

# Unaudited Financial Statements for the period ended 30 September 2023

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**UPDC Plc**  
**Financial Statements**  
**For the period ended 30 September 2023**  
**Performance Highlights**

	The Group			The Company		
	30 Sep 23 N'000	30 Sep 22 N'000	% Change	30 Sep 23 N'000	30 Sep 22 N'000	% Change
Revenue	3,778,192	2,089,985	81	1,212,427	660,451	84
Operating profit/(loss)	200,845	86,305	133	121,078	(42,339)	386
Net finance cost	(197,113)	(327,931)	40	(197,113)	(335,412)	41
Profit/(Loss) before taxation	3,732	(241,626)	102	(76,035)	(377,751)	80
Taxation	(109,012)	(48,998)	(122)	(7,915)	(3,999)	(98)
Loss after taxation	(105,280)	(290,624)	64	(83,950)	(381,750)	78
Total comprehensive profit/(loss) for the period	14,792	(470,732)	103	36,122	(561,858)	106
Total Equity	8,205,390	8,396,636	(2)	575,554	642,451	(10)
Total equity and liabilities	19,269,735	19,428,403	(1)	11,687,962	10,852,735	8
Cash and Cash equivalents	4,569,769	3,161,475	45	3,801,716	2,532,109	50
Basic Profit/(Loss) Per Share (Kobo)	(1)	(2)	64	(0)	(2)	78
NSE quotation as at September 30 (kobo)	120	97		120	97	
Number of shares in issue ('000)	18,559,970	18,559,970		18,559,970	18,559,970	
Market capitalisation as at September 30 (N'000)	22,271,964	18,003,171		22,271,964	18,003,171	

	Notes	The Group		The Company	
		Actual Result		Actual Result	
		9 months ended 30 Sep 23 N'000	9 months ended 30 Sep 22 N'000	9 months ended 30 Sep 23 N'000	9 months ended 30 Sep 22 N'000
Revenue	4 (i)	3,778,192	2,089,985	1,212,427	660,451
Cost of sales	6	(2,504,703)	(1,319,276)	(945,848)	(384,141)
<b>Gross profit</b>		<b>1,273,489</b>	<b>770,710</b>	<b>266,579</b>	<b>276,310</b>
Fair value gain/ (loss) on investr	12	-	-	-	-
Profit/(Loss) on disposal on inve.	15	-	-	-	-
Selling and distribution expense	6	(52,912)	(44,204)	(43,576)	(36,153)
Administrative expenses	6	(1,182,530)	(835,948)	(472,532)	(421,780)
Other operating income	5	162,798	195,747	370,607	139,284
Credit Loss reversal					
<b>Operating profit/(loss)</b>		<b>200,845</b>	<b>86,305</b>	<b>121,078</b>	<b>(42,339)</b>
Finance income	7	119,409	65,560	119,409	58,079
Finance cost	7	(316,522)	(393,491)	(316,522)	(393,491)
Net finance cost		(197,113)	(327,931)	(197,113)	(335,412)
<b>Profit/(Loss) before taxation</b>		<b>3,732</b>	<b>(241,626)</b>	<b>(76,035)</b>	<b>(377,751)</b>
Taxation	8	(109,012)	(48,998)	(7,915)	(3,999)
<b>Loss after taxation</b>		<b>(105,280)</b>	<b>(290,624)</b>	<b>(83,950)</b>	<b>(381,750)</b>
<b>Other comprehensive income:</b>					
<i>Items not to be subsequently recycled to profit or loss:</i>					
Net changes in fair value of financial assets	14	120,072	(180,108)	120,072	(180,108)
<b>Total comprehensive profit/(loss) for the period</b>		<b>14,792</b>	<b>(470,732)</b>	<b>36,122</b>	<b>(561,858)</b>
<b>Profit/ (loss) attributable to:</b>					
Equity holders of the parent		(137,072)	(323,514)	(83,950)	(381,750)
Non controlling interest		31,792	32,890	-	-
<b>Total profit (loss)</b>		<b>(105,280)</b>	<b>(290,624)</b>	<b>(83,950)</b>	<b>(381,750)</b>
<b>Total comprehensive profit/(loss) attributable to:</b>					
Equity holders of the parent		(17,000)	(503,622)	36,122	(561,858)
Non controlling interests		31,792	32,890	-	-
<b>Total comprehensive profit/(loss)</b>		<b>14,792</b>	<b>(470,732)</b>	<b>36,122</b>	<b>(561,858)</b>
<b>Earnings per share for profit/(loss) attributable to the equity holders of the group:</b>					
<b>Basic Profit/(Loss) Per Share (Kobo)</b>					
From continuing operations	10	(1)	(2)	(0)	(2)
From discontinued operations	10	-	-	-	-
From profit/(loss) for the period		(1)	(2)	(0)	(2)
<b>Diluted Profit/(Loss) Per Share (Kobo)</b>					
From continuing operations	10	(1)	(2)	(0)	(2)
From discontinued operations	10	-	-	-	-
From profit/(loss) for the period		(1)	(2)	(0)	(2)

The notes on pages 6 to 15 are an integral part of these consolidated financial statements.

**UPDC Plc**  
**Consolidated and Separate Statement of Financial Position**  
**At 30 September 2023**

	Notes	The Group		The Company	
		30 Sep 23	31 Dec 22	30 Sep 23	31 Dec 22
		N'000	N'000	N'000	N'000
<b>Assets</b>					
<b>Non-current assets</b>					
Property, plant and equipment	11	8,439,880	8,390,160	30,169	28,744
Intangible assets	12	55,951	45,442	8,611	10,970
Investments in joint ventures	13	125,647	125,647	124,843	124,843
Equity instrument at fair value	14	520,313	400,240	520,313	400,240
Investments in subsidiaries	15	-	-	1,616,697	1,719,716
		9,141,791	8,961,489	2,300,633	2,284,513
<b>Current assets</b>					
Inventories	16	3,515,755	5,265,759	3,454,535	3,927,220
Trade and other receivables	17	1,892,278	1,911,918	1,983,879	1,981,131
Current tax assets	9	150,143	127,762	147,201	127,762
Cash at bank and in hand	18	4,569,769	3,161,475	3,801,716	2,532,109
		10,127,944	10,466,914	9,387,330	8,568,222
<b>Total assets</b>		<b>19,269,735</b>	<b>19,428,403</b>	<b>11,687,962</b>	<b>10,852,735</b>
<b>Equity</b>					
Share capital		9,279,985	9,279,985	9,279,985	9,279,985
Share premium		8,971,551	8,971,551	8,971,551	8,971,551
Fair value reserve of financial assets at FVOCI		(46,695)	(166,767)	(46,695)	(166,767)
Revenue reserve		(9,971,660)	(9,731,569)	(17,629,287)	(17,442,318)
<b>Equity attributable to equity holders of the Company</b>		<b>8,233,181</b>	<b>8,353,200</b>	<b>575,554</b>	<b>642,451</b>
Non controlling interest		(27,791)	43,436	-	-
<b>Total equity</b>		<b>8,205,390</b>	<b>8,396,636</b>	<b>575,554</b>	<b>642,451</b>
<b>Liabilities</b>					
<b>Non-current liabilities</b>					
Interest bearing Loans and Borrowings	19	4,702,096	4,702,096	4,702,096	4,702,096
Deferred taxation liabilities		73,016	73,016	72,537	72,537
		4,775,112	4,775,112	4,774,633	4,774,633
<b>Current liabilities</b>					
Trade and other payables	20	5,994,255	6,041,882	6,145,352	5,327,596
Current income tax liabilities		117,587	144,048	15,031	37,330
Interest bearing Loans and Borrowings	19	177,391	70,725	177,391	70,725
		6,289,233	6,256,655	6,337,774	5,435,651
<b>Total liabilities</b>		<b>11,064,345</b>	<b>11,031,767</b>	<b>11,112,408</b>	<b>10,210,284</b>
<b>Total equity and liabilities</b>		<b>19,269,735</b>	<b>19,428,403</b>	<b>11,687,962</b>	<b>10,852,735</b>

The unaudited financial statements were approved by the board of directors on 19 October 2023 and signed on its behalf by:



Wole Oshin  
Chairman  
FRC/2013/CIIN/00000003054



Odunayo Ojo  
Chief Executive Officer  
FRC/2016/NIESV/00000014322



Grant Akata  
Chief Financial Officer  
FRC/2023/PRO/ICAN/001/146924

The notes on pages 6 to 15 are an integral part of these consolidated financial statements.

**UPDC Plc**  
**Consolidated and Separate Statement of Changes in Equity**  
**For the period ended 30 September 2023**

	<b>The Group</b>					
	<b>Attributable to owners of the Company</b>					
	<b>Share Capital N'000</b>	<b>Share Premium N'000</b>	<b>Revenue Reserve N'000</b>	<b>Other Reserves N'000</b>	<b>Fair value reserve of financial assets at FVOCI N'000</b>	<b>Total N'000</b>
Balance at 1 January 2023	9,279,985	8,971,551	(9,731,569)	-	(166,767)	8,353,200
UPDC FM Share Premium	-	-	(103,019)	-	-	(103,019)
Profit for the period	-	-	(137,072)	-	-	(137,072)
Net changes in fair value of financial assets through other comprehensive income	-	-	-	-	120,072	120,072
<b>Balance at 30 September 2023</b>	<b>9,279,985</b>	<b>8,971,551</b>	<b>(9,971,660)</b>	<b>-</b>	<b>(46,695)</b>	<b>8,233,181</b>
Balance at 1 January 2022	9,279,985	8,971,551	(10,654,133)	391,420	26,683	8,015,506
Loss for the period	-	-	(323,514)	-	-	(323,514)
Net changes in fair value of financial assets through other comprehensive income	-	-	-	-	(180,108)	(180,108)
Gain on reclassification of asset of disposal group held for sale	-	-	712,998	-	-	-
Statute barred dividend	-	-	1,940	-	-	-
Acquisition of subsidiary	-	-	-	-	-	-
Right Issue	-	-	-	-	-	-
Unbundling of UPDC REIT units	-	-	-	-	-	-
Dividends	-	-	-	-	-	-
<b>Balance at 30 September 2022</b>	<b>9,279,985</b>	<b>8,971,551</b>	<b>(10,262,709)</b>	<b>391,420</b>	<b>(153,425)</b>	<b>7,511,884</b>
<b>Effect of IFRS 9 on retained earnings</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

	<b>The Company</b>					
	<b>Attributable to owners of the Company</b>					
	<b>Share Capital N'000</b>	<b>Share Premium N'000</b>	<b>Revenue Reserve N'000</b>	<b>Other Reserves N'000</b>	<b>Fair value reserve of financial assets at FVOCI N'000</b>	<b>Total N'000</b>
Balance at 1 January 2023	9,279,985	8,971,551	(17,442,318)	-	(166,767)	642,451
UPDC FM Share Premium	-	-	(103,019)	-	-	(103,019)
Profit for the period	-	-	(83,950)	-	-	(83,950)
Net changes in fair value of financial assets through other comprehensive income	-	-	-	-	120,072	120,072
<b>Balance at 30 September 2023</b>	<b>9,279,985</b>	<b>8,971,551</b>	<b>(17,629,287)</b>	<b>-</b>	<b>(46,695)</b>	<b>575,554</b>
Balance at 1 January 2022	9,279,985	8,971,551	(17,815,137)	391,420	26,683	854,502
Right Issue	-	-	-	-	-	-
Loss for the period	-	-	(381,750)	-	-	(381,750)
Net changes in fair value of financial assets through other comprehensive income	-	-	-	-	(180,108)	(180,108)
Gain on disposal of investment in subsidiary*	-	-	-	-	-	-
Lapse unclaimed dividend	-	-	-	-	-	-
Statute barred dividend refund	-	-	1,940	-	-	1,940
Right Issue	-	-	-	-	-	-
Unbundling of UPDC REIT units	-	-	-	-	-	-
<b>Balance at 30 September 2022</b>	<b>9,279,985</b>	<b>8,971,551</b>	<b>(18,194,947)</b>	<b>391,420</b>	<b>(153,425)</b>	<b>294,584</b>
<b>Effect of IFRS 9 on retained earnings</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

The summary of significant accounting policies and notes on pages 6 to 15 are an integral part of these financial statements.

**UPDC Plc**  
**Consolidated Statement of Cash Flows**  
**For the period ended 30 September 2023**

	Notes	The Group		The Company	
		2023 September N'000	2022 September N'000	2023 September N'000	2022 September N'000
<b>Profit (Loss) before tax</b>		<b>3,732</b>	<b>(241,626)</b>	<b>(76,035)</b>	<b>(377,751)</b>
<b>Adjustment for non cash items:</b>					
Depreciation	11	84,814	17,239	8,710	7,349
Amortization of intangible asset	12	2,976	3,690	2,359	2,560
Other income	5	-	-	-	-
Profit on disposal of property, plant and equipment	5	-	-	-	-
Finance cost	7	316,522	393,491	316,522	393,491
Finance income	7	(119,409)	(65,560)	(119,409)	(58,079)
Exchange (gain)/loss	5	(8,986)	(188)	(8,986)	(188)
Dividend received		(23,210)	-	(30,935)	-
		<b>256,440</b>	<b>107,047</b>	<b>92,227</b>	<b>(32,618)</b>
Changes in working capital:					
(Increase)/decrease in inventories		1,750,004	1,039,175	472,685	329,804
Decrease/(increase) in receivables		(2,741)	430,461	(22,190)	558,659
Increase/(decrease) in payables		(229,366)	(140,869)	823,694	412,851
<b>Cash flow (used in)/from operating activities</b>		<b>1,774,337</b>	<b>1,435,815</b>	<b>1,366,415</b>	<b>1,268,696</b>
Tax paid		(110,121)	(63,869)	(4,811)	(65,145)
Capital Gains Tax Paid			(65,145)		
VAT paid		(49,649)	(47,421)	(31,335)	(25,794)
<b>Net Cash inflow from operating activities</b>		<b>1,614,567</b>	<b>1,259,380</b>	<b>1,330,269</b>	<b>1,177,758</b>
<b>Cash flow from investing activities</b>					
Proceeds from sale of investment property		-	-	-	-
Purchase of property, plant & equipment	11	(134,536)	(9,097)	(10,135)	(7,302)
Purchase of intangible asset	12	(13,485)	-	-	-
Proceeds from sale of property, plant and equipment		-	-	-	-
Additions of investment properties		-	-	-	-
Investment in subsidiary		-	-	-	-
Net changes in fair value of loan from equity holders		-	-	-	-
Proceed from sales of investment		-	-	-	-
Dividend received		23,210	-	30,935	-
Interest received	7	119,409	65,560	119,409	58,079
<b>Net cash flow from investing activities</b>		<b>(5,402)</b>	<b>56,463</b>	<b>140,209</b>	<b>50,777</b>
<b>Cash flow from financing activities</b>					
Proceeds from borrowings	19	-	-	-	-
Repayment of borrowings	19	-	-	-	-
Unclaimed dividend fund paid	19	-	-	-	-
Statute barred dividend refund		-	1,940	-	1,940
Interest paid	19	(209,855)	(172,701)	(209,855)	(172,701)
<b>Net cash flow from financing activities</b>		<b>(209,855)</b>	<b>(170,761)</b>	<b>(209,855)</b>	<b>(170,761)</b>
Net increase/(decrease) in cash and cash equivalents		1,399,311	1,145,080	1,260,623	1,057,775
Net foreign exchange difference		8,986	188	8,986	188
Cash and cash equivalents at the beginning of the period		3,161,475	1,878,320	2,532,109	1,329,891
<b>Cash and cash equivalents at the end of the period</b>	<b>18</b>	<b>4,569,769</b>	<b>3,023,587</b>	<b>3,801,716</b>	<b>2,387,854</b>

The summary of significant accounting policies and notes on pages 6 to 15 are an integral part of these financial statements.

**1.1 General information**

UPDC Plc ('the Company') and its subsidiaries (together 'the Group') is a company incorporated in Nigeria. The Group has businesses with activities in real estate and hotel management. The registered office address is 1-5 Odunlami Street, Lagos.

The Company is a public limited company and is listed on the Nigerian Exchange Group.

**1.2 Securities Trading Policy**

In compliance with Rule 17.15 Disclosure of Dealings in Issuers' Shares, Rulebook of the Exchange 2015 (Issuers Rule) UPDC Plc maintains effective Security Trading Policy which guides Directors, Audit Committee members, employees and all individuals categorized as insiders as to their dealing in the Company's shares. The Policy is regularly reviewed and updated by the Board. The Company has made specific inquiries of all the directors and other insiders and is not aware of any infringement.

**1.3 Management's Assessment of Internal Controls**

The management of UPDC Plc is responsible for establishing and maintaining adequate internal control over financial reporting. UPDC's internal control system was designed to provide reasonable assurance to the Company's management and board of directors regarding the preparation and fair representation of published financial statements.

UPDC's management assessed the effectiveness of the Company's internal controls within the reporting period. Based on our assessment, we believe that as of 30 September 2023, the Company's internal controls are effective. We will continue to work on further strengthening this position.

**2. Summary of significant accounting policies**

**2.1 Basis of preparation**

The financial statements have been prepared in accordance with IAS 34. The financial statements have been prepared on a historical cost basis except for Investment Properties, held for trading and available for sale financial instruments which are carried at fair value.

**2.2 Accounting Policies**

The accounting policies adopted are consistent with those for the year ended 31 December, 2022.

**2.3 Estimates**

The preparation of interim financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing these condensed interim financial statements, the significant judgements made by management in applying the group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31 December 2022.

**3 Financial Risk Management**

The group's activities expose it to a variety of financial risks: market risk (including currency risk, fair value interest rate risk, cash flow interest rate risk and price risk), credit risk and liquidity risk. The group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the group's financial performance.

This interim financial statements do not include all financial risk management information and disclosures required in the annual financial statements; they should be read in conjunction with the Company's annual financial statements as at 31 December 2022. There have been no changes in the risk management structure since year end or in any risk management policy.



#### 4. Segment Analysis

The chief operating decision-maker has been identified as the Executive Committee (Exco). The Exco reviews the Company's internal reporting in order to assess performance and allocate resources.

Nigeria is the Company's primary geographical segment as the operations of the Company are entirely carried out in Nigeria. As at 30 September 2023, UPDC Plc's operations comprised two main business segments which are Property Development, Sales & Management and Hospitality Services.

**Property Development, Sales & Management** - UPDC Plc's main business is the acquisition, development, sales and management of high quality serviced commercial and residential properties in the Highbrow and Middle Income segments of the real estate market in Nigeria. The Company approaches property planning from the customers' perspective to create comfortable living/working environments. UPDC Facility Management Limited is a subsidiary of UPDC Plc. The Company provides facilities management services to residential and commercial properties in Nigeria.

**Hospitality Services** - UPDC Hotels Limited, the company's subsidiary is in the hospitality industry and leverages significantly on the success of its principal promoter UPDC Plc. The hotel provides services such as sale of rooms, conference halls as well as food & beverages.

The following measures of performance are reviewed by the Exco:

- Revenue to third parties
- Earnings before interest and tax
- Profit before tax
- Net current assets
- Property, plant and equipment

	The Group			
	Property Development Sales & Management	Hospitality Services	Classified as Discontinued Operation/ Held for Sale	Total
	N'000	N'000	N'000	N'000
<b>30 September 2023</b>				
Total Revenue	3,284,517	493,675	-	3,778,192
Intergroup revenue	-	-	-	-
Revenue to third parties	3,284,517	493,675	-	3,778,192
Earnings before interest and tax	461,010	(260,165)	-	200,845
Loss before tax	263,897	(260,165)	-	3,732
Net current assets	4,899,947	(1,061,235)	-	3,838,711
Property, plant and equipment	37,367	8,402,513	-	8,439,880

	The Group			
	Property Development Sales & Management	Hospitality Services	Classified as Discontinued Operation/ Held for Sale	Total
	N'000	N'000	N'000	N'000
<b>30 September 2022</b>				
Total Revenue	1,963,375	126,610	-	2,089,986
Intergroup revenue	-	-	-	-
Revenue to third parties	1,963,375	126,610	-	2,089,986
Earnings before interest and tax	315,823	(229,518)	-	86,305
Loss before tax	(12,109)	(229,517)	-	(241,626)
Net current assets	5,743,660	(726,179)	-	5,017,480
Property, plant and equipment	35,166	8,235,545	-	8,270,711

	The Company		The Company	
	Property development sales & management	Total	Property development sales & management	Total
	N'000	N'000	N'000	N'000
<b>30 September 2023</b>				
Total revenue	1,212,427	1,212,427	660,451	660,451
Intergroup revenue	-	-	-	-
Revenue from third parties	1,212,427	1,212,427	660,451	660,451
Profit before interest and tax	240,487	240,487	15,740	15,740
Profit before tax	(76,035)	(76,035)	(377,751)	(377,751)
Net current assets	3,049,556	3,049,556	3,132,571	3,132,571
Property, plant and equipment	30,169	30,169	28,744	28,744

#### 4 (i). Revenue from contracts with customers

##### Entity wide information

	The Group		The Company	
	30 Sep 23	30 Sep 22	30 Sep 23	30 Sep 22
	N'000	N'000	N'000	N'000
<b>Analysis of revenue by category:</b>				
UPDC Sale of Property Stock	1,100,261	423,850	1,100,261	423,850
Share of James Pinnock Sale of Property Stock	-	-	-	-
Rental income	-	-	-	-
Project/ Asset Management Fee	112,167	236,601	112,167	236,601
<b>UPDC Plc</b>	<b>1,212,427</b>	<b>660,451</b>	<b>1,212,427</b>	<b>660,451</b>
UPDC Hotel Ltd. Revenue	493,675	126,610	-	-
Deep Horizon Inv. Ltd Sale of Property Stock	1,731,092	1,076,340	-	-
UPDC Facility Mgt Ltd. Management Surcharge Income	340,997	226,584	-	-
<b>Group</b>	<b>3,778,192</b>	<b>2,089,985</b>	<b>1,212,427</b>	<b>660,451</b>

	The Group		The Company	
	30 Sep 23	30 Sep 22	30 Sep 23	30 Sep 22
	N'000	N'000	N'000	N'000
<b>Analysis of revenue by geographical location:</b>				
Nigeria	3,778,192	2,089,985	1,212,427	660,451

5. Other Operating Income	The Group		The Company	
	30 Sep 23 N'000	30 Sep 22 N'000	30 Sep 23 N'000	30 Sep 22 N'000
Investment income	23,210	33,104	30,935	33,104
Exchange gain	7,902	188	8,986	188
Recovery on facility management	-	56,463	-	-
Others	131,685	105,993	330,687	105,993
<b>Total other income</b>	<b>162,798</b>	<b>195,747</b>	<b>370,607</b>	<b>139,284</b>

6. Expenses by nature	The Group		The Company	
	30 Sep 23 N'000	30 Sep 22 N'000	30 Sep 23 N'000	30 Sep 22 N'000
Change in inventories of finished goods & other direct costs of inventories	2,287,406	1,171,815	876,337	329,804
Property Maintenance expenses	17,747	30,264	17,747	28,616
Personnel expenses	578,712	358,524	292,896	230,034
Depreciation of Property, Plant & Equipment	84,814	172,269	8,710	7,349
Amortization of intangible asset	2,977	2,997	2,359	2,560
Unrealised exchange loss	-	505	-	505
Rent and rates*	9,966	10,603	9,966	9,736
Vehicles repairs, maintenance & fueling	10,525	2,206	4,398	1,735
Other repairs & maintenance	57,557	19,033	7,522	2,974
Legal expenses	28,695	19,010	28,427	18,504
Auditors' remuneration	15,206	11,063	12,094	8,063
Directors' emoluments	11,850	15,750	11,850	15,750
Information Technology	32,208	45,111	27,925	41,286
Insurance	29,313	21,867	10,875	9,288
Marketing, advertising & communication	31,323	22,351	22,884	17,117
Professional fees	48,264	93,072	31,000	56,834
Agency Fees	43,356	30,504	8,681	5,830
Printing and stationery	9,511	2,979	3,854	2,927
Energy Cost - UPDC Hotel Ltd.	244,816	42,387	-	-
Other expenses**	186,915	127,117	84,432	53,160
	<b>3,740,145</b>	<b>2,199,428</b>	<b>1,461,956</b>	<b>842,074</b>
Cost of sales	2,504,703	1,319,276	945,848	384,141
Selling and distribution expenses	52,912	44,204	43,576	36,153
Administrative expenses	1,182,530	835,948	472,532	421,780
	<b>3,740,145</b>	<b>2,199,428</b>	<b>1,461,956</b>	<b>842,074</b>

\* Rent and rates are short term leases of office building that are below one year.

\*\* Other expenses include, registrars expenses, training cost, transport & travels, security expenses, NSE listing fees, service charge, statutory payments.

7. Net Finance Income/(Cost)	The Group		The Company	
	30 Sep 23 N'000	30 Sep 22 N'000	30 Sep 23 N'000	30 Sep 22 N'000
<b>Finance Income</b>	<b>119,409</b>	<b>65,560</b>	<b>119,409</b>	<b>58,079</b>
Interest on borrowings	(316,522)	(393,491)	(316,522)	(393,491)
<b>Finance Costs</b>	<b>(316,522)</b>	<b>(393,491)</b>	<b>(316,522)</b>	<b>(393,491)</b>
<b>Net Finance Cost</b>	<b>(197,113)</b>	<b>(327,931)</b>	<b>(197,113)</b>	<b>(335,412)</b>

Finance income relate to interest on short term deposits.

8. Taxation	The Group		The Company	
	30 Sep 23 N'000	30 Sep 22 N'000	30 Sep 23 N'000	30 Sep 22 N'000
<b>Current tax</b>				
Minimum tax charge for the year	-	-	-	-
Current income tax	109,012	48,998	7,915	3,999
Capital Gain tax	-	-	-	-
<b>Total current tax charge</b>	<b>109,012</b>	<b>48,998</b>	<b>7,915</b>	<b>3,999</b>
<b>Deferred tax</b>				
*Deferred tax reversal on financial instrument - Note 2.1.2	-	-	-	-
Reversal of prior years over provision	-	-	-	-
Total deferred tax (note 26)	-	-	-	-
<b>Total deferred tax (note 26)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Income tax charge</b>	<b>109,012</b>	<b>48,998</b>	<b>7,915</b>	<b>3,999</b>

Nigeria corporation tax is calculated at 30% (2022: 30%) of the estimated assessable profit for the year.

The income tax charge for the year can be reconciled to the profit per the consolidated and separate statement of profit or loss as

	The Group		The Company	
	30 Sep 23 N'000	30 Sep 22 N'000	30 Sep 23 N'000	30 Sep 22 N'000
Profit/(loss) before taxation	3,732	(241,626)	(76,035)	(377,751)
Tax at the Nigeria corporation tax rate of 30% (2021: 30%)	1,120	(72,488)	(22,811)	(113,325)
Education tax	-	-	-	-
Capital gains tax	-	-	-	-
Effect of income that is exempt from taxation	-	-	-	-
Effect of expenses that are not deductible in determining taxable profit	107,892	551,992	30,726	2,550,658
Minimum tax adjustments (Excluding PITF)	-	-	-	-
<b>Tax for the year</b>	<b>109,012</b>	<b>479,505</b>	<b>7,915</b>	<b>2,437,333</b>

Per statement of financial position	The Group		The Company	
	30 Sep 23 N'000	30 Sep 22 N'000	30 Sep 23 N'000	30 Sep 22 N'000
At 1 January	48,998	-	3,999	-
Charge for the year	109,012	48,998	7,915	3,999
Payments during the year	(40,423)	-	3,117	-
Withholding tax utilized	-	-	-	-
<b>At 31 December</b>	<b>117,587</b>	<b>48,998</b>	<b>15,031</b>	<b>3,999</b>

9. Current tax assets	The Group		The Company	
	30 Sep 23 N'000	30 Sep 22 N'000	30 Sep 23 N'000	30 Sep 22 N'000
Unutilised withholding tax credit notes as at January 1	127,762	127,762	127,762	127,762
Additional during the period	47,783	-	44,842	-
Utilization during the period	(25,403)	-	(25,403)	-
<b>Unutilised withholding tax credit notes as at period end</b>	<b>150,143</b>	<b>127,762</b>	<b>147,201</b>	<b>127,762</b>

These relate to WHT credit notes yet to be utilized. The notes will be utilized against future income tax liabilities when filing tax returns to the FIRS.

## 10. Earnings/(loss) Per Share

### (a) Basic

Basic earnings/(loss) per share is calculated by dividing the profit/(loss) attributable to equity holders of the company by the weighted average number of ordinary shares in issue during the period excluding ordinary shares purchased by the Company and held as treasury shares.

	The Group		The Company	
	30 Sep 23 N'000	30 Sep 22 N'000	30 Sep 23 N'000	30 Sep 22 N'000
Loss after tax for the year from discontinued operations	-	-	-	-
Profit/(loss) attributable to ordinary equity shareholders (NGN'000)	(105,280)	(290,624)	(83,950)	(381,750)
Profit/(loss) for the period	(105,280)	(290,624)	(83,950)	(381,750)
<b>Basic earnings/(loss) per share (Kobo)</b>	<b>(1)</b>	<b>(2)</b>	<b>(0)</b>	<b>(2)</b>
From discontinued operations	-	-	-	-
From continuing operations	(1)	(2)	(0)	(2)
<b>Diluted earnings/(loss) per share (Kobo)</b>	<b>(1)</b>	<b>(2)</b>	<b>(0)</b>	<b>(2)</b>
From discontinued operations	-	-	-	-
From continuing operations	(1)	(2)	(0)	(2)

	The Group		The Company	
	30 Sep 23 Number ('000)	30 Sep 22 Number ('000)	30 Sep 23 Number ('000)	30 Sep 22 Number ('000)
Basic weighted average and Diluted weighted average number of shares	18,559,970	18,559,970	18,559,970	18,559,970
Absolute number of shares	18,559,970	18,559,970	18,559,970	18,559,970

### (b) Diluted

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares. The group has no dilutive instruments.

## 11. Property, plant and equipment

### The Group

	Land & Building	Motor vehicles	Plant and Machinery	Furniture & Fittings	Computer Equipment	Total
Cost	N'000	N'000	N'000	N'000	N'000	N'000
At 1 January 2022	-	62,512	12,737	46,843	72,099	194,191
Addition	10,153	-	110,753	17,627	10,918	149,451
Reclassification from Assets held for sale	8,118,332	6,623	77,663	32,861	5,521	8,241,000
Disposals	-	(24,456)	-	-	-	(24,456)
<b>At 31 December 2022</b>	<b>8,128,485</b>	<b>44,679</b>	<b>201,153</b>	<b>97,331</b>	<b>88,538</b>	<b>8,560,185</b>
At 1 January 2023	8,128,485	44,679	201,153	97,331	88,538	8,560,185
Addition	250	3,772	101,925	14,386	14,202	134,536
Disposals	-	-	-	-	-	-
<b>At 31 September 2023</b>	<b>8,128,735</b>	<b>48,451</b>	<b>303,078</b>	<b>111,718</b>	<b>102,740</b>	<b>8,694,721</b>
<b>Accumulated depreciation and impairment</b>						
At 1 January 2022	-	26,756	12,737	46,419	58,351	144,262
Charge for the period	16,489	9,231	5,859	1,322	5,245	38,145
Disposals	-	(12,381)	-	-	-	(12,381)
<b>At 31 December 2022</b>	<b>16,489</b>	<b>23,606</b>	<b>18,595</b>	<b>47,741</b>	<b>63,596</b>	<b>170,026</b>
At 1 January 2023	16,489	23,606	18,595	47,741	63,596	170,027
Charge for the period	39,079	4,172	28,803	5,818	6,942	84,814
Disposals	-	-	-	-	-	-
<b>At 31 September 2023</b>	<b>55,568</b>	<b>27,778</b>	<b>47,399</b>	<b>53,559</b>	<b>70,537</b>	<b>254,841</b>
<b>Net book values</b>						
<b>At 31 September 2023</b>	<b>8,073,166</b>	<b>20,673</b>	<b>255,679</b>	<b>58,159</b>	<b>32,202</b>	<b>8,439,880</b>
<b>At 31 December 2022</b>	<b>8,111,996</b>	<b>21,073</b>	<b>182,558</b>	<b>49,590</b>	<b>24,942</b>	<b>8,390,160</b>

No Property, Plant and Equipment was pledged as security for any liability as at 30 September 2023 (2022: Nil)

**UPDC Plc**  
**Notes to the Consolidated and Separate Financial Statements - Continued**  
**For the period ended 30 September 2023**

**The Company**

	<b>Motor vehicles</b>	<b>Plant and Machinery</b>	<b>Furniture &amp; Fittings</b>	<b>Computer Equipment</b>	<b>Total</b>
<b>Cost</b>	N'000	N'000	N'000	N'000	N'000
At 1 January 2022	33,170	12,736	46,234	67,986	160,126
Additions	-	-	3,404	3,897	7,302
Disposals	-	-	-	-	-
<b>At 31 December 2022</b>	<b>33,170</b>	<b>12,736</b>	<b>49,639</b>	<b>71,883</b>	<b>167,428</b>
At 1 January 2023	33,170	12,736	49,639	71,883	167,428
Additions	-	-	3,449	6,686	10,135
<b>At 31 September 2023</b>	<b>33,170</b>	<b>12,736</b>	<b>53,088</b>	<b>78,569</b>	<b>177,563</b>
<b>Accumulated depreciation</b>					
At 1 January 2022	13,696	12,736	45,839	56,454	128,723
Charge for the period	5,563	-	508	3,890	9,961
Disposals	-	-	-	-	-
<b>At 31 December 2022</b>	<b>19,259</b>	<b>12,736</b>	<b>46,347</b>	<b>60,344</b>	<b>138,684</b>
At 1 January 2023	19,259	12,736	46,347	60,344	138,683
Charge for the period	4,172	-	841	3,697	8,710
<b>At 31 September 2023</b>	<b>23,431</b>	<b>12,736</b>	<b>47,188</b>	<b>64,041</b>	<b>147,393</b>
<b>Net book values</b>					
<b>At 31 September 2023</b>	<b>9,739</b>	<b>-</b>	<b>5,900</b>	<b>14,528</b>	<b>30,169</b>
<b>At 31 December 2022</b>	<b>13,911</b>	<b>-</b>	<b>3,292</b>	<b>11,539</b>	<b>28,744</b>

No Property, Plant and Equipment was pledged as security for any liability as at 30 September 2023 (2022: Nil)

**12. Intangible Assets**

	<b>The Group</b>	<b>The Company</b>
<b>Cost</b>	<b>Software</b>	<b>Software</b>
	N'000	N'000
At 1 January 2022	309,009	305,770
Additions	33,039	-
Reclassification from Assets held for sale	43,638	-
<b>At 31 December 2022</b>	<b>385,686</b>	<b>305,770</b>
At 1 January 2023	385,686	305,770
Additions	13,487	-
<b>At 31 September 2023</b>	<b>399,173</b>	<b>305,770</b>
<b>Amortisation</b>		
At 1 January 2022	292,620	291,455
Reclassification from Assets held for sale	42,039	-
Amortisation for the period	5,586	3,347
<b>At 31 December 2022</b>	<b>340,246</b>	<b>294,802</b>
At 1 January 2023	340,246	294,802
Amortisation for the period	2,976	2,359
<b>At 31 September 2023</b>	<b>343,222</b>	<b>297,160</b>
<b>Net book values</b>		
<b>At 31 September 2023</b>	<b>55,952</b>	<b>8,611</b>
<b>At 31 December 2022</b>	<b>45,442</b>	<b>10,969</b>

No intangible asset was pledged as security for any liability as at 30 September 2023 (2022: Nil)

### 13. Investments in equity accounted joint ventures

The amounts recognised in the statement of financial position are as follows:

	The Group		The Company		30 Sep 23 % holding	31 Dec 22 % holding
	30 Sep 23 N'000	31 Dec 22 N'000	30 Sep 23 N'000	31 Dec 22 N'000		
Joint ventures	125,647	125,647	124,843	124,843	51.0%	51.0%
	<b>125,647</b>	<b>125,647</b>	<b>124,843</b>	<b>124,843</b>		

The movement in the investment in joint ventures during the year is stated below:

	The Group		The Company	
	30 Sep 23 N'000	31 Dec 22 N'000	30 Sep 23 N'000	31 Dec 22 N'000
At 1 January	125,647	128,926	124,843	128,122
Movement during the year	-	(3,279)	-	(3,279)
	<b>125,647</b>	<b>125,647</b>	<b>124,843</b>	<b>124,843</b>

#### Nature of investment in Joint ventures:

Name	Project	Country of incorporation	Nature of relationship	Measurement method	% Interest held
First Festival Mall Ltd.	Festival Mall	Nigeria	Joint venture	Equity	45%
First Restoration Dev. Coy Ltd.	Olive Court	Nigeria	Joint venture	Equity	51%
Pinnacle Apartment Dev. Ltd.	Pinnacle Apartments	Nigeria	Joint venture	Equity	51%
Calabar Golf Estate Ltd.	Golf Estate	Nigeria	Joint venture	Equity	51%
UPDC Metro City Ltd.	Metrocity	Nigeria	Joint venture	Equity	60%
Transit Village*	Transit Village	Nigeria	Joint venture	Equity	40%

All joint ventures are primarily set up for projects as stated above. The investments in Joint Venture were measured at cost in the separate financial statements.

\* Transit Village JV was not operational as at year end. The company's investment represents the seed capital contributed towards acquiring the land for the project.

### 14. Equity instrument at fair value through other comprehensive income

As at 30 June 2023, UPDC held 133,413,475 units, representing 5% of the total issued REIT units. This is in compliance with Section 532(z) of the SEC Rules and Regulations (as amended) that requires promoters of real estate investment schemes to subscribe to a minimum of 5% of the registered units of the scheme at inception and hold such units throughout the life of the real estate investment scheme. The fair value changes is as a result of the difference in share price from prior year of N3.00 to N3.75 per unit in current year.

	The Group		The Company	
	30 Sep 23 N'000	31 Dec 22 N'000	30 Sep 23 N'000	31 Dec 22 N'000
As at 1 January	400,240	593,690	400,240	593,690
Fair value changes	120,072	(193,450)	120,072	(193,450)
<b>As at period end</b>	<b>520,313</b>	<b>400,240</b>	<b>520,313</b>	<b>400,240</b>

	The Group		The Company	
	30 Sep 23 N'000	31 Dec 22 N'000	30 Sep 23 N'000	31 Dec 22 N'000
Openina balance of Investment	400,240	593,690	400,240	593,690
Fair valuation at reporting date	(520,313)	(400,240)	(520,313)	(400,240)
<b>Fair value (gain)/ loss</b>	<b>(120,072)</b>	<b>193,450</b>	<b>(120,072)</b>	<b>193,450</b>

#### 15. Investments in subsidiaries

Principal investments	The Company		% Shareholding	
	30 Sep 23 N'000	31 Dec 22 N'000	30 Sep 23 %	31 Dec 22 %
UPDC Hotels Ltd. 2,082,500,000 Shares of ₦1.00 each	2,082,500	2,082,500	94%	94%
Manor Gardens Dev. Company Ltd. 53,810,000 Ordinary Shares of ₦1.00 each	53,810	53,810	67.5%	67.5%
UPDC Facility Management Ltd. 5,000,000 Ordinary Shares of ₦1.00 each	5,000	108,019	50%	50%
Deep Horizon Investment Ltd. 1,000,000 Ordinary Shares of ₦1.00 each	1,611,697	1,611,697	95%	75%
	<b>3,753,007</b>	<b>3,856,026</b>		
Impairment of investments	(2,136,310)	(2,136,310)		
	<b>1,616,697</b>	<b>1,719,716</b>		

Investments in subsidiaries are measured at cost. Investment in UPDC Hotels Ltd. previously classified as a discontinued operation has now been classified as continuing operation.

#### 16. Inventories

	The Group		The Company	
	30 Sep 23 N'000	31 Dec 22 N'000	30 Sep 23 N'000	31 Dec 22 N'000
Non trade stock	51,723	120,595	-	-
Properties under construction - Note 16 (i)	3,315,251	5,145,164	3,454,535	3,927,220
<b>Balance</b>	<b>3,366,974</b>	<b>5,265,759</b>	<b>3,454,535</b>	<b>3,927,220</b>

All Inventory above are carried at lower of cost or net realisable value at all the periods reported.

#### 16. (i). Properties under construction

	The Group		The Company	
	30 Sep 23 N'000	31 Dec 22 N'000	30 Sep 23 N'000	31 Dec 22 N'000
Balance 1 January	4,996,382	6,084,508	3,927,220	4,468,168
Additions	728,744	66,386	403,652	2,000,000
Transfer from Calabar Golf Estate Ltd.	-	-	-	310,452
Transfer from investment properties	-	(1,154,512)	-	-
Disposal	(2,169,098)	-	(876,337)	(2,851,400)
Write-down of inventories	-	-	-	-
Deferred Commissioning cost/ write back	(240,776)	-	-	-
	<b>3,315,251</b>	<b>4,996,382</b>	<b>3,454,535</b>	<b>3,927,220</b>

#### 17. Trade and other receivables

	The Group		The Company	
	30 Sep 23 N'000	31 Dec 22 N'000	30 Sep 23 N'000	31 Dec 22 N'000
Trade receivables	1,020,277	960,269	801,068	846,821
Less: Impairment of trade receivables	(802,457)	(861,496)	(750,518)	(809,557)
Net trade receivables	<b>217,820</b>	<b>98,773</b>	<b>50,550</b>	<b>37,264</b>
Receivables from group companies (Note 23)	1,037,954	1,157,733	1,477,299	1,488,546
Other receivables (Note 17 (i))	636,067	654,533	455,593	453,474
Advances to staff	436	879	436	1,847
	<b>1,892,278</b>	<b>1,911,918</b>	<b>1,983,879</b>	<b>1,981,131</b>

#### 17. (i) Analysis of other receivables

	30 Sep 23 N'000	31 Dec 22 N'000	30 Sep 23 N'000	31 Dec 22 N'000
Mobilization payments to contractors	40,739	289,459	26,767	26,767
Prepayments and accrued income	75,861	27,372	47,671	22,026
Withholding tax receivables	8,448	1,768	7,639	1,500
Other Debtors*	511,019	424,568	373,516	378,707
	<b>636,067</b>	<b>743,168</b>	<b>455,593</b>	<b>429,000</b>

\*Other debtors comprise mainly of service charge expenses incurred on empty plot of land at Pinnock Beach. These are reimbursable by individual customers upon commencement of development work on their respective plots.

## 18. Cash and cash equivalents

	The Group		The Company	
	30 Sep 23 N'000	31 Dec 22 N'000	30 Sep 23 N'000	31 Dec 22 N'000
Cash at bank and in hand	1,725,233	1,406,179	956,948	776,582
Short term investment	2,844,857	1,755,617	2,844,857	1,755,617
Less: Impairment of Short term investments	(321)	(321)	(90)	(90)
<b>Cash and cash equivalents</b>	<b>4,569,769</b>	<b>3,161,475</b>	<b>3,801,716</b>	<b>2,532,109</b>

Cash at banks earns interest at floating rates based on daily bank deposit rates. Short-term deposits are made for varying periods of between one day and three months, depending on the immediate cash requirements of the Group, and earn interest at the respective short-term deposit rates.

## 19. Borrowings

	The Group		The Company	
	30 Sep 23 N'000	31 Dec 22 N'000	30 Sep 23 N'000	31 Dec 22 N'000
UAC of Nigeria Plc. Loan	80,993	32,292	80,993	32,292
Custodian Investment Plc Loan	96,398	38,433	96,398	38,433
<b>Current borrowings</b>	<b>177,391</b>	<b>70,725</b>	<b>177,391</b>	<b>70,725</b>
<b>Non-current borrowings</b>				
UAC of Nigeria Plc. Loan	2,146,881	2,146,881	2,146,881	2,146,881
Custodian Investment Plc Loan	2,555,215	2,555,215	2,555,215	2,555,215
	<b>4,702,096</b>	<b>4,702,096</b>	<b>4,702,096</b>	<b>4,702,096</b>
<b>Total borrowings</b>	<b>4,879,487</b>	<b>4,772,821</b>	<b>4,879,487</b>	<b>4,772,821</b>

Movement in total borrowing during the year is as follows:

	The Group		The Company	
	30 Sep 23 N'000	31 Dec 22 N'000	30 Sep 23 N'000	31 Dec 22 N'000
Balance as at 1 January	4,772,821	5,511,653	4,772,821	5,511,653
Proceeds from borrowings	-	-	-	-
Initial measurement of proceeds	-	391,420	-	391,420
Interest accrued	316,522	521,432	316,522	521,432
Repayment of borrowings*	-	(1,143,421)	-	(1,143,421)
Interest paid	(209,855)	(508,264)	(209,855)	(508,264)
<b>Balance</b>	<b>4,879,487</b>	<b>4,772,821</b>	<b>4,879,487</b>	<b>4,772,821</b>

In April 2021, the majority shareholders of UPDC Plc (CIP & UACN Plc) granted UPDC Plc a loan for N5.9billion at the rate of 9%/annum with a 3year moratorium. It was also agreed that the loan would be provided by CIP and UACN Plc's pro rata their shareholding in the UPDC i.e. CIP contributed 54.34% of the Loan whilst UACN Plc contributed 45.66% of the Loan. The purpose of the loan was to pay down the 5-year bond and UACN Bridge Finance.

\*In December 2022, UPDC Plc repaid N1.143million, being the bridge portion of the Shareholders' loan to CIP & UACN Plc as well as the accrued interest as at the date of principal repayment.

## 20. Trade and other payables

	The Group		The Company	
	30 Sep 23 N'000	31 Dec 22 N'000	30 Sep 23 N'000	31 Dec 22 N'000
Trade payables	980,028	912,712	538,777	541,463
Contract liabilities (Note 21)	2,080,588	2,538,829	2,046,638	2,469,929
Amounts owed to other related parties (Note 23)	351,215	211,789	2,390,772	1,071,278
	<b>3,411,830</b>	<b>3,663,330</b>	<b>4,976,187</b>	<b>4,082,670</b>
Value Added Tax/ Withholding Tax Payables	111,215	114,508	18,675	27,308
Other payables	840,391	360,641	239,253	265,135
Assets Replacement Deposits	190,636	241,597	172,636	232,597
Unclaimed dividend (Note 22)	252,411	252,411	252,411	252,411
Deferred Commissioning cost	79,973	320,749	-	-
Accruals	1,107,799	1,088,646	486,190	467,475
<b>Total</b>	<b>5,994,255</b>	<b>6,041,882</b>	<b>6,145,352</b>	<b>5,327,596</b>

\*Trade and other payables comprise amounts outstanding for trade purchases and ongoing costs. The directors consider the carrying amount of trade and other payables to approximate its fair value due to their short term maturity period and no significant discounts is expected on payments of the obligations.

\*Other payables development levy deposits, and other payroll related statutory payment due.

\*Accruals is made up of legal fee, audit fee, amongst others.

## 21. Contract liabilities

	The Group		The Company	
	30 Sep 23 N'000	31 Dec 22 N'000	30 Sep 23 N'000	31 Dec 22 N'000
Deposit by customers	2,080,588	2,538,829	2,046,638	2,469,929
	<b>2,080,588</b>	<b>2,538,829</b>	<b>2,046,638</b>	<b>2,469,929</b>

This represents advances received from customers in respect of sale of property stocks and facility management fees. This is a non-interest bearing liability.

## 22. Unclaimed dividend

	The Group		The Company	
	30 Sep 23 N'000	31 Dec 22 N'000	30 Sep 23 N'000	31 Dec 22 N'000
As at 1 January	252,411	252,411	252,411	252,411
Dividend declared	-	-	-	-
	<b>252,411</b>	<b>252,411</b>	<b>252,411</b>	<b>252,411</b>

### 23. Related party transactions

The ultimate parent and controlling party of the Company is Custodian Investment Plc incorporated in Nigeria. There are other companies that are related to UPDC through common shareholdings.

#### Period-end balances arising from sales/purchases of goods/services

	The Group		The Company	
	30 Sep 23	31 Dec 22	30 Sep 23	31 Dec 22
	N'000	N'000	N'000	N'000
<b>Receivable:</b>				
Receivables balance	4,284,515	4,345,254	18,772,893	18,725,102
Provision for expected credit losses	(3,246,560)	(3,187,521)	(17,295,594)	(17,236,555)
<b>Balance as at 31 December</b>	<b>1,037,954</b>	<b>1,157,733</b>	<b>1,477,299</b>	<b>1,488,548</b>

#### Period-end balances arising from sales/purchases of goods/services

	Relationship	The Group		The Company	
		30 Sep 23	31 Dec 22	30 Sep 23	31 Dec 22
		N'000	N'000	N'000	N'000
<b>Receivable:</b>					
UPDC Metrocity Limited	Joint Venture	479,658	1,019,242	479,658	1,019,242
UPDC Hotel Ltd.	Subsidiary	-	-	14,418,119	14,330,230
First Festival Mall Limited	Joint Venture	2,614,513	2,614,513	2,614,513	2,614,513
Pinnacle Apartment Dev. Ltd/ Imani and Sons	Joint Venture	382,505	320,222	382,505	320,222
Galaxy Mall Current Account	Joint Venture	74,034	74,034	74,034	74,034
Manor Gardens	Subsidiary	317,244	317,244	317,244	317,244
Groupo Atlanta Nig Ltd	Joint Venture	416,561	-	416,561	-
UPDC Facility Management Ltd.	Subsidiary	-	-	70,259	49,618
		4,284,515	4,345,254	18,772,893	18,725,102
Impairment of Intercompany receivables		(3,246,560)	(3,187,521)	(17,295,594)	(17,236,555)
		<b>1,037,954</b>	<b>1,157,733</b>	<b>1,477,299</b>	<b>1,488,548</b>

	Relationship	The Group		The Company	
		30 Sep 23	31 Dec 22	30 Sep 23	31 Dec 22
		N'000	N'000	N'000	N'000
<b>Payable:</b>					
UAC of Nigeria Plc.	Associate	2,426	7,002	2,426	7,002
UPDC REIT	Equity investment	72,194	75,416	72,194	75,416
MDS Logistics Ltd.	Sister Company	-	1,787	-	1,787
First Restoration Dev. Co. Limited	Joint Venture	276,595	127,583	276,595	127,583
Deep Horizon Investment Ltd.	Subsidiary	-	-	2,039,558	859,489
		<b>351,215</b>	<b>211,789</b>	<b>2,390,772</b>	<b>1,071,278</b>

All trading balances will be settled in cash.

The related party transactions were carried out on commercial terms and conditions.

### 24. Events after reporting period

#### Covid-19 Pandemic

##### Impact Review:

We have continued to implement our strategies for managing the impact of the pandemic on our business by focusing on our people, operations, customers and finances. Our strategy remains the same, and is as follows:

- People: We adopted a "People First" approach, ensuring the safety of our staff and customers. Flexible working was adopted to minimize the risk of exposure to the virus, and we were able to establish minimum disruption to business operations while working from home.
- Operations: Our businesses were stress tested at varying levels. We have continued to focus on cost optimization, negotiating discounts on every expenditure and agreeing appropriate payment plans with contractors.
- Strategy: We have reviewed and analyzed internal data and conducted market research, and based on these, we have reviewed our products and service offerings to align with the market. We will focus our energies on products and service offerings which offer stable and consistent demand.
- Technology: We embraced digital transformation to ensure continued paperless access to our files, seamless communication with our employees and customers through virtual meeting platforms; and continued access to our products and services via the available digital channels.

##### Balance sheet analysis:

- Property, Plant and Equipment: The Company's Property Plant and Equipment consists mainly Motor Vehicles, Furniture & Fittings and Computer Equipment. We do not envisage any negative impact on this class of asset.
- Intangible Assets: This class of asset includes software, which will not be negatively impacted by the effects of the pandemic.
- Investment in Joint Ventures: There was a slowdown in sales of Joint Venture assets and recovery of receivables. We have planned for this in our budget for the year.
- Inventories: There was a slowdown in sales of property stock. Our new developments will focus on Middle Income housing, which will help drive revenue for the year.
- Trade and Other Receivables: We have performed a quarterly analysis and review of the portfolio and the impact on the Company. We will also continue to embark on recovery drives. Any required adjustment will be reflected in the appropriate reporting period.
- Non-current liabilities: The Company has put measures in place to ensure that the interest obligations on UACN and Custodian Investment Plc loans are met as and when due. The principal repayment is not yet due until 2026.
- Current liabilities: We do not envisage any adverse impact on current liabilities.



<b>UPDC Free Float Computation</b>				
Company Name:	<b>UPDC PLC</b>			
Board Listed:	MAIN BOARD			
Year End:	December			
Reporting Period:	30 Sep 23			
Share Price at end of reporting period:	₦1.20			
<b>Shareholding Structure/Free Float Status</b>				
Description	30 Sep 23			
	Units	Percentage		
Issued Share Capital	18,559,969,936	100%		
<b>Substantial Shareholdings (5% and above)</b>				
Custodian Investment Plc	9,486,390,663	51.11%		
UAC of Nigeria Plc	7,953,143,897	42.85%		
Total Substantial Shareholdings	17,439,534,560	93.96%		
<b>Directors' Shareholdings (direct and indirect), excluding directors with substantial interests</b>				
Mr. Wole Oshin	-	-		
Mr. Folasope Aiyesimoju	-	-		
Mr. Odunayo Ojo	-	-		
Ms. Bidemi Fadayomi	-	-		
Mr. Adeniyi Falade	-	-		
Mr. Oyekunle Osilaja	-	-		
Total Directors' Shareholdings	-	-		
<b>Other Influential Shareholdings</b>				
First PCN/Crusader Pensions - PFA Main	216,154,500	1.16%		
Total Other Influential Shareholdings	216,154,500	1.16%		
<b>Free Float in Units and Percentage</b>	<b>904,280,876</b>	<b>4.88%</b>		
<b>Free Float in Value</b>	<b>₦693,815,153.25</b>			

**Declaration:**

UPDC Plc, with a free float percentage of 4.88% as at 30 September 2023, does not meet the free float requirements of the Nigerian Exchange Group for companies listed on the Main Board.

The Company is working on a plan to resolve this. This plan will be communicated appropriately as soon as it is implemented.