real estate development projects	18%	1-Apr-14	3-Apr-19	None	Not applicable
(iii)	Beechwood Property Development Company Limited	Unsecured commercial paper	Naira	To finance real estate development projects	18%	1-Apr-14	3-Apr-19	None	Not applicable
(iv)	ARM Investment Managers Limited	Short Term Loan	Naira	To augment working capital and finance real estate development projects	17%-21%	1-Feb-12	31-Dec-18	None	Not applicable
(v)	Summerville Golf Club Limited Loan Note Holders	Unsecured Loan Notes	Naira	To augment working capital and finance real estate development projects	14%-14.25%	23-May-14	29-Apr-18	None	Not applicable
(vi)	Summerville Golf Club Limited Preferred Loan Note Holders	Unsecured Loan Notes	USD	To augment working capital and finance real estate development projects	7%-8%	1-May-10	19-Sep-18	None	Not applicable
(vii)	Access Bank Plc	Term Loan	Naira	Completion of infrastructure works on the Enclave Homes at Lakowe Lakes Golf and Country Estate	21.0%	29-Apr-15	28-Apr-20	Tripartite legal mortgage on all the parcel of land measuring 150 hectares located at KM 35 Lekki-Epe Expressway earmarked for the proposed Summerville Lakowe Lakes Golf and Country Estate.	Not applicable
(viii)	Corporate Bond	Long term Loan	Naira	Loan refinancing and Affordable Project financing	17.0%	17-Jan-17	17-Jan-22	Fully guaranteed by GuarantCo	N/A
(ix)	Commercial Papers	Short Term Loan	Naira	Project financing	21.0%	21-Nov-17	30-May-18	None	N/A
(x)	MODD Family	Unsecured Loan Notes	Naira	To augment working capital and finance real estate development projects	17.0%	21-Sep-16	19-Sep-18	None	Not applicable
(xi)	Hospitality and Retail Fund	Unsecured Loan Notes	USD	To augment working capital and finance real estate development projects	3.5%	23-Nov-16	23-Feb-18	None	Not applicable
(xii)	Watford Properties Limited	Shareholder Loan	Naira	Debt capital finance	19.5%	11-Mar-08	N/A	None	Not applicable

30 Current income tax liability

(a) *The movement on this account during the year was as follows:*

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Balance, beginning of year	2,179,277	2,344,456	414,371	640,463
Charge for the year (see note (b) below)	44,511	100,335	37,036	33,126
On disposal of a subsidiary	(106,745)	-	-	-
Payments during the year	(109,279)	(265,514)	(109,280)	(259,218)
Balance, end of year	2,007,764	2,179,277	342,127	414,371

(b) *The income tax expense comprises:*

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Company income tax	41,395	91,069	34,186	30,469
Tertiary education tax	3,116	9,266	2,850	2,657
	44,511	100,335	37,036	33,126
Deferred tax charge (see note 27 (a))	1,238,671	191,231	(113)	2,791
	1,283,182	291,566	36,923	35,917

Reconciliation of effective tax rate

Group

In thousands of naira	%	2017	%	2016
Profit before income tax		7,945,482		1,257,001
Income tax using the domestic corporation tax rate (30%)	30%	2,383,645	30%	377,100
Minimum Tax	0%	-	0%	-
Impact of tax treatments in subsidiaries	0%	-	0%	-
Changes in recognised deductible temporary difference	-16%	(1,238,671)	0%	-
Non-deductible expenses	2%	135,092	0%	2,492
Non-taxable income	0%	-	-8%	(97,292)
Tertiary education tax (2%)	0%	3,116	1%	9,266
Total income tax expense in comprehensive income	16%	1,283,182	23%	291,566

Company			Company	
In thousands of naira	%	2017	%	2016
Profit before income tax		110,842		102,560
Income tax using the domestic corporation tax rate (30%)	30%	33,020	30%	30,768
Permanent difference	0%	-	0%	-
Non-taxable income	0%	-	0%	-
Non-deductible expenses	1%	1,053	2%	2,492
Tertiary education tax (2%)	3%	2,850	3%	2,657
Total income tax expense in comprehensive income	33%	36,923	35%	35,917

31 Other liabilities and accruals
Other liabilities and accruals comprise:

	In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
(a)	Due to related entities:				
(i)	Subsidiaries				
	Adiva Properties Limited	-	-	417,962	421,232
	Toll Systems Development	-	-	6,351,660	6,428,347
		-	-	6,769,622	6,849,579
(ii)	Joint Venture				
	Garden City Golf Estate Development Limited	323,276	245,090	-	245,090
		323,276	245,090	-	245,090
(iii)	Other related entities				
	Asset & Resource Management Company Limited	-	-	-	-
	Asset & Resource Management Company HoldCo	6,587,789	8,945,536	6,380,231	8,745,560
	Oceanwinds Hospitality Limited	5,765	1,061	6,304	-
	Farapark Properties Limited	-	16,687	-	4,980
	Townsville Properties Limited	35,477	35,427	-	-
	Beechwood Property Development Company	155,152	84,390	114,912	44,150
	Corporate Lodge Homestead	-	-	17,213	-
	ARM Life Plc	32,537	13,841	32,537	13,841
	ARM Hospitality Fund	1,174	35,649	-	22,114
		6,817,894	9,132,591	6,551,197	8,830,645
(b)	Other liabilities and accruals				
	Sundry creditors	3,498,865	3,746,019	1,531,012	770,471
	Accrued expenses	94,535	113,578	70,592	49,904
	Defined contributions	21,428	9,093	21,428	9,093.00
	PAYE	-	7,850.00	-	7,835.00
	WHT payable	241,954	525,900	109,079	451,411
	VAT payable	191,795	71,172	191,795	110,501
	Other liabilities	643,346	983,625	167,993	117,338
		4,691,923	5,457,237	2,091,899	1,516,553
		11,833,093	14,834,918	15,412,718	17,441,867

32 Deferred revenue-deposit from customers

The balance represents advance instalments (pre-sale deposits) received from clients for purchased homes, land and other products. Pre-sale deposits are recognized as liabilities until the Company performs its promised obligations stated in the agreements with the customers after which revenue is recognized. Clients are obligated to complete payments for the properties before title is passed on to them or will forfeit a percentage of the total value if they cancel the contract.

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Balance as at year end	5,161,790	7,467,146	851,039	882,519

33 Provisions

This relates to cost of further works which may be required or performed on real estate already delivered to the buyer. The amount recognized as a provision represents the best estimate of the expenditure required to settle the present obligation at the end of the reporting period. Provision is reviewed at the end of each reporting period and adjusted to reflect the current best estimate. if it is no longer probable that an outflow of resources embodying economic benefits will be required to settle the obligation, the provision shall be reversed.

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Provision for future costs	3,799,133	2,334,379	777,359	166,916

34 Share capital

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
(a) Authorized -				
10,406,450,414 Ordinary shares of 50k each	8,641,770,000	2,415,256,000	8,641,770,000	2,415,256,000
169,488,000 preference shares of 50k each	84,744,000	84,744,000	84,744,000	84,744,000
	8,726,514,000	2,500,000,000	8,726,514,000	2,500,000,000

(b) Issued and fully paid share capital

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Issued and fully paid				
9,828,270,115 ordinary shares of 50k each	4,914,135	841,779	4,914,135	841,779

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All shares rank equally with regard to the Company's residual assets.
The preference shares have not been issued as at 31 December 2017.

35 Share premium

The balance on share premium account was as follows:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Balance, end of year	35,565,809	5,819,185	35,565,809	5,819,185

36(a)Common control acquisition deficit

This represents the accumulated losses incurred on acquisition of companies under common control.

36(b) Retained earnings

Retained earnings are the carried forward recognised income net of expenses plus current year profit attributable to shareholders.

37 Non controlling interests

(a) The entities accounting for the non-controlling interest balance is shown below:

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Toll System Development Company Limited	8,160,325	6,833,041	-	-
Oluwole Urban Mall Property Limited	-	(31,493)	-	-
Summerville Golf Club Limited	(1,253,355)	52,581	-	-
	6,906,970	6,854,129	-	-

(b) The following table summarizes the information relating to the Group's subsidiaries that have material NCI

31 Dec 2017 *In thousands of naira*	Toll System Development Company Limited	Oluwole Urban Mall Property Limited	Summerville Golf Club Limited
NCI percentage	12%	30%	32%
Total assets	76,466,426	-	39,291,147
Total liabilities	(8,463,724)	-	(43,195,472)
Net assets	68,002,702	-	(3,904,325)
Carrying amount of NCI	8,160,325	-	(1,253,355)

In thousands of naira	Toll System Development Company Limited	Oluwole Urban Mall Property Limited	Summerville Golf Club Limited
NCI percentage	12%	30%	32%
Gross income/(loss)	12,387,835	83,533	(174,862)
Profit	11,060,693	36,896	(4,140,286)
Profit allocated to NCI	1,327,283	-	(1,305,936)

31 December 2016 *In thousands of naira*	Toll System Development Company Limited	Oluwole Urban Mall Property Limited	Summerville Golf Club Limited
NCI percentage	12%	30%	32%
Total Assets	64,108,746	175,819	40,971,410
Total Liabilities	(7,166,738)	(244,743)	(40,611,773)
Net assets	56,942,008	(68,924)	359,637
Carrying amount of NCI	6,833,041	(31,493)	52,581
Gross income	1,915,199	24,644	1,383,680
Profit/(loss)	1,639,185	(74,488)	115,222
Profit allocated to NCI	196,702	(22,346)	37,009

38 Reconciliation notes to consolidated and separate statement of cash flows

(a) *Loans to related entities*

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Balance at the start of the year	4,988,251	5,204,652	9,764,896	8,898,794
Specific impairment reversal/ (loss) on loans	-	760	-	-
Interest income earned on loans	535,647	524,936	1,226,213	930,258
Interest income received	-	-	-	(104,378)
Loan settlement through trading property	-	-	-	-
Loan offset against liabilities	-	-	-	-
Loan offset against borrowings	-	-	-	-
Reclassifications to debtors and receivables	-	-	-	(1,212,106)
Balance at the end of the year	6,971,006	4,988,251	14,385,277	9,764,896
Cash inflow / (outflow)	(1,447,108)	742,097	(3,394,168)	(1,252,328)

(b) *Trading properties*

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Balance at the start of the year	32,961,970	32,179,040	4,496,283	4,566,445
Interest on borrowings capitalised	2,129,791	1,330,953	-	-
Reclassification to trading properties	-	514,071	-	-
Impairment	(2,333,722)	-	-	-
Write off on disposal of a subsidiary - Oluwole	(350,816)	-	-	-
Balance at the end of the year	30,361,980	32,961,970	4,358,846	4,496,283
Cash inflow/ (outflow)	2,045,243	1,062,094	137,437	70,162

(c) *Debtor and prepayments*

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Balance at the start of the year	8,845,725	9,747,066	14,326,489	7,810,720
Reclassification from loans to related parties	-	-	-	1,212,106
Share issue costs reclassified to share premium	(144,472)	-	(144,472)	-
Write off on disposal of a subsidiary - Oluwole	(52,522)	-	-	-
Exchange gain	(62,481)	-	(60,307)	10,127
Other non-cash adjustments	-	(689)	-	-
Balance at the end of the year	10,444,678	8,845,725	16,172,534	14,326,489
Cash inflow/ (outflow)	(1,858,428)	900,651	(2,050,824)	(5,293,536)

(d) *Other liabilities and accruals*

In thousands of naira	Group 2017	Group 2016	Company 2017	Company 2016
Balance at the start of the year	15,216,852.00	19,871,368	18,838,960	15,243,180
Liabilities converted to shares	2,356,714.00	-	2,356,714	-
On disposal of a subsidiary - Oluwole	276,305.00	-	-	-
Exchange loss	-	(37,790)	-	-
VAT Paid	293.00	6,806	293	6,806
Other non-cash adjustments	-	(12)	-	-
Balance at the end of the year	11,833,093.00	15,216,852	15,412,718	18,838,960
Cash (outflow)/ inflow	(750,447)	(4,685,512)	(1,069,235)	3,602,586

(e) Deferred Revenue - Customer deposits

In thousands of naira

	Group	Company
2017	5,161,790	851,039
2016	7,467,146	882,519
Change 2017	(2,305,356)	(31,480)
2016	7,467,146	882,519
2015	9,012,103	126,787
Change 2016	(1,544,957)	755,732

(f) Provisions

In thousands of naira

	Group	Company
2017	3,799,133	777,359
2016	2,334,379	166,916
Change 2017	1,464,754	610,443
2016	2,334,379	166,916
2015	967,547	-
Change 2016	1,366,832	166,916

39 Related party transactions

During the year, the Company transacted business such as the provision of real estate management services with certain companies that are regarded as related entities. The gross income derived from these related party transactions during the year ended 31 December 2017 amounted to N610,676,000 (31 December 2017: N1,343,800,000).

The related parties and balances for the year ended 31 December 2017 are listed below:

Related entities	Relationship	Nature of transactions	Note	Group 31 Dec 2017 Due (to) / from N'000	Company 31 Dec 2017 Due (to) / from N'000
ARM Company	Affiliate	Loan to entity	23(a)	195,507	-
		Receivable from entity	25(a)	429,586	84
ARM Hospitality Fund	Affiliate	Payable to entity	31(a)	(1,174)	-
Asset & Resource Management Company HoldCo		Payable to entity	31(a)	(6,587,789)	(6,380,231)
		Loan from entity	29(a)	(11,722,317)	(2,945,857)
		Loan from entity	29(a)	-	-
		Loan from entity	29(a)	7,079	-
		Deposit for shares	28(a)	(247,500)	-
Oakland Properties Plc	Subsidiary	Loan to entity	23(a)	-	-
		Receivable from entity	25(a)	412	761,829
		Interest income	12	-	-
		Interest expense	17	-	-
		Payable to entity	31(a)	-	-
Cross Town Mall Properties Limited	Subsidiary	Payable to entity	31(a)	-	-
		Receivable from entity	25(a)		309,253
Oluwole Urban Mall Property Limited	Subsidiary	Receivable from entity	25(a)	10,045	10,045
		Interest expense	17	-	-
		Interest income	12	-	-
		Loan to entity	23(a)	-	-
Adiva Properties Limited	Subsidiary	Receivable from entity	25(a)	-	-
		Payable to entity	31(a)	-	(417,962)
		Loan to entity	23(a)	-	138,054
		Interest income	12	-	(37,796)
Toll Systems Development Company	Subsidiary	Payable to entity	31(a)	-	(6,351,660)
		Receivable from entity			
New Towns Development project	Affiliate	Receivable from entity	25(a)	905	102
Summerville Golf Club Limited	Subsidiary	Loan to entity	23(a)	-	3,243,305
		Loan to entity	23(a)	-	4,572,244
		Receivable from entity	25(a)	-	4,364,242
		Interest income	12	-	(698,046)
		Payable to entity	31(a)	-	-
		Management fee income		-	(260,596)
		Development fee	13	-	(106,920)
		Subscription for Investment	25(c(ii))	-	2,248,750

Notes to the Consolidated and Separate Financial Statements

Garden City Golf Estate Development Limited	Joint venture	Loan to entity Interest income Management fee income Receivable from entity Payable to entity Subscription for Investment	23(b) 12 25(a) 31(a) 25(c(ii))	4,479,061 (307,429) (45,450) 114,881 - 271,535	4,479,061 (307,430) (45,450) 114,881 - 271,535
ARM Trustees Limited	Affiliate	Loan from entity Receivable from entity Payable from entity Interest expense	29(a) 17	(9,609) - - 1,474	(9,609) - - 1,474
ARM Life Plc	Affiliate	Receivable from entity Payable to entity	25(a) 31(a)	- 32,537	- 32,537
Mixta Africa	Affiliate	Receivable from entity Payable to entity Loan to entity Interest income	25(a) 31(a) 23(b) 12	789,185 - 1,393,769 (166,546)	789,185 - 1,393,769 (166,546)
MIXTA Cote d'Voire	Affiliate	Receivable from entity Payable to entity	25(a) 31(a)	11,530 -	11,530 -
Hospitality Management Company	Affiliate	Receivable from entity Payable to entity	25(a) 31(a)	- (115,791)	- -
Hospitality and Retail Fund		Loan from entity Receivable from entity	29(a) 25(a)	(29,166) -	(29,166) 2,002
Oceanwinds Hospitality Limited	Affiliate	Loan to entity Interest income Subscription for Investment Payable to entity	23(a) 12 25(c(ii)) 31(a)	- (4,100) 1,486,188 5,765	- (4,100) 1,486,188 6,304
Farapark Limited	Affiliate	Receivable from entity Loan from entity Interest income Payable to entity	25(a) 29(a) 12 31(a)	1,119,750 (46,119) - -	1,131,457 - - -
Townsville Properties Limited	Affiliate	Receivable from entity Interest expense Loan from entity Payable to entity	25(a) 17 29(a) 31(a)	- 70,022 (626,150) (35,477)	2,347 33,523 (217,529) -
Beechwood Property Development company	Affiliate	Loan from entity Interest expense Payable to entity	29(a) 25(a) 29(a)	(482,971) 70,434 (155,152)	- - (114,912)
Lakowe Lakes Golf Club Limited	Affiliate	Receivable from entity Loan to entity	25(a) 23(a)	186,135 498,570	255,771 154,745
New Town Receivable	Affiliate	Receivable from entity	25(a)	61,802	59,545
Watford Properties Limited	Affiliate	Receivable from entity	25(a)	2,179,532	2,179,532
Corporate Lodge Home stead	Affiliate	Receivable from entity	25(a)	6,925	-

Oluwole Urban Mall Property Limited	Subsidiary	Receivable from entity Interest expense Interest income Loan to entity	26(a) 18 13 24(a)	- - - -	169,747 269 (55) -
Adiva Properties Limited	Subsidiary	Receivable from entity Interest expense	26(a) 18	- -	837,706 34,176
Toll Systems Development Company	Subsidiary	Payable to entity	32(a)	-	(113,312)
New Towns Development project	Affiliate	Receivable from entity	26(a)		19,509
Summerville Golf Club Limited	Subsidiary	Loan to entity Loan to entity Receivable from entity Interest income Payable to entity Management fee income Development fee Subscription for Investment	24(a) 24(a) 26(a) 13 32(a) 14 14 26(c(iii))	- - - - - - - -	- 3,960,241 2,760,535 (436,120) (52,009) (260,596) (106,920) 2,248,750
Garden City Golf Estate Development Limited	Joint venture	Loan to entity Interest income Management fee income Payable to entity Subscription for Investment	24(b) 13 14 32(a) 26(c(iii))	3,864,204 (290,839) (74,022) (202,157) 271,535	3,864,204 (290,839) (74,022) (202,157) 271,535
ARM Trustees Limited	Affiliate	Loan from entity Interest expense	30(a) 18	(6,892) 1,046	(6,892) 1,046
ARM Life Plc	Affiliate	Receivable from entity	26(a)	12,525	12,525
Mixta Africa	Affiliate	Receivable from entity	26(a)	15,726	15,726
MIXTA Cote d'Voire	Affiliate	Receivable from entity	26(a)	22,911	22,911
Hospitality Management Company	Affiliate	Receivable from entity	26(a)	130,309	101,914
Hospitality Management Company	Affiliate	Payable from entity	32(a)	(675)	-
Oceanwinds Hospitality Limited	Affiliate	Loan to entity Interest income Subscription for Investment Payable to entity	24(a) 13 26(c(iii)) 32(a)	1,066,892 (171,139) 274,082 (2,661)	1,066,892 (171,139) 274,082 -
Farapark Limited	Affiliate	Receivable from entity Loan from entity Interest income Payable to entity	26(a) 30(a) 13 32(a)	6,872 (32,994) (5,470) (13,759)	6,820 - (5,470) -

Notes to the Consolidated and Separate Financial Statements

Related entities	Relationship	Nature of transactions	Note	Group 31 Dec 2016 Due (to) / from N'000	Company 31 Dec 2016 Due (to) / from N'000
Lakowe Lakes Golf Club Limited	Affiliate	Loan to entity	23(a)	498,570	154,745
		Interest income	12	(28,292)	(12,295)
		Payable to entity	31(a)	-	-
		Receivable from entity	25(a)	186,135	255,771
Gairloch Limited	Affiliate	Deposit for shares	28(a)	-	-
Clad Limited		Deposit for shares	28(a)	-	-
		Loan from entity	29(b)	(1,692,126)	-
		Receivable from entity	25(a)	2,179,532	2,179,532
Townsville Properties Limited	Affiliate	Receivable from entity	25(a)	-	2,347
		Interest expense	17	70,022	33,523
		Loan from entity	29(a)	(357,847)	(217,529)
		Payable to entity	31(a)	(35,477)	-
New Town Receivable	Affiliate	Receivable from entity	25(a)	61,802	59,545
Beechwood Property Development Company	Affiliate	Loan to entity	23(a)	-	-
		Receivable from entity	25(a)	-	-
		Interest income	12	(481)	-
		Interest expense	17	70,434	-
		Payable to entity	31(a)	(155,152)	(114,912)
		Loan from entity	29(a)	(482,971)	-

The related parties and balances for the year ended 31 December 2016 are listed below:

Related entities	Relationship	Nature of transactions	Note	Group 31 Dec 2015 Due (to) / from N'000	Company 31 Dec 2015 Due (to) / from N'000
ARM Company Limited	Affiliate	Receivable from entity	26(a)	3,210,448	84
		Payable to entity	32(a)	(12,756,286)	(12,524,261)
		Payable to entity	32(a)	(22,044)	(22,044)
		Loan from entity	30(a)	(9,656,662)	(2,778,076)
		Loan from entity	30(a)	-	-
		Loan from entity	30(a)	(5,961)	-
		Deposit for shares	29(a)	(15,803,369)	(15,803,369)
Asset & Resource Management Company HoldCo		Payable to entity	32(a)	(22,044)	(22,044)
Oakland Properties Plc	Subsidiary	Loan to entity	24(a)	-	-
		Interest income	13	-	(30,394)
		Interest expense	18	-	114
		Payable to entity	32(a)	-	(1,197)
Cross Town Mall Properties Limited	Subsidiary	Payable to entity	32(a)	-	(25,667)

Related entities	Relationship	Nature of transactions	Note	Group 31 Dec 2016 Due (to) / from N'000	Company 31 Dec 2016 Due (to) / from N'000
Lakowe Lakes Golf Club Limited	Affiliate	Loan to entity	24(a)	270,500	7,457
		Interest income	13	(85,166)	(1,480)
		Payable to entity	32(a)	(94,687)	(18,265)
		Receivable from entity	26(a)	27,971	27,971
Watford Properties Limited	Affiliate	Deposit for shares	29(a)	(16,053,369)	(15,803,369)
		Payable to entity	32(a)	(1,101,718)	(1,101,718)
		Loan from entity	30(b)	(1,465,372)	-
		Receivable from entity	26(a)	3,281,250	-
Townsville Properties Limited	Affiliate	Receivable from entity	26(a)	1,673	673
		Interest expense	18	44,978	23,394
		Loan from entity	24(a)	(441,966)	(152,322)
		Payable to entity	32(a)	(37,824)	-
New Town Receivable	Affiliate	Receivable from entity	26(a)	61,802	59,545
Beechwood Property Development Company	Affiliate	Loan to entity	23(a)	3,816	-
		Receivable from entity	26(a)	20,313	20,313
		Interest income	13	(634)	-
		Interest expense	18	49,020	-
		Payable to entity	32(a)	(33,077)	
		Loan from entity	30(a)	(338,253)	(12,836)

The above receivables result from expenses incurred by the Company on behalf of the above related parties. Payables result from funds received by the Company on behalf of the related parties.

40 Contingent liabilities

The Group is presently involved in 12 (December 2016: 8) litigation suits in the ordinary course of business. The total amount claimed in the cases against the Group is estimated at N 812,492,706 (December 2016: N630,886,875). The actions are being contested and the Directors are of the opinion that none of the aforementioned cases is likely to have a material adverse effect on the Group. The Directors are also not aware of any other pending or threatened claims and litigations.

41 Subsequent events

Subsequent to year end, the directors approved a scheme of merger of Oakland Properties Limited and Cross Town Mall Properties Limited into Adiva Properties Limited, another subsidiary in the Group, so as to consolidate the operations of the three entities to improve economic value.

In addition, the directors approved a change in the accounting policy of the Golf Course classified as Property and Equipment in Summerville Golf Club Limited from the cost model to the revaluation model.

OTHER FINANCIAL INFORMATION Value Added Statement

(a) Group

In thousands of naira	2017	%	2016	%
Gross earnings	13,747,342		4,314,211	
Bought in goods and services	(2,957,076)		(2,465,341)	
Specific impairment allowance on financial assets	(2,266,287)		(83,137)	
Share of profit/(loss) of equity-accounted investment	31,083		21,009	
	8,555,062		1,786,742	
DISTRIBUTION				
Employees cost	386,109	4.5%	290,561	16.3%
GOVERNMENT				
Tax expense	1,283,182	15.0%	291,566	16.3%
RETAINED IN THE BUSINESS				
Asset replacement (Depreciation)	223,471	2.6%	239,180	13.4%
Non-controlling interest	21,347	0.2%	211,365	11.8%
To pay proposed dividend	-	0.0%	303,040	17.0%
To augment reserves	6,640,953	77.6%	451,030	25.2%
	8,555,062	100%	1,786,742	100%

(b) Company

In thousands of naira	2017	%	2016	%
Gross earnings	2,814,373		1,830,690	
Other expenses	(2,289,281)		(1,401,732)	
Specific impairment allowance on financial assets	-		(9,937)	
	525,092		419,021	
DISTRIBUTION				
Employees cost	386,109	74%	290,561	69%
GOVERNMENT				
Tax expense	36,923	7%	35,917	9%
RETAINED IN THE BUSINESS				
Asset replacement (Depreciation)	28,141	5%	25,900	6%
To pay proposed dividend	-	0%	303,040	72%
To augment reserves	73,919	14%	(236,397)	-56%
	525,092	100%	419,021	100%

Five Year Financial Summary - Company

In thousands of naira	Group 31 Dec 2017	Group 31 Dec 2016	Group 31 Dec 2015	Group 31 Dec 2014	Group 28 Feb 2014
Assets					
Property and equipment	11,424,838	11,612,648	12,335,978	12,405,937	-
Investment property	70,000,000	57,575,884	55,589,800	54,613,380	53,671,770
Trading properties under development	-	-	-	-	-
Equity-accounted investment	2,528,881	2,497,798	2,476,789	2,506,350	-
Loans to related entities	6,971,006	4,988,251	5,204,652	4,812,002	3,780,671
Trading properties	30,361,980	32,961,970	32,179,040	27,678,398	11,245,416
Debtors and prepayments	5,200,768	7,951,132	9,317,543	8,445,811	10,712,701
Cash and cash equivalent	2,094,167	656,838	848,438	2,107,529	999,578
	128,581,640	118,244,521	117,952,240	112,569,407	80,410,136
Liabilities					
Deferred tax liabilities	6,940,427	5,701,756	5,510,525	5,403,120	5,308,959
Deposit for shares	247,500	31,855,488	31,856,738	31,856,738	16,948,980
Borrowings	34,527,823	25,166,507	20,262,672	17,452,476	1,241,162
Current income tax liability	2,007,764	2,179,277	2,344,456	2,202,136	1,833,255
Other liabilities and accruals	11,833,093	15,216,852	19,871,368	18,078,526	19,782,497
Deferred revenue-deposit from customers	5,161,790	7,467,146	9,012,103	10,183,488	5,291,007
Provisions	3,799,133	2,334,379	967,547	-	-
Total liabilities	64,517,530	89,921,405	89,825,409	85,176,484	50,405,860
Net assets	64,064,110	28,323,116	28,126,831	27,392,923	30,004,276
Capital and reserves					
Share capital	4,914,135	841,779	841,779	841,779	841,779
Share premium	35,565,809	5,819,185	5,819,185	5,819,185	5,819,185
Common control acquisition deficit	(2,920,407)	(2,920,405)	(2,920,407)	(2,920,407)	-
Retained earnings	24,448,810	18,110,362	17,743,510	17,473,030	16,867,678
Non-controlling interest	6,906,970	6,854,129	6,642,764	6,179,336	6,475,634
Shareholders' funds	68,915,317	28,705,050	28,126,831	27,392,923	30,004,276

In thousands of naira	Group 31 Dec 2017	Group 31 Dec 2016	Group 31 Dec 2015	Group 10 months 31 Dec 2014	Group 28 Feb 2014
Total revenue	19,049,971	7,344,849	5,246,278	8,028,074	2,473,730
Profit before income tax	7,945,482	1,257,001	1,370,344	1,454,364	2,100,929
Profit for the year	6,662,300	965,435	1,070,619	977,226	1,729,491
Transfer to retained earnings	6,640,953	607,191	607,191	891,557	1,274,308
Earnings per share - Basic and diluted	281k	45k	36k	53k	76k
Dividend per share	-	18k	23k	20k	17k

Five Year Financial Summary - Group

In thousands of naira	Company 31 Dec 2017	Company 31 Dec 2016	Company 31 Dec 2015	Company 31 Dec 2014	Company 28 Feb 2014
Assets					
Property and equipment	92,643	101,924	98,144	-	-
Investment in subsidiaries	31,608,019	31,608,026	31,608,026	31,608,026	31,606,776
Equity-accounted investment	2,505,100	2,505,100	2,505,100	2,505,100	-
Loans to related entities	14,385,277	9,764,896	8,898,794	11,860,697	4,380,068
Trading properties	4,358,846	4,496,283	4,566,445	3,096,787	3,352,091
Debtors and prepayments	6,046,854	12,736,040	7,627,301	4,782,373	4,031,689
Cash and cash equivalent	1,960,482	522,463	713,296	224,701	713,727
	60,957,221	61,734,732	56,017,106	54,077,684	44,084,351
Liabilities					
Deferred tax liabilities	12,441	12,441	9,763	-	-
Deposit for shares	-	31,606,738	31,606,738	31,606,738	16,948,980
Borrowings	14,771,692	6,077,457	2,937,290	3,376,255	1,084,176
Current income tax liability	342,127	414,371	640,463	595,775	460,482
Other liabilities and accruals	15,412,718	18,833,960	15,243,180	12,931,209	17,641,933
Provisions	777,359	166,916	-	-	-
Deferred revenue-deposit from customers	851,039	882,519	126,787	84,510	117,500
Total liabilities	32,167,376	57,994,402	50,564,221	48,509,977	36,253,071
Net assets	28,789,845	3,740,329	5,452,885	5,567,707	7,831,280
Capital and reserves					
Share capital	4,914,135	841,779	841,779	841,779	841,779
Share premium	35,565,809	5,819,185	5,819,185	5,819,185	5,819,185
Common control acquisition deficit	(2,156,000)	(2,156,000)	(2,156,000)	(2,156,000)	-
Retained earnings	398,225	627,346	947,921	1,062,743	1,170,316
Shareholders' funds	38,722,169	5,132,310	5,452,885	5,567,707	7,831,280

In thousands of naira	Company 31 Dec 2017	Company 31 Dec 2016	Company 31 Dec 2015	Company 10 months 31 Dec 2014	Company 28 Feb 2014
Total revenue	4,191,858	1,966,887	935,497	915,351	729,620
Profit before income tax	110,842	102,560	326,340	328,021	481,234
Profit for the year	73,919	66,643	221,889	178,632	326,633
Transfer to retained earnings	73,919	66,643	221,889	178,632	326,633
Earnings per share - Basic and diluted	3k	4k	13k	11k	19k
Dividend per share	-	18k	18k	20k	17k

PROXY FORM

MIXTA REAL ESTATE PLC RC.NO:645036
10th Annual General Meeting to be held at The Club House, Lakowe Lakes Golf & Country Estate, Ibeju Lekki, Lagos State, Nigeria on Thursday, 12th of July 2018 at 11.00 a.m.

being a member/members of MIXTA REAL ESTATE PLC
Do hereby appoint

* ____

____

Or failing him the Chairman of the Meeting as my/our Proxy to vote on my/our behalf at the General Meeting of the Company to be held on Thursday, 12th of July 2018.

Dated the _______ day of __________ 2018 Shareholder's signature ______________________

ADMISSION FORM

MIXTA REAL ESTATE PLC.
Annual General Meeting admission

Please admit

To the 10th Annual General Meeting of Mixta Real Estate Plc which will be held at The Club House, Lakowe Lakes Golf & Country Estate, Ibeju Lekki, Lagos State.

IMPORTANT NOTICE:

1. The admission card must be presented by the Shareholder or his proxy in order to obtain entrance to the Annual General Meeting.
2. Shareholders or their proxies are requested to sign the admission card in the appropriate place before attending the Meeting.

ARM TRUSTEES LIMITED
Company Secretary

THE ANNUAL GENERAL MEETING TO BE HELD AT THE CLUB HOUSE, LAKOWE LAKES GOLF & COUNTRY ESTATE, IBEJU LEKKI, LAGOS STATE, NIGERIA ON THURSDAY, 12TH OF JULY 2018 AT 11.00 A.M.

I/We ______________________* being a Shareholder/Shareholders of MIXTA REAL ESTATE PLC. hereby appoint ______________________* of ______________________or failing him the Chairman of the Meeting as my/our proxy to act and vote for me/us at the Annual General Meeting of Mixta Real Estate Plc. to be held on Thursday, 12th of July 2018 at 11.00 a.m.

Dated this ________ day of ___________, 2018

Signature ______________________

* Kindly fill in CAPITAL LETTERS.

Please indicate with an "X" in the appropriate column, how you wish your votes to be cast on the resolutions set out above.

Back of Proxy Form

RESOLUTIONS	For	Against
ORDINARY BUSINESS		
1. To receive the Audited Financial Statements for the year ended December 31, 2017 and the Reports of the Directors and Auditors thereon.		
2. To re-elect Directors.		
3. To authorize the Directors to fix the Remuneration of the Auditors.		
4. To elect members of the Audit Committee.		
5. To ratify the appointment of Mrs Nike Anani as a Director of the Company effective 14th September 2018.		
Please indicate with an "X" in the appropriate column, how you wish your votes to be cast on the resolutions set out above.		

This proxy form should NOT be completed and sent to the registered office of the Registrar if the member would be attending the Meeting in person.

NOTES

1. A member (shareholder) who is unable to attend an Annual General Meeting is allowed to vote by proxy. This proxy form has been prepared to enable you exercise your vote if you cannot personally attend. All proxy forms should be deposited at the registered office of the Registrar (as stated in the notice) not later than 48 hours before the meeting.
2. Provision has been made on this form for the Chairman of the Meeting to act as your proxy, but if you wish you may insert in the blank space on the form (marked *) the name of any person, whether a member of the Company or not, who will attend the Meeting and vote on your behalf instead of the Chairman of the Meeting.
3. In the case of joint shareholders, any of them may complete the form, but the names of all joint shareholders must be stated.
4. If executed by a corporation, the proxy form should be sealed with the common seal or under the hand of some officers or an attorney duly authorized.
5. The proxy must produce the Admission form sent with the Report and Accounts to obtain entrance at the Meeting.

IF YOU ARE UNABLE TO ATTEND, PLEASE DO THE FOLLOWING:

a. Write the name of your proxy (if any) where marked *
b. Ensure that the form is signed by you
c. Tear the proxy Form along the perforated lines and post so as to reach the registered office of the Registrar not later than 48 hours before the time of holding the Meeting.

Back of Proxy Form

Africa Prudential
RC 649007

Affix Current Passport

USE GUM ONLY
NO STAPLE PINS

(to be stamped by your banker)
ONLY CLEARING BANKS ARE ACCEPTABLE

E-DIVIDEND MANDATE ACTIVATION FORM

INSTRUCTION
Please complete all section of this form to make it eligible for processing and return to the address below.

The Registrar
Africa Prudential Plc
220B, Ikorodu Road, Palmgrove, Lagos.

I/We hereby request that henceforth, all my/our Dividend Payment(s) due to me\us from my/our holdings in all the companies ticked at the right hand column be credited directly to my /our bank detailed below:

Bank Verification Number (BVN):

Bank Name:

Bank Account Number:

Account Opening Date: DD MM YYYY

SHAREHOLDER ACCOUNT INFORMATION

Gender: Male Female

Surname/Companys Name First Name Other Name

Address

City State Country

Previous Address (if any)

Clearing House Number (CHN) (if any) C

Name of Stockbroking Firm

Mobile Telephone 1

Mobile Telephone 2

E-mail Address

Signature:

Signature:
Joint/Companys Signatories

Company Seal(if applicable)

DISCLAIMER
"In no event shall Africa Prudential Plc be liable for any damages , losses or liabilities including without limitation, direct or indirect, special, inciden tal, consequential damages, losses or liabilities, in connection with your use of this form or your inability to use the information, materials, or in connection with any failure, error, omission, defect, delay in operation or transmission, or system failure, even if you advice us of the possibility of such damages, losses of expenses, whether express or implied in respect of such information."

Please tick against the company(ies) where you have shareholdings

CLIENTELE	☑
1. AFRICA PRUDENTIAL PLC	☐
2. ABBEY MORTGAGE BANK PLC	☐
3. AFRILAND PROPERTIES PLC	☐
4. ALUMACO PLC	☐
5. A & G INSURANCE PLC	☐
6. A.R.M LIFE PLC	☐
7. ADAMAWA STATE GOVERNMENT BOND	☐
8. BECO PETROLEUM PRODUCTS PLC	☐
9. BUA GROUP	☐
10. BENUE STATE GOVERNMENT BOND	☐
11. CAP PLC	☐
12. CAPPA AND D'ALBERTO PLC	☐
13. CEMENT COY. OF NORTHERN NIG. PLC	☐
14. CSCS PLC	☐
15. CHAMPION BREWERIES PLC	☐
16. CWG PLC	☐
17. CORDROS MONEY MARKET FUND	☐
18. EBONYI STATE GOVERNMENT BOND	☐
19. GOLDEN CAPITAL PLC	☐
20. INFINITY TRUST MORTGAGE BANK PLC	☐
21. INVESTMENT & ALLIED ASSURANCE PLC	☐
22. JAIZ BANK PLC	☐
23. KADUNA STATE GOVERNMENT BOND	☐
24. LAGOS BUILDING INVESTMENT CO. PLC	☐
25. MED-VIEW AIRLINE PLC	☐
26. MIXTA REAL ESTATE PLC *(formerly ARM Properties Plc)*	☐
27. NEXANS KABLEMETAL NIG. PLC	☐
28. OMOLUABI MORTGAGE BANK PLC	☐
29. PERSONAL TRUST & SAVINGS LTD	☐
30. P.S MANDRIDES PLC	☐
31. PORTLAND PAINTS & PRODUCTS NIG. PLC	☐
32. PREMIER BREWERIES PLC	☐
33. RESORT SAVINGS & LOANS PLC	☐
34. ROADS NIGERIA PLC	☐
35. SCOA NIGERIA PLC	☐
36. TRANSCORP HOTELS PLC	☐
37. TRANSCORP PLC	☐
38. TOWER BOND	☐
39. THE LA CASERA CORPORATE BOND	☐
40. UACN PLC	☐
41. UNITED BANK FOR AFRICA PLC	☐
42. UNITED CAPITAL PLC	☐
43. UNITED CAPITAL BALANCED FUND	☐
44. UNITED CAPITAL BOND FUND	☐
45. UNITED CAPITAL EQUITY FUND	☐
46. UNITED CAPITAL MONEY MARKET FUND	☐
47. UNITED CAPITAL NIGERIAN EUROBOND FUND	☐
48. UNITED CAPITAL WEALTH FOR WOMEN FUND	☐
49. UNIC DIVERSIFIED HOLDINGS PLC	☐
50. UNIC INSURANCE PLC	☐
51. UAC PROPERTY DEVELOPMENT COMPANY PLC	☐
52. UTC NIGERIA PLC	☐
53. WEST AFRICAN GLASS IND PLC	☐

OTHERS:

HEAD OFFICE: 220B, Ikorodu Road, Palmgrove, Lagos. Tel: 07080606400
ABUJA: Infinity House (2nd Floor), 11 Kaura Namoda Street, Off Faskari Crescent, Area 3, Garki, Abuja. Tel: 09-2900873
PORT-HARCOURT: Oklen Suite Building (2nd Floor), No. 1A, Evo Road, GRA Phase 2. Tel: 084-303457
E-MAIL: cfc@africaprudential.com | www.africaprudential.com | @afriprud

Back of EDMSS Form

Africa Prudential

RC 649007

e-SHARE REGISTRATION APPLICATION FORM

Dear Registrar,

Please take this as authority to activate my account(s) on your SharePortal where I will be able to view and manage my investment portfolio online with ease.

*= Compulsory fields

1. *SURNAME/COMPANY NAME:
2. *FIRST NAME:
3. OTHER NAME:
4. *E-MAIL:
5. ALTERNATE E-MAIL:
6. *MOBILE NO.: 7. SEX: MALE FEMALE
8. ALTERNATE MOBILE NO.:
9. *POSTAL ADDRESS:
10. CSCS CLEARING HOUSE NO.: C
11. NAME OF STOCKBROKER:

DECLARATION

"I hereby declare that the information I have provided is true and correct and that I shall be held personally liable for any of my personal details."

Signature: Signature: Company Seal(if applicable)

Joint/Companys Signatories

DISCLAIMER

"In no event shall Africa Prudential Plc be liable for any damages , losses or liabilities including without limitation, direct or indirect, special, incidental, consequential damages, losses or liabilities, in connection with your use of this form or your inability to use the information, materials, or in connection with any failure, error, omission, defect, delay in operation or transmission, or system failure, even if you advice us of the possibility of such damages, losses of expenses, whether express or implied in respect of such information."

Please tick against the company(ies) where you have shareholdings

CLIENTELE

1. AFRICA PRUDENTIAL PLC
2. ABBEY MORTGAGE BANK PLC
3. AFRILAND PROPERTIES PLC
4. ALUMACO PLC
5. A & G INSURANCE PLC
6. A.R.M LIFE PLC
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E-MAIL: cfc@africaprudential.com | www.africaprudential.com | @afriprud

Back of ERS Form

Africa Prudential

E-SERVICE/DATA UPDATE FORM

KINDLY FILL AND RETURN FORM TO ANY OF OUR OFFICE ADDRESSES STATED BELOW | * = COMPULSORY FIELDS

1. *SURNAME/COMPANY NAME
2. *FIRST NAME
3. OTHER NAME
4. *GENDER M F
5. E-MAIL
6. ALTERNATE E-MAIL
7. *DATE OF BIRTH D D M M Y Y Y Y
8. *MOBILE (1) (2)
9. *ADDRESS
10. OLD ADDRESS*(if any)*
11. *NATIONALITY
12. *OCCUPATION
13. *NEXT OF KIN NAME MOBILE
14. *MOTHERS MAIDEN NAME
15. BANK NAME
16. A/C NO.
17. A/C NAME
18. A/C OPENING DATE D D M M Y Y Y Y
19. BANK VERIFICATION NO. (BVN)
20. NAME OF STOCKBROKING FIRM
21. CSCS CLEARING HOUSE NO. (CHN) C

DECLARATION

"I hereby declare that the information I have provided is true and correct and that I shall be held personally liable for any of my personal details."

Signature:

Signature:

Joint/Companys Signatories

Company Seal*(if applicable)*

DISCLAIMER

"In no event shall Africa Prudential Plc be liable for any damages , losses or liabilities including without limitation, direct or indirect, special, incidental, consequential damages, losses or liabilities, in connection with your use of this form or your inability to use the information, materials, or in connection with any failure, error, omission, defect, delay in operation or transmission, or system failure, even if you advice us of the possibility of such damages, losses of expenses, whether express or implied in respect of such information."

Please tick against the company(ies) where you have shareholdings

CLIENTELE

1. AFRICA PRUDENTIAL PLC
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E-MAIL: cfc@africaprudential.com | www.africaprudential.com | @afriprud

Back of Shareholder’s Form

Africa Prudential

FULL DEMATERIALIZATION FORM FOR MIGRATION

INSTRUCTION: Please fill out the form in CAPITAL LETTERS. Section 'B' is applicable only if certificate(s) is/are misplaced, lost or destroyed.

Affix recent passport photograph

USE GUM ONLY
NO STAPLE PINS

Please credit my account at Central Securities Clearing System (CSCS) with shares from my holdings in ______ **the company** . I recognize this will invalidate any certificate(s) in my possession, or which might come into my possession in respect of my total holding(s) in this/this company.

SECTION A:

SHAREHOLDER'S FULL NAMES: ______
Surname *First Name* *Middle Name*

ADDRESS: ______

GSM NUMBER: ______ **E-MAIL:** ______

GENER: Male ☐ Female ☐ **CSCS INVESTOR'S A/C NO.:** ______

CLEARING HOUSE NUMBER(CHN): C ______ **REGISTRAR'S ID NO (RIN):** ______

BANK DETAILS FOR DIRECT SETTLEMENT

ACCOUNT NAME: ______ **BANK:** ______

BANK A/C NUMBER: ______ *Must be NUBAN*

BVN: ______ *Must be confirmed by bank*

AGE OF A/C: DD MM YYYY *Must be confirmed by bank*

Authorized Signature (1) *(and stamp of Stockbroker)*

Authorized Signature (2) *(and stamp of Stockbroker)*

Shareholder's Signature & Date

Shareholders Signature & Date (2) *(if applicable)*

Thumb Print

CERTIFICATE DETAILS

S/N	CERTIFICATE NO. (IF ANY)	UNITS
1.		
2.		
3.		

S/N	CERTIFICATE NO. (IF ANY)	UNITS
4.		
5.		
6.		

Company Seal

SECTION B:INDEMNITY FOR MISPLACED, LOST OR DESTROYED CERTIFICATE(S)

I hereby request Africa Prudential Plc to credit my account at Central Securities Clearing System (CSCS) with unit of shares not covered in my share certificate(s) details quoted in Section 'A' above. The holdings are registered in my name, and the original shares/stocks certificate(s) has/have been misplaced, lost or destroyed or was never received. I hereby, with the Guarantor whose name hereunder appears, indemnify the said Company and Africa Prudential Plc against all claims and demands, money, losses, damages, costs and expenses which may be brought against, or be paid, incurred or sustained by the said Company and /or Africa Prudential Plc by reason or in consequence of the said certificate(s) having been misplaced, destroyed, lost or in consequence of a transfer being registered without surrender of the certificate(s) or otherwise whatsoever. I further undertake and agree that if the said Certificate(s) shall hereafter be found, to forthwith deliver up to Africa Prudential Plc or their successors or assigns without cost, fee or reward.

CERTIFICATE DETAILS

S/N	CERTIFICATE NO. (IF ANY)	UNITS
1.		
2.		
3.		

S/N	CERTIFICATE NO. (IF ANY)	UNITS
4.		
5.		
6.		

Dated this ____ day of ____, 20 ____

Name: ______

Signature: ______

Joint (2) (if applicable): ______

Joint (3) (if applicable): ______

Company Seal

In the Presence of:

Name: ______ **GSM NO:** ______

Address: ______ **Signature:** ______

THIS SECTION IS TO BE EXECUTED BY THE SHAREHOLDER'S STOCKBROKER, BANKER OR INSURANCE COMPANY

On behalf of ______ Plc/Ltd, we hereby agree jointly and severally to keep the company and /or the Registrar or other persons acting on their behalf fully indemnified against all actions, proceedings, Liabilities, claims, losses, damages, costs and expenses in relation to or arising out of your accepting to re-issue to the rightful owner the shares/stocks, and to pay you on demand, all payments , losses, costs and expenses suffered or incurred by you in consequence thereof or arising therefrom.

Authorised Signatory (1): ______ **Authorised Signatory (2):** ______

Company Seal

HEAD OFFICE: 220B, Ikorodu Road, Palmgrove, Lagos. Tel: 07080606400
ABUJA: Infinity House (2nd Floor), 11 Kaura Namoda Street, Off Faskari Crescent, Area 3, Garki, Abuja. Tel: 09-2900873
PORT-HARCOURT: Oklen Suite Building (2nd Floor), No. 1A, Evo Road, GRA Phase 2. Tel: 084-303457
E-MAIL: cfc@africaprudential.com | www.africaprudential.com | @afriprud

Back of DEMAT Form

List of Unclaimed Dividend

1	COOPLAG/ OLANIYAN OLAYINKA SHELL
2	INIOLUWA OLA-SHODUNKE
3	RAHMAT AZUMI MUSA
4	AHMED ADESEGUN SULE
5	OWOLABI BUSHURA OLOKO
6	OSAHON OGEIMUDIA
7	OLUYEMI BABATUNDE SONEYE
8	GENESIS 1 SCULPTURE ENT
9	VICTORIA OLUDAMILOLA OTUDERO
10	OLANIYI AKINADE AKINOLA
11	F.M. IBIROGBA
12	ONYEMACHI MICHAEL ONYENWENU
13	AYOKUNLE EBENEZER ADESINA
14	ADEDOTUN OLUWATOSIN ADEFOPE
15	UCHE CHIWETALU
16	AMINAT GBAJABIAMILA
17	NGONZI NWANKWO
18	OLADAPO AKINRO
19	OLATUNBOSUN AYOTUNDE OKE
20	TOLU ADETUGBO
21	SHARFUDDEEN ZUBAIR MAHOUD
22	SAIDI OLADIMEJI RAJI
23	OLUWAFEMI FRANCIS DANIEL OGUUNBI
24	OLUWATOSIN LAWANI
25	KOTHARI VASANT
26	D.E. ODIBA
27	PATRICK IYAMABO
28	STANLEY OWORUA OLOGE
29	IDORENYIN OBOT
30	KALU ABOSI
31	TAIWO MAYUKU
32	OLUWATOFUNMI AMINU
33	OLUKEMI SUSAN SOWEMIMO
34	VETIVA NOMINEES A/C IMPACT INVESTMENT CLUB
35	ADEBISI OLABISI
36	GOSEN INTERNATIONAL AGENCIES LTD
37	UCHENNA VIVIAN OKOLO
38	OLUBAYODE ABIMBOLA AGBI

List of Unclaimed Dividend

39	OYEYEMI JULIUS SHODIMU
40	MORAYO MAKANJUOLA
41	MIKE TYONONGU KOHOL
42	GHEYSEN REAL LIMITED
43	VETIVA NOMINEES A/C VIMP 1143
44	CHIDIEBERE VICTOR OKPARA
45	VGARDEN INVESTMENT LTD
46	CHINYERE BEATRICE IWUAJOKU
47	OLAIDE OLUWATOYIN OLUSOJI-OKE
48	DOYIN OLAJIDE
49	CHIJI OKORONKWO
50	ISAAC OLUWOLE SHONGOTOLA
51	NNAMDI CYRIACUS ONYEBUCHI
52	ADEBUKOLA ADEKEYE
53	OLADEJO ADEBOLA FABOLUDE
54	KEHINDE ADETOLA AKINSANYA
55	EMMANUEL ADEGBITE
56	OLALEKAN OLADIPUPO FAGBUYI
57	CHINEDU JEFFREY OKPALLA
58	LATEEF ADELEKE OYEWUMI
59	NSE / CSCS MULTI PURPOSE CO-OPERATIVE SOCIETY
60	JACOB ESAN
61	IBITROKO S-DOUGLAS
62	DONNA OSASUMWEN AIMIUWU
63	UTO IHEKWUMERE
64	IBUKUN OLUGBENGA OPEODU
65	YUNUS OLALEKAN SALIU
66	OLUSOLA OLURANTI OGUNNOWO
67	KEMI OLUWASHINA
68	TOLULOPE OLAMIDE OLAJUMOKE ONAJIN
69	NATHANIEL OYINKURO OPUZI
70	AKINWALE GBENGA OGUNLEYE
71	AYOOLA ADISA
72	GEORGE IKECHUKWU NWANKWO
73	VITALIS CHUKWUEMEKA DURU
74	ADETOLA ADEWALE AKINSULIRE
75	OLUGBENGA AKINTUNDE AKINYOMBO
76	AKINOLA AFOLABI AKINBOBOYE
77	ADEBAYO ADETUNJI ADELEKE

List of Unclaimed Dividend

78	OLUGBENGA OLADIPUPO ISMAIL
79	CHRISTOPH ETIM
80	FATAI LANRE TIJANI
81	UCHE AZUBUIKE
82	ADEALAFIA JIBOWU
83	MALLAM MIKAIL SHEHU
84	JULIET OGECHUKWU NNOKA
85	NDIDI EDOZIEN
86	NKERIRUKA FAVOUR EZE
87	BLUESTONE CAPITAL NIG LTD
88	TAIWO ADEWUNMI ONIWINDE
89	BASHIR GBOLAGADE ADEBAYO
90	MASTERMINDS GLOBAL RESOURCES LTD
91	TITILAYO SHOLUMADE
92	BASHIR UMAR SULE
93	DAVID OLUWANIYI BAMISHILE-RICHARDS
94	ENITAN ONABAMIRO
95	EHINMIGBAI OTOIDE OHIWEREI
96	OLUWAMODUPE EBENEZER FAMUREWA
97	OLUBUNMI MAMUKUYO
98	JOSHUA OKIREMUTE OGBIMI
99	OLUFUNKE ESTHER AMOS
100	HABEEBULLAH OLORUNNISHOLA MUTAIRU
101	HAWKSWORTH INVESTMENT LIMITED
102	KEHINDE PAUL LASISI
103	JESUTOFUNMI ADEYEMI
104	OLUSHOLA OMOWUNMI ADEWUNMI
105	OMOLEGHO OJEIKERE
106	GREGOWA GOUCHOEKPON
107	OKIEMUTE GLORIA OHIWEREI
108	EKUNDAYO OLUROTIMI AYORINDE
109	DEBORAH AJOKE OLAGUNJU
110	O. OGUN
111	CHINEDUM CHIKA EWUZIE
112	STANLEY OFONAGORO
113	INNOCENT EZE
114	LENBOROGGH BUSINESS CONCERN LTD
115	KOLAWOLE FRANCIS AREGBESOLA
116	OMOLOLA ELENITOLA-JOHNSON

List of Unclaimed Dividend

117	AUGUSTINE OKOCHA
118	OBERHIRI EREME THERESA
119	FOLASADE RANDLE
120	ROTIS NIGERIA LIMITED
121	OWHOLOGBO DANIEL EMEKENE
122	UKEJE MR & MRS
123	BIODUN EBUN ADEFILA
124	COSMAS OKECHUKWU EZEANOWAI-OBIEZU
125	ABIEYUWA IMASEKHA
126	FLORENCE OGECHI OKOLI
127	DAVID OLALEKAN SOMORIN
128	ADEBOLA ADEFOPE
129	INAM AKPADIAHA MR WILSON
130	LILLIAN CHIDI-EZIRIM
131	OLANREWAJU FATAI IBRAHIM
132	EMMANUEL EZE
133	ELAM ENOCH
134	BARNABAS INYAWEBOWE ARASTUS
135	EYITAYO DAN-MUSA
136	OLUSESAN AYODELE ALAKE
137	HALIMA NYAKO
138	ABIOYE ADELEKAN
139	MADUEKE CECILIA
140	ADIC INSURANCE PLC
141	OMOLOLA OLUWABUNMI OMOTOLA
142	KIKELOMO CHRISTY AKINLUYI
143	ADEBAYO ADELOWO ADEMILUYI
144	OSAGIE ESEOGHENE HARRISON IMASUEN
145	MOHAMMED AGEFU YAHAYA
146	MICHAEL FATUNBI
147	CHINENYE NWAOGO CHUKWU EJIM
148	KEHINDE OYELEKE
149	ADEBISI JOSEPHINE SOLA-ADEYEMI
150	DEBO DINA
151	YETUNDE OLAJUMOKE AKINLOYE
152	SARAH CHINWENDU IKE
153	WILLIAMS CHIDOZIE OLUGHU
154	ANANABA IBEABUCHI
155	VIRGINUS BAKEL

List of Unclaimed Dividend

156	OGO AGUSIOBO
157	ADEBOWALE OMOTAYO MORGAN
158	UFUOMA ADASEN
159	KAYODE OLADELE FALOLA
160	GODSON ODITA
161	GIDEON OLUWASEGUN ADEGBITE
162	IYABO MOHAMMED
163	PROFESSOR A.BABATUNDE OBILANA
164	AGHARINMA EHIEDU
165	ARIT O ANNAM (MINOR)
166	CAPGEMINI INVESTMENTS LIMITED
167	OLUSEUN ODUWOLE
168	ABHULIMEN OHIKU
169	ATOLOYE OLOLADE
170	STOCKOGEST NIG. LTD
171	ADESOLA OLUWASEUN AKINOLA
172	JOSEPH ONUORA ESEKA
173	OLATAYO DOLAPO TALABI
174	ISIOMA LAWAL
175	AKPIFO ONOME OHWOVORIOLE
176	KEMI ADENIRAN
177	EYITAYO JNR ILORI
178	WALE ODUTOLA
179	OLAYINKA MODUPE ONASANYA
180	ZUBIEDAT BOLARIN BIOBAKU
181	MODUPE & BABATUNDE OKOH
182	IYABO ODUTOLA
183	OPE OLOMO
184	CHINEDU DESMOND OZOEKWO
185	OBISESAN LEWIS OGUNLEYE
186	OLUFEMI POPOOLA
187	SIMPLEX SYSTEMS ENTERPRISES
188	ONIWINDE OLUYOMI
189	ISYAKU UMAR
190	BISIKE OBIOHA UBA
191	EKAETTE KINGS ITUEN
192	ABIMBOLA JANET DADA
193	OLADAPO OLUSOLA AKINSANYA
194	FUNSHO GBOLAHAN

List of Unclaimed Dividend

195	ONUBOGU MOSES ONOH
196	BIMSUKA INVESTMENTS LTD
197	DEJI TUNDE-ANJOUS
198	IKONMWOSA CLARA OKORO
199	OLATUNDE SHONEKAN
200	OLANREWAJU BAMIDELE OYEWOLE
201	JOHN IKIMALO
202	AYUBA RAMADAN
203	OLUWAKEMI ADETOUN POPOOLA
204	EMEKA AKUNYIBA
205	IKECHUKWU BONIFACE OZOH
206	VIVIAN CHIOMA IKEOKWU
207	THEOPHILUS OYEBISI ADEGBOYE
208	GENITY LTD
209	BUNMI ALABI
210	NOJEEM OLALEKAN POPOOLA
211	CHRISTIAN OKECHUKWU EBBI
212	RASHEED TAIRU
213	ANTHONIA O. DUROJAIYE
214	ADIGUN ADEMOLA
215	CHRISTOPHER ANUNAGBA
216	OSASUMWEN EZEKIEL
217	ALICE .O. KAY
218	OLUWASEUN SUNDAY POPOOLA
219	DORIS OMERESAN BAJAH
220	OLUWAFEMI ABIODUN ADEWOYE
221	BOLUTIFE OLUBUKOLA FOLASADE ADEFEHINTI
222	OMOSALEWA MORIAMO AJIBOLA
223	OLUWAPELUMI OSIBEMEKUN
224	VIVIAN A IKEM
225	KEHINDE MULIKAT OMOLABAKE MUSA
226	SOLOMON N CHUKWUEBUKA
227	SIMON PETER OGOCHUKWU EBOH
228	KAYODE AKINKUGBE
229	ADEBISI FLORA AJAYI
230	ONYEN ADEJO ALICE
231	KAYODE ODUWOLE
232	MURTALA USMAN
233	OMOLARA EBELE ANUWE

List of Unclaimed Dividend

234	MOSHOOD OLUSEGUN MOGAJI
235	SEGUN OKUBANJO
236	THEOPHILUS AYO JAMES OGUNBIYI
237	AMINAT ADEBUNKUNOLA ADAMS
238	OLUWOLE ADEGORIOYE ADEDIRAN
239	ADERONKE OLUWATOBI ADEBISI
240	PAUL IJIOMA TARIBO
241	(ADMORS TO THE ESTATE OF ADEBANJO ADENIYI OLAIDE OLAIDE ESTATE OF ADEBANJO ADENIYI OLAIDE
242	AYODELE KOFI SAGOE
243	AFOLABI ISRAEL ANIBABA
244	MODUPEOLA IRELE
245	TOSIN ODUNSI
246	NJIDEKA ROSEMARY NWOSU
247	SOLA ALIU
248	OLUSHOLA ISMAIL
249	THEOPHILUS OYEBISI ADEGBOYE
250	BANKOLE SAIDI
251	IFEANYI OBUA
252	OLOYEDE FAGBEMI
253	MOJISOLA FOLUKE EDUN
254	CHRISTOPHER OGBONNAYA UKAH
255	OLUSEGUN OYEKANMI VETIVA NOMINEE
256	IKECHUKWU EZEKIEL OKOLI
257	UZOHO MAUDLINE
258	OBAFEMI AWOYEMI
259	ADEYEMI MISBAU SUARA
260	REMI KAY
261	THOMPSON J OBI
262	OLABISI NURUDEEN GINIGBIH
263	BABATUNDE SALAMI AKINDELE
264	ABDULHAREEM EKHA AILEOBINI
265	OLUMIDE AKINTERINWA
266	AZUKA ANDRE ONIANWA
267	VETIVA NOMINEES A/C VIMP 1083
268	OSAGHAE COLLINS AKHABUE
269	KAYLOPE COY LTD
270	OBINNA BENJAMIN OMOEJE

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271	MICHAEL OGUNBIYI
272	E.O. OLAWALE
273	SEBATIAN NDULUE NWOSU
274	GABRIEL CHIDIEBERE CHUKWUKERE
275	ABISOLA KAMSON
276	CHUKWUEMEKA CHIAGOZIE ELUCHIE
277	TERRY OMATSOLA OKORODUDU
278	TAOFEEK TAIWO GIDADO
279	OLUWASEUN FALEYE
280	RASHEED ORIYOMI ARIJE
281	MOHAMMED KUDU SANTURAKI
282	INA ROSE EBONG
283	ADEKUNLE SHODUNKE
284	IBIKUNLE JOSEPH MARINHO
285	OLUMUYIWA OYEWOLE
286	PETER MMADUABUCHI EZEONYE
287	ABIODUN ADELOWO ADESOLA
288	CASMIR ANYANWU
289	CHUKWUNOMNSO EDMOND IWUALA
290	AHAMEFULA IGBOKWE
291	TAIWO OMOTAYO
292	ABAYOMI OKURIYIKE AJOSE-ADEOGUN
293	BABAMAYOWA AMOO
294	NAOMI AMARACHUKWU EMMANUEL IKE
295	WASIU AKOLAWOLE BELLO
296	ADEDOYIN APINKE COKER
297	AFOLABI OGUNTADE
298	FELIX ADEOLU AKINSANYA
299	ABDULAZEEZ ADEMOLA TAIWO OYEDELE
300	FUNKE PETERS
301	OLAITAN ODUNUGU OMOLOLA
302	LARRY CHIEDU NWABUDIKE
303	OMOTOPE ODUNAYO OGUNNOWO
304	ADERONKE OYEYEMI ADEYEMI
305	FADIPE AYODELE BABATUNDE
306	OLUDOTUN BABATUNDE FADIPE
307	JOHA GLOBAL SOLUTION
308	ABAMIC RESERVES LIMITED
309	OMOWONUOLA.O & BABAJIDE .T ALABI

List of Unclaimed Dividend

310	UCHENNA JOSEPH OHAGWU
311	AISHA SHAMSUNA AHMED
312	ADEBOYE TAIWO ONIWINDE
313	DAISY OMOYEMWEN EBE
314	BROWNSON OBARIDOA OBELE
315	ADESUA OMOLEGHO ADEWOLE
316	ADESOLA MAMUKUYO
317	KEHINDE OLUSEGUN ONIWINDE
318	BOMMO INTERNATIONAL NIG LTD
319	KAYODE ODETOLA
320	DANIEL U ANNAM (MINOR)
321	OLUWOLE JEREMIAH TOKODE
322	EBENEZER OLUFEMI IDOWU
323	ADEREMI ALABI OJO
324	CHUKWUEMEKA PATRICK NGENE
325	CHARLES AKUNNA
326	AXIAL NIGERIA LTD
327	BOSE OTUFOWORA
328	REIM BODUNRIN
329	ABIODUN SOSAN NIGEL
330	HENRY CHIDI IKPA
331	AYODEJI OMOTOSO
332	KUNLE-SALAMI AYOBAMBO & SALAMI OLOLADE
333	SUNDAY YUSUF
334	CHRISTIAN CHUKWUEMEKA OKALLA
335	CHIBUEZE F NDUDIRIM
336	MG RESOURCES LTD
337	OLUWAKEMI FARINDE
338	OLUTOSIN CHARLES LADEJO
339	MAYOWA OLATOYE
340	IJEOMA ONWUKA
341	GRACE AWANI ALELE-WILLIAMS
342	LASAT ENTERPRISES
343	ADEYEMO CUDJOE ALAKIJA
344	CHUKWUNONSO ANGELINA UME-EZEOKE
345	JONATHAN AYO SANYAOLU
346	EMMANUEL OKECHUKWU ANYANWU
347	MR& MRS V.O.DANIA
348	OLUKEMI ADENIJI

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349	EMMANUEL ROBSON
350	DANIEL CHINEDUM ILO
351	YEKINI OLAREWAJU AJADI
352	MICHAEL OGBONNAYA OJI
353	OLUBUNMI OLUYEMISI ADELEYE
354	ADA OKWUOSA
355	OLUSEGUN ABEL AKINBODE
356	LOLA AKINLEYE
357	MATTHEW OKPERE
358	ESURU AHANEKU
359	FUNLOLA KUPOLATI
360	ALOY CHIFE
361	BANJI OLANIYAN
362	OGOCHUKWU SYLVIA EKEZIE
363	OLUGBENGA DAIRO
364	THERESA NWEDE AGBABUNE
365	REX OKORIE OKIKE
366	JUSTICE MUSA GARBA
367	RILWAN ABIODUN ADELAKUN
368	AYODELE PATRICK AKINWUNMI
369	LION BUILDINGS LIMITED
370	N EUCHARIA NDUDIRIM
371	STEPHEN ABAYOMI ALABI
372	BABATOPE AYODELE OMODELE
373	ABDUL GANIYU ATANDA SAKA
374	OLUWASEYI SOLOMON OWO
375	BABATUNDE TIJANI FOLAWIYO
376	IFEYINWA MAUREEN ANOCHIE
377	OLATUNDE BAYO BALOGUN
378	AMOKE ONITIJU
379	DIVINE NOBLE FAITH VENTURES
380	UZONDU MARCELLINIUS UGOCHUKWU
381	NGOZICHUKWUKA ANDREW OBURO
382	ANGEL PARIOLA
383	BOSEDE ABIODUN FAGBOYEGUN
384	CHINNEZE THOMAS ORAGWU
385	JOSEPH OYETUNDE OYEWOLE
386	FRIDAY NOSA OMOREGIE
387	KAMAR AZEEZ

List of Unclaimed Dividend

388	OLUWATOSIN OPEYEMI ATOBATELE
389	OMOBAYODE OLUWASEUN KETIKU
391	ADETOKUNBO AYOOLA ADETOLA
392	GEORGE OLUMUYIWA ABOABA
393	TEMITOPE WAHEED OSHIKOYA
394	OLAKUNLE OLUKAYODE AROMIRE
395	AKHERE PHILIP OMONFOMAN
396	OLUSEGUN OSIFO AKPATA
397	OLUGBENGA OLUROTIMI SADIPE
398	BLESSING AONDONA-ATE
399	HALITA ALIYU
400	GANIYU AMOO KOLAWOLE
401	IFEJESUDAMISI EBUNJESU DAPO-MAKANJUOLA
402	BENSON AJAYI
403	OLANREWAJU OLUBUKOLA FAGBIRE
404	LAWAL DANLADI YARO
405	HEINEKEN LOKPOBRI
406	MOHAMMED SANI ALHASSAN
407	YINKA OGUNSULIRE
408	IFEJOLAADE OLA-SHODUNKE
409	PAULKER EMMANUEL
410	ABF RESOURCES AND INVESTMENT LTD
411	OLUTUNDE ADEYANJU FADAIRO
412	STELLA ITEMIMIE EZENACHUKWU
413	LATEEF OGUNSOLA
414	EMMANUEL AKOMAYE
415	JAMILA MOMODU-MUSA
416	ZAID AYODEJI KOLAWOLE
417	HARLEQUIN INVESTMENTS LIMITED
418	OLUWABUNKUNMI AKINSEYE
419	CHIOMA OKIGBO
420	ADENIKE BOLANLE AKINSEYE
421	IGNATIUS ODO EZEJA
422	ABIMBOLA ODUMOSU
423	MABEL EHIOSU EDENARU
424	OSAYUWARE EREBOR
425	OMOWUNMI GANIAT MAFOLABOMI
426	AYANWOLE SIKIRU ALLI
427	YINKA ONIWINDE

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428	ALBERT OLUMIDE LAWSON
429	EMEKA OLATUNJI AJAYI
430	MUSTAPHA OLUSOLA OLADUNJOYE
431	OLADIPO BABATUNDE BAJO
432	LOVE ONYEJIZURU UTOMI
433	BALOGUN GAFAR OLOLADE ERINFOLAMI
434	ASMAU GOGO ONIYANGI
435	GABRIEL ADETOLA OKUNUBI
436	TAIWO ADEWALE ADELEYE
437	SUNDAY ALADE
438	OLANIYI ADENIYI
439	NIKE OLOWOKANDE
440	CHIMEZIE ANOCHIE
441	UZOMA NNAEMAKA CHUKWUEMEKA
442	EMILY GREEN-NWODIM
443	JOSEPH OSUNTOLA ILORI
445	OYEWOLE TIMOTHY ADUNOYE
446	MARYAM SULEIMAN
447	DAVID OYEH EGBEJULE
448	TAIWO OLUDAMILARE SHITTU
449	NICHOLAS NWALOZIE NNEJI
450	OLANIKE TOLULOPE ADEDIRAN
451	TAJUDEEN OLAWALE RABIU
452	OLAFEMI ESTHER AGBOOLA
453	KAREEM ADISA AGODI
454	ADEDEJI OLUWASEUN AGBOADE
455	NOBLE FAITH CATERERS
456	SAMSON OLUSEGUN PASTOR OLAGOKE
457	RASAQ ADEAGBO ADELE-ADEWOLE
458	EKENE NDIDI OMALIKO
459	ONABANJO S ONASANYA
460	ADEOLA ADEYI
461	OLUREMI OLORUNYOMI
462	MICHEAL OLUTAYO ABAYOMI
463	RASHEED YUSUF
464	MARY KEHINDE LADEJO
465	BABATUNDE SOTUNDE
466	MOHAMMED LAWAL ALIYU

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467	SHAMSUDEEN ADEMOLA GIWA
468	ADEKUNLE SHODUNKE
469	BABAJIDE AYOBAMI BABALOLA
470	HAFSATU ABDULLAHI
471	J.O. OYEFESO
472	MANNIRA BUHARI
473	MARGARET NWAKANMA MONYEH
474	UZOAMAKA ZEBLON NWAEJI
475	ORITSEWEYIMI ANDREW ESISI
476	BERNARD CHIDOZIE EJIM
477	BUNMI ALLINSON
478	MELIE NNAMDI
479	TEMITAYO ADEPOJU
480	ADEGBOYEGA ADEBAJO
481	CLEMENT OBINWANNE CHUKWU
482	CHIEDOZIEM NDUDIRIN
483	EVELYN EGHOGHO EMUH
484	OLAMIDE OLUWATOSIN OLOWU
485	EUNICE NWOWU
486	NNAMDI CHARLES OKORO
487	OLADIPO FOLABI OSENI
488	OBIANUJU NADINE EZENACHUKWU
489	ALICE OLORUNYOMI
490	OPEYEMI HELEN ADEWUNMI
491	AKINPELU ASALU
492	MARKSON TARIBO
493	IFEDEYI OLA-SHODUNKE
494	OLUWATOYIN VICTORIA IRIABE
495	NOSAKHARE EHIGIE
496	JUMOKE OLUYEMISI ODUNSI
497	JUMOKE OSHOSANYA
498	NSE-ABASI OLUGBENGA
499	FEMI OLADEHIN
500	SALAG LIMITED
501	OMOWUNMI OYINKANSOLA MAJEKODUNMI
502	CHUX UGWUEGEDE
503	IGHOJOVBE WINIFRED OGHENEKARO

List of Unclaimed Dividend

504	CHUKWUDI PHILIP UME-EZEOKE
505	MUTIU ADEMOLA BALOGUN
506	KOFOWOROLA ADEDAMOLA MAJEKODUNMI
507	FEYI OLUSANYA
508	JOHN IRONTA
509	DOKPE OHONMOIME AKELE
510	OLISAELOKA EMMANUEL EZENACHUKWU
511	ADEYOJU PETER AIKU
512	AYODEJI OLADUNNI
513	OLAEISI ADEDIGBA
514	JUDE EDEMA AWANI
515	BOLARINWA OLUGBENGA OSIYALE
516	NDUBUISI ALUGWE
517	GARBA FATIMA ALIYU
518	CHUKA NZEKA
519	KIRTAP (HOLDINGS) LIMITED
520	VALETINE CHUKWUEBUKA AMADI

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