



Purple Real Estate Income PLC

# ANNUAL REPORT

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• FOR THE YEAR ENDED 2024





# purple

purplemaryland  
work • shop • eat • play • drink

purpleliving  
nano • macro • urban

purplelekki  
work • shop • eat • play • drink • live

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# Corporate Information

## Board of Directors



**Jumoke Akinwunmi**  
Chairman



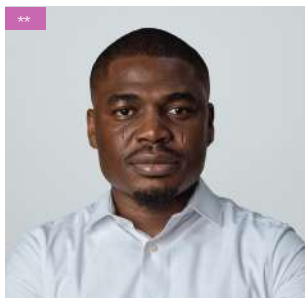
**Olayide Agboola**  
CEO



**Obinna Onunkwo**  
DCEO



**Oluseyi Sowale**  
Executive Director



**Oladimeji Olanikanmi**  
Executive Director



**Adedoyin Afun**  
Independent Director



**Muhtar Bakare**  
Independent Director



**Olatunbosun Omoniyi**  
Non-Executive Director



**Sir (Pharm) Nnamdi Obi**  
Non-Executive Director



**Prof. Hilary Onyiuke**  
Non-Executive Director



**Umar Mohammed**  
Non-Executive Director

\*\* Appointed 18 February 2024

## Registered Office

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10, Da Silva Street  
Off Chris Madueke Drive  
Admiralty Way, Lekki Phase 1, Lagos

## Business Office

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10, Da Silva Street  
Off Chris Madueke Drive  
Admiralty Way, Lekki Phase 1, Lagos.

## Company Secretary

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Bloomfield Law Practice  
FRC/2024/PRO/NBA/004/802969  
15, Agodogba Avenue, Parkview, Ikoyi. Lagos

## Independent Auditor

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KPMG Professional Services  
FRC/2023/COY/267452  
KPMG Tower,  
Bishop Aboyade Cole Street,  
Victoria Island, Lagos.

## Principal Bankers

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- Stanbic IBTC Bank Plc
- Keystone Bank Limited
- FCMB Limited
- Zenith Bank PLC
- Jaiz Bank PLC
- Nova Merchant Bank

## Property Valuer

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Jide Taiwo and Co  
FRC/2014/NIESV/00000008842

Northcourt Valuers  
FRC/2019/NIESV/00000019857

## Company Registration No

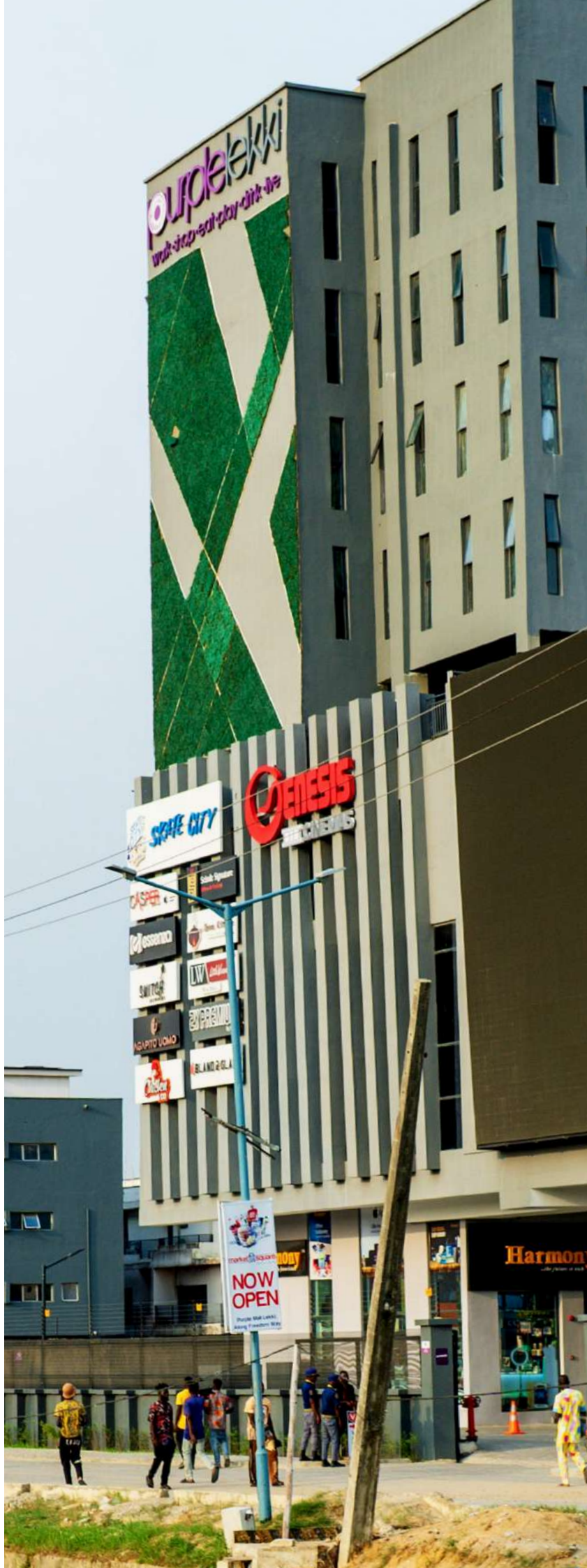
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RC 1185154

## Tax Identification No

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22514221-0001











# Chairman Statement

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## Dear Shareholders,

It is my pleasure to welcome you to our 2024 Annual Review and Report. This year marked a period of strategic consolidation for the company following the challenges and momentum of 2023. Alongside other players in Nigeria's real estate and broader economic landscape, we navigated a complex macroeconomic environment shaped by necessary structural reforms aimed at steering the country toward long-term fiscal stability and productivity.

## MACROECONOMIC OVERVIEW

On the global stage, economic activity in 2024 slowed considerably, weighed down by persistent inflationary pressures, geopolitical conflict, and tightened financial conditions. Sub-Saharan Africa, in particular, experienced subdued growth, exacerbated by high debt levels and climate-related shocks. However, Nigeria demonstrated relative resilience, bolstered by a youthful population, growing technology adoption, and an evolving reform agenda. Easing global commodity prices—particularly for oil and wheat—helped to reduce import-driven inflationary pressures, though infrastructural deficits continued to impede broader economic expansion in the region.

Domestically, 2024 was a year of recalibration. The Federal Government's reform program progressed into its consolidation phase, with emphasis on restoring investor confidence, curbing inflation, and stabilising fiscal and monetary frameworks. While inflation persisted and the Naira remained under pressure, the authorities undertook bold corrective measures, including a tighter monetary policy by the Central Bank of Nigeria (CBN), the clearance of FX obligations, and enhanced domestic revenue mobilisation. These actions have laid the groundwork

## REAL ESTATE MARKETS

Real estate remained a vital contributor to Nigeria's GDP in 2024, accounting for 5.2% of total output. This was underpinned by resilient demand in premium residential and retail sub-segments. While commercial development activity saw a slight dip in core business districts, high-growth nodes such as Lekki, Ikoyi, and select mainland locations continued to experience healthy momentum.

Formal retail further solidified its role as an inflation-hedging asset, with stable rental yields of 8–10% in urban centres. Earnings from Nigerian real estate funds exceeded N2.26 billion from rental income, driven by a resurgence in demand for consumer-facing spaces and the expansion of QSR and FMCG brands in growth nodes such as Lekki, Yaba and Surulere.



**Jumoke Akinwunmi**  
Chairman

Localised retail formats such as community malls and neighbourhood centres performed particularly well, with occupancy levels surpassing 90%—a stark contrast to vacancy rates in larger Grade-A malls, which ranged between 70–80%.

Despite the inflationary environment and rising construction costs, demand remained robust for high-quality residential real estate across the island. Rental yields in these micro-markets averaged 6–9%, buoyed by sustained interest from diaspora investors and high-net-worth individuals seeking safe, appreciating real estate assets. Land values in these areas appreciated by 15–25%. The retail sector’s strength as both a yield-generating and capital-appreciating investment further validates your company’s strategy of focusing on high-potential, value-accreting assets.

Overall, 2024 presented short-term headwinds but was underscored by long-term potential. While inflation and volatility tested resilience, the reform-driven trajectory of the economy bodes well for private sector-led growth. Real estate continues to prove itself as a resilient and strategic asset class, powered by demographic trends, urbanisation, and capital preservation. As reforms take root and confidence slowly rebuilds, the economy is positioning itself for a more disciplined, opportunity-driven recovery.

**2024 STRATEGY**

In 2024, the Company implemented a deliberate and disciplined three-pronged strategy aimed at stabilising the business, safeguarding shareholder value, and positioning the firm for long-term growth. These key outcomes were essential in guiding our thinking and strategy throughout the year. This strategy was partly driven by the demands of the macroeconomic environment outlined above, which required agile thinking and a focus on execution, as well as our consistent monitoring of headwinds that enabled the company to strategise and adapt swiftly. Our approach was rooted in prudence, performance, and liquidity optimisation. The key pillars of this approach were:

**Strengthening Shareholder Value through Project Execution**

We prioritised efficient project delivery over portfolio expansion. Notably, we completed the retail component of our flagship development, Purple Lekki. Additionally, we implemented strategic operational shifts at Purple Urban Development to reduce exposure and accelerate investor returns. This focus on execution over expansion enabled us to maximise value with minimal risk.

**Restructuring the Balance Sheet and Reducing Leverage**

2024 also marked a decisive shift in our capital structure. Recognising the rising cost of capital, we restructured our balance sheet, reducing debt to under 25% of NAV. This was accomplished through a mix of equity raises from both existing and new investors, fortifying our capital base and reducing future financial risk.

**Monetisation of High-Value Landbanks**

Our divestment of landbank holdings in Maryland delivered substantial liquidity and confirmed the embedded value of our location-first investment strategy. Proceeds from these transactions were reinvested into debt reduction and expedited project delivery, underscoring our disciplined, value-driven approach.



Together, these initiatives underscore our commitment to disciplined capital allocation, market responsiveness, and long-term value creation for stakeholders, enabling the company to not only preserve but enhance our foundation for sustainable growth in the coming years.

## **PEOPLE & GOVERNANCE**

Throughout 2024, we remained committed to strong governance and impactful social responsibility. Through strategic partnerships, we advanced key CSR programmes—including a free cervical screening event for over 1,000 women at Purple Maryland, in partnership with 100k Club, and a youth empowerment support with JAKIN NGO. Purple sponsored the Lagos Women Run, promoting wellness and equity. The company also drove awareness on the importance of Mental Health in conjunction with Lagosmind and the Ministry of Health. We are proud to support these important causes, reflecting our deep commitment to our communities.

Our Board structure remained unchanged during the year. In line with the Companies and Allied Matters Act, 2020 (CAMA), the Board held four (4) meetings in 2024, maintaining oversight, strategic direction, and compliance.

## **CONCLUSION**

2024 was a year of disciplined execution and strategic alignment. We strengthened our foundation, sharpened our operating model, and positioned the business for sustainable growth. As we look ahead, we are confident in the direction of the economy and optimistic about the opportunities before us. With the continued support of our shareholders and stakeholders, we are well-equipped to deliver long-term value and leadership in Nigeria's evolving real estate landscape.

# CEO Statement

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2024 saw the company accomplish massive strides in its operational and structural roadmap as the company delivered its iconic mixed use location Purple Lekki, towards the latter part of the year. This milestone marks the culmination of years vision, resilience, and unwavering effort. The road to completion of this landmark project deepened and redefined our understanding of the Company's core values of Persistence, Audacity, Collaboration and Transparency (PACT), especially given the context of the challenging 2024 landscape. These pressures sharpened our execution, clarified our purpose, and revealed untapped paths to long-term value. In retrospect, 2024 was not just a test of strategy—it was an affirmation of who we are and what we are building.

## FINANCIAL PERFORMANCE

Purple Group delivered a resilient financial performance in 2024, marked by strong profitability, strategic asset growth, and a significantly strengthened equity position.

Total income closed at N10.8 billion— this was largely driven by recognition of revenues of N5.42 billion from sales of our our residential developments like Nano and Urban in 2024.

Profit before tax rose sharply by 63% year-on-year to N7.7 billion, while net profit after tax more than doubled to N6.4 billion, underlining improved operational efficiency and financial discipline within the firm. These have been key in executing our strategy and ensuring returns to obligors.

Total assets grew to N68.89 billion, a 26% increase from 2023, anchored by continued investment and focus on our current stock of assets. This saw an increase in the value of development properties and trading assets (assets the company is building to sell), which together now account for over N63 billion. This underlines the Group's commitment to long-term value creation across its real estate and investment platforms, the first pillar of our strategy for the year.

The balance sheet grew stronger, with total equity rising by 32% to N39.58 billion. This was driven by a N6 billion growth in accumulated surplus and a nearly threefold increase in prepaid share capital, reflecting internal investor confidence which we continue to be grateful for.



**Olayide Agboola**  
CEO

At the same time, liabilities remained well-managed, with long-term and short term obligations declining significantly throughout the year and current liabilities decreasing significantly since 2022, improving the strength of our balance sheet.

Over the past five years, the Group's equity has grown at a compounded annual rate of 43%, rising from N6.5 billion in 2020 representing significant growth in our investor base despite what has been an uncharted period of adaptation, recovery and transition following the well documented macroeconomic struggles originating with the global pandemic in 2020. During the year, the Group also received equity cash inflow of N3.35 billion through additional equity financing and is in the process of raising further funds through debt and equity to meet its cash flow requirements. Net profit has remained positive since 2021, demonstrating resilience through volatile cycles. With focused investments, streamlined operations, and a refined capital structure, Purple enters its next phase of growth even stronger.

## Asset & Operational Performance

### Core Real Estate

Our core real estate operations delivered tangible results in 2024. Purple Lekki, our flagship development, reached practical completion and officially opened to the public in October 2024, marking a key milestone in our growth trajectory. The retail section of the building was launched with a robust tenant mix that reflects our intentional leasing strategy across retail, lifestyle, and wellness categories. Pioneer tenants include **Market Square (grocery anchor), Genesis Cinemas (Cinema Anchor), Harmony, Zaron Cosmetics, MedPlus, SkateCity, Agapito Uomo, Little Weavers, Adliment Scents, Fame Lagos, Okaidi, Royalline, Maybrands Seinde Signature, Chicken & Co** and international fashion houses such as **Aldo, Levi's, Clarks, Dune, Tommy Hilfiger, and Charles Tyrwhitt.**

These now active leases highlight the strong performance of our leasing & marketing team and brand appeal, culminating in near full occupancy across all levels at opening. This also highlights our continued belief in the strength of domestic retailers which is a key component of our retail strategy to maintain a large contingent of Nigerian brands supported with international players as required for the demographics of our locations. This we believe is key in continuing the growth of formal Nigerian retail. Purple Maryland continued to maintain a strong occupancy rate at 96%. While a few spaces were vacated and reassigned or repositioned, new leasing conversations were advanced with i-fitness gym to take up cir 1,000 SQM replacing the co-working space within our centre in 2025. These discussions reflect our continued ability to attract high-quality tenants in an evolving economic and market driven landscape.

As part of 2024's asset optimization strategy, the company successfully monetized approximately 3,500 sqm of prime Ikorodu Road property – a portion of our landbank originally designated for the Macro Towers development. Through a strategic parcel restructuring, we subdivided the asset into smaller lots, enabling us to:

- Unlock immediate value through selective sales at favorable market pricing
- Retain significant landholdings for future high-value development opportunities
- Capitalize on shifting macroeconomic conditions to maximize returns



## Marketing & Advertising

In 2024, Purple's advertising division maintained its strong performance exceeding sales targets. This performance was driven by partnerships with premium brands including **Access Bank, Netflix, GTBank, Pepsi, Fidelity Bank, Tecno, iPhone, and Market Square**, among others. Purple Maryland's Dragon Screen remained a key anchor platform for OOH visibility within Lagos, while Purple Lekki looks to also build traction in 2025. This sees the continued implementation of our diversified mixed use revenue structure which protects and diversifies our investor's portfolios. Our marketing efforts in 2024 were deliberately integrated across platforms to drive awareness, footfall, and tenant success.

At Purple Maryland, our seasonal campaigns, influencer partnerships, mall activations, and promotional content delivered **over 15 million digital impressions across the four quarters**. Our content-first strategy supported brand affinity and community connection, while targeted campaigns for Purple Lekki built up anticipation ahead of its launch as well as sales of landed assets and houses.



## Products

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Our development focus continues to be mixed use real estate, anchored by essential retail, entertainment, affordable to luxury housing and lifestyle optimization. Looking ahead, the company's product range will be growing, undergoing structural and commercial realignment, with the introduction of Leisure & Ancillaries Limited. This initiative is aimed at unlocking additional revenue streams beyond core retail leasing by integrating entertainment, food and beverage, wellness, and lifestyle-driven brands across our assets. These brands will be managed by Purple in partnership with industry leading specialists & operators in each of those sectors. The strategy is being implemented under a dedicated subsidiary, Leisure and Ancillaries Limited, which will serve as the commercial hub for non-traditional, non-rental retail opportunities within our group. This evolution reflects Purple's vision of creating holistic lifestyle destinations that deepen footfall and engagement, enhancing tenant mix and performance, improving long-term asset value.

## Corporate Restructuring and Strategic Unbundling

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Following our recent equity raises as approved in 2022 AGM held in 2023, which increased our issued share capital from 4,122,886,883 ordinary shares to 6,040,386, 833 ordinary shares which is undergoing registration with the Securities & Exchange Commission, the Company is proceeding with the strategic unbundling exercise aligned with its medium-term objectives inclusive of additional capital injection as laid out for your approval to get up to 6,416,458,261 ordinary shares.

As part of this restructuring, the current holding entity, Purple Real Estate Income PLC (PREIP), will be renamed Purple Lands Limited (PLL) and will serve exclusively as the holding company for our real estate assets. PREIP will be delisted from the NASD accordingly and relisted on the NGX upon conversion of PLL to a Plc and the conclusion of the strategic unbundling exercise.

As approved by the Board, PLL will raise up to ₦25 billion via a cash and/or share swap arrangement with a quoted entity via the issuance of new ordinary shares in the unbundled PLL with a strategic aim of extinguishing USD-denominated obligations (currently hived off the books as at December 2023) through the sale of the quoted securities to be issued by the target company.

The amounts realised will ensure that Maryland Mall Limited is brought back into the enlarged groups' books, thereby increasing gross assets accordingly.

To achieve this unbundling, shareholders of PREIP will be issued 1 for 1 share in a new holding company, Purple Holdings Plc (PHL or PHP). PHL will also be listed on the NGX on completion of the exercise. As part of PHL's initial capitalisation, N5 billion will be raised at PHL alongside the 1 for 1 ordinary share exchange to the shareholders of PREIP.

Under the unbundling, the non real estate entities will be made subsidiaries of PHL whilst PHL will aim to acquire 100% Holdings in a target insurance company (Insurancoco) for cash of N15 billion and new share issuance in PLL of N16.5billion.

This will be funded from the N5b cash injected into PHL alongside the share exchange and acquisition finance. The Insurancoco will serve as the financial services component of the enlarged group. The Insurancoco will hold 50% interest in the asset management subsidiary of PREIP and 50% interest in a microfinance bank.

The asset management will be capitalised with N300million and the bank will be capitalised to N2billion, as a state microfinance bank. These will be arrived by consummating the holdings in the Asset Manager and Microfinance Bank with an existing lender with the Insurancoco investing N150m and N1.5billion respectively in the Asset Manager and Microfinance Bank respectively.

It is expected that at the next AGM, that you will be shareholders of Purple Holdings PLC, listed on the NGX with PLP as your Real Estate Holdco, listed on the NGX and the target Insuranceco as your financial services holdco. It is intended that the Financial Services Holdco will also be listed on the NGX in the near term. Other entities will remain subsidiaries of PHP.

This restructuring exercise is designed to create greater clarity across our business verticals, unlock shareholder value, and streamline access for investors seeking exposure to specific segments of our group operations. It positions the Group for long-term growth with diversified revenue streams, enhanced governance and transparency across the real estate and financial services groups.

## **Investors & Dividend**

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Your company continued its strong performance on the NASD as its price remained stable at N7.47 through the second half of the year. As detailed above, this year was marked by consolidation and strengthening the group position. This approach yielded a positive financial outcome, culminating in a profit for 2024.

In light of this performance, the Company proposes to declare a final dividend of five (5) kobo per share, amounting to a total gross dividend of N302,019,341.65 (Three Hundred and Two Million, Nineteen Thousand, Three Hundred and Forty-One Naira, Sixty-Five Kobo), subject to the applicable withholding tax and other statutory deductions, for the financial year ended December 31, 2024. December 31, 2024.

## **CONCLUSION**

2024 marked a year of steady progress and strategic focus. Against a backdrop of macroeconomic strain and market uncertainty, the company stayed focused on navigating headwinds while advancing strategic priorities. Operational resilience, selective growth, and prudent capital allocation remained central to our execution.

As the economy shows early signs of stabilization and investor confidence cautiously returns, we are better positioned to conclude key transactions and step into the next chapter with renewed focus. With key initiatives advancing and new opportunities emerging, we close the year with confidence in our direction and optimism for what lies ahead. The foundation laid in 2024 reflects our long-term commitment to building value, regardless of the cycle whilst we embark on unbundling the group.

# Directors' Report

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## For the year ended 31 December 2024

The Directors present their annual report on the affairs of Purple Real Estate Income Plc ("the Company") and its subsidiaries ("the Group"), together with the independent auditor's report for the year ended 31 December 2024.

## Legal form

Purple Real Estate Income Plc ("the Company"), (formerly known as Purple CRE SPV Limited) was incorporated as a private limited liability company in Nigeria on 16 April 2014. The change of the Company's name from Purple CRE SPV Limited to Purple Real Estate Income Limited ("PREIL") was approved on 26 September 2019. The Company became a Public Limited Company (PLC) entity on 17 June 2022 after its registration with the Corporate Affairs Commission (CAC). The Group had an Initial Public Offer (IPO) in December 2022, but this was aborted. On 31 March 2022, PREIL merged with its subsidiary, Purple Real Estate Development Company ("PREDCO"), through a Scheme of Merger. The Group offers its services to private, public and corporate clients through a number of products. These products include purchase, lease, development and management of estate properties to generate rental income and other services such as, demolition, renovation and refurbishment of buildings, property and facility management.

## Principal activity

- i. The principal activities of the Purple Real Estate Income Plc include acquisition and execution of investment opportunities in all sectors of the economy, to act as property developer in the development of commercial real estate with the aim of outright sale or lease of properties to meet the needs of individuals and corporate bodies, and to engage in all associated undertakings including the demolition, renovation and refurbishment of buildings, property and facility management. The group provide more primary activities. These activities are undertaken by the subsidiaries. The activities are detailed in ii-vi below.
- ii. The principal activity of Lekki Retailtainment Limited include purchase, lease, development and management of estate properties for outright sale and to generate real estate income. The group owns 100% of the ordinary share capital. During the year, the Company increased its investment in the shares of Lekki Retailtainment Limited through an additional deposit for shares of N9.3 billion. The group owns 100% of the ordinary share capital.
- iii. The principal activities of Purple PropTech Limited include carrying on activities relating to the provision of electronic commerce services to Vendors; selling, transporting, promoting, marketing, supplying, and dealing in any manner, in all types of goods produced or offered for sale by the vendors.
- iv. The principal activity of Purple Urban Limited include to carry on business as agents for real estate, housing, land and property dealers and to advertise and assist for sale or purchase of properties. The group owns 49% of the ordinary share capital while 51% is owned by Emerging Africa Company Limited.
- v. The principal activity of Purple Asset Managers Limited (formerly "Alternative Capital Partners Limited") include making equity and quasi- equity investments in select real estate, hospitality, fast moving consumer goods, infrastructure, oil & gas sectors, as well as corporate institutions. The group owns 100% of the ordinary share capital.
- vi. The principal activity of Purple Affordable Homes Limited include to acquire lands, buildings and real estate of any description, and to hold, improve alter, develop, sell, or otherwise dispose of the same. The Company also carry on business generally as dealers in landed properties.



## Operating results

The following is a summary of the Group operating results:

In thousands of naira	Group 31 December 2024	Group 31 December 2023	Company 31 December 2024	Company 31 December 2023
Revenue from sale of trading properties under development	5,417,964	23,400	1,740,000	-
Cost of sales - trading properties under development	(1,490,245)	(1,206,867)	(914,741)	-
Profit/(loss) on trading properties	3,927,719	(1,183,467)	825,259	-
Rental income	-	413,396	-	-
Revenue from services to tenants	11,553	264,793	-	-
Revenue from parking and advertising	-	214,609	-	-
Expenses on services to tenants	(10,078)	(241,493)	(2,835)	(1,212)
Other property operating expenses	(74,760)	(68,042)	-	-
Net rental (expenses)/income	(73,285)	583,263	(2,835)	(1,212)
Other income	143,909	30,289	572,570	693,861
Fair value gain on investment properties	5,392,594	14,614,256	390,019	-
Operating expenses	(1,607,370)	(1,382,288)	(1,295,035)	(1,370,771)
Operating profit	9,390,937	14,044,341	1,785,013	692,649
Finance cost	(238,536)	(1,116,372)	(184,667)	(33,333)
Loss on derecognition of subsidiary	-	(6,803,761)	-	(2,258,716)
Profit/(loss) before minimum and income tax	7,545,031	4,741,920	305,311	(2,970,171)
Minimum tax	(13,513)	(3,469)	(13,513)	(3,469)
Profit/(loss) before taxation	7,531,518	4,738,451	291,798	(2,973,640)
Income tax (expense)/ credit	(1,127,942)	(1,582,113)	604	(41,182)
Profit/ (loss) for the year	6,403,576	3,156,338	292,402	(3,014,822)
Other comprehensive income	-	-	-	-
Total comprehensive profit/(loss) for the year	6,403,576	3,156,338	292,402	(3,014,822)
Profit/(loss) for the period is attributable to:				
Equity holders of the Company	6,130,146	3,139,697	292,402	(3,014,822)
Non-controlling interest	273,430	16,641	-	-
Profit/(loss) for the period	6,403,576	3,156,338	292,402	(3,014,822)

## Dividend

The Board of Directors have proposed the dividend of 5 kobo per share to be approved at the next annual general meeting of the Company (2023: no dividend was declared and paid during the year).

## Directors and their interests

The Directors who held office during the year are as follows:

<b>Olajumoke Akinwunmi</b>	Chairman
<b>Olayide Agboola</b>	Chief Executive Officer
<b>Obinna Onunkwo</b>	Deputy Chief Executive Officer
<b>Oluseyi Sowale</b>	Executive Director
<b>Oladimeji Olasunkanmi **</b>	Executive Director



<b>Adedoyin Afun</b>	Independent Director
<b>Muhtar Bakare</b>	Independent Director
<b>Olatunbosun Omoniyi</b>	Non-Executive Director
<b>Sir (Pharm) Nnamdi Obi</b>	Non-Executive Director
<b>Prof. Hilary Onyiuke</b>	Non-Executive Director
<b>Umar Mohammed **</b>	Non-Executive Director

\*\*Appointed 18 February 2024

## Analysis of Shareholdings

The shareholding structure of the Company as at the year end was as follows:

	2024		2023	
Shareholders	No. of Ordinary shares of 50 kobo each		No. of Ordinary shares of 50 kobo each	
Olayide Olanrewaju Agboola	27%	1,104,057,455	25%	1,024,131,193
Onunkwo Obinna	26%	1,068,929,767	24%	1,004,191,046
Gauthier Investments Limited	15%	614,708,684	15%	614,977,074
Omoniyi Olatunbosun	15%	601,327,889	15%	601,327,872
Embassy Pharmaceutical and Chemicals Limited	9%	385,236,657	9%	385,236,649
Other Shareholders	8%	348,626,381	12%	493,022,999
	100%	4,122,886,833	100%	4,122,886,833

As required to be disclosed under Section 301 and 302 of the Companies and Allied Matters Act (CAMA) 2020, no directors had a direct shareholding in the company.

## Directors interest in contracts

For the purpose of Section 303 of the Companies and Allied Matters Act (CAMA), 2020, none of the Directors had direct or indirect interest in any contract with the Group in the year under review.

## Investment property under development

Information relating to changes in investment property is disclosed in Note 11 to these consolidated and separate financial statements.

## Trading property under development

Information relating to changes in Trading property is disclosed in Note 15 to these consolidated and separate financial statements.

## Charitable donations

The Group did not make any donation during the period under review (2023: Nil).

## Property and equipment

Information relating to changes in property and equipment is given in Note 12 to the consolidated and separate financial statements. In the Directors' opinion, the net realisable value of the Group's property and equipment is not less than the carrying value shown in the consolidated and separate financial statements.

## Board Meetings

In compliance with the Companies and Allied Matters Act, 2020 (CAMA), the Board meets quarterly. Additional meetings are convened as the need arises. In the year ended 31 December 2024, the Board held four (4) meetings, details of attendance are provided below:

### Board of Directors

	MEETING HELD	1	2	3	4
S/N	Names of Directors	19/03/24	02/07/2024	27/09/24	20/12/24
1	Mrs. Olajumoke Akinwunmi	Yes	Yes	Yes	Yes
2	Mr. Olayide Agboola	Yes	Yes	Yes	Yes
3	Mr. Obinna Onunkwo	Yes	Yes	Yes	Yes
4	Ms. Oluseyi Sowale	Yes	Yes	Yes	Yes
5	Mr. Sunkanmi Oladimeji**	Yes	Yes	Yes	Yes
6	Prof. Hilary Onyiuke	Yes	Yes	Yes	Yes
7	Alhaji. Aminu Umar**	No	Yes	Yes	No
8	Mr. Olatunbosun Omoniyi	Yes	Yes	Yes	Yes
9	Mr. Muhtar Bakare	Yes	Yes	No	Yes
10	Sir (Pharm). Nnamdi Obi	No	Yes	No	Yes
11	Mr. Adedoyin Afun	No	Yes	Yes	Yes

In Attendance - Yes | Not in attendance - No

\*\*Appointed 18 February 2024

### Board Committee for Audit, Risk and Compliance Committee

	MEETING HELD	1	2	3	4
S/N	Names of Directors	19/03/24	18/07/2024	12/09/24	27/11/24
1	Mr. Muhtar Bakare	Yes	Yes	Yes	Yes
2	Mr. Olatunbosun Omoniyi	Yes	Yes	Yes	Yes

3	Alhaji. Aminu Umar*	Yes	Yes	Yes	No
4	Prof. Hilari Onyiuke	Yes	No	Yes	No
5	Mr. Adedoyin Afun	No	No	No	No

**In Attendance - Yes | Not in attendance - No**

\*\*Appointed 18 February 2024

### Board Finance, Strategy and Investment Committee

	MEETING HELD	1	2	3	4
S/N	Names of Directors	15/03/24	19/07/2024	11/09/24	27/11/24
1	Mr. Muhtar Bakare	Yes	Yes	Yes	Yes
2	Mr. Olayide Agboola	Yes	Yes	Yes	Yes
3	Mr. Obinna Onunkwo	Yes	Yes	Yes	Yes
4	Ms. Oluseyi Sowale	Yes	Yes	Yes	Yes
5	Alhaji. Aminu Umar**	No	No	No	No
6	Prof. Hilary Onyiuke	No	No	No	No
7	Mr. Adedoyin Afun	No	Yes	Yes	No
8	Mr. Olatunbosun Omoniyi	Yes	Yes	Yes	Yes
9	Sir (Pharm). Nnamdi Obi	No	No	No	No

**In Attendance - Yes | Not in attendance - No**

\*\*Appointed 18 February 2024

### Board Nomination, Governance and Remuneration Committee

	MEETING HELD	1	2	3	4
S/N	Names of Directors	15/03/24	21/07/2024	13/09/24	29/11/24
1	Mr. Adedoyin Afun	No	Yes	No	Yes
2	Prof. Hilary Onyiuke	Yes	Yes	Yes	No
3	Sir (Pharm). Nnamdi Obi	No	No	Yes	Yes
4	Mr. Muhtar Bakare	Yes	No	Yes	Yes

**In Attendance - Yes | Not in attendance - No**

## Human resources

### Employment of disabled persons

The Group had no disabled person in its employment. However, applications for employment from disabled persons are always fully considered, bearing in mind the respective aptitudes and abilities of the applicant concerned. In the event of members of staff becoming disabled, efforts will be made to ensure that, as far as possible, their employment with the Group continues and that appropriate training are arranged to ensure that they fit into the Group's working environment.

### Health, safety and welfare at work

The Group places high premium on the health, safety and welfare of its contractors in their place of work. In order to protect other persons against risks to health and safety hazards arising out of or in connection with the activities at work, the Group has adopted comprehensive safety policies and procedures and set up safety committees within the Group, which review safety facilities on a regular basis and make recommendations.

### Employee consultation and training

The Group places considerable value on the involvement of its employees and is in the practice of keeping them informed on matters affecting them as employees and on various factors affecting the performance of the Group. In line with this, formal and informal channels of communication are employed in keeping the staff abreast of various factors affecting the performance of the Group. The Group organizes training for its employees. These are complemented with on-the-job training.

### Events after the reporting period

There were no events after the reporting period which could have a material effect on the financial position of the Company as at 31 December 2024 and its financial performance for the period ended which have not been adequately provided for or disclosed.

### Independent 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 401 (2) of the Companies and Allied Matters Act (CAMA), 2020 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



**Jadesola Alase**

FRC/2024/PRO/NBA/004/707349

For: Bloomfield Law Practice Company Secretary

25 June 2025



# Statement Of Directors' Responsibilities In Relation To The Annual Consolidated And Separate Financial Statements For The Year Ended 31 December 2024

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The Directors accept responsibility for the preparation of the consolidated and separate financial statements that give a true and fair view in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards) and in the manner required by the Companies and Allied Matters Act (CAMA), 2020 and Financial Reporting Council of Nigeria (Amendment) Act, 2023.

The Directors further accept responsibility for maintaining adequate accounting records as required by the Companies and Allied Matters Act (CAMA), 2020 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.

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 Group and Company will not remain a going concern in the year ahead other than as disclosed in Note 2(e) of the consolidated and separate financial statements.

SIGNED ON BEHALF OF THE BOARD OF DIRECTORS BY:



**Mrs. Olajumoke Akinwunmi**  
Chairman  
FRC/2022/PRO/DIR/003/147084  
25 June 2025



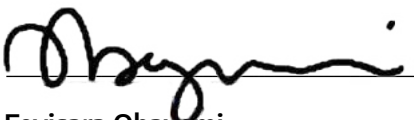
**Mr. Olayide Agboola**  
Chief Executive Officer  
FRC/2013/IODN/00000003519  
25 June 2025

# Report Of The Statutory Audit Committee

## To the members of Purple Real Estate Income Plc

In compliance with the provisions of Section 404(7) of the Companies and Allied Matters Act (CAMA), 2020, we the Statutory Audit Committee of Purple Real Estate Income Plc, having carried out our statutory functions under the Act, hereby report as follows:

- We have exercised our statutory functions under Section 404(7) of the Companies and Allied Matters Act, 2020, and we acknowledge that the scope and planning of both the external and internal audits for the year ended 31 December 2024 were satisfactory and reinforce the Company's Internal Control Systems.
- We confirm that the accounting and reporting policies of the Group are in accordance with legal requirements and agreed ethical practices.
- We are satisfied with the Management's responses to the external auditors' recommendations on accounting and internal control matters and with the effectiveness of the Group and Company's system of accounting and Internal Control.
- We acknowledge the co-operation of Management and staff in the conduct of statutory responsibilities.



**Feyisara Obayemi**  
Chairman, Statutory Audit Committee  
FRC/2015/NBA/00000012572  
25 June 2025

## Members of the Statutory Audit Committee are:

Feyisara Obayemi	Chairman
Aminu Umar	Member
Muhtar Bakare	Member
Damilola Olaide-Agboola	Member
Osareme Archibong	Member



Secretary to the Committee  
25 June 2025

# Statement of Corporate Responsibility for the Consolidated and Separate Financial Statements for the Year Ended 31 December 2024

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Further to the provisions of section 405 of the Companies and Allied Matters Act (CAMA), 2020, we, the Chief Executive Officer and Chief Financial Officer, hereby certify the audited consolidated and separate financial statements for the year ended 31 December 2024 as follows:

- a. That we have reviewed the audited consolidated and separate financial statements for the year ended 31 December 2024.
- b. That the consolidated and separate audited financial statements do not contain any untrue statement of material fact or omit to state a material fact which would make the statements misleading, in the light of the circumstances under which such statement was made.
- c. That the audited consolidated and separate financial statements and all other financial information included in the statements fairly present, in all material respects, the financial condition and results of operation of the Group and Company as of and for, the year ended 31 December 2024.
- d. That we are responsible for establishing and maintaining internal controls and have designed such internal controls to ensure that material information relating to the Group and Company is made known to the officer by other officers of the companies, during the period end in which the audited consolidated and separate financial statements report is being prepared.
- e. That there were no significant changes in internal controls or in other factors that could significantly affect internal controls subsequent to the date of our evaluation, including any corrective action with regard to significant deficiencies and material weaknesses.
- f. That we have discussed the following information to the Group and Company's auditors:
  - i. There are no material weaknesses in the design or operation of internal controls which could adversely affect the Group and Company's ability to record, process, summarise and report financial data, and have identified for the Group and company's auditors any material weaknesses in internal controls, and
  - ii. there is no fraud that involves management or other employees who have a significant role in the Group and Company's internal control.

SIGNED ON BEHALF OF THE BOARD OF DIRECTORS BY:



**Mr. Olayide Agboola**  
Chief Executive Officer  
FRC/2013/IODN/00000003519  
25 June 2025



**Ms. Oluseyi Sowale**  
Chief Financial Officer  
FRC/2020/006/00000021622  
25 June 2025



## Certification Pursuant To Section 60 Of The Investment And Securities Act, 2007

I, Olayide Agboola, certifies that:

- a. I have reviewed the Report on the Effectiveness of Internal Control over Financial Reporting as of 31 December 2024 of Purple Real Estate Income Plc (“the Company”) and its subsidiaries (together “the Group”);
- b. Based on my knowledge, this report does not contain any untrue statement of a material fact or omits to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
- c. Based on my knowledge, the consolidated and separate financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the entity as of, and for, the periods presented in this report;
- d. The Group’s other certifying officer and I:
  1. are responsible for establishing and maintaining internal controls;
  2. have designed such internal controls and procedures, or caused such internal controls and procedures to be designed under our supervision, to ensure that material information relating to the Company, and its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
  3. have designed such internal control system, or caused such internal control system to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of consolidated and separate financial statements for external purposes in accordance with IFRS Accounting Standards;
  4. have evaluated the effectiveness of the Group’s internal controls and procedures as of a date within 90 days prior to the report and presented in this report our conclusions about the effectiveness of the internal controls and procedures, as of the end of the period covered by this report based on such evaluation.
- e. The Group’s other certifying officer and I have disclosed, based on our most recent evaluation of internal control system, to the Company’s auditors and the Board of Directors:
  1. that there are no material weaknesses in the design or operation of the internal control system which are reasonably likely to adversely affect the Group’s ability to record, process, summarize and report financial information; and
  2. That there is no fraud, whether or not material, that involves management or other employees who have a significant role in the Group’s internal control system.
- f. The Group’s other certifying officer and I have identified, in the report whether or not there were significant changes in internal controls or other facts that could significantly affect internal controls subsequent to the date of our evaluation.




**Mr. Olayide Agboola**  
Chief Executive Officer  
FRC/2013/IODN/00000003519  
25 June 2025

## Certification Pursuant To Section 60 Of The Investment And Securities Act, 2007

I, Oluseyi Sowale, certifies that:

- a. I have reviewed the Report on the Effectiveness of Internal Control over Financial Reporting as of 31 December 2024 of Purple Real Estate Income Plc (“the Company”) and its subsidiaries (together “the Group”);
- b. Based on my knowledge, this report does not contain any untrue statement of a material fact or omits to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
- c. Based on my knowledge, the consolidated and separate financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the entity as of, and for, the periods presented in this report;
- d. The Group’s other certifying officer and I:
  1. are responsible for establishing and maintaining internal controls;
  2. have designed such internal controls and procedures, or caused such internal controls and procedures to be designed under our supervision, to ensure that material information relating to the Company, and its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
  3. have designed such internal control system, or caused such internal control system to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of consolidated and separate financial statements for external purposes in accordance with IFRS Accounting Standards;
  4. have evaluated the effectiveness of the Group’s internal controls and procedures as of a date within 90 days prior to the report and presented in this report our conclusions about the effectiveness of the internal controls and procedures, as of the end of the period covered by this report based on such evaluation.
- e. The Group’s other certifying officer and I have disclosed, based on our most recent evaluation of internal control system, to the Company’s auditors and the Board of Directors:
  1. that there are no material weaknesses in the design or operation of the internal control system which are reasonably likely to adversely affect the Group’s ability to record, process, summarize and report financial information; and
  2. That there is no fraud, whether or not material, that involves management or other employees who have a significant role in the Group’s internal control system.
- f. The Group’s other certifying officer and I have identified, in the report whether or not there were significant changes in internal controls or other facts that could significantly affect internal controls subsequent to the date of our evaluation.



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**Ms. Oluseyi Sowale**  
Chief Financial Officer  
FRC/2020/006/00000021622  
25 June 2025

# Report on the Effectiveness of Internal Control over Financial Reporting as of 31 December 2024

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The management of Purple Real Estate Income Plc (“the Company”) and its subsidiary (together “the group”) is responsible for establishing and maintaining adequate internal control over financial reporting as required by the Investment and Securities Act 2007 and the Financial Reporting Council (Amendment) Act, 2023.

The management of Purple Real Estate Income Plc assessed the effectiveness of the internal control over financial reporting of the Company and its subsidiaries (together “the Group”)] as of 31 December 2024 using the criteria set forth in Internal Control—Integrated Framework (2013 issued by the Committee of Sponsoring Organizations of the Treadway Commission (“the COSO Framework”) and in accordance with the SEC Guidance on Implementation of Sections 60 – 63 of Investments and Securities Act, 2007.

As of 31 December 2024, the management Purple Real Estate Income Plc did not identify any material weakness in its assessment of internal control over financial reporting.

As a result, management has concluded that, as of 31 December 2024, the Group’s internal control over financial reporting was effective.

The Company’s independent auditor, KPMG Professional Services, who audited the consolidated and separate financial statements included in this Annual Report, issued an unmodified conclusion on the effectiveness of the Group’s internal control over financial reporting as of 31 December 2024 based on the limited assurance engagement performed by them. KPMG Professional Services’ limited assurance report appears on pages 29-30 of the Annual Report.

## Changes in Internal Control Over Financial Reporting

There were no changes in our internal control over financial reporting that occurred subsequent to the date of our evaluation of the effectiveness of internal control over financial reporting that significantly affected, or are reasonably likely to significantly affect, the Group’s internal control over financial reporting.



**Mr. Olayide Agboola**  
Chief Executive Officer  
FRC/2013/IODN/00000003519  
25 June 2025



**Ms. Oluseyi Sowale**  
Chief Financial Officer  
FRC/2020/006/00000021622  
25 June 2025



**KPMG Professional Services**

KPMG Tower  
Bishop Aboyade Cole Street  
Victoria Island  
PMG 40014, Falomo  
Lagos

Telephone 234 (1) 271 8955

234 (1) 271 8599

Internet home.kpmg/ng

## INDEPENDENT AUDITOR'S LIMITED ASSURANCE REPORT

### To the Shareholders of Purple Real Estate Income Plc

### Report on Limited Assurance Engagement Performed on Management's Assessment of Internal Control Over Financial Reporting

#### Conclusion

We have performed a limited assurance engagement on whether internal control over financial reporting of Purple Real Estate Income Plc ("the Company") and its subsidiaries) (together "the Group") as of 31 December 2024 is effective in accordance with the criteria established in Internal Control - Integrated Framework (2013) issued by the Committee of Sponsoring Organizations of the Treadway Commission ("the COSO Framework") and the Securities and Exchange Commission Guidance on Implementation of Sections 60 – 63 of Investments and Securities Act 2007. Based on the procedures performed and evidence obtained, nothing has come to our attention to cause us to believe that the Group's internal control over financial reporting as of 31 December 2024 is not effective, in all material respects, in accordance with the criteria established in the COSO Framework and the Securities and Exchange Commission Guidance on Implementation of Sections 60 – 63 of Investments and Securities Act 2007.

#### Basis for conclusion

We conducted our engagement in accordance with International Standard on Assurance Engagements (ISAE) 3000 (Revised), Assurance Engagements Other Than Audits or Reviews of Historical Financial Information issued by the International Auditing and Assurance Standards Board (IAASB) and the Financial Reporting Council of Nigeria Guidance on Assurance Engagement Report on Internal Control over Financial Reporting. Our responsibilities are further described in the "Our responsibilities" section of our report.

We have complied with the independence and other ethical requirements of the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA).

Our firm applies International Standard on Quality Management (ISQM) 1, Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements, issued by the IAASB. This standard requires the firm to design, implement and operate a system of quality management, including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

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

#### Other matter

We have audited the consolidated and separate financial statements of Purple Real Estate Income Plc in accordance with the International Standards on Auditing, and our report dated 29 July 2025 expressed an unmodified opinion of those consolidated and separate financial statements.

Our conclusion is not modified in respect of this matter.

KPMG Professional Services, a partnership registered in Nigeria and a member firm of the KPMG global organisation of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee.

Registered in Nigeria No BN 986925

A list of partners is available for inspection at the firm's address.



### **Responsibilities for Internal Control over Financial reporting**

The Board of Directors of Purple Real Estate Plc is responsible for maintaining effective internal control over financial reporting, and for its assessment of the effectiveness of internal control over financial reporting, included in the accompanying Report on the Effectiveness of Internal Control over Financial Reporting as of 31 December 2024.

Our responsibility is to express a conclusion on the Group's internal control over financial reporting based on our assurance engagement.

### **Our responsibilities**

The Financial Reporting Council of Nigeria Guidance on Assurance Engagement Report on Internal Control over Financial Reporting ("the Guidance") requires that we plan and perform the assurance engagement and provide a limited assurance report on the Group's internal control over financial reporting based on our assurance engagement.

### **Summary of the work we performed as the basis for our conclusion**

We exercised professional judgment and maintained professional skepticism throughout the engagement. As prescribed in the Guidance, the procedures we performed included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. Our engagement also included performing such other procedures as we considered necessary in the circumstances. We believe the procedures performed provide a basis for our report on the internal control put in place by management over financial reporting.

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

### **Definition and Limitations of Internal Control Over Financial reporting**

A company's internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal control over financial reporting includes those policies and procedures that:

- i. pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- ii. provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and
- iii. provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect all misstatements. Furthermore, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

**Oseme J. Obaloje, FCA**

FRC/2013/ICAN/00000004803

For: KPMG Professional Services Chartered Accountants

29 July 2025

Lagos, Nigeria

**KPMG Professional Services**

KPMG Tower  
Bishop Aboyade Cole Street  
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## INDEPENDENT AUDITOR'S REPORT

### To the Shareholders of Purple Real Estate Income Plc

### Report on the Audit of the Consolidated and Separate Financial Statements

#### Opinion

We have audited the consolidated and separate financial statements of Purple Real Estate Income Plc ("the Company") and its subsidiaries (together, "the Group"), which comprise:

- the consolidated and separate statements of financial position as at 31 December 2024;
- the consolidated and separate statements of profit or loss and other comprehensive income;
- the consolidated and separate statements of changes in equity;
- the consolidated and separate statements of cash flows for the year then ended; and
- the notes, comprising material accounting policies and other explanatory information.

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 2024, and of its consolidated and separate financial performance and its consolidated and separate cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards) and in the manner required by the Companies and Allied Matters Act (CAMA), 2020 and the Financial Reporting Council of Nigeria (Amendment) Act, 2023.

#### 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 consolidated and separate Financial Statements section of our report. We are independent of the Group and Company in accordance with International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) together with the ethical requirements that are relevant to our audit of the consolidated and separate 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 period. 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.

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Registered in Nigeria No BN 986925

A list of partners is available for inspection at the firm's address.



### **Valuation of Investment Properties**

The Group and Company own a portfolio of investment properties comprising commercial properties, shopping malls, serviced residential apartments and parcels of land. These investment properties are stated at their fair values based on independent external valuations.

We focused on the valuation of investment properties due to the size of the balance and the significant judgement required in determining the appropriate valuation methodology to be used, and in estimating the underlying assumptions to be applied.

The valuation for each property is based on the opinion of a professional valuation specialist engaged by management. The determination of the fair value of the investment properties involves estimation of outcomes that are inherently uncertain and judgment is required. It also includes certain judgements and assumptions comprising the:

- determination of appropriateness of cashflow forecasts;
- assessment of cashflow parameters such as growth rates, rental revenue, vacancy rates and expense ratios;
- determination of the property's initial and exit yield which are used to determine the capitalization rate and terminal growth rate applied on the cashflows respectively; and
- determination of the market value of comparable properties.

Based on the significance of the above, investment properties have been considered a key audit matter.

### **How the matter was addressed in our audit**

Our procedures included the following:

- We evaluated the appropriateness of the valuation methodology adopted by the specialist engaged by management by comparing to acceptable industry standards.
- We challenged the assumptions used in the computation of the fair value of the properties by the specialist engaged by management, this includes using property specific information and external data to independently develop a range of estimates and compared to the estimate adopted by the specialist engaged by management.
- For properties valued using the market approach, we obtained comparative price analysis of recent transactions supporting the fair market value determined for the investment properties.
- We challenged the reasonableness of the fair value by comparing management's valuation to independent market information for comparable properties in the same location.
- We assessed that the classification and disclosures in the consolidated and separate financial statements were in line with the relevant accounting standards.

Refer to significant accounting policies and related disclosures in Note 4(m), Note 11 and Note 27.1.1 of the consolidated and separate financial statements.

### **Other Information**

The Directors are responsible for the other information. The other information comprises the Corporate Information, Directors' Report, Statement of Directors' Responsibilities in relation to the consolidated and separate financial statements, Report of the Statutory Audit Committee,, Statement of Corporate Responsibility for the consolidated and separate financial statements, Management's Report on the Effectiveness of Internal Control over Financial Reporting, Certification of Management Assessment of Internal Control over Financial Reporting and Other national disclosures, but does not include the consolidated and separate financial statements and our auditor's report thereon. Other information also includes the Statement from the Board and Chairman's message and the Chief Executive Officer's Statement together the "Outstanding Reports" which are expected to be made available to us after that date.

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 and separate 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 and separate financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, 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.

### **Responsibilities of the Directors for the Consolidated and Separate Financial Statements**

The Directors are responsible for the preparation of consolidated and separate financial statements that give a true and fair view in accordance with IFRS Accounting Standards and in the manner required by the Companies and Allied Matters Act (CAMA), 2020 and the Financial Reporting Council of Nigeria (Amendment) Act, 2023, and for such internal control as the directors determine is necessary to enable the preparation of consolidated and separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated and separate 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 have 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 Group (and Company)'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 consolidated and separate 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 Group (and Company) to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated and separate financial statements, including the disclosures, and whether the consolidated and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the Group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the Group audit. We remain solely responsible for our audit opinion.



We communicated with the Statutory 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 the Statutory 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, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Statutory Audit Committee, we determine those matters that were of most significance in the audit of the consolidated and separate 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.

### **Report on Other Legal and Regulatory Requirements**

Compliance with the requirements of Schedule 5 of the Companies and Allied Matters Act (CAMA), 2020.

- i. We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit.
- ii. In our opinion, proper books of account have been kept by the Company, so far as appears from our examination of those books.
- iii. 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.

Compliance with FRC Guidance on Assurance Engagement Report on Internal Control over Financial Reporting  
In accordance with the requirements of the Financial Reporting Council of Nigeria, we performed a limited assurance engagement and reported on management's assessment of the Company's internal control over financial reporting as of 31 December 2024. The work performed was done in accordance with ISAE 3000 (Revised) Assurance Engagements Other Than Audits or Reviews of Historical Financial Information and the FRC Guidance on Assurance Engagement Report on Internal Control over Financial Reporting. We have issued an unmodified conclusion in our report dated 29 July 2025. That report is included in the annual report.

**Oseme J. Obaloje, FCA**

FRC/2013/ICAN/00000004803

For: KPMG Professional Services Chartered Accountants

29 July 2025

Lagos, Nigeria



# Consolidated and Separate Statements of Profit or Loss and Other Comprehensive Income

For the year ended 31 December 2024

<i>In thousands of naira</i>	Notes	Group 31 Dec 2024	Group 31 Dec 2023	Company 31 Dec 2024	Company 31 Dec 2023
Revenue from sale of trading properties under development	5	5,417,964	23,400	1,740,000	-
Cost of sales - trading properties under development	15(b)	(1,490,245)	(1,206,867)	(914,741)	-
<b>Profit/ (loss) on trading properties</b>		<b>3,927,719</b>	<b>(1,183,467)</b>	<b>825,259</b>	<b>-</b>
Rental income	5	-	413,396	-	-
Revenue from services to tenants	5	11,553	264,793	-	-
Revenue from parking and advertising	5	-	214,609	-	-
Expenses on services to tenants	5	(10,078)	(241,493)	(2,835)	(1,212)
Other property operating expenses	5	(74,760)	(68,042)	-	-
<b>Net rental (expenses)/ income</b>		<b>(73,285)</b>	<b>583,263</b>	<b>(2,835)</b>	<b>(1,212)</b>
Other income	6(a)	143,909	30,289	572,570	693,861
Fair value gain on investment properties	6(b)	5,392,594	14,614,256	390,019	-
Impairment loss on assets	10	(362,616)	(90,057)	(196,118)	(242,118)
Personnel expenses	8	(821,798)	(710,415)	(821,798)	(708,945)
Operating expenses	9(a)	(422,956)	(581,816)	(277,119)	(419,708)
<b>Operating profit/ (loss)</b>		<b>7,783,567</b>	<b>12,662,053</b>	<b>489,978</b>	<b>(678,122)</b>
Finance costs	7	(238,536)	(1,116,372)	(184,667)	(33,333)
Loss on derecognition of subsidiary	9(b)	-	(6,803,761)	-	(2,258,716)
<b>Profit/(loss) before minimum and income tax</b>		<b>7,545,031</b>	<b>4,741,920</b>	<b>305,311</b>	<b>(2,970,171)</b>
Minimum tax	22	(13,513)	(3,469)	(13,513)	(3,469)
<b>Profit/ (loss) before taxation</b>		<b>7,531,518</b>	<b>4,738,451</b>	<b>291,798</b>	<b>(2,973,640)</b>
Income tax (expense)/ credit	22	(1,127,942)	(1,582,113)	604	(41,182)
<b>Profit/(loss) for the year</b>		<b>6,403,576</b>	<b>3,156,338</b>	<b>292,402</b>	<b>(3,014,822)</b>
Other comprehensive income		-	-	-	-
<b>Total comprehensive income/(loss) for the year</b>		<b>6,403,576</b>	<b>3,156,338</b>	<b>292,402</b>	<b>(3,014,822)</b>
<b>Profit/(loss) for the period is attributable to:</b>					
Equity holders of the Company		6,130,146	3,139,697	292,402	(3,014,822)
Non-controlling interest	20(e)	273,430	16,641	-	-
<b>Profit/(loss) for the year</b>		<b>6,403,576</b>	<b>3,156,338</b>	<b>292,402</b>	<b>(3,014,822)</b>
<b>Total comprehensive income/(loss) attributable to:</b>					
Equity holders of the Company		6,130,146	3,139,697	292,402	(3,014,822)
Non-controlling interest	20(e)	273,430	16,641	-	-
<b>Total comprehensive income/(loss) for the year</b>		<b>6,403,576</b>	<b>3,156,338</b>	<b>292,402</b>	<b>(3,014,822)</b>

The accompanying notes form an integral part of these consolidated and separate financial statements

# Consolidated and Separate Statements of Financial Position

As at		Group	Group	Company	Company
<i>In thousands of naira</i>	Notes	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
<b>ASSETS</b>					
<i>Non-current assets</i>					
Investment property under development	11(a)	54,160,000	45,244,689	-	1,221,665
Property and equipment	12	437,043	44,315	25,818	40,068
Intangible assets and goodwill	13	488,958	487,942	45,859	47,220
Investment in subsidiary	14	-	-	14,084,015	4,852,895
Financial assets at fair value through profit or loss	18	115,400	115,400	-	-
<b>Total non-current asset</b>		<b>55,201,401</b>	<b>45,892,346</b>	<b>14,155,692</b>	<b>6,161,848</b>
<i>Current assets</i>					
Trading properties under development	15	9,303,299	7,814,919	2,261,586	1,154,150
Trade receivables and contract assets	16	4,004,638	701,950	4,502,625	10,371,857
Other assets	17	19,050	2,233	7,884	2,095
Financial assets at fair value through profit or loss	18	215,089	88,688	-	-
Cash and cash equivalents	19	146,906	131,941	103,957	1,899
<b>Total current assets</b>		<b>13,688,982</b>	<b>8,739,731</b>	<b>6,876,052</b>	<b>11,530,001</b>
<b>Total assets</b>		<b>68,890,383</b>	<b>54,632,077</b>	<b>21,031,744</b>	<b>17,691,849</b>
<b>EQUITY</b>					
Share capital	20	2,061,443	2,061,443	2,061,443	2,061,443
Share premium	20(b)	1,084,691	1,834,183	1,084,691	1,834,183
Retained earnings/(deficit)	20(c)	28,264,735	22,134,589	(2,362,052)	(2,654,454)
Prepaid share capital reserves	20(d)	8,020,000	2,920,508	8,020,000	2,920,508
Convertible loan notes	20(h)	-	1,000,000	-	1,000,000
Common control acquisition deficit	27.2.6	(94,408)	(94,408)	(30,028)	(30,028)
<b>Equity attributable to equity holders of the parent company</b>		<b>39,336,461</b>	<b>29,856,315</b>	<b>8,774,054</b>	<b>5,131,652</b>
Non-controlling interest	20(f)	244,011	(29,419)	-	-
<b>Total equity</b>		<b>39,580,472</b>	<b>29,826,896</b>	<b>8,774,054</b>	<b>5,131,652</b>
<b>LIABILITIES</b>					
<i>Non-current liabilities</i>					
Long term borrowings	21(c)	10,083,906	10,435,613	4,746,050	5,125,421
Lease liabilities	25	292,270	-	-	-
Deferred tax liabilities	22(e)	3,304,883	2,763,739	46,634	49,936
<b>Total non current liabilities</b>		<b>13,681,059</b>	<b>13,199,352</b>	<b>4,792,684</b>	<b>5,175,357</b>
<i>Current liabilities</i>					
Current tax liabilities	22(d)	1,450,566	850,256	230,049	213,838
Short term borrowings	21(c)	4,278,736	6,578,170	3,909,802	3,859,919
Contract liabilities	24	1,721,104	76,936	-	-
Lease liabilities	25	94,111	-	-	-
Other liabilities	23	8,084,335	4,100,467	3,325,155	3,311,083
<b>Total current liabilities</b>		<b>15,628,852</b>	<b>11,605,829</b>	<b>7,465,006</b>	<b>7,384,840</b>
<b>Total liabilities</b>		<b>29,309,911</b>	<b>24,805,181</b>	<b>12,257,690</b>	<b>12,560,197</b>
<b>Total equity and liabilities</b>		<b>68,890,383</b>	<b>54,632,077</b>	<b>21,031,744</b>	<b>17,691,849</b>



These consolidated and separate financial statements were approved by the Board of Directors on 25 June 2025 and signed on its behalf by the directors listed below:



**Mrs. Olajumoke Akinwunmi**  
Chairman  
FRC/2022/PRO/DIR/003/147084  
25 June 2025



**Mr. Olayide Agboola**  
Chief Executive Officer  
FRC/2013/IODN/00000003519  
25 June 2025

Additionally certified by:



**Ms. Oluseyi Sowale**  
Chief Financial Officer  
FRC/2020/006/00000021622  
25 June 2025

The accompanying notes form an integral part of these consolidated and separate financial statements

# Consolidated Statements of Changes in Equity

For the year ended 31 December 2024  
Group

<i>In thousands of naira</i>	Note	Share capital	Preference shares	Share premium	Convertible loan note	Prepaid share capital reserves	Common control acquisition deficits	Retained earnings	Non-controlling interest	Total equity
<b>Balance as at 1 January 2024</b>	20	2,061,443	-	1,834,183	1,000,000	2,920,508	(94,408)	22,134,589	(29,419)	29,826,896
Profit for the period		-	-	-	-	-	-	6,130,146	273,430	6,403,576
<b>Total comprehensive income</b>		-	-	-	-	-	-	<b>6,130,146</b>	<b>273,430</b>	<b>6,403,576</b>
<b>Transactions with owners of the Company</b>										
<b>Contribution</b>										
Proceeds on additional share issued		-	-	-	-	3,350,000	-	-	-	3,350,000
Reclassification of prepaid share capital reserve		-	-	(749,492)	-	749,492	-	-	-	-
Derecognition of convertible loan note	20(h)	-	-	-	(1,000,000)	1,000,000	-	-	-	-
<b>Total contributions</b>		-	-	<b>(749,492)</b>	<b>(1,000,000)</b>	<b>5,099,492</b>	-	-	-	<b>3,350,000</b>
<b>Balance at 31 December 2024</b>		<b>2,061,443</b>	-	<b>1,084,691</b>	-	<b>8,020,000</b>	<b>(94,408)</b>	<b>28,264,735</b>	<b>244,011</b>	<b>39,580,472</b>

For the year ended 31 December 2023

<i>In thousands of naira</i>	Note	Share capital	Preference shares	Share premium	Convertible loan note	Prepaid share capital reserves	Common control acquisition deficit	Retained earnings	Non-controlling interest	Total equity
<b>Balance as at 1 January 2023</b>	20	2,061,443	10	1,834,183	-	-	(94,408)	18,994,892	(46,060)	22,750,060
Profit for the year		-	-	-	-	-	-	3,139,697	16,641	3,156,338
<b>Total comprehensive income</b>		-	-	-	-	-	-	<b>3,139,697</b>	<b>16,641</b>	<b>3,156,338</b>
<b>Transactions with owners of the Company</b>										
<b>Contribution</b>										
Proceeds on additional share issued		-	-	-	1,000,000	2,920,508	-	-	-	3,920,508
Derecognition of preference shares		-	(10)	-	-	-	-	-	-	(10)
<b>Total contributions</b>		-	<b>(10)</b>	-	<b>1,000,000</b>	<b>2,920,508</b>	-	-	-	<b>3,920,498</b>
<b>Balance at 31 December 2023</b>		<b>2,061,443</b>	-	<b>1,834,183</b>	<b>1,000,000</b>	<b>2,920,508</b>	<b>(94,408)</b>	<b>22,134,589</b>	<b>(29,419)</b>	<b>29,826,896</b>

The accompanying notes form an integral part of these consolidated and separate financial statements

# Separate Statement of Changes in Equity

For the year ended 31 December 2024

## Company

<i>In thousands of naira</i>	Note	Share capital	Share premium	Convertible loan note	Prepaid share capital reserves	Common control acquisition deficit	Retained earnings	Total equity
<b>Balance as at 1 January 2024</b>	20	2,061,443	1,834,183	1,000,000	2,920,508	(30,028)	(2,654,454)	5,131,652
Profit for the year		-	-	-	-	-	292,402	292,402
<b>Total comprehensive income</b>		-	-	-	-	-	<b>292,402</b>	<b>292,402</b>
<b>Transactions with owners of the Company</b>								
<b>Contributions</b>								
Additional deposit for shares			-	-	3,350,000	-	-	3,350,000
Reclassification of prepaid share capital reserve			(749,492)		749,492			
Derecognition of convertible loan note	20(h)	-	-	(1,000,000)	1,000,000	-	-	-
<b>Total contributions</b>		-	<b>(749,492)</b>	<b>(1,000,000)</b>	<b>5,099,492</b>	-	-	<b>3,350,000</b>
<b>Balance at 31 December 2024</b>		<b>2,061,443</b>	<b>1,084,691</b>	<b>-</b>	<b>8,020,000</b>	<b>(30,028)</b>	<b>(2,362,052)</b>	<b>8,774,054</b>

For the year ended 31 December 2023

<i>In thousands of naira</i>	Note	Share capital	Share premium	Convertible loan note	Prepaid share capital reserves	Common control acquisition deficit	Retained earnings	Total equity
<b>Balance as at 1 January 2023</b>	18	2,061,443	1,834,183	-	-	(30,028)	360,368	4,225,966
Loss for the year		-	-		-	-	(3,014,822)	(3,014,822)
<b>Total comprehensive income</b>		-	-		-	-	<b>(3,014,822)</b>	<b>(3,014,822)</b>
<b>Transactions with owners of the Company</b>								
<b>Contributions</b>								
Proceeds on share issue		-	-	1,000,000	2,920,508	-	-	3,920,508
<b>Total contributions</b>		-	-	<b>1,000,000</b>	<b>2,920,508</b>	-	-	<b>3,920,508</b>
<b>Balance at 31 December 2023</b>		<b>2,061,443</b>	<b>1,834,183</b>	<b>1,000,000</b>	<b>2,920,508</b>	<b>(30,028)</b>	<b>(2,654,454)</b>	<b>5,131,652</b>

The accompanying notes form an integral part of these consolidated and separate financial statements

# Consolidated and Separate Statement of Cash Flows

For the year ended 31 December 2024

<i>In thousands of naira</i>	<b>Notes</b>	<b>Group 31 Dec 2024</b>	<b>Group 31 Dec 2023</b>	<b>Company 31 Dec 2024</b>	<b>Company 31 Dec 2023</b>
<b>Cash flows from operating activities</b>					
<b>Profit/(loss) for the year</b>		<b>6,403,576</b>	<b>3,156,338</b>	<b>292,402</b>	<b>(3,014,822)</b>
Minimum and income tax expense	22	1,141,455	1,585,582	12,909	44,651
<b>Profit/ (loss) before tax</b>		<b>7,545,031</b>	<b>4,741,920</b>	<b>305,311</b>	<b>(2,970,171)</b>
<i>Adjustments for:</i>					
Fair value changes in investment property	6(b)	(5,392,594)	(14,614,256)	(390,019)	-
Interest expense	21(b)	1,038,395	1,116,372	642,456	268,088
Loss on derecognition of subsidiary	9(b)	-	6,803,761	-	2,258,716
Loss on disposal of property and equipment	9(a)(i)	724	-	724	-
Impairment loss on assets	10	362,616	90,057	196,118	242,118
Fair value changes on FVTPL	14	-	95,883	-	87,137
Foreign exchange (gain)/loss	6(a)	(2,548)	(15,606)	-	-
Amortisation of intangible assets	13	3,146	3,095	1,361	1,361
Depreciation of property and equipment	12	94,237	22,157	22,675	22,157
Net cash flow generated from/ (used in) operating activities before changes in operating assets and liabilities		3,649,007	(1,756,617)	778,626	(90,594)
<i>Changes in:</i>					
Account receivable	34(a)	(2,609,588)	359,034	(1,300,281)	(2,449,667)
Trading properties under development	34(c)	(662,770)	1,400,664	(281,826)	(7,276)
Other assets	34(d)	(15,235)	151,110	(4,207)	137,361
Other liabilities	34(c)	6,014,417	3,139,475	14,072	2,872,134
<b>Net cash generated from /(used) in operating activities</b>		<b>6,375,831</b>	<b>3,293,666</b>	<b>(793,616)</b>	<b>461,958</b>
<b>Cash flows from investing activities</b>					
Acquisition of property and equipment	12	(487,689)	(148)	(9,150)	(148)
Acquisition of intangible assets	13	(4,162)	(362,735)	-	-
Acquisition of investment securities	18	(126,401)	-	-	-
Investments in subsidiaries	14	-	-	-	(4,530,356)
Expenditure on investment property under development	11(a)	(5,134,401)	(7,380,081)	-	-
Proceeds from disposal of Investment property under development	11	786,074	-	786,074	-
<b>Net cash (used in)/ generated from investing activities</b>		<b>(4,966,579)</b>	<b>(7,742,964)</b>	<b>776,924</b>	<b>(4,530,504)</b>
<b>Cash flows from financing activities</b>					
Proceed from borrowings	21(b)	-	1,300,000	-	500,000
Proceeds from deposits for shares	20(d)	3,350,000	3,920,508	3,350,000	3,920,508
Principal repayment of borrowings	21(b)	(3,265,541)	(693,170)	(2,766,667)	-
Interest paid	21(b)	(1,483,962)	(491,556)	(464,583)	(432,898)
<b>Net cash (used in)/ generated from financing activities</b>		<b>(1,399,503)</b>	<b>4,035,782</b>	<b>118,750</b>	<b>3,987,610</b>
Net increase/ (decrease) in cash and cash equivalents		9,749	(413,516)	102,058	(80,936)
Cash and cash equivalents at beginning of the year		137,096	549,701	3,047	83,983
Effects of exchange movements on cash held		2,548	911	-	-
<b>Cash and cash equivalents at end of year</b>	19	<b>149,393</b>	<b>137,096</b>	<b>105,105</b>	<b>3,047</b>

The accompanying notes form an integral part of these consolidated and separate financial statements











# Notes To The Consolidated And Seperate Financial Statements

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## **1 Reporting entity**

Purple Real Estate Income Plc ("the Company"), is a company domiciled in Nigeria. The address of the Company's registered office is 10, Da Silva Street off Chris Madueke drive admiralty way Lekki phase 1, Lagos. The principal activity of the Company includes acquisition and execution of investment opportunities in all sectors of the economy, to act as property developer in the development of commercial real estate with the aim of outright sale or lease of properties to meet the needs of individuals and corporate bodies, and to engage in all associated undertakings including the demolition, renovation and refurbishment of buildings, property and facility management. The Company became a public liability company on 17 June 2022.

The consolidated and separate financial statements for the year ended 31 December 2024 comprise the Company and its subsidiary (together referred to as "the Group").

## **2 Basis of preparation**

### **(a) Statement of compliance**

The consolidated and separate financial statements have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IFRS Accounting Standards) and in the manner required by the Companies and Allied Matters Act (CAMA), 2020, the Financial Reporting Council of Nigeria (Amendment) Act, 2023. The IFRS accounting policies have been consistently applied to the year presented. Details of the Group's accounting policies are included in note 4.

The consolidated and separate financial statements were authorized for issue by the Board of Directors on 25 June 2025.

### **(b) Basis of measurement**

The consolidated and separate financial statements have been prepared on the historical cost basis except for the following which have been stated at fair value; completed investment property, investment property under development, investment securities, unquoted equity.

### **(c) Functional and presentation currency**

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

### **(d) Use of estimates and judgments**

In preparing the consolidated and separate financial statements, management has made judgements, estimates and assumptions that affect the application of the Group's accounting policies and the reported amounts of assets, 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 27 to the account.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively.

#### (i.) Judgments

Information about judgements made in applying accounting policies that have the most significant effects on the amounts recognised in the consolidated financial statements is included in the following notes:

- Note 27.2.1 - Consideration of significant financing component in a contract;
- Note 27.2.2 - Principal versus agent considerations – services to tenants
- Note 27.2.3 - Classification of property
- Note 27.2.4 - Determining the timing of revenue recognition on trading property under development
- Note 27.2.6 - Business Combination - common control transaction

#### (ii.) Assumptions and estimation uncertainties

Information about assumptions and estimation uncertainties that have a significant risk of resulting into material adjustment as at the year ended 31 December 2024 is included in the following notes:

- Note 27.1.1 - Valuation of investment property.
- Note 27.1.2 - Estimation of net realisable value for trading property
- Note 27.1.3 - Measurement of progress when revenue is recognised over time.
- Note 27.1.4 - Recoverability of deferred tax assets.
- Note 27.1.5 - ECL impairment for expected credit losses of trade receivables and contract assets.

#### Measurement of fair values

A number of the Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

When measuring the fair value of an asset or liability, the Group uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the assets or liability that are not based on observable market data (unobservable inputs)

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

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

#### (e) Going concern

As at 31 December 2024, the Group and Company's current liabilities exceeded current assets by ₦1.82 billion and ₦0.59 billion respectively (2023: Group:

₦2.75 billion). A portion of the Company's current liabilities amounting to ₦0.52 billion is due to Maryland Mall Limited, a related party, which forms part of other liabilities as indicated in Note 23(ii) of these consolidated and separate financial statements.

Maryland Mall Limited has confirmed it is aware of the obligations of the Company and that it will not demand repayment of the amounts due to it until such a time the Company is in a position to make repayment.

Furthermore, the Group has non-refundable deposit which are advances received for rental income from customers amounting to ₦1.72 billion as indicated in Note 24 of these consolidated and separate financial statements. The performance obligations for these amounts are expected to be fulfilled and revenue earned over the next twelve (12) months.

Subsequent to the year end, the Company fully repaid its outstanding borrowing from Nova Merchant Bank, which had a carrying amount of ₦1.49 billion as at 31 December 2024. This repayment was financed through its cash flows from operations.

Based on the foregoing, the Directors have a reasonable expectation that the Group and Company will continue in operational existence for the foreseeable future and, as such, will be able to realise its assets and discharge its liabilities in the normal course of business. Accordingly, these consolidated and separate financial statements have been prepared using accounting policies applicable to a going concern.

### (f) Changes in material accounting policies and disclosures

Except for the changes below, the Company has consistently applied the accounting policies as set out in note 3 to all periods presented in these consolidated and separate financial statements. These standards are effective from 1 January 2024 but they do not have material impact on the Company's financial statements.

#### i Classification of liabilities as Current or Non-Current and Non-Current liabilities with Covenants

The Company has adopted Classification of Liabilities as Current or Non-Current (Amendments to IAS) and Non-current Liabilities with Covenants (Amendments to IAS 1) from 1 January 2024.

The amendments apply retrospectively. They clarify certain requirements for determining whether a liability should be classified as current or non-current and require new disclosures for non-current loan liabilities that are subject to covenants within 12 months after the reporting period. This resulted in a change in the accounting policy for the classification of liabilities that can be settled in a Company's entity's own shares.

Previously, the Company ignored all counterparty conversion options when classifying the related liabilities as current or non-current. Under the new policy, when a liability includes a counterparty conversion option whereby the liability may be settled by a transfer of a Company's entity's own shares, the Company takes into account the conversion option in classifying the host liability as current or non-current unless the option is classified as equity under IAS 32. The Company's other liabilities were not impacted by the amendments.

Despite the change in policy, there is no retrospective impact on the comparative statement of financial position

### 3 Standards and interpretations but not yet effective

A number of new accounting standards are effective for annual reporting periods beginning after 1 January 2025 and earlier application is permitted. However, the Group has not early adopted the following new or amended accounting standards in preparing these consolidated and separate financial statements.

The following new and amended standards are not expected to have a significant impact on the Group's financial statements.

The Group does not plan to adopt these standards early. The standards will be adopted in the period that they become mandatory unless otherwise indicated:

Standards not yet effective	Effective Date	Summary of the requirements
Lack of Exchangeability – Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates	1 January 2025	<p>In August 2023, the International Accounting Standards Board (IASB) amended IAS 21 to clarify:</p> <ul style="list-style-type: none"><li>• when a currency is exchangeable into another currency; and</li><li>• how a company estimates a spot rate when a currency lacks exchangeability.</li></ul> <p>A currency is exchangeable into another currency when a company is able to exchange that currency for the other currency at the measurement date and for a specified purpose. When a currency is not exchangeable, a company needs to estimate a spot rate. A company's objective when estimating a spot rate is only that it reflects the rate at which an orderly exchange transaction would take place at the measurement date between market participants under prevailing economic conditions. The amendments contain no specific requirements for estimating a spot rate.</p>

		<p>Therefore, when estimating a spot rate a company can use:</p> <ul style="list-style-type: none"> <li>• an observable exchange rate without adjustment; or</li> <li>• another estimation technique.</li> </ul> <p>The amendment is not expected to have any material impact on the Group.</p>
<p>Annual Improvements to IFRS Accounting Standards – Amendments to: IFRS 1 First-time Adoption of International Financial Reporting Standards; IFRS 7 Financial Instruments: Disclosures and its accompanying Guidance on implementing IFRS 7; IFRS 9 Financial Instruments; IFRS 10 Consolidated Financial Statements; and IAS 7 Statement of Cash flows</p>	<p>1 January 2026</p>	<p>The International Accounting Standards Board (IASB) issued amendments to the classification and measurement requirements in IFRS 9 Financial Instruments. The key amendments include the following:</p> <ul style="list-style-type: none"> <li>• Settlement of financial liabilities through electronic payment systems: The amendments clarify that a financial liability is derecognised on the 'settlement date'. However, the amendments provide an exception for the derecognition of financial liabilities. This exception allows the company to derecognise its trade payable before the settlement date when it uses an electronic payment system, provided that specified criteria are met.</li> <li>• Additional SPPI Test for Contingent Features: The amendments introduce an additional SPPI test for financial assets with contingent features that are not directly related to a change in basic lending risks or costs – for example, where the cash flows change depending on whether the borrower meets an ESG target specified in the loan contract. Under the amendments, certain financial assets, including those with ESG-linked features, could now meet the SPPI criterion, provided that their cash flows are not significantly different from an identical financial asset without such a feature.</li> <li>• Clarification on Contractually Linked Instruments (CLIs): The amendments clarify the key characteristics of CLIs and how they differ from financial assets with non-recourse features. They also include factors that a company needs to consider when assessing the cash flows underlying a financial asset with non-recourse features (the 'look through' test).</li> </ul>



		<ul style="list-style-type: none"> <li>Additional Disclosure Requirements: The amendments require additional disclosures for investments in equity instruments designated at fair value through other comprehensive income and financial instruments with contingent features that are not directly related to a change in basic lending risks or costs and are not measured at fair value through profit or loss.</li> </ul> <p>The Group is yet to carry-out an assessment to determine the impact that the amendments could have on its business; however, the Group will adopt the standard for the year ending 31 December 2026.</p>
Annual Improvements to IFRS Accounting Standards – Amendments to: IFRS 1 First-time Adoption of International Financial Reporting Standards; IFRS 7 Financial Instruments: Disclosures and its accompanying Guidance on implementing IFRS 7; IFRS 9 Financial Instruments; IFRS 10 Consolidated Financial Statements; and IAS 7 Statement of Cash flows	1 January 2026	<p>IFRS 1 First-time Adoption of International Financial Reporting Standards Paragraphs B5–B6 of IFRS 1 First-time Adoption of International Financial Reporting Standards was amended to:</p> <ol style="list-style-type: none"> <li>improve their consistency in wording with the requirements in IFRS 9 Financial Instruments; and</li> <li>add cross-references to improve the understandability of IFRS 1.</li> </ol> <p>IFRS 7 Financial Instruments: Disclosures</p> <ol style="list-style-type: none"> <li>Gain or loss on derecognition. The amendment addresses a potential confusion in paragraph B38 of IFRS 7 arising from an obsolete reference to a paragraph that was deleted from the standard when IFRS 13 Fair Value Measurement was issued.</li> <li>Disclosure of deferred difference between fair value and transaction price. The amendment addresses an inconsistency between paragraph 28 of IFRS 7 and its accompanying implementation guidance that arose when a consequential amendment resulting from the issuance of IFRS 13 was made to paragraph 28, but not to the corresponding paragraph in the implementation guidance.</li> <li>Introduction and credit risk disclosures. The amendment addresses a potential confusion by clarifying in paragraph IG1 that the guidance does not necessarily illustrate all the requirements in the referenced paragraphs of IFRS 7 and by simplifying some explanations.</li> </ol>

		<p>IFRS 9 Financial Instruments</p> <p>1. Initial measurement of trade receivables. The amendments remove the conflict between IFRS 9 and IFRS 15 over the amount at which a trade receivable is initially measured. Under IFRS 15, a trade receivable may be recognised at an amount that differs from the transaction price – e.g. when the transaction price is variable. Conversely, IFRS 9 requires that companies initially measure trade receivables without a significant financing component at the transaction price. The IASB has amended IFRS 9 to require companies to initially measure a trade receivable without a significant financing component at the amount determined by applying IFRS 15. Amendment on trade receivables could prompt accounting policy change.</p> <p>2. Derecognition of a lease liability. If a lease liability is derecognised, then the derecognition is accounted for under IFRS 9. However, when a lease liability is modified, the modification is accounted for under IFRS 16 Leases. The IASB's amendment states that when lease liabilities are derecognised under IFRS 9, the difference between the carrying amount and the consideration paid is recognised in profit or loss.</p> <p>IFRS 10 Consolidated Financial Statements; The amendment addresses a potential confusion arising from an inconsistency between paragraphs B73 and B74 of IFRS 10 related to an investor determining whether another party is acting on its behalf by aligning the language in both paragraphs.</p> <p>IAS 7 Statement of Cash Flows This amendment replaces the term 'cost method' in paragraph 37 of IAS 7 with 'at cost'.</p>
IFRS 18 – Presentation and Disclosure in Financial Statements	1 January 2027	<p>In April 2024, the Board issued IFRS 18 Presentation and Disclosure in Financial Statements which replaces IAS 1 Presentation in Financial Statements. IFRS 18 introduces new categories and subtotals in the statement of profit or loss. It also requires disclosure of management-defined performance measures (as defined) and includes new requirements for the location, aggregation and disaggregation of financial information. The objective of the Standard is to set out requirements for the presentation and disclosure of information in general purpose financial statements to help ensure they provide relevant information that faithfully represents an entity's assets, liabilities, equity, income and expenses.</p>

For the purposes of classifying its income and expenses into the categories required by IFRS 18, an entity will need to assess whether it has a 'main business activity' of investing in assets or providing financing to customers, as specific classification requirements will apply to such entities. Determining whether an entity has such a specified main business activity is a matter of fact and circumstances which requires judgement. An entity may have more than one main business activity. IFRS 18 introduces the concept of a management- defined performance measure (MPM) which it defines as a subtotal of income and expenses that an entity uses in public communications outside financial statements, to communicate management's view of an aspect of the financial performance of the entity as a whole to users. IFRS 18 is effective for reporting periods beginning on or after 1 January 2027 and will apply retrospectively. Early adoption is permitted and must be disclosed.

The Group is yet to carry-out an assessment to determine the impact that the amendments could have on its business; however, the Group will adopt the standard for the year ending 31 December 2027.

#### 4 Material accounting policies

The accounting policies set out below have been consistently applied to all periods presented in these consolidated and separate financial statements unless otherwise indicated.

##### (a) Basis of consolidation

###### (i) 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, that is, when control is transferred to the Group. 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 a bargain purchase is recognised in profit or loss immediately. Transaction costs are expensed as incurred. The consideration transferred does not include amounts related to the settlement of pre-existing relationships. Such amounts are generally recognised in profit or loss. Any contingent consideration is measured at fair value at the date of acquisition.

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.

If an obligation to pay contingent consideration that meets the definition of a financial instrument is classified as equity, then it is not remeasured and settlement is accounted for within equity. Other contingent consideration is measured at fair value at each reporting date and subsequent changes in fair value of the contingent consideration are recognised in profit or loss.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

(ii) Subsidiaries

Subsidiaries are entities controlled by the Group. The Group controls an entity if it is exposed to, or has rights to, variable returns from its involvement with the investee entity and has the ability to affect those returns through its power over the entity.

The group consolidates the annual financial statements of investees which it controls. 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.

The Group reassesses whether it has control and if there are changes to one or more of the elements of control. This includes circumstances in which protective rights held (e.g. Those resulting from a lending relationship) become substantive and lead to the Group having power over an investee. The financial statements of subsidiaries are included in the consolidated financial statements from the date on which control commences until the date when control ceases.

The accounting policies of subsidiaries have been changed where necessary to align with the policies adopted by the Group. Losses applicable to the non-controlling interests in a subsidiary are allocated to the non-controlling interests even if doing so causes the non-controlling interests to have a deficit balance.

(iii) Loss of control

A disposal/ derecognition arises where the group loses control of a subsidiary. Upon the loss of control, the Group derecognises the assets and liabilities of the subsidiary, any non-controlling interests and the other components of equity related to the subsidiary. Loss of control may arise as a result of litigation, debt recovery without necessarily disposing the subsidiary or in an orderly transaction.

Any surplus or deficit arising on the loss of control is recognised in profit or loss. If the Group retains any interest in the previous subsidiary, then such interest is measured at fair value at the date that control is lost. Subsequently, it is accounted for as an equity-accounted investee or as fair value through other comprehensive income asset depending on the level of influence retained.

(iv) Transfer under common control

A business combination involving entities or businesses under common control is a business combination in which all of the combining entities or business are ultimately controlled by the same person or parties both before and after the combination, and that control is not transitory. The Group applied the book value accounting method by adding the assets and liabilities acquired.

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 reserves.



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FAME

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(v) **Non-controlling interests**

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.

The Group measures non-controlling interest at its proportionate share of the recognised amount of the identifiable net assets, at the acquisition date.

Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions. Adjustments to non-controlling interest are based on a proportionate amount of the net assets of the subsidiary.

No adjustments are made to goodwill and no gain or loss is recognised in profit or loss.

(vi) **Transactions eliminated on consolidation**

Intra-group balances and any unrealised gains or losses or incomes and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements.

Unrealised gains arising from transactions with equity accounted investee are eliminated against the investment to the extent of the Group's interest in the entity.

Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

**(b) Foreign currency transactions**

Transactions in foreign currencies are translated into the respective functional currencies of Group entities at the exchange rates at the date of the transactions.

Monetary assets and liabilities denominated in foreign currencies at each reporting date are translated into the functional currency at exchange rates as 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 and presented within finance cost.

The Group translates and records its foreign currency transactions and balances based on the exchange rate at which the future cash flows represented by the transactions or balances could have been settled, if those cash flows had occurred at the reporting date. The Nigerian Autonomous Foreign Exchange (NAFEX) rate has been used for the translation of foreign currency balances as this remains the main source of foreign currencies for the Company's transactions.

Foreign currency differences on non-monetary items are accounted for based on the classification of the underlying items. Foreign exchange gains and losses on equities (debt) held at fair value through profit or loss are reported as part of the fair value gain in the statement of comprehensive income.

**(c) Revenue**

i) **Revenue from rental income**

The Group earns revenue from acting as a lessor in operating leases which do not transfer substantially all of the risks and rewards incidental to ownership of an investment property. In addition, the Group subleases investment property acquired under head leases with lease terms exceeding 12 months at commencement. Subleases are classified as a finance lease or an operating lease by reference to the right-of-use asset arising from the head lease, rather than by reference to the underlying investment property. All the Group's subleases are classified as operating leases.

Rental income arising from operating leases on investment property is accounted for on a straight-line basis over the lease term and is included in revenue in the statement of profit or loss due to its operating nature, except for contingent rental income which is recognised when it arises. Initial direct costs incurred in negotiating and arranging an operating lease are recognised as an expense over the lease term on the same basis as the lease income.

Lease incentives that are paid or payable to the lessee are deducted from lease payments. Accordingly, tenant lease incentives are recognised as a reduction of rental revenue on a straight-line basis over the term of the lease. The lease term is the non-cancellable period of the lease together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the Group is reasonably certain that the tenant will exercise that option.

ii) Revenue from services to tenants

For investment property held primarily to earn rental income, the Group enters as a lessor into lease agreements that fall within the scope of IFRS 16. These agreements include certain services offered to tenants (i.e., customers) including common area maintenance services (such as cleaning, security, adverts, car parking, utilities etc.). The consideration charged to tenants for these services includes fees charged based on a percentage of the rental income and reimbursement of certain expenses incurred. These services are specified in the lease agreements and separately invoiced.

The Group has determined that these services constitute distinct non-lease components (transferred separately from the right to use the underlying asset) and are within the scope of IFRS 15. The Group allocates the consideration in the contract to the separate lease and revenue (non-lease) components on a relative stand-alone selling price basis.

In respect of the revenue component, these services represent a series of daily services that are individually satisfied over time because the tenants simultaneously receive and consume the benefits provided by the Group. The Group applies the time elapsed method to measure progress.

The consideration charged to tenants for these services is based on reimbursement of expenses incurred. The variable consideration only relates to the non-lease component and is allocated to each distinct period of service (i.e., each day) as it meets the variable consideration allocation exception criteria.

The Group arranges for third parties to provide certain of these services to its tenants. The Group concluded that it acts as a principal in relation to these services as it controls the specified services before transferring them to the customer. Therefore, the Group records revenue on a gross basis.

iii) Revenue from sale of trading property

i) Completed trading property

The sale of completed property constitutes a single performance obligation and the Group has determined that this is satisfied at the point in time when control transfers. For unconditional exchange of contracts, this generally occurs when legal title transfers to the customer. For conditional exchanges, this generally occurs when all significant conditions are satisfied. Payments are received when legal title transfers which is usually within six months from the date when contracts are signed.

ii) Trading property under development

The Group considers whether there are promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. For contracts relating to the sale of property under development, the Group is responsible for the overall management of the project and identifies various goods and services to be provided, including design work, procurement of materials, site preparation and foundation pouring, framing and plastering, mechanical and electrical work, installation of fixtures (e.g., windows, doors, cabinetry, etc.) and finishing work. The Group accounts for these items as a single performance obligation because it provides a significant service of integrating the goods and services (the inputs) into the completed property (the combined output) which the customer has contracted to buy.

For contracts that meet the overtime revenue recognition criteria, the Group's performance is measured using an input method, by reference to the costs incurred to the satisfaction of a performance obligation (e.g., resources consumed, labour hours expended, costs incurred, time elapsed or machine hours used) relative to the total expected inputs to the completion of the property. The Group excludes the effect of any costs incurred that do not contribute to the Group's performance in transferring control of goods or services to the customer (such as unexpected amounts of wasted materials, labour or other resources) and adjusts the input method for any costs incurred that are not proportionate to the Group's progress in satisfying the performance obligation (such as uninstalled materials).

iv) Fee income

Fee income is recognised when the Group acts in the capacity of an agent rather than as the principal in a transaction. The revenue recognised is the net amount of commission made by the Group.

The fee income represents fees earned from agency and development fees charged by PREIP on services carried out for Lekki Retailtainment Limited, Maryland Mall Limited and Purple Urban Limited.

**(d) Other income**

Other income represents income generated from sources other than rental deposits and income directly related to the Group's operations. It includes foreign exchange gains.

**(e) Other operating expenses**

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 asset or an increase of a liability has arisen that can be measured reliably.

Expenses are measured at historical cost. 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. Expense incurred by the Group during the year under review are depreciation expenses, audit fees, training, professional fees, insurance cost, repairs and maintenance etc.

**(f) Taxation**

Income tax expense

Income tax expense comprises current tax (company income tax, tertiary education tax National Information Technology Development Agency levy and Nigeria Police Trust Fund levy) and deferred tax. It is recognised in profit or loss except to the extent that it relates to a business combination, or items recognised directly in equity or in other comprehensive income. The Company had determined that interest and penalties relating to income taxes, including uncertain tax treatments, do not meet the definition of income taxes, and therefore are accounted for under IAS 37 Provisions, Contingent Liabilities and Contingent Assets.

(i) Current tax

Current tax is the expected tax payable on taxable income for the year determined in accordance with Companies Income Tax Act (CITA) using tax rates statutorily enacted at the reporting date, and any adjustment to tax payable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any. It is measured using tax rates enacted or substantively enacted at the reporting date and is assessed as follows:

- Company income tax is computed on taxable profits. This represents 30% of taxable profit in accordance with the provisions of the CITA (Amendment) 2023.
- Tertiary education tax is computed on assessable profits. This represents 3% of assessable profit in accordance with the provision of the Education Tax (Amendment) 2004.
- National Information Technology Development Agency levy is computed on profit before tax
- Nigeria Police Trust Fund levy is computed on net profit (i.e. profit after deducting all expenses and taxes from revenue earned by the company during the year). This represents 0.005% of net profit in accordance with the Police Trust Fund Act.

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. Taxes based on profit for the period are treated as income tax in line with IAS 12.

The Group offsets the tax assets arising from withholding tax (WHT) credits and current tax liabilities if, and only if, the entity has a legally enforceable right to set off the recognised amounts, and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously. The tax asset is reviewed at each reporting date and written down to the extent that it is no longer probable that future economic benefit would be realised.

**(ii) Minimum tax**

Minimum tax which is based on a gross amount is outside the scope of IAS 12 and therefore, are not presented as part of income tax expense in the profit or loss. Minimum tax is determined as 0.5% of gross turnover of the Company less franked investment income. Where the minimum tax charge is higher than the Company Income Tax (CIT), a hybrid tax situation exists. In this situation, the CIT is recognised in the income tax expense line in the profit or loss and the excess amount is presented above the income tax line as minimum tax.

**(iii) Deferred tax**

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

Deferred tax is provided for using the liability method, which represents taxation at the current rate of corporate tax on all timing differences between the accounting values and their corresponding tax values.

A deferred tax is recognised only to the extent that it is probable that future taxable profits will be available against which the amount will be utilized. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

**(g) Dividends**

Dividends are recognised as liability and deduction in equity in the period they are declared. Dividend paid is recognised gross of withholding tax (WHT) with the corresponding WHT remitted to tax authorities.

**(h) Share capital, preference shares and share premium**

The Group has two classes of shares, ordinary shares and preference shares. Ordinary shares are classified as equity. When new shares are issued, they are recorded in share capital at their par value. The excess of the issue price over the par value is recorded in the share premium reserve. The use of the share premium account is governed by S.120(3) of the Companies and Allied Matters Act of Nigeria. All ordinary shares rank equally with regard to the Group's residual assets. Holders of ordinary shares are entitled to dividends as declared from time to time and are entitled to one vote per share at general meetings of the Group.

The holders of preference shares are entitled to receive dividend was declared from time to time before the ordinary shareholders. The shares rank higher than the ordinary shares with regard to the Group's residual assets. Incremental costs directly attributable to the issue of ordinary shares are recognised as a deduction from equity, net of any tax effects.

**(i) Prepaid share capital reserves**

Prepaid capital reserves warehouses prepayments for shares that are yet to be issued to shareholders. There is no possibility of this prepayment being reversed or refunded and the Company has an obligation to deliver these shares.



**(j) Earnings per share**

The Group presents basic and diluted earnings per share (EPS) for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Group 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.

**(k) Related parties**

Related parties include the holding company and other group entities. Directors, their close family members and any employee who are able to exert a significant influence on the operating policies of the Group are also considered to be related parties. Key management personnel are also regarded as related parties. Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of that entity.

**(l) Financial instruments****(i) Recognition and initial measurement**

The Group initially recognises placements and other investments on the date on which they are originated. All other financial instruments are recognised on the trade date, which is the date on which the Group becomes a party to the contractual provisions of the instrument.

A financial asset or financial liability is measured initially at fair value plus, for an item not at Fair value through Profit/Loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue.

**(ii) Classification**

Financial assets

On initial recognition, a financial asset is classified as measured at: amortised cost, FVOCI or FVTPL.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are SPPI.

A debt instrument is measured at FVOCI only if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are SPPI.

All other financial assets are classified as measured at FVTPL. In addition, on initial recognition, the Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

**Business model assessment**

The Group makes an assessment of the objective of a business model in which an asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice.
- how the performance of the portfolio is evaluated and reported to the Group's management;
- how managers of the business are compensated.
- the risks that affect the performance of the business model (and the financial assets held within that business model) and its strategy for how those risks are managed;

Assessment of whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs as well as profit margin.

In assessing whether the contractual cash flows are SPPI, the Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition.

### **Reclassifications**

Financial assets are not reclassified subsequent to their initial recognition, except in the period after the Group changes its business model for managing financial assets.

### **Financial liabilities**

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

### **(iii) Derecognition**

#### **Financial assets**

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

On derecognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset derecognised) and the sum of (i) the consideration received (including any new asset obtained less any new liability assumed) and (ii) any cumulative gain or loss that had been recognised in OCI is recognised in profit or loss.

If such a modification is carried out because of financial difficulties of the borrower/counterparty, then the gain or loss is presented together with impairment losses. In other cases, it is presented as interest income calculated using the effective interest rate method.

### **Financial liabilities**

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire.

### **(iv) Modifications of financial assets and financial liabilities**

#### **Financial assets**

If the terms of a financial asset are modified, then the Group evaluates whether the cash flows of the modified asset are substantially different.

If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognised and a new financial asset is recognised at fair value plus any eligible transaction costs. Any fees received as part of the modification are accounted for as follows:

- fees that are considered in determining the fair value of the new asset and fees that represent reimbursement of eligible transaction costs are included in the initial measurement of the asset; and
- other fees are included in profit or loss as part of the gain or loss on derecognition.

If such a modification is carried out because of financial difficulties of the borrower/counterparty, then the gain or loss is presented together with impairment losses. In other cases, it is presented as interest income calculated using the effective interest rate method.

## **Financial liabilities**

The Group derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability derecognised and consideration paid is recognised in profit or loss. Consideration paid includes non-financial assets transferred, if any, and the assumption of liabilities, including the new modified financial liability.

If the modification of a financial liability is not accounted for as derecognition, then the amortised cost of the liability is recalculated by discounting the modified cash flows at the original effective interest rate and the resulting gain or loss is recognised in profit or loss. For floating-rate financial liabilities, the original effective interest rate used to calculate the modification gain or loss is adjusted to reflect current market terms at the time of the modification. Any costs and fees incurred are recognised as an adjustment to the carrying amount of the liability and amortised over the remaining term of the modified financial liability by re-computing the effective interest rate on the instrument.

### **(v) Offsetting**

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously. Income and expenses are presented on a net basis only when permitted under IFRS, or for gains and losses arising from a Group of similar transactions such as in the Group's trading activity.

### **(vi) 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 one is 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 maximise the use of relevant observable inputs and minimise 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 normally the transaction price – i.e. the fair value of the consideration given or received. If the Group determines that the fair value on 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 for which any unobservable inputs are judged to be insignificant in relation to the measurement, then the financial instrument is initially measured at fair value, adjusted to defer the difference between the fair value on initial recognition and the transaction price. Subsequently, that difference is recognised 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, then the Group measures assets and long positions at a bid price and liabilities and short positions at an ask price. The fair value of a financial liability with a demand feature (e.g. a demand deposit) is not less than the amount payable on demand, discounted from the first date on which the amount could be required to be paid.

### **(vii) Impairment of financial assets**

The Group recognises loss allowances for ECL on the following financial instruments that are not measured at FVTPL:

- Financial assets that are debt instruments;
- Cash equivalents
- Trade receivables and contract assets and;
- Other financial assets

The Group measures loss allowances at an amount equal to lifetime ECL, except for the following, for which they are measured as 12-month ECL:

- debt investment securities that are determined to have low credit risk at the reporting date; and
- other financial instruments (other than lease receivables) on which credit risk has not increased significantly since their initial recognition

Loss allowances for trade receivables and contract assets are always measured at an amount equal to lifetime ECL. This Lifetime ECL is measured using the simplified approach. The Group considers a debt investment security to have low credit risk when its credit risk rating is equivalent to the globally understood definition of 'investment grade'. The Group does not apply the low credit risk exemption to any other financial instruments.

12-month ECL are the portion of ECL that result from default events on a financial instrument that are possible within the 12 months after the reporting date. Financial instruments for which a 12-month ECL is recognised are referred to as '12 months ECL financial instruments. Lifetime ECL are the ECL that result from all possible default events over the expected life of the financial instrument. Financial instruments for which a lifetime ECL is recognised but which are not credit-impaired are referred to as 'Lifetime ECL not-credit financial instruments.

### **Measurement of ECL**

ECL are a probability-weighted estimate of credit losses. They are measured as follows:

- financial assets that are not credit-impaired at the reporting date: as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive) and
- financial assets that are credit-impaired at the reporting date: as the difference between the gross carrying amount and the present value of estimated future cash flows.

### **Credit-impaired financial assets**

At each reporting date, the Group assesses whether financial assets carried at amortised cost and debt financial assets carried at FVOCI, and finance lease receivables are credit-impaired (referred to as 'Lifetime ECL credit impaired financial assets'). A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or past due event;
- the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- it is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties;

The Group uses three criteria for determining whether there has been a significant increase in credit risk:

- a quantitative test based on movement in PD;
- qualitative indicators; and
- a backstop of 30 days past due for all financial assets (regardless of the change in internal credit grades).

### **Presentation of allowance for ECL in the statement of financial position**

Loss allowances for ECL are presented in the statement of financial position as financial assets measured at amortised cost: as a deduction from the gross carrying amount of the assets



**Write off**

Loans and debt securities are written off (either partially or in full) when there is no reasonable expectation of recovering a financial asset in its entirety or a portion thereof. This is generally the case when the Group determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. This assessment is carried out at the individual asset level. Recoveries of amounts previously written off are included in 'impairment losses on financial instruments' in the statement of profit or loss and OCI.

**(viii) Non-derivative financial assets**

All financial assets are recognized in the consolidated and separate statement of financial position and measured in accordance with their assigned IFRS 9 category.

The Group allocates financial assets to the following categories; amortised cost, fair value through other comprehensive income (FVOCI) and fair value through profit or loss (FVTPL).

Management determines the classification of its financial assets at initial recognition. All financial assets are initially recognized at fair value. Transaction costs are included in the amounts initially recognized except for financial assets at fair value through profit or loss, where transaction costs are recognized immediately in statement of profit or loss.

Subsequent to initial measurement, financial instruments are measured either at fair value or amortized cost, depending on their classification.

The Group derecognises a financial asset when the contractual rights to the cash flow 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. Any interest in transferred assets that is created or retained by the Group is recognised as a separate asset or liability.

The Group's non-derivative financial assets are loans and advances, account receivables, other receivables and cash and cash equivalents which are measured at amortised cost

Cash and cash equivalents comprise cash on hand; cash balances with banks and call deposits with original maturities of three months or less. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are included as a component of cash and cash equivalents for the purpose of statement of cash flows.

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Loans and receivables are measured at amortized cost using the effective interest method, less any impairment.

Account receivable comprises of receivables on service charge and utilities, receivables on customers lease rental etc. Account receivables are stated at cost less impairment.

Other receivables comprise balances due from the Group's related party and other components within the Purple group. Other receivables are carried at amortised cost less accumulated impairment losses. The Group recognises receivables from related parties when they are originated. Inter-Group receivables are measured at amortised cost less accumulated amortisation and impairment losses. The inter-Group balances do not attract any interest charges and repayments are made upon request.

**(ix) Non-derivative financial liabilities**

All financial liabilities (including liabilities designated at fair value through profit or loss) are recognised initially on the trade date at which the Group becomes a party to the contractual provisions of the instrument.

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled or expired. The Group's non-derivative financial liabilities are borrowings and other liabilities.

Such financial liabilities are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition these financial liabilities are measured at amortised cost using the effective interest method.

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

**(m) Investment property**

Investment property comprises completed property and property under development or re-development that is held, or to be held, to earn rentals or for capital appreciation or both. Property held under a lease is classified as investment property when it is held to earn rentals or for capital appreciation or both, rather than for sale in the ordinary course of business or for use in production or administrative functions.

For the Group, investment property comprises principally of malls, residential properties, offices and retail property that are not occupied substantially for use by, or in the operations of, the Group, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business.

**(i) Recognition and measurement**

Investment property is measured initially at cost, including transaction costs. Transaction costs include transfer taxes, professional fees for legal services and (only in case of investment property held under a lease) initial leasing commissions to bring the property to the condition necessary for it to be capable of operating.

Subsequent to initial recognition, investment property is stated at fair value, which reflects market conditions at the reporting date. Gains or losses arising from changes in the fair values of investment property are included in profit or loss in the period in which they arise, including the corresponding tax effect.

**(ii) Transfer to/from investment properties**

Transfers are made to (or from) investment property only when there is evidence of a change in use (such as commencement of development or inception of an operating lease to another party).

For a transfer from investment property to trading properties, the deemed cost for subsequent accounting is the fair value at the date of change in use. If a trading property becomes an investment property, the difference between the fair value of the property at the date of transfer and its previous carrying amount is recognised in profit or loss.

The Group considers as evidence the commencement of development with a view to sale (for a transfer from investment property to trading properties) or inception of an operating lease to another party (for a transfer from trading properties to investment property).

**(iii) Subsequent costs**

The cost of replacing a part of an investment property is recognised 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 carrying amount of the replaced part is derecognised. The costs of the day-to-day servicing of investment property are recognised in profit or loss as incurred.

**(iv) Derecognition**

Investment property is derecognised either when it has been disposed of (i.e., at the date the recipient obtains control of the investment property in accordance with the requirements for determining when a performance obligation is satisfied in IFRS 15) or when it is permanently withdrawn from use and no future economic benefit is expected from its disposal.

The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition. In determining the amount of consideration to be included in the gain or loss arising from the derecognition of investment property, the Group considers the effects of variable consideration, the existence of a significant financing component, non-cash consideration, and consideration payable to the buyer (if any) in accordance with the requirements for determining the transaction price in IFRS 15.

**(n) Trading property**

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 and is measured at the lower of cost and net realisable value (NRV).

Principally, this is residential property that the Group develops and intends to sell before, or on completion of, development. Cost incurred in bringing each property to its present location and condition includes:

- Freehold and leasehold rights for land
- Amounts paid to contractors for development
- Planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, development overheads and other related costs

NRV is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date, less estimated costs of completion and the estimated costs necessary to make the sale.

When a trading property is sold, the carrying amount of the property is recognised as an expense in the period in which the related revenue is recognised. The carrying amount of inventory property recognised in profit or loss is determined with reference to the directly attributable costs incurred on the property sold and an allocation of any other related costs based on the relative size of the property sold.

**(o) Borrowings**

Borrowings are repayable based on the agreement terms between the Group and its lenders. The Group's borrowings form an integral part of its cash inflow from financing activities and have been recognized as such for the purpose of the statement of cash flows. Borrowings are financial liabilities which are measured initially at fair value and subsequently at amortized cost using the effective interest method.

Borrowing cost

Borrowing costs are recognized, as an expense, in the period in which they are incurred, except to the extent that they are capitalized. Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalized as part of the cost of that asset when it is probable that they will result in future economic benefits to the entity and that the costs can be measured reliably.

Borrowing costs that are capitalised as part of investment property are interest expense incurred on borrowings obtained specifically for the construction of the investment property.

Capitalisation of borrowing cost commences when expenditure for the investment property is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the investment property for its intended use are in progress. Capitalisation ceases when the activities necessary to prepare the investment property for its intended use are substantially complete.

**(p) Property and equipment**

**(i) Recognition and measurement**

Items of property and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the following:

- the cost of materials and direct labour;
- any other costs directly attributable to bringing the assets to a working condition for their intended use;
- when the Group has an obligation to remove the asset or restore the site, an estimate of the costs of dismantling and removing the items and restoring the site on which they are located and;
- capitalised borrowing costs.

Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment.

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.

Any gain or losses on disposal of an item of property and equipment (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in the statement of profit or loss.

**(ii) Subsequent costs**

The cost of replacing part of an item of property or equipment is recognised 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 carrying amount of the replaced part is derecognised. The costs of the day-to-day servicing of property and equipment are recognised in profit or loss as incurred.

**(iii) Depreciation**

Depreciation is recognised in the statement of profit or loss on a straight-line basis to write down the cost of each asset, to their residual values over the estimated useful lives of each part of an item of property and equipment. Leased assets under finance lease are depreciated over the shorter of the lease term and their useful lives unless it is reasonably certain that the Group will obtain ownership by the end of the lease term.

Depreciation begins when an asset is available for use and ceases at the earlier of the date that the asset is derecognised or classified as held for sale in accordance with IFRS 5 (Non-current Assets Held for Sale and Discontinued Operations). A non-current asset or disposal group is not depreciated while it is classified as held for sale.

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

Plant and Machinery	3 years
Computer and office equipment	4 years
Motor vehicle	4 years
Furniture and fittings	5 years

The depreciation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

**(iv) Work in progress**

Capital work in progress, which represents property and equipment under construction, is not depreciated. Upon completion, the cost attributable to each asset is transferred to the relevant asset category.

**(v) Derecognition**

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

**(vi) Impairment**

Non-financial assets

The carrying amount of the Group's non-financial assets, other than inventories are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. For intangible assets that have indefinite useful lives or that are not yet available for use, the recoverable amount is estimated each year at the same time. 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.

For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit, or CGU").

The Group's corporate assets do not generate separate cash inflows. If there is an indication that a corporate asset may be impaired, then the recoverable amount is determined for the CGU to which the corporate asset belongs. An impairment loss is recognised if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognised in profit or loss. Impairment losses recognised in respect of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to the units, and then to reduce the carrying amounts of the other assets in the unit (group of units) on a pro rata basis.



An impairment loss in respect of goodwill is not reversed. In respect of other assets, impairment losses recognised 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 amortisation, if no impairment loss had been recognised.

**(q) Contract assets and contract liabilities**

A contract asset is the right to consideration in exchange for goods or services transferred to the customer when that right is conditioned on something other than the passage of time, for example, billings require certification by the customer. Upon receipt of such certification from a customer, the amount recognised as contract assets is reclassified to trade receivables. Contract assets are subject to impairment assessment on the same basis as financial assets that are within the scope of IFRS 9 – refer to “Impairment of financial assets” in Note K (VII) and 26.1.5.

A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. Contract liabilities are recognised as revenue when the Group performs under the contract (i.e. transfers control of the related goods or services to the customer).

Unlike the method used to recognise contract revenue related to sale of completed property, the amounts billed to the customer for the sale of a property under development are based on achievement of the various milestones established in the contract. The amounts recognised as revenue for a given period do not necessarily coincide with the amounts billed to and certified by the customer.

In the case of contracts in which the goods or services transferred to the customer exceed the related amount billed to and certified by the customer, the difference is recognised (as a contract asset) and presented in the statement of financial position under “Contract assets”, whereas in contracts in which the goods or services transferred are lower than the amount billed to and certified by the customer (i.e., when a payment is due or a payment is received before the Group transfers the remaining goods or services), the difference is recognised (as a contract liability) and presented in the statement of financial position under “Contract liabilities”.

**(r) Provisions and contingent liabilities**

**(i) Provisions**

A provision is recognised 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 the risks specific to the liability. The unwinding of the discount is recognised as finance cost.

**(ii) Contingent liabilities**

A 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 Group, or a present obligation that arises from past events but is not recognised 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.

If the likelihood of an outflow of resources is remote, the possible obligation is neither a provision nor a contingent liability and no disclosure is made.

**(s) Interest income and finance cost**

Interest income is recognised as it accrues in the Statement of Profit or Loss and OCI, represents mainly income from placement of funds. Interest income calculated using the effective interest method presented in the statement of profit or loss and OCI includes interest on financial assets.

**i) Effective interest rate**

Interest income and expense are recognised in profit or loss using the effective interest method.

The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortised cost of the financial liability.

When calculating the effective interest rate for financial instruments other than purchased or originated credit-impaired assets, the Group estimates future cash flows considering all contractual terms of the financial instrument, but not ECL. The calculation of the effective interest rate includes transaction costs and fees and points paid or received that are an integral part of the effective interest rate. Transaction costs include incremental costs that are directly attributable to the acquisition or issue of a financial asset or financial liability.

**ii) Amortised cost and gross carrying amount**

The 'amortised cost' of a financial asset or financial liability is the amount at which the financial asset or financial liability is measured on initial recognition minus the principal repayments, plus or minus the cumulative amortisation using the effective interest method of any difference between that initial amount and the maturity amount and, for financial assets, adjusted for any expected credit loss allowance. The 'gross carrying amount of a financial asset' is the amortised cost of a financial asset before adjusting for any expected credit loss allowance.

**iii) Calculation of interest income**

The effective interest rate of a financial asset or financial liability is calculated on initial recognition of a financial asset or a financial liability. In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired).

**(t) Other liabilities**

Accrued items and other liabilities are carried at amortized cost. Other liabilities are initially recognized on the trade date when the entity becomes a party to the contractual provisions of the instrument and subsequently measured at amortized cost.

**(u) Cash and cash equivalents**

Cash and cash equivalents comprises of cash at bank and short-term deposits with an original maturity of three months or less in the consolidated and separate statements of financial position 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.

**(v) Other receivables**

Other receivables are recognized at amortized cost. However, other receivables with no repayment plan are measured at cost and short duration receivables with no stated interest rate are measured at their original invoice amount. Appropriate allowance for estimated irrecoverable amounts are recognized in the profit or loss account where there is objective evidence that the asset is impaired.

**(w) Prepayments**

Prepayments include costs paid in relation to subsequent financial periods and are measured at cost less amortization for the period. The Group recognises prepaid expense in the accounting year in which it is paid.

**(x) Intangible assets**

**Recognition and measurement**

Software acquired by the Group is stated at cost less accumulated amortization and accumulated impairment losses. Expenditure on internally developed software is recognised as an asset when the Group is able to demonstrate its intention and ability to complete the development and use the software in a manner that will generate future economic benefits and can reliably measure the costs to complete the development. The capitalized costs of internally developed software include all costs directly attributable to developing the software and are amortized over its useful life. Internally developed software is stated at capitalized cost less accumulated amortization and any accumulated impairment losses.

**Subsequent costs**

Subsequent expenditure on software assets is capitalized only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure is expensed as incurred.

**Amortization**

Amortization is recognised in the income statement on a straight-line basis over the estimated useful life of the software, from the date that it is available for use since this most closely reflects the expected pattern of consumption of future economic benefits embodied in the asset. Software has a finite useful life; the estimated useful life of software is five to three years. Amortization methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

**Work in progress**

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

**De-recognition**

An intangible item 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 intangible asset (calculated as the difference between the net disposal proceeds and the carrying amount of the intangible asset) is included in the statement of profit or loss in the year the intangible asset is derecognized.

**(y) Employee benefits**

Short-term employee benefits

Short term employee benefits are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

**(z) Statement of cashflows**

The consolidated and separate statements of cash flows is prepared using the indirect method. Changes in statement of financial position items that have not resulted in cash flows such as translation differences, fair value changes and other non-cash items, have been eliminated for the purpose of preparing the statement. Finance cost paid is also included in financing activities while finance income received is included in investing activities.

## 5 Revenue

<i>In thousands of naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Revenue - trading properties under development (See (i) below)	5,417,964	23,400	1,740,000	-
Cost of sales - trading properties under development (See note 15 for details)	(1,490,245)	(1,206,867)	(914,741)	-
<b>Profit/ (loss) on trading properties</b>	<b>3,927,719</b>	<b>(1,183,467)</b>	<b>825,259</b>	-
Revenue from services charge and utility (See (ii) below)	11,553	264,793	-	-
Rental income (See (iii) below)	-	413,396	-	-
Revenue from advertising and parking ( See (iv) below)	-	214,609	-	-
Expenses on services to tenants	(10,078)	(241,493)	(2,835)	(1,212)
Other property operating expenses	(74,760)	(68,042)	-	-
<b>Net rental (expense)/income</b>	<b>(73,285)</b>	<b>583,263</b>	<b>(2,835)</b>	<b>(1,212)</b>

- This amount represents the income earned from sales of purple nano apartments, project lowrise and Maryland macros by Lekki Retailtainment Limited, Purple Urban Limited and Purple Retail Estate Income Plc respectively.
- This amount represents the income earned from service charge and utilities at Maryland mall up until 18 October 2023 when the Receiver was appointed and the Group lost control. It also includes utilities charge at Lekki mall.
- Lekki mall was commissioned late November 2024. However, management did not recognize any rental income during the year as the agreement between management and the tenants allowed a one-month activation period to enable setup and have events within the mall to engage with consumers. These strategic initiatives were aimed at attracting new visitors and increasing footfall. Rental income recognition commenced in January 2025. The 2023 rental income represents the rental income earned at Maryland Mall Limited up until 18 October 2023 when the Receiver was appointed and the Group lost control.
- This amount represents the income earned from advertising and car park at Maryland mall Up until 18 October 2023 when the Receiver was appointed and the Group lost control.

### (b) Disaggregation of Revenue from Contracts with Customers

Revenue from contracts with customers is disaggregated by primary geographical market, major products and service lines and timing of revenue recognition.

<i>In thousands of naira</i>	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
<b>Primary geographical markets</b>				
Lagos State	5,429,517	916,198	1,740,000	-
<b>Total</b>	<b>5,429,517</b>	<b>916,198</b>	<b>1,740,000</b>	-
<b>Major products/service lines</b>				
Nano Sales	2,458,390	23,400	-	-
Urban Sales	1,219,574	-	-	-
Maryland Macros Landsales	1,740,000	-	1,740,000	-
Income from Utility	11,553	264,793	-	-
Rental income	-	413,396	-	-
Revenue from advertising and parking	-	214,609	-	-
<b>Total</b>	<b>5,429,517</b>	<b>916,198</b>	<b>1,740,000</b>	-
<b>Timing of revenue recognition</b>				
Income transferred at a point in time	-	-	-	-
Income transferred over time	5,429,517	916,198	1,740,000	-
<b>Total</b>	<b>5,429,517</b>	<b>916,198</b>	<b>1,740,000</b>	-

(c) Revenue from services to tenants

<i>In thousands of naira</i>	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
Income from utility (See (i) below)	11,553	264,793	-	-
Rental income	-	413,396	-	-
Revenue from advertising and parking	-	214,609	-	-
<b>Total</b>	<b>11,553</b>	<b>892,798</b>	<b>-</b>	<b>-</b>

i) This amount represents the income earned from service charge and utilities at Lekki mall.

## 6 Other income

	Group	Group	Company	Company
<i>(a) In thousands of naira</i>	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
Interest income - placement with banks	11,475	14,079	-	5,333
Other income (see i below)	-	604	11,272	7,318
Fee income (see ii below)	-	-	29,501	143,422
Income from outsourced services (see iii below)	129,886	-	529,249	529,249
Foreign exchange gain	2,548	15,606	2,548	8,539
<b>Total</b>	<b>143,909</b>	<b>30,289</b>	<b>572,570</b>	<b>693,861</b>

- i. Other income represents the interest income received on balances in bank, net of foreign exchange gain and losses on transactions and reversals of provisions no longer required.
- ii. The fee income represents fees earned from agency and development fees charged by PREIP on services carried out for Lekki Retailtainment Limited, Maryland Mall Limited and Purple Urban Limited.
- iii. The outsourced income relates to services rendered to other subsidiaries within the group. This includes management fees, cost for personnel outsourced and other management services rendered to the subsidiaries during the year. The amount of N129m for 2024 at the group level represents income earned from Maryland Mall Limited which is no longer part of the group.

<b>(b) Fair value gain on investment properties</b>	Group	Group	Company	Company
<i>In thousands of naira</i>	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
Fair value gain on investment properties (see note 11)	5,392,594	14,614,256	390,019	-

## 7 Finance costs

	Group	Group	Company	Company
<i>In thousands of naira</i>	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
Interest expense on borrowings	238,536	1,116,372	184,667	33,333
<b>Total</b>	<b>238,536</b>	<b>1,116,372</b>	<b>184,667</b>	<b>33,333</b>

## 8 Personnel expenses

	Group	Group	Company	Company
<i>In thousands of naira</i>	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
Salaries	663,813	559,309	663,813	559,309
Allowances and other staff cost	157,985	151,106	157,985	149,636
<b>Total</b>	<b>821,798</b>	<b>710,415</b>	<b>821,798</b>	<b>708,945</b>

(i) This amount mainly represents expenses on staff of Purple Real Estate Income Plc (PREIP). PREIP second staff to other companies within the Group and receives outsourced service fee. The Group has a shared service agreement which forms the basis of sharing the expenses on staff with other Companies within the Group. The group amount of personnel cost for the year ended 31 December 2024 amounted to N821m (2023: N710m)



(ii) The number of full-time persons employed by the Group as at year end was as follows:

<i>Number</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Categories				
Management	17	14	17	14
Senior staff	11	14	11	14
Junior staff	24	18	24	18
	<b>52</b>	<b>46</b>	<b>52</b>	<b>46</b>

(iii) Employees of the Company, whose duties were wholly or mainly discharged in Nigeria, received annual remuneration (including pension contribution) in the following ranges:

<i>Number</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Below N1,000,000	5	9	5	9
N1,000,001 - N2,000,000	4	14	4	14
N2,000,001 - N3,000,000	3	4	3	4
Above N3,000,000	40	19	40	19
	<b>52</b>	<b>46</b>	<b>52</b>	<b>46</b>

## 9 Operating expenses

(a) <i>In thousands of naira</i>	Note	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Depreciation of property and equipment	12	94,237	50,982	22,675	22,157
Amortisation of intangible assets	13	3,146	3,095	1,361	1,361
Diesel expense		10,417	5,002	10,417	5,002
Advertisement and public relation		1,531	21,827	1,531	13,605
Cleaning expenses		7,243	3,764	3,502	3,764
Entertainment		1,322	8,669	1,017	8,345
Auditors' remuneration*		37,400	28,750	15,000	7,500
Directors fees (See note 9(ii) below)		8,588	10,491	3,465	1,523
Promotional expense		75	3,555	-	-
Bank charges		10,733	6,933	7,677	3,332
Business travel and accommodation		11,155	3,595	11,155	3,595
Printing and stationery		185	1,918	185	1,463
IPO expenses		-	132,266	-	132,266
Transaction cost on equity issue		-	10,750	-	10,750
Transport and miscellaneous		4,507	2,078	4,507	1,889
Utility expenses		2,280	1,100	2,280	1,100
Fumigation expenses		-	1,671	-	-
Gift and souvenir		8,574	11,719	8,574	11,454
Professional expenses		89,803	163,036	89,793	128,506
Telephone expenses		24,528	10,814	24,528	7,853
Office, marketing and business development expenses		42,920	5,482	13,715	2,110
Repairs and maintenance cost		11,636	3,222	7,891	2,808
Fines and penalty **		125	153	-	-
Management/operational fees		-	610	-	-
Other expenses (see note (i) below)		52,551	90,334	47,846	49,325
<b>Total</b>		<b>422,956</b>	<b>581,816</b>	<b>277,119</b>	<b>419,708</b>

\* The auditor did not earn any other fee from non-audit services during the year except for the certification of the Internal Control Over Financial Reporting (ICFR) N5m (2023: N2.5m).

\*\* This relates to fine paid for the late filing of the accounts.

(i) Analysis of other expenses are as follows:

	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
<i>In thousands of naira</i>				
Generator expenses	388	569	388	569
Miscellaneous expenses	3,000	1,538	1,500	750
Insurance cost	14,033	35,497	11,430	15,857
Subscriptions, media and rates	5,420	33,731	4,818	15,973
Loss on disposal of property and equipment	724	-	724	-
Vehicles running expenses	28,986	18,999	28,986	16,176
	<b>52,551</b>	<b>90,334</b>	<b>47,846</b>	<b>49,325</b>

(ii) Directors' remuneration

	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
<i>In thousands of naira</i>				
Fees and sitting allowances	8,588	10,491	3,465	1,523
Fees disclosed above include amounts paid to:				
The chairman	1,500	1,500	1,000	1,000
The highest paid director	1,500	1,500	1,000	1,000

(b) Loss on derecognition of subsidiary

	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
<i>In thousands of naira</i>				
Loss on derecognition of subsidiary	-	6,803,761	-	2,258,716

On 18 October 2023, the Group lost control of one of its subsidiaries (Maryland Mall Limited) as a result of the appointment of a Receiver Manager (Mr. Richard Ayodele Akintunde, SAN). The Receiver Manager was appointed by the court to take control of Maryland Mall Limited due to its inability to meet its dollar-debt obligations due to the lender -Vantage Capital Limited. The investment in subsidiary and net asset on the day of the loss of control has been derecognised while the loss from operating activities as at that date was consolidated in the Group's account.

## 10 Impairment loss on assets

	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
<i>In thousands of naira</i>				
Cash and cash equivalents	(2,668)	(3,435)	-	(1,730)
Account receivables and contract assets	366,866	(22,840)	122,522	127,516
Impairment of investment in subsidiary (see note 14)	-	-	75,178	-
Other assets	(1,582)	116,332	(1,582)	116,332
<b>Total</b>	<b>362,616</b>	<b>90,057</b>	<b>196,118</b>	<b>242,118</b>

	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
<i>In thousands of naira</i>				
<i>impairment loss on financial assets</i>				
Cash and cash equivalents	(2,668)	(3,435)	-	(1,730)
Account receivables and contract assets	366,866	(22,840)	122,522	127,516
Other assets	(1,582)	116,332	(1,582)	116,332
<b>Total</b>	<b>362,616</b>	<b>90,057</b>	<b>120,940</b>	<b>242,118</b>
<i>impairment loss on non-financial assets</i>				
Impairment of investment in subsidiary (see note 14)	-	-	75,178	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>75,178</b>	<b>-</b>

## 11 Investment property

As at the year end, the Group's investment properties were recognised at fair value. All gains or losses are unrealised. Changes in fair values are recognised in profit or loss account and included in 'fair value changes in investment property. The movement on the account during the year was as follows:

**Group****31-Dec-24**

<i>In thousands of naira</i>	Land	Building	Building WIP	Total
Balance as at 01 January	3,695,063	-	41,549,626	45,244,689
Capital expenditure on property	-	-	5,134,401	5,134,401
Reclassification to trading properties (see note 15(b))	(825,610)	-	-	(825,610)
Disposal of investment property	(786,074)	-	-	(786,074)
Fair value remeasurement adjustment (see note 6(b))	390,019	-	5,002,575	5,392,594
<b>Balance as at 31 December</b>	<b>2,473,398</b>	<b>-</b>	<b>51,686,602</b>	<b>54,160,000</b>

**31-Dec-23**

<i>In thousands of naira</i>	Land	Building	Building WIP	Total
Balance as at 01 January	3,695,063	11,585,317	19,969,972	35,250,352
Capital expenditure on property	-	-	6,965,398	6,965,398
Reclassification to trading properties (see note 15(b))	-	(11,585,317)	-	(11,585,317)
Fair value remeasurement adjustment (see note 6(b))	-	-	14,614,256	14,614,256
<b>Balance as at 31 December</b>	<b>3,695,063</b>	<b>-</b>	<b>41,549,626</b>	<b>45,244,689</b>

**Company****31-Dec-24**

<i>In thousands of naira</i>	Land	Building	Building WIP	Total
Balance as at 1 January	1,221,665	-	-	1,221,665
Fair value remeasurement adjustment (see note 6(b))	390,019	-	-	390,019
Reclassification to trading property (see note 15(b))	(825,610)	-	-	(825,610)
Disposal of investment property	(786,074)	-	-	(786,074)
<b>Balance as at 31 December</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Company****31-Dec-23**

<i>In thousands of naira</i>	Land	Building	Building WIP	Total
Acquired through common control transaction	698,903	-	-	698,903
Capital expenditure on property	522,762	-	-	522,762
<b>Balance as at 31 December</b>	<b>1,221,665</b>	<b>-</b>	<b>-</b>	<b>1,221,665</b>

**a) Investment Property Under Development**

<i>In thousands of naira</i>			Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Subsidiary	Category	Description				
Lekki Retailment Limited	Land and Building WIP	This represents fair value of 10,000 sqm of land and a state of the art mixed property use situated at Freedom way, Ikate Elegushi area of Lekki. This property include 50 units of residential properties used as investment properties.	50,291,146	40,348,024	-	-
Purple Asset Manager Limited	Twenty two (22) Units of residential properties	This represents fair value of twenty two (22) units of residential properties in the property situated at Freedom way, Ikate Elegushi area of Lekki.	3,868,854	3,675,000	-	-
Purple Real Estate Income Plc	Land	In the prior year, the Group held 2,317 sqm of bare land situated at No. 350, Ikorodu Road, by Idiroko bus stop, Maryland, classified as Investment Property. During the year, the Group disposed a portion of the land. Following this sale, management revised its intention for the remaining 1,200 sqm, which is now held for sale in the ordinary course of business and therefore reclassified to trading properties.	-	1,221,665	-	1,221,665
			<b>54,160,000</b>	<b>45,244,689</b>	<b>-</b>	<b>1,221,665</b>
<b>Total</b>			<b>54,160,000</b>	<b>45,244,689</b>	<b>-</b>	<b>1,221,665</b>

(i) **Reconciliation of carrying amounts**

<i>In thousands of Naira</i>	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
Balance at the beginning of the year	45,244,689	35,250,352	1,221,665	698,903
Additions	5,134,401	7,380,081	-	522,762
Reclassification to trading properties (see note 15b)	(825,610)	-	(825,610)	-
Derecognition as a result of loss of control	-	(12,000,000)	-	-
Disposal	(786,074)	-	(786,074)	-
Fair value remeasurement adjustment (see note 6(b))	5,392,594	14,614,256	390,019	-
<b>Balance as at end of the year</b>	<b>54,160,000</b>	<b>45,244,689</b>	<b>-</b>	<b>1,221,665</b>

(c) **Measurement of fair values**

Fair value hierarchy of the investment properties are as follows:

<i>In thousands of Naira</i>	31 Dec 2024	31 Dec 2023	31 Dec 2024	31 Dec 2023
<b>Level 1</b>	-	-	-	-
<b>Level 2</b>	-	-	-	-
<b>Level 3</b>	54,160,000	45,244,689	-	1,221,665
	<b>54,160,000</b>	<b>45,244,689</b>	<b>-</b>	<b>1,221,665</b>

(d) The investment properties have been used to secure some borrowings used for the development of these properties. See Note 21 for details.

(c) Rental income and expenses recognised in profit or loss:

<i>In thousands of naira</i>	31-Dec-24	31-Dec-23
Rental income	-	413,396
Service charge and utility income	11,553	264,793
Maintenance	(84,838)	(309,535)
	<b>(73,285)</b>	<b>368,654</b>

## 11 Investment property

(f) The investment property as at 31 December 2024, was valued by Moses Adeyemi (ANIVS) of Jide Taiwo and Co with FRC number FRC/2014/NIESV/00000008842, a registered firm of estate surveyors and valuers in Nigeria. The fair value determined by the valuer is supported by market evidence and represents the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion, in accordance with the Nigerian Valuation Standards (2017) on the basis of market value. Valuations are performed on an annual basis and disclosed in the financial statements at every reporting period.

The fair value measurement for the investment properties has been categorised as a Level 3 fair value based on the use of significant unobservable inputs in the valuation technique used.

The following table shows the valuation technique used in measuring the fair value of investment property currently valued at N53.9 billion as at 31 December 2024 (2023: N45.24 billion), as well as the significant unobservable inputs used.

Investment properties Location	Fair value 2024 (N'000)	Fair value 2023 (N'000)	Valuation technique	Key unobservable input	Range (Weighted) 2024	Range (Weighted) 2023
Undeveloped Land 350/360, Ikorodu road, Maryland. Lagos Level 3	-	1,221,665	Market comparable approach	Price per sqm	688	327
Residential property Plot 10, Ikate Elegushi, Bella Vista, Lekki Peninsula. Lagos Level 3	3,868,854	3,675,000	Market comparable approach	Price per unit	175,857	167,045
Mixed property Plot 10, Ikate Elegushi, Bella Vista, Lekki Peninsula. Lagos Level 3	50,291,146	40,348,024	In 2023, the combination of DCF and Market comparable was adopted. The adopted approach was premised on the attainment of substantial completion of the property under development, irrevocable signed contractual agreements, project commencement date of October 2024. Discounted Cashflow Method (DCF) for the commercial segment and; Market comparable approach for the residential component	<b>DCF</b>		
				- Estimated annual rental value	960-2,886m	880-2,665m (2,105m)
				- rental growth p.a	2.5 - 8% (4%)	2.5 - 5% (4%)
				-Long term vacancy rate	4%	2.5%
				- Exit yield	7.5%	9%
				-Exchange rate	N1000-1700	N800-1500
				- Capitalisation rate	10%	7.5%
				- Initial yield	9%	9%
				<b>Market Approach</b>		
				- Price per property Unit	175,857	167,045

### Key assumptions used in DCF calculations

The calculation of the fair value using DCF for the investment properties owned by the group is most sensitive to the following assumptions:

- Rental income
- Foreign exchange rate
- Discount rates and
- Growth rates used to extrapolate cashflows during the forecast period

**Rental income growth** - Rental income for Maryland Mall valuation is based on the average income received from the property in the five years preceding the beginning of the forecast period while for the Lekki Mall under development, the rental income was based on the signed rental agreement which was expected to commence in July 2023 with conservative increase to represent the escalating factors set aside in the agreement. These are increased over the budgeted period for anticipated efficiency improvements. An average increase of 5% and 4% was adopted for the completed Maryland mall and the under development Lekki Mall respectively.

**Foreign exchange rate** - The rental revenues are paid and recognised in naira, however, the rental revenue is usually negotiated and benchmarked in US dollars. The foreign exchange rate conversion plays a significant role in the total revenue to be recognised.

**Discount rates** - Discount rate also called the capitalisation rate represents the current market assessment of the risks specific to the real estate industry taking into consideration the returns on similar properties in the industry, the time value of money and individual risks of the underlying assets that have not been incorporated into the cash flow estimates. The discount rate is based on the reported industry average return on commercial real estate properties in Lagos Nigeria. The industry average yield ranges between 7.5% - 11%.

**Growth rates used to extrapolate cashflows during the forecast period** is based on the industry performance and average performance of the property completed and already in use while for the under-development property, it is based on expected escalation factors in the executed rental agreements.

	Effect on fair value 31-Dec-24			Effect on fair value 31-Dec-23		
	Sensitivity used	Completed investment property (N'000)	Investment property under development (N'000)	Sensitivity used	Completed investment property (N'000)	Investment property under development (N'000)*
Increase in estimated rental value	1%	-	26,994	1%	-	10,020
Rental growth per annum	1%	-	14,000	1%	-	12,024
Increase in long term vacancy rate	1%	-	(19,000)	1%	-	(2,505)
Increase in discount rate or yield	1%	-	95,300	1%	-	12,616



## 12 Property and equipment

### Group

### 31 December 2024

<i>In thousands of naira</i>	<b>Furniture and fittings</b>	<b>Computer and office equipment</b>	<b>Motor vehicle</b>	<b>Plant and Machinery</b>	<b>Right-of-use asset</b>	<b>Total</b>
<b>Cost</b>						
Balance at 1 January 2024	7,425	42,360	70,978	8,172	-	128,935
Additions	655	10,759	-	-	476,275	487,689
Disposal	-	(1,054)	-	-	-	(1,054)
Balance at 31 December 2024	8,080	52,065	70,978	8,172	476,275	615,570
<b>Accumulated depreciation</b>						
Balance at 1 January 2024	4,794	26,225	47,216	6,385	-	84,620
Charge for the year	1,128	9,574	13,964	1,532	68,039	94,237
Disposal	-	(330)	-	-	-	(330)
Balance at 31 December 2024	5,922	35,469	61,180	7,917	68,039	178,527
<b>Carrying amounts</b>						
At 31 December 2024	2,158	16,596	9,798	255	408,236	437,043
At 31 December 2023	2,631	16,135	23,762	1,787	-	44,315

### Group

### 31 December 2023

<i>In thousands of naira</i>	<b>Furniture and fittings</b>	<b>Computer and office equipment</b>	<b>Motor vehicle</b>	<b>Plant and Machinery</b>	<b>Right-of-use asset</b>	<b>Total</b>
<b>Cost</b>						
Balance at 1 January 2023	112,027	531,447	78,178	208,487	-	930,139
Additions	-	148	-	-	-	148
Derecognition as a result of loss of control	(104,602)	(489,235)	(7,200)	(200,315)	-	(801,352)
Balance at 31 December 2023	7,425	42,360	70,978	8,172	-	128,935
<b>Depreciation</b>						
Balance at 1 January 2023	69,122	486,719	40,236	199,752	-	795,829
Charge for the year	15,868	17,294	13,438	4,382	-	50,982
Derecognition as a result of loss of control	(80,196)	(477,788)	(6,458)	(197,749)	-	(762,191)
Balance at 31 December 2023	4,794	26,225	47,216	6,385	-	84,620
<b>Carrying amounts</b>						
At 31 December 2023	2,631	16,135	23,762	1,787	-	44,315
At 31 December 2022	42,905	44,728	37,942	8,735	-	134,310

- There was no capitalised borrowing costs related to the acquisition of property and equipment during the period (2023: Nil)
- There was no item of property and equipment that has been pledged as security for borrowings as at period end (2023: Nil)
- The Group had no capital commitments as at the date of the statement of financial position (2023: Nil).
- There were no impairment losses on any class of property and equipment during the period (2023: Nil).
- All items of PPE are non-current.
- On 1 July 2024, the Group entered into a lease agreement with Capital Bancorp for the acquisition of three (3) units of brand-new Mikano 800-KVA York soundproof generators. In accordance with IFRS 16, the lease was recognised on the balance sheet on 1 July 2024, the date the lease became enforceable under amended terms. The right-of-use asset was measured at cost, comprising the amount of the initial lease liability and advance payments made.

## 12 Property and equipment

### Company

#### 31 December 2024

<i>In thousands of naira</i>	<b>Furniture and fittings</b>	<b>Computer and office equipment</b>	<b>Motor vehicle</b>	<b>Plant and Machinery</b>	<b>Total</b>
<b>Cost</b>					
Balance at 1 January 2024	4,493	32,854	68,750	8,173	114,270
Additions during the year	-	9,150	-	-	9,150
Disposals	-	(1,054)	-	-	(1,054)
Balance at 31 December 2024	4,493	40,950	68,750	8,173	122,366
<b>Accumulated depreciation</b>					
Balance at 1 January 2024	3,050	19,253	45,514	6,385	74,202
Charge for the year	542	7,164	13,437	1,532	22,675
Disposals	-	(330)	-	-	(330)
Balance at 31 December 2024	3,592	26,087	58,952	7,917	96,548
<b>Carrying amounts</b>					
At 31 December 2024	901	14,863	9,798	256	25,818
At 31 December 2023	1,443	13,601	23,236	1,788	40,068

### Company

#### 31 December 2023

<i>In thousands of naira</i>	<b>Furniture and fittings</b>	<b>Computer and office equipment</b>	<b>Motor vehicle</b>	<b>Plant and Machinery</b>	<b>Total</b>
<b>Cost</b>					
Balance at 1 January 2023	4,493	32,706	68,750	8,173	114,122
Additions	-	148	-	-	148
Balance at 31 December 2023	4,493	32,854	68,750	8,173	114,270
<b>Depreciation</b>					
Balance at 1 January 2023	2,408	12,707	32,077	4,853	52,045
Charge for the year	642	6,546	13,437	1,532	22,157
Balance at 31 December 2023	3,050	19,253	45,514	6,385	74,202
<b>Carrying amounts</b>					
At 31 December 2023	1,443	13,601	23,236	1,788	40,068
At 31 December 2022	2,085	19,999	36,673	3,320	62,077

- There was no capitalised borrowing costs related to the acquisition of property and equipment during the period (2023: Nil)
- There was no item of property and equipment that has been pledged as security for borrowings as at period end (2023: Nil)
- The Group had no capital commitments as at the date of the statement of financial position (2023: Nil).
- There were no impairment losses on any class of property and equipment during the period (2023: Nil).
- All items of PPE are non-current.

### 13 Intangible Assets

Intangible assets include development costs, the website for the e-commerce platform of Purple PropTech Limited and Goodwill on acquisition of Purple Asset Managers Limited (Formerly ("Alternative Capital Partners Limited") by Purple Real Estate Income Plc.

#### Group

<i>In thousands of naira</i>	<b>Goodwill</b>	<b>Computer Software</b>	<b>Total</b>
<b>Cost</b>			
Balance at 1 January 2024	45,000	450,261	495,261
Additions	-	4,162	4,162
Balance at 31 December 2024	45,000	454,423	499,423
Balance at 1 January 2023	45,000	87,526	132,526
Additions	-	362,735	362,735
Balance at 31 December 2023	45,000	450,261	495,261
<b>Accumulated amortization and impairment</b>			
Balance at 1 January 2024	-	(7,319)	(7,319)
Charge for the year	-	(3,146)	(3,146)
Balance at 31 December 2024	-	(10,465)	(10,465)
Balance at 1 January 2023	-	(4,224)	(4,224)
Charge for the year	-	(3,095)	(3,095)
Balance at 31 December 2023	-	(7,319)	(7,319)
<b>Carrying amounts</b>			
At 31 December 2024	45,000	443,958	488,958
At 31 December 2023	45,000	442,942	487,942

The goodwill was assessed for impairment. Based on the assessment, the goodwill was not impaired.

#### Company

<i>In thousands of naira</i>	<b>Goodwill</b>	<b>Computer Software</b>	<b>Total</b>
<b>Cost</b>			
Balance at 1 January 2024	45,000	5,444	50,444
Additions	-	-	-
Balance at 31 December 2024	45,000	5,444	50,444
Balance at 1 January 2023	45,000	5,444	50,444
Additions	-	-	-
Balance at 31 December 2023	45,000	5,444	50,444
<b>Accumulated amortization and impairment</b>			
Balance at 1 January 2024	-	(3,224)	(3,224)
Charge for the year	-	(1,361)	(1,361)
Balance at 31 December 2024	-	(4,585)	(4,585)

Balance at 1 January 2023	-	(1,863)	(1,863)
Charge for the year	-	(1,361)	(1,361)
Balance at 31 December 2023	-	(3,224)	(3,224)

#### **Carrying amounts**

At 31 December 2024	45,000	859	45,859
At 31 December 2023	45,000	2,220	47,220
At 1 January 2022	45,000	3,581	48,581

The goodwill was assessed for impairment. Based on the assessment, the goodwill was not impaired.

### **13b Intangible Assets**

#### **Impairment test of goodwill.**

Goodwill is reviewed annually for impairment, or more frequently when there are indications that impairment may have occurred. Impairment assessment has been performed for the period, and no impairment losses on goodwill was recognized during the period under review as the recoverable amount of Goodwill as at 31 December 2024 was greater than its carrying amount and is thus not impaired.

The recoverable amount was determined using a value-in-use computation.

Goodwill is monitored by the Group on an entity by entity basis.

The key assumption used in computing the value-in-use for goodwill in 2024 are as follows:

	<b>Group 31-Dec-24</b>
Long term growth rate (Terminal growth rate)	3.0%
Discount rate	23.6%

#### **Cash Flow Forecast**

Cash flows were projected based on past experience of operating results. These cashflows are based on the expected revenue growth for the entity over a 5 year period.

#### **Discount Rate**

Pre-tax discount rate of 23.57% was applied in determining the recoverable amounts for the entity with goodwill (Purple Asset Managers Limited). This discount rate was estimated using the risk-free rate using the average yield on Nigerian government long term bond, equity risk premium and appropriate Beta.

#### **Long term growth rate**

The key assumptions described above may change as economic and market conditions change. The Group estimates that reasonably possible changes in these assumptions are not expected to cause the recoverable amount of the subsidiaries (from which the goodwill arose) to decline below their carrying amount.

	<b>Group 31-Dec-24</b>
	5% increase      5% decrease
Impact of change in discount rate on value-in-use computation	20,402,594      (2,652,266)
<i>In thousands of Naira</i>	<b>31-Dec-24</b>
Recoverable amount	10,099,177
Less: Carrying amount	
Goodwill	(45,000)
Net assets	(4,585,722)
Total carrying amount	(4,630,722)
Excess of recoverable amount over carrying amount	<b>5,468,455</b>

**14 Investment in subsidiaries**  
(a) Company

	Ownership Interest	31-Dec-24	31-Dec-23
In thousands of Naira			
Lekki Retailtainment Limited (See (i) below)	100%	9,429,798	123,500
Purple PropTech Limited (See (ii) below)	100%	516,664	516,664
Purple Urban Limited (See (iii) below)	49%	490	490
Purple Asset Managers Limited (See (iv) below)	100%	4,320,000	4,320,000
Purple Affordable Homes Limited (See (v) below)	100%	1,000	1,000
Gross investment in subsidiaries		14,267,952	4,961,654
Impairment allowance over investment in subsidiaries (See (vi) below)		(183,937)	(108,759)
Net investment in subsidiaries		14,084,015	4,852,895

- The principal activity of Lekki Retailtainment Limited include purchase, lease, development and management of estate properties for outright sale and to generate real estate income. On 16 December 2024, the Board of Directors of the Group, with the consent of Lucid Astra, approved the transfer of ₦2.09 billion of outstanding borrowings owed by Lekki Retailtainment Limited (LRL) to Lucid Astra, to Purple Real Estate Income Plc (PRIEP). This transaction effectively increased PRIEP's investment in LRL. In addition, PRIEP converted intercompany receivables amounting to ₦7.2 billion, previously due from LRL, into additional equity investment in the company.
- The principal activities of the company include carrying on activities relating to the provision of electronic commerce services to Vendors; selling, transporting, promoting, marketing, supplying, and dealing in any manner, in all types of goods produced or offered for sale by the vendors.
- The principal activity of Purple Urban Limited include to carry on business as agents for real estate, housing, land and property dealers and to advertise and assist for sale or purchase of properties.
- The principal activity of Purple Asset Managers Limited includes making equity and quasi-equity investments in select real estate, hospitality.
- Purple Assets Holding Limited (PAHL) is a private limited liability company established on 3rd June 2023 with its core principal activity of acquiring lands, buildings, and real estate of any description, and to hold, improve, alter, develop, sell or dispose of same. Purple Real Estate Income Plc currently owns 100% shares of Purple Affordable Homes Limited.
- The investment in Purple PropTech Limited was impaired by ₦75.2m as the carrying amount of PRIEP's investment in the Company exceeded its recoverable amount.

(b) Condensed results of consolidated entities  
31 December 2024

	Group	Elimination entries	Purple Real Estate Income Limited (Parent)	Lekki Retailtainment Limited (Subsidiary)	Purple Affordable Homes Limited (Subsidiary)	Purple Urban Limited (subsidiary)	Purple Asset Managers Limited (Subsidiary)	Purple PropTech Limited (subsidiary)
In thousands of Naira								
<b>Condensed statement of profit or loss</b>								
Total operating income/(loss)	3,854,434	(81,928)	822,424	2,189,913	-	924,100	-	(75)
Fair value gain on investment properties	5,392,594	193,854	390,019	4,642,711	-	-	166,010	-
Other income	143,909	(429,392)	572,570	164	-	32	7	529
Finance cost	(238,536)	(53,869)	(184,667)	-	-	-	-	-
Operating expenses	(422,956)	151,005	(277,119)	(276,622)	-	(11,738)	(1,990)	(6,493)
Personnel expenses	(821,798)	-	(821,798)	-	-	-	-	-
Impairment writeback/(loss)	(362,616)	75,176	(196,118)	(166,244)	-	(75,109)	-	(321)
<b>Profit/(Loss) before taxation</b>	7,545,031	(145,154)	305,311	6,389,922	-	837,285	164,027	(6,360)
Taxation (including minimum tax)	(1,141,455)	-	(12,909)	(827,398)	-	(301,147)	-	-
<b>Profit for the year after taxation</b>	6,403,576	(145,154)	292,402	5,562,524	-	536,138	164,027	(6,360)



			Purple Real Estate Income Limited (Parent)	Lekki Retailtainment Limited (Subsidiary)	Purple Affordable Homes Limited (Subsidiary)	Purple Urban Limited (subsidiary)	Purple Asset Managers Limited (Subsidiary)	Purple Proptech Limited (subsidiary)
<i>In thousands of Naira</i>	Group	Elimination entries						
<b>Condensed statement of financial position</b>								
<b>Assets</b>								
Investment property	54,160,000	-	-	50,291,146	-	-	3,868,854	-
Property and equipment	437,043	-	25,818	410,467	-	-	-	758
Intangible assets and goodwill	488,958	-	45,859	-	-	-	-	443,099
Investment in subsidiary	-	(14,084,015)	14,084,015	-	-	-	-	-
Trading properties	9,303,299	(389,364)	2,261,586	-	-	7,431,077	-	-
Account receivable	4,004,638	(6,488,575)	4,502,625	2,873,928	1,000	2,491,541	605,865	18,254
Other asset	19,050	11,166	7,884	-	-	-	-	-
Investment securities	330,489	-	-	-	-	-	330,489	-
Cash and cash equivalents	146,906	-	103,957	41,732	-	1,098	77	42
<b>Total assets</b>	<b>68,890,383</b>	<b>(20,950,788)</b>	<b>21,031,744</b>	<b>53,617,273</b>	<b>1,000</b>	<b>9,923,716</b>	<b>4,805,285</b>	<b>462,153</b>
<b>Equity and Liabilities</b>								
Ordinary Share capital	2,061,443	(1,269,664)	2,061,443	1,000	1,000	1,000	750,000	516,664
Share premium	1,084,691	-	1,084,691	-	-	-	-	-
Accumulated Surplus/(deficit)	28,264,735	(424,581)	(2,362,052)	30,291,351	-	484,378	459,576	(183,937)
Prepaid share capital reserves	8,020,000	(12,998,798)	8,020,000	9,428,798	-	-	3,570,000	-
Convertible Loan notes	-	-	1,000,000	-	-	-	-	-
Common control acquisition deficit	(94,408)	(64,380)	(30,028)	-	-	-	-	-
Non-controlling interest	244,011	244,011	-	-	-	-	-	-
Borrowing	14,362,642	39,500	8,655,852	368,934	-	5,298,356	-	-
Lease liabilities	386,381	-	-	386,381	-	-	-	-
Current tax liabilities	1,450,566	-	230,049	919,370	-	301,147	-	-
Deferred tax liabilities	3,304,883	-	46,634	3,258,249	-	-	-	-
Contract liabilities	1,721,104	-	-	1,721,104	-	-	-	-
Other Liabilities	8,084,335	(6,476,876)	3,325,155	7,242,086	-	3,838,835	25,709	129,426
<b>Total equity and liabilities</b>	<b>68,890,384</b>	<b>(20,950,788)</b>	<b>22,031,744</b>	<b>53,617,273</b>	<b>1,000</b>	<b>9,923,716</b>	<b>4,805,285</b>	<b>462,153</b>

			Purple Real Estate Income Limited (Parent)	Lekki Retailtainment Limited (Subsidiary)	Purple Affordable Homes Limited (Subsidiary)	Maryland Mall Limited (subsidiary)	Purple Urban Limited (subsidiary)	Purple Asset Managers Limited (Subsidiary)	Purple Proptech Limited (subsidiary)
<i>In thousands of Naira</i>	Group	Elimination entries							
<b>Condensed statement of profit or loss</b>									
Total operating (loss)/income	(600,204)	(227,574)	-	(1,247,862)	-	892,798	-	-	(604)
Fair value loss on investment properties	14,614,256	-	-	14,509,256	-	-	-	105,000	-
Other income	30,289	(672,262)	693,861	1,087	-	7,310	289	4	-
Finance cost	(1,116,372)	-	(33,333)	-	-	(1,083,039)	-	-	-
Loss on derecognition of subsidiary	(6,803,761)	(4,545,045)	(2,258,716)	-	-	-	-	-	-
Operating expenses	(581,816)	357,990	(420,920)	(10,280)	(1,075)	(550,374)	(5,403)	(1,834)	33,117
Personnel expenses	(710,415)	(1,470)	(708,945)	-	-	-	-	-	-
Impairment loss/writeback	(90,057)	(162,803)	(242,118)	277,090	-	-	37,774	-	-
<b>Loss before taxation</b>	<b>4,741,920</b>	<b>(5,251,164)</b>	<b>(2,970,171)</b>	<b>13,529,291</b>	<b>(1,075)</b>	<b>(733,305)</b>	<b>32,660</b>	<b>103,170</b>	<b>32,513</b>
Taxation	(585,582)	-	(44,651)	(1,540,931)	-	-	-	-	-
<b>Loss for the year after taxation</b>	<b>4,156,338</b>	<b>(5,251,164)</b>	<b>(3,014,822)</b>	<b>11,988,360</b>	<b>(1,075)</b>	<b>(733,305)</b>	<b>32,660</b>	<b>103,170</b>	<b>32,513</b>

31 December 2023

			Purple Real Estate Income Limited (Parent)	Lekki Retailtainment Limited (Subsidiary)	Purple Affordable Homes Limited (Subsidiary)	Maryland Mall Limited (subsidiary)	Purple Urban Limited (subsidiary)	Purple Asset Managers Limited (Subsidiary)	Purple Proptech Limited (subsidiary)
<i>In thousands of Naira</i>	Group	Elimination entries							
<b>Condensed statement of financial position</b>									
<b>Assets</b>									
Investment property	45,244,689	-	1,221,665	40,348,024	-	-	-	3,675,000	-
Property and equipment	44,315	-	40,068	-	-	-	-	-	4,247
Intangible assets and goodwill	487,942	-	47,220	-	-	-	-	-	440,722
Investment in subsidiary	-	(4,852,895)	4,852,895	-	-	-	-	-	-
Trading properties	7,814,919	32,957	1,154,150	-	-	-	6,627,812	-	-
Account receivable	701,950	(12,257,636)	10,371,857	750,845	1,000	-	324,644	1,491,915	19,325
Other asset	2,233	75	2,095	-	-	-	-	-	63
Investment securities	204,088	-	-	-	-	-	-	204,088	-
Cash and cash equivalents	131,941	-	1,899	109,222	-	-	18,458	119	2,243
<b>Total assets</b>	<b>54,632,077</b>	<b>(17,077,499)</b>	<b>17,691,849</b>	<b>41,208,091</b>	<b>1,000</b>	<b>-</b>	<b>6,970,914</b>	<b>5,371,122</b>	<b>466,600</b>
<b>Equity and Liabilities</b>									
Ordinary Share capital	2,061,443	(1,269,664)	2,061,443	1,000	1,000	-	1,000	750,000	516,664
Preference Share capital	-	-	-	-	-	-	-	-	-
Share premium	1,834,183	-	1,834,183	-	-	-	-	-	-
Accumulated surplus/(deficit)	22,134,589	929,843	(2,654,454)	24,728,819	(1,075)	(733,305)	(51,758)	101,695	(185,176)
Fair value reserves	-	-	-	-	-	-	-	-	-
Prepaid share capital reserves	2,920,508	(4,425,805)	2,920,508	122,500	-	733,305	-	3,570,000	-
Convertible Loan notes	1,000,000	-	1,000,000	-	-	-	-	-	-
Common control acquisition deficit	(94,408)	(64,380)	(30,028)	-	-	-	-	-	-
Non-controlling interest	(29,419)	(29,419)	-	-	-	-	-	-	-
Borrowing	17,013,783	39,500	8,985,340	2,718,251	-	-	5,270,692	-	-
Current tax liabilities	850,256	-	213,838	636,418	-	-	-	-	-
Deferred tax liabilities	2,763,739	-	49,936	2,713,803	-	-	-	-	-
Contract liabilities	76,936	-	-	76,936	-	-	-	-	-
Other Liabilities	4,100,467	(12,257,575)	3,311,084	10,210,364	1,075	-	1,750,980	949,427	135,112
<b>Total equity and liabilities</b>	<b>54,632,077</b>	<b>(17,077,500)</b>	<b>17,691,850</b>	<b>41,208,091</b>	<b>1,000</b>	<b>-</b>	<b>6,970,914</b>	<b>5,371,122</b>	<b>466,600</b>

## 15 Trading properties under development

Trading properties under development represents the cost incurred on properties earmarked for sales in respect of Lekki Retailtainment Limited's multi-purpose development project, Maryland Macro and Project lowrise as at 31 December 2024. The cost is split between land and building as follows:

In thousands of Naira	Group Dec-31-2024	Group Dec-31-2023	Company Dec-31-2024	Company Dec-31-2023
Land (See (i) below)	5,875,135	4,767,699	-	-
Building (work-in-progress) (See (ii) below)	3,428,164	3,047,220	2,261,586	1,154,150
	9,303,299	7,814,919	2,261,586	1,154,150

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

		Group Dec-31-2024	Group Dec-31-2023	Company Dec-31-2024	Company Dec-31-2023
In thousands of Naira					
Balance, beginning of the year		7,814,919	6,621,763	1,154,150	1,354,382
Cost capitalized		2,153,015	2,400,023	1,196,567	7,276
Transfer from Investment property (see note 15c below)		825,610	-	825,610	-
Transfer to cost of sales		(1,490,245)	(1,206,867)	(914,741)	-
Reclassification to investment property (See note 11a) Balance at the end of the year		-	-	-	-
		(207,508)	9,303,299	7,814,919	2,261,586

Carrying values in thousands of Naira		1,154,150				
	Category	Description	Group Dec-31-2024	Group Dec-31-2023	Company Dec-31-2024	Company Dec-31-2023
(i)	Land	This represents the cost of 4,124 sqm of bare land situated at No. 350, Ikorodu Road, by Idiroko bus stop, Maryland. This property was purchased by former Purple Real Estate Development Company.	2,261,586	1,154,150	2,261,586	1,154,150
		This represents the cost of 14,000sqm of bare land situated at Bella Estate, Ikate Elegushi area of Lekki. This property was purchased by Purple Urban Limited.	3,613,549	3,613,549	-	-
			5,875,135	4,767,699	2,261,586	1,154,150
(ii)	Building (work-in-progress)	Purple Urban	3,428,164	3,047,220	-	-
		This represents the cost of an on-going all-new state of the art residential property called Lekki Lowrise and Highrise, which is located at Freedom way, Ikate Elegushi area of Lekki and is being developed by Purple Urban Limited.				
		9,303,299	7,814,919	2,261,586	1,154,150	

(c) During the year, the Company sold 2,520 square meters of bare land located at No. 350 Ikorodu Road, by Idiroko bus stop, Maryland. Prior to the sale, the land was classified as Investment Property, held for an undetermined future use. The partial sale of the land reflects a change in management's intention, and as a result, the remaining portion of the land carried at ₦825.6 million (fair value) was reclassified from Investment Property to Trading Properties.

## 16 Trade receivables and contract assets

In thousands of Naira	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
<b>Financial assets:</b>				
Receivables from Vodore	290,000	-	290,000	-
Investment in Leisure and Ancillaries Ltd	85,000	-	85,000	-
Overseas company set up cost	5,467	5,467	5,467	5,467
Bishopsgate project receivables	-	6,170	-	6,170
Receivables from residential offtakers	910,827	16,250	-	-
Receivables from Lekki offtakers	2,458,390	7,850	-	-
Contract asset Lekki offtakers (see (i) below)	1,193,302	1,234,153	-	-
Receivable on project Nano fit-out	-	9,242	-	-
Due from Purple Capital Partners	6,225	-	6,225	-
Due from Lekki Retailtainment Limited	-	-	4,561,050	8,474,531
Due from Purple Proptech Limited	-	-	62,308	61,046
Due from Maryland Mall Limited	-	525	-	-
Due from Purple Asset Managers Limited	-	-	-	472,018
Due from Purple Urban Limited	-	-	-	1,737,528
Call in arrears from EAC	510	510	-	-
	4,949,721	1,280,167	5,010,050	10,756,760
Impairment allowance on financial assets (See note 16 (a))	(945,083)	(578,217)	(507,425)	(384,903)
Total - financial assets	4,004,638	701,950	4,502,625	10,371,857
<b>Non-financial assets:</b>				
WHT Receivables	-	-	-	-
Impairment allowance on non financial assets	-	-	-	-
Total - Non financial assets	-	-	-	-
<b>Account receivables (financial and non financial assets)</b>	<b>4,004,638</b>	<b>701,950</b>	<b>4,502,625</b>	<b>10,371,857</b>

(i) Contract asset Lekki off takers represents amount receivables from buyers and off takers of the trading properties. These amounts are due for payment based on the proportioned work done. They are usually settled based on milestone agreement reached in contracts with the buyers/off takers at the commencement of the project.

(ii) Investment in Leisure and Ancillaries Ltd (LAL) represents an advance made to LAL during the year to enable it cover pre-operational expenses. This amount also represents deposits for shares (equity allocation) in the Company when all processes are completed.

(a) Movement in impairment allowance on account receivables

31-Dec-24	Group			Company		
	12 months ECL	Lifetime ECL	Total	12 months ECL	Lifetime ECL	Total
Balance at 1 January	578,217	-	578,217	384,903	-	384,903
Impairment loss on financial assets	267,923	98,943	366,866	122,522	-	122,522
Balance at 31 December	846,140	98,943	945,083	507,425	-	507,425

31-Dec-23	Group			Company		
	12 months ECL	Lifetime ECL	Total	12 months ECL	Lifetime ECL	Total
Balance at 1 January	601,057	25,186	626,243	257,387	-	257,387
Impairment loss on financial assets (see note 10)	(22,840)	(25,186)	(48,026)	127,516	-	127,516
Balance at 31 December	578,217	-	578,217	384,903	-	384,903

## 17 Other asset

In thousands of Naira	Group		Company	
	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
Deposit for investments in Purple Money Microfinance Bank	125,000	125,000	125,000	125,000
Sundry receivables	-	75	-	-
Prepayments	19,050	3,740	7,884	3,677
	144,050	128,815	132,884	128,677
Impairment allowance on other receivables (see (ii) below)	(125,000)	(126,582)	(125,000)	(126,582)
	19,050	2,233	7,884	2,095

(i) The table below shows the movement in impairment allowance

In thousands of Naira	Group		Company	
	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
Opening balance	126,582	10,250	126,582	10,250
Impairment (write-back)/charge (see note 10(i))	(1,582)	116,332	(1,582)	116,332
Closing balance	125,000	126,582	125,000	126,582

## 18 Financial assets at fair value through profit or loss

In thousands of Naira	Group		Company	
	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
(i) Equity security				
Investment in unquoted equities: TK Tech Africa Limited (see note a for details)	115,400	115,400	-	-
(ii) Assets under management				
Investment in V8 Capital Partners Limited (See c below for details)	215,089	88,688	-	-
	215,089	88,688	-	-
Closing balance	330,489	204,088	-	-
Movement analysis of investment securities				
In thousands of Naira	Group	Group	Company	Company
	31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
Balance as beginning of year	204,088	291,432	-	-
Foreign exchange gain on investment valuation	-	8,539	-	-
Additions	126,401	-	-	-
Fair value loss	-	(95,883)	-	-
Balance as at end of period/year	330,489	204,088	-	-

- a. TK Tech is a technology company that is focused on using blockchain technology to digitize assets, create alternative asset classes and transform financial market transactions in Africa. TK Tech has a subsidiary, Digix
- b. V8 Capital Limited is a leading African Venture Capital firm focused on backing visionary entrepreneurs across the continent. V8's specialized know-how and investments are aimed at harnessing disruption, accelerating growth while levelling the playing field for best-in-class African investment. The Company invested in several of the leading enterprise technology businesses across the continent through 3 Funds (VCP Legacy Fund, VCP Pre- Growth I and VCP GPF I) and also in early Seed stage businesses through V8 Growth Labs I. The balance represents the group's valuation of the share of net assets of the fund under management by V8 Capital Limited. They are measured at fair value through profit or loss. The share of net asset represents the fair value of the investments.

## 19 Cash and cash equivalents

(a)

<i>In thousands of Naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Cash in hand	7	36	7	36
Balances with banks	145,215	124,226	101,729	1,902
Placements	4,471	12,834	3,369	1,109
Cash and cash equivalent for cash flow statement	149,393	137,096	105,105	3,047
Impairment allowance on cash equivalents	(2,487)	(5,155)	(1,148)	(1,730)
Net cash equivalents	146,906	131,941	103,957	1,899

(b) Movement in impairment allowance on cash equivalents

<i>In thousands of Naira</i>	12 months ECL Allowance			
	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Balance at beginning of the year	5,155	8,590	1,148	2,878.00
Net measurement of loss allowance (see note 10)	(2,668)	(3,435)	-	(1,730)
Balance at end of the year	2,487	5,155	1,148	1,148

## 20 Share capital and share premium

(a) The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to vote at meetings of the Group.

The ordinary shares amounts to 4,122,886,833 ordinary shares of N0.50 each. Amounts in excess of N0.50 per share is recognised in share premium as at 31 December 2024.

The Company had an opening balance of 4,122,887,000 ordinary share capital of N0.50 each owned by Gauthier Investment Limited and 154 other shareholders.

<i>In thousands of Naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Issued and fully-paid:				
4,122,886,833 ordinary shares of N0.50 each (2023: 4,122,886,833 ordinary shares at N0.50 each)	2,061,443	2,061,443	2,061,443	2,061,443

(b) Share premium

<i>In thousands of Naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Balance, beginning of the year	1,834,183	1,834,183	1,834,183	1,834,183
Reclassification to prepaid share capital reserve	(749,492)	-	(749,492)	-
Balance, end of the year	1,084,691	1,834,183	1,084,691	1,834,183

(c) Retained earnings/ (deficit)

<i>In thousands of Naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Balance, beginning of the year	22,134,589	18,994,892	(2,654,454)	360,368
Profit/(loss) for the year	6,403,576	3,156,338	292,402	(3,014,822)
Profit for the year attributable to and transferred to NCI (see (f) below)	(273,430)	(16,641)	-	-
Balance, end of the year	28,264,735	22,134,589	(2,362,052)	(2,654,454)

(d) Prepaid share capital reserves

<i>In thousands of Naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Balance beginning of year	2,920,508	-	2,920,508	-
Deposit for shares	3,350,000	2,920,508	3,350,000	2,920,508
Transfer on conversion of convertible loan notes	1,000,000	-	1,000,000	-
Reclassification from share premium	749,492	-	749,492	-
Balance end of year	8,020,000	2,920,508	8,020,000	2,920,508

The balance of ₦8,020,000,000 classified under Prepaid Share Capital Reserves represents funds received by Purple Real Estate Income Plc from its internal fund-raising strategy of ₦4,600,000,000 (Four Billion Six Hundred Million Naira) in cash from Sea Transport Services Nigeria Limited and an existing shareholder; Gauthier Investments Limited and also assets worth ₦3,420,000,000 (Three Billion Four Hundred and Twenty Million Naira) from its core, founding and existing shareholders as consideration for the issuance of equity shares in the Company. These deposits were received as part of capital-raising activities pending the completion of regulatory approvals and allotment formalities.

The breakdown of the Prepaid Share Capital Reserves as at 31 December 2024 is as follows:

**Internally Sourced Funds From Shareholder**

Creditor	Value (N)	Unit/Share	Shares To Be Alloted
Sea Transport Services Nigeria Limited	4,000,000,000	4	1,000,000,000
Gauthier Investments Limited	250,000,000	4	62,500,000
Gauthier Investments Limited	350,000,000	4	87,500,000
<b>Total</b>	<b>4,600,000,000</b>		<b>1,150,000,000</b>

**Core Founders and Existing Shareholders**

Investor	Value (N)	Unit/Share	Shares To Be Alloted
Obinna Onunkwo	540,000,000	4	135,000,000
Network Hotels Limited	180,000,000	4	45,000,000
Blacksam Limited	1,620,000,000	4	405,000,000
Gauthier Investments Limited	1,080,000,000	4	270,000,000
<b>Total</b>	<b>3,420,000,000</b>		<b>855,000,000</b>

These amounts represent funds committed for equity participation in the Company and are expected to be converted to share capital and share premium upon successful allotment in accordance with the provisions of the Companies and Allied Matters Act (CAMA) and relevant regulations.



## (e) Non-controlling interest

<i>In thousands of Naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Balance, beginning of the year	11,954	(4,687)	-	-
Profit during the year attributable to non-controlling interest (See note (i) below)	273,430	16,641	-	-
Balance end of year	285,384	11,954	-	-
<b>Analysis of NCI in Purple Urban Limited (Direct Subsidiary)</b>			Group 31-Dec-24	Group 31-Dec-23
(i) NCI Percentage			51%	51%
Non-current assets			7,431,077	6,627,812
Current assets			2,492,639	343,102
Non-current liabilities			(4,389,499)	(3,458,198)
Current liabilities			(5,048,838)	(3,563,474)
<b>Net liabilities</b>			485,379	(50,758)
Net liabilities attributable to NCI			247,543	(25,887)
Revenue			1,219,606	289
Profit for the year			536,138	32,630
OCI			-	-
Total comprehensive income			536,138	32,630
Profit allocated to NCI			273,430	16,641
OCI allocated to NCI			-	-

(g) Common control acquisition deficit: See details in note 26.2.5

## (h) Convertible loan notes

Purple Real Estate Income Plc issued a 1 billion convertible loan note on 8 September 2023 with a coupon rate of 20% payable annually in arrears. The convertible loan note has a tenor of two years to mature for conversion to ordinary share capital on 8 September 2025. The principal value of the Notes would be converted to fixed number of ordinary shares of the Company at the Agreed Redemption Rate whilst the total value of the Coupon due shall be paid as stipulated in the agreement. This convertible note has been classified as an equity instrument as it is a fixed for fixed transaction (number of shares to be issued at maturity is known and the rate of conversion is known and not variable).

During the 2024 financial year, interest accrued only for a period of 10 months, after which authorization was received from the noteholder, STNL, to discontinue further accruals of interest. Accordingly, interest expense was recognized only for the 10-month period in 2024.

Subsequently, the Company submitted an application to the Securities and Exchange Commission (SEC) to formalize the conversion of the convertible loan note into equity.

<i>In thousands of Naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Balance beginning of year	1,000,000	-	1,000,000	-
Proceeds from issuance of convertible notes	(1,000,000)	1,000,000	(1,000,000)	1,000,000
Balance end of year	-	1,000,000	-	1,000,000

## 21. Borrowing

<i>In thousands of naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Lucid/Astra (see note (ii) below)	2,423,622	2,215,109	2,423,622	306,694.00
Bank of Industry Loan (see note (iv) below)	4,746,050	5,125,421	4,746,050	5,125,421
Sukuk Bond (see note (v) below)	5,337,856	5,310,192	-	-
Nova Commercial Paper (see note (vi) below)	1,486,180	2,907,392	1,486,180	2,907,392
Emerging Africa Capital (see note (vii) below)	-	645,833	-	645,833.00
Keystone (see note (viii) below)	368,934	809,836	-	-
	14,362,642	17,013,783	8,655,852	8,985,340

	Counterparty	Type	Purpose	Interest rate	Security	Currency		Maturity date	Restructured/new/existing/matured	Updates
i)	Lucid/Astra	Term loan	Facilitate construction of Investment Property (Lekki Mall)	25%	Unsecured	NGN		31-Dec-24	Restructured 31 December 2024	Outstanding principal and interest as at 31 December 2024 was rolled forward for an additional one year tenor at an interest rate of 25%.
ii)	Bank of Industry	Term loan	Construction of state of the art mixed property (Purple Lekki) by Lekki Retailtainment Limited.	10%	Secured by bank guarantee of the loan and accruing interest on a continuous basis by Keystone bank.	NGN		29-Jul-29	Existing	Not applicable
iii)	Sukuk Bond	Bond	Facilitate completion of WIP Investment Property by Purple Urban Limited.	18%	Secured with a legal mortgage on Purple Urban Land.	NGN		1-Mar-26	Existing	Not applicable
iv)	Nova Commercial Paper	Commercial paper	Facilitate completion of WIP Investment Property by Lekki Retailtainment Limited.	17%	Secured with a legal mortgage on Purple Real Estate Income Plc Land.	NGN		24-Feb-23	Matured but not settled.	Subsequent to the year end, February 2025 - Purple Real Estate Income Plc obtained a Letter of release under this facility agreement.
v)	Emerging African Capital	Term Loan	Finance the completion and opening of Lekki Retail Center	25%	Mortgage debenture over the property and assets of the Borrower situated at Purple Lekki valued by Diya Fatimilehin in June 2023.	NGN		10-May-23	Settled in 2024	The loan has been fully settled in May 2024.
vi)	Keystone	Term Loan	Finance the completion and opening of Lekki Retail Center	30%	Mortgage debenture over the property and assets of the Borrower situated at Purple Lekki valued by Diya Fatimilehin in June 2023.	NGN		13-Dec-24	New	Subsequent to the year end, May 2025 - The loan was restructured for a tenor of 12 months with interest rate at 39%.

(b) The movement in borrowings during the year is as follows:

<i>In thousands of naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Balance, beginning of the year	17,013,783	20,016,301	8,985,340	7,726,354
Additions	-	1,300,000	-	500,000
Interest accrued	1,038,395	1,116,372	642,456	268,088
Transfer from Lekki Retailtainment Limited (see note 14a above)	-	-	2,099,339	-
Interest capitalised as borrowing cost	1,059,967	1,987,654	159,967	923,796
Interest paid during the year	(1,483,962)	(491,556)	(464,583)	(432,898)
Borrowings derecognised as a result of loss of control (see note 4(a)(ii))	-	(6,221,818)	-	-
Principal repayment of borrowing	(3,265,541)	(693,170)	(2,766,667)	-
Balance end of year	14,362,642	17,013,783	8,655,852	8,985,340

(c) The borrowings have been classified as follows:

<i>In thousands of naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
<b>Long term borrowings</b>				
Bank of Industry Loan	4,746,050	5,125,421	4,746,050	5,125,421
Sukuk Bond	5,337,856	5,310,192	-	-
	10,083,906	10,435,613	4,746,050	5,125,421
<b>Short term borrowings</b>				
Lucid/Astra	2,423,622	2,215,109	2,423,622	306,694
Nova Commercial Paper	1,486,180	2,907,392	1,486,180	2,907,392
EAC	-	645,833	-	645,833
Keystone	368,934	809,836	-	-
	4,278,736	6,578,170	3,909,802	3,859,919
<b>Total borrowings</b>	14,362,642	17,013,783	8,655,852	8,985,340

## 22 Taxation

### (a) Tax expense

<i>In thousands of naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
i <i>Minimum Tax</i>				
Minimum Tax	13,513	3,469	13,513	3,469
ii <i>Current Tax</i>				
Income tax expense	496,353	676	-	-
Tertiary education tax	90,068	-	2,683	-
Nigerian police trust fund levy	376	-	15	-
Income tax expenses	586,797	676	2,698	-
Deferred tax charge for the year	541,144	1,581,437	(3,302)	41,182
Income tax expense	1,127,942	1,582,113	(604)	41,182
<b>Total tax expense</b>	<b>1,141,455</b>	<b>1,585,582</b>	<b>12,909</b>	<b>44,651</b>

### (b) Reconciliation of effective tax rate

<i>In thousands of naira</i>	GROUP				COMPANY			
	31-Dec-24		31-Dec-23		31-Dec-24		31-Dec-23	
Profit before minimum tax and income tax	% 7,545,031	%	4,741,920	%	305,311	%	(2,970,171)	%
Income tax using the statutory tax rate	30% 2,263,509	30%	1,422,576	30%	91,593	30%	(891,051)	
<i>Tax effect:</i>								
Non-deductible expenses	2% 139,623	20%	970,694	17%	53,009	(30%)	891,051	
Tax exempt income	(24%) (1,784,206)	(62%)	(2,956,121)	(42%)	(129,547)	0%	(563,527)	
Tertiary education tax	1% 90,068	0%	-	1%	2,683	0%	-	
Nigerian Police Trust Fund Levy	0% 376	0%	-	0%	15	0%	-	
Current year tax losses for which no deferred tax was recognised	8% 575,690	33%	1,581,437	10%	31,243	0%	41,182	
Recognition of previously unrecognised deductible temporary differences	(2%) (157,118)	12%	563,527	(16%)	(49,600)	0%	563,527	
	<b>15% 1,127,942</b>	<b>33%</b>	<b>1,582,113</b>	<b>(0%)</b>	<b>(604)</b>	<b>0%</b>	<b>41,182</b>	

### (d) Current tax liabilities

The movement on this account during the period was as follows:

<i>In thousands of naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Balance, beginning of the year	850,256	851,137	213,838	210,369
Charge for the year				
- Income tax for the year	586,797	676	2,698	-
- Minimum tax for the year	13,513	3,469	13,513	3,469
Payment during the year	-	(5,026)	-	-
<b>Total</b>	<b>1,450,566</b>	<b>850,256</b>	<b>230,049</b>	<b>213,838</b>

### (e) Deferred tax liabilities

The movement on this account during the period was as follows:

<i>In thousands of naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Balance, beginning of the year	2,763,739	1,182,302	49,936	8,754
- Deferred tax charge for the year	541,144	1,581,437	(3,302)	41,182
<b>Total</b>	<b>3,304,883</b>	<b>2,763,739</b>	<b>46,634</b>	<b>49,936</b>

### (ii) The movement in deferred tax liability is attributable to:

<i>In thousands of Naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Charge to profit or loss	541,144	1,581,437	(3,302)	41,182
	<b>541,144</b>	<b>1,581,437</b>	<b>(3,302)</b>	<b>41,182</b>

### (iii) The movement in net deferred tax liability is attributable to:

<i>In thousands of Naira</i>	31-Dec-23	Recognised in profit or loss	Group Recognised in OCI	31-Dec-24	31-Dec-23	Recognised in profit or loss	Company Recognised in OCI	31-Dec-24
Property and equipment	124,566	(135,143)	-	(10,577)	2,297	(107)	-	2,190
Impairment	258	54,655	-	54,913	258	(205)	-	53
Investment property	2,638,915	621,632	-	3,260,547	49,678	(5,287)	-	44,391
	<b>2,763,739</b>	<b>541,144</b>	<b>-</b>	<b>3,304,883</b>	<b>52,233</b>	<b>(5,599)</b>	<b>-</b>	<b>46,634</b>

### Unrecognised deferred tax assets

Deferred tax assets have not been recognised in respect of the following items, because it is not probable that future taxable profit will be available against which the Group and Company can use the benefits therefrom

<i>In thousands of Naira</i>	Group				Company			
	2024 Gross amount	Tax effects	2023 Gross amount	Tax effects	2024 Gross amount	Tax effects	2023 Gross amount	Tax effects
Cash and cash equivalents	25,436	7,631	5,155	1,547	1,148	344	5,155	1,547
Property and equipment	-	-	82,315	24,695	-	-	82,315	24,695
Investment in subsidiaries	2,367,475	236,748	2,367,475	236,748	2,367,475	236,748	2,367,475	236,748
Trade receivables and contract assets	632,425	189,728	384,903	115,471	632,425	189,728	384,903	115,471
Tax losses carried forward	259,590	77,877	490,303	147,091	259,590	77,877	490,303	147,091
Other assets	126,683	38,005	126,582	37,975	-	-	126,582	37,975
<b>Total</b>	<b>3,411,609</b>	<b>549,989</b>	<b>3,456,733</b>	<b>563,527</b>	<b>3,260,638</b>	<b>504,697</b>	<b>3,456,733</b>	<b>563,527</b>

### Tax losses carried forward

Based on the finance Act 2023, no tax losses expires. Therefore, the tax losses for which no deferred tax assets which will not expire is shown below.

	2024 Expiry date	2023 Expiry date	2024 Expiry date	2023 Expiry date
Never expires	259,590	-	259,590	-





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## 23 Other liabilities

<i>In thousands of naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
<i>Financial liabilities:</i>				
Fees and account payable	508,912	323,160	448,079	300,806
Residential subscriptions	3,827,540	-	-	-
Payable to related companies (see (i) below)	2,426,253	3,362,951	2,500,220	2,741,669
Payable to Buffalocrete	12,500	-	12,500	-
Accrued expenses	41,131	65,838	17,988	23,625
	6,816,336	3,751,949	2,978,787	3,066,100
<i>Non-financial liabilities:</i>				
VAT payable	25,762	23,550	24,261	22,761
Provisions (see (ii) below)	767,216	-	-	-
Withholding tax payable	475,021	324,968	322,107	222,223
	1,267,999	348,518	346,368	244,984
<b>Total</b>	<b>8,084,335</b>	<b>4,100,467</b>	<b>3,325,155</b>	<b>3,311,084</b>

- Payable to related companies mainly relates to amount payable to Purple Capital Holdings Limited, Maryland Mall, Purple Capital Partners Limited and Purple Retail Managers Limited N2.42b (2023: N3.264b) in respect of the multi-purpose property under construction in Lekki Retailtainment Limited.
- Provision relates to cost of further works which may be required or performed on real estate substantially in a state to be 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.

	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Purple Retail Limited	43,111	43,111	43,111	43,111
Purple Retail Mgr. Limited	78	78	78	78
Purple Capital Partners Limited	329,164	337,339	-	8,075
Maryland Mall Limited	1,847,012	1,784,077	516,195	453,649
Purple Capital Holdings Limited	206,888	1,198,346	219,389	1,198,346
Purple Asset Managers Limited	-	-	505,533	1,015,056
Purple Urban Managers Limited	-	-	1,227,414	22,354
Purple Affordable Homes Limited	-	-	1,000	1,000
	<b>2,426,253</b>	<b>3,362,951</b>	<b>2,512,720</b>	<b>2,741,669</b>

## 24 Contract liabilities

<i>In thousands of Naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Advances for rental for retail mall (see (i) below)	885,214	51,791	-	-
Advances for residential building and fit out (see(ii) below)	835,890	25,145	-	-
	1,721,104	76,936	-	-

- Advances for rental for retail mall represents advance instalments received from clients for the commercial property section of Purple Lekki Mall. Purchase deposits are recognized as liabilities until the Group performs its promised obligations. No amount has been recognized as rental income during the year (2023: Nil).
- Advances for residential building and fit out represents deposits received from customers relating to the ongoing construction of the Nano building and fit-out.

## 25 Lease Liabilities

The lease liability is measured at the present value of lease payments over the 42-month lease term, discounted at the implicit interest rate of 29%.

	Group 31-Dec-24
Opening balance at 1 January 2024	-
Additions	367,516
Interest expense	54,398
Repayment	(35,533)
<b>Closing balance as at 31 December 2024</b>	<b>386,381</b>
Current lease liabilities	94,111
Non-current lease liabilities	292,270
	<b>386,381</b>



## **26 Financial instruments: financial risk management.**

The Group has exposure to the following risks from its use of financial instruments:

- Credit risk
- Liquidity risk
- Market risk

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing risk, and the Group's management of capital. Further quantitative disclosures are included throughout these financial statements.

### **Risk management framework**

The Board of Directors have the overall responsibility for the establishment and oversight of the Group's risk management framework, including implementation and monitoring of these policies. The Group's risk management policies are established to identify and analyse the risk faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

#### **(a) Credit risk**

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Group's trade and other receivables as well as cash and cash equivalents.

#### **Inputs, assumptions and techniques used in estimating impairment**

See accounting policy in Note 4

#### **Significant increase in credit risk**

When determining whether the risk of default on a financial instrument has increased significantly since initial recognition, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and expert credit assessment and including forward-looking information.

The objective of the assessment is to identify whether a significant increase in credit risk has occurred for an exposure by comparing:

- the remaining lifetime probability of default (PD) as at the reporting date; with
- the remaining lifetime PD for this point in time that was estimated at the time of initial recognition of the exposure.

The Group uses three criteria for determining whether there has been a significant increase in credit risk:

- quantitative test based on movement in PD;
- qualitative indicators; and
- a backstop of 365 days past due.

#### **Determining whether credit risk has increased significantly**

The Group assesses whether credit risk has increased significantly since initial recognition at each reporting date. Determining whether an increase in credit risk is significant depends on the characteristics of the financial instrument and the counterparty/issuer, and the geographical region.

The credit risk may also be deemed to have increased significantly since initial recognition based on qualitative factors linked to the Group's credit risk management processes that may not otherwise be fully reflected in its quantitative analysis on a timely basis. This will be the case for exposures that meet certain heightened risk criteria, such as placement on a watch list. Such qualitative factors are based on its expert judgment and relevant historical experiences.

As a backstop, the Group considers that a significant increase in credit risk occurs no later than when an asset is more than 90 days past due. Days past due are determined by counting the number of days since the earliest elapsed due date in respect of which full payment has not been received. Due dates are determined without considering any grace period that might be available to the borrower.

If there is evidence that there is no longer a significant increase in credit risk relative to initial recognition, then the loss allowance on an instrument return to being measured as 12-month ECL. Some qualitative indicators of an increase in credit risk, such as delinquency or forbearance, may be indicative of an increased risk of default that persists after the indicator itself has ceased to exist. In these cases, the Group determines a probation period during which the financial asset is required to demonstrate good behaviour to provide evidence that its credit risk has declined sufficiently. When contractual terms of a loan have been modified, evidence that the criteria for recognising lifetime ECL are no longer met includes a history of up-to-date payment performance against the modified contractual terms.

### **Definition of default**

The Group considers a financial asset to be in default when:

- the counterparty/issuer is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held);
- the counterparty/issuer is more than 90 days past due on any material credit obligation to the Group or
- it is becoming probable that the counterparty/issuer will restructure the asset as a result of bankruptcy due to the counterparty's/issuer's inability to pay its credit obligations.

In assessing whether an issuer/counterparty is in default, the Group considers indicators that are:

- qualitative: e.g. breaches of covenant;
  - quantitative: e.g. overdue status and non-payment on another obligation of the same issuer to the Group;
- and based on data developed internally and obtained from external sources.

Inputs into the assessment of whether a financial instrument is in default and their significance may vary over time to reflect changes in circumstances.

### **Measurement of ECL**

The key inputs into the measurement of ECL are the term structure of the following variables:

- probability of default (PD);
- loss given default (LGD); and
- exposure at default (EAD).

PD is the likelihood over a specified period, usually one year, that a borrower will not be able to make scheduled repayments. Credit risk grades are a primary input into the determination of the term structure of PD for exposures. The Group collects performance and default information about its credit risk exposures analysed by credit risk grading. For some portfolios, information purchased from external credit reference agencies is also used.

LGD is the magnitude of the likely loss if there is a default. The Group estimates LGD parameters based on the history of recovery rates of claims against defaulted counterparties.

EAD represents the expected exposure in the event of a default. The Group derives the EAD from the current exposure to the counterparty and potential changes to the current amount allowed under the contract and arising from amortisation. The EAD of a financial asset is its gross carrying amount at the time of default.

### **Exposure to credit risk**

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date by credit quality was as follows:

Group  
31 December 2024

<i>In thousands of naira</i>	Note	Carrying Amount (Gross)	12 months ECL Allowance	Lifetime ECL Allowance (Not credit impaired)	Lifetime ECL Allowance (Credit impaired)	Carrying Amount (Net)
Cash and cash equivalents	19	149,393	(2,487)	-	-	146,906
Trade receivables and contract assets*	16	4,949,721	(846,140)	(98,943)	-	4,004,638
Other asset	17	144,050	-	-	(125,000)	19,050
<b>Total</b>		<b>5,243,164</b>	<b>(848,627)</b>	<b>(98,943)</b>	<b>(125,000)</b>	<b>4,170,594</b>

Group  
31 December 2023

<i>In thousands of naira</i>	Note	Carrying amount (Gross)	12 months ECL Allowance	Lifetime ECL Allowance (Not credit impaired)	Lifetime ECL Allowance (Credit impaired)	Carrying amount (Net)
Cash and cash equivalents	19	137,096	(5,155)	-	-	131,941
Trade receivables and contract assets*	16	1,280,167	-	(578,217)	-	701,950
Other asset	18	128,815	-	(1,582)	(125,000)	2,233
<b>Total</b>		<b>1,546,078</b>	<b>(5,155)</b>	<b>(579,799)</b>	<b>(125,000)</b>	<b>836,124</b>

\*Amounts reported exclude non-financial assets

## Geographical location

The Group and Company's asset are all situated in Lagos, Nigeria.

## Cash and Cash equivalents

The Group held cash and cash equivalents of N149 million as at 31 December 2024. The cash and cash equivalents consist of N0.801 million call deposits in EAC and Money Market funds, N41.1 million cash in Keystone bank, N102.1 million cash in Stanbic IBTC Bank Plc, N0.398m in FCMB.

## Trade receivables and contract assets

The Group's account receivable comprises of receivables on service charge and utilities, receivables on customers lease rental and receivables on adverts. The credit risk relating to these receivables is considered low due to the high credit quality of the counter parties.

## Credit risk

Cash and cash equivalent

<i>in thousands of Nigerian Naira</i>	<b>31-Dec-24</b>			
Internal rating grade	Stage 1	Stage 2	Stage 3	Total
Investment grade	149,393	-	-	149,393
<b>Total Gross Amount</b>	<b>149,393</b>	-	-	<b>149,393</b>
ECL	(2,487)	-	-	(2,487)
<b>Total Net Amount</b>	<b>146,906</b>	-	-	<b>146,906</b>

An analysis of changes in the gross amount and the corresponding ECLs is, as follows:

<i>in thousands of Nigerian Naira</i>	<b>31-Dec-24</b>			
	Stage 1	Stage 2	Stage 3	Total
Gross carrying amount as at 1 Jan	131,941	-	-	137,096
New assets originated or purchased	9,749	-	-	9,749
Foreign exchange adjustments	2,548	-	-	2,548
	12,297	-	-	12,297
<b>At 31 December</b>	<b>149,393</b>	-	-	<b>149,393</b>

<i>in thousands of Nigerian Naira</i>	Stage 1	Stage 2	Stage 3	Total
ECL allowance as at 1 January	5,155	-	-	5,155
New assets originated or purchased	(2,668)	-	-	(2,668)
Assets derecognised	-	-	-	-
	(2,668)	-	-	(2,668)
<b>At 31 December</b>	<b>2,487</b>	-	-	<b>2,487</b>

<b>31-Dec-23</b>			
Stage 1	Stage 2	Stage 3	Total
137,096	-	-	137,096
<b>137,096</b>	-	-	<b>137,096</b>
(5,155)	-	-	(5,155)
<b>131,941</b>	-	-	<b>131,941</b>

<b>31-Dec-23</b>			
Stage 1	Stage 2	Stage 3	Total
549,701	-	-	549,701
428,211	-	-	428,211
15,606	-	-	15,606
443,817	-	-	443,817
<b>137,096</b>	-	-	<b>137,096</b>

Stage 1	Stage 2	Stage 3	Total
8,590	-	-	8,590
(3,435)	-	-	(3,435)
-	-	-	-
(3,435)	-	-	(3,435)
<b>5,155</b>	-	-	<b>5,155</b>

## Trade receivables and contract assets

### Group

<i>in thousands of Nigerian Naira</i>	<b>31-Dec-24</b>			
	Stage 1	Stage 2	Stage 3	Total
Internal rating grade				
Investment grade	4,295,871	653,850	-	4,949,721
<b>Total Gross Amount</b>	<b>4,295,871</b>	<b>653,850</b>	<b>-</b>	<b>4,949,721</b>
ECL	(846,140)	(98,943)	-	(945,083)
<b>Total Net Amount</b>	<b>3,449,731</b>	<b>554,907</b>	<b>-</b>	<b>4,004,638</b>

An analysis of changes in the gross amount and the corresponding ECLs is, as follows:

<i>in thousands of Nigerian Naira</i>	<b>31-Dec-24</b>			
	Stage 1	Stage 2	Stage 3	Total
Gross carrying amount as at 1 Jan	1,280,167	-	-	1,280,167
New assets originated or purchased	3,015,704	653,850	-	3,669,554
	3,015,704	653,850	-	3,669,554
<b>At 31 December</b>	<b>4,295,871</b>	<b>653,850</b>	<b>-</b>	<b>4,949,721</b>

<i>in thousands of Nigerian Naira</i>	Stage 1	Stage 2	Stage 3	Total
ECL allowance as at 1 January	578,217	-	-	578,217
New assets originated or purchased	846,140	98,943	-	945,083
Assets derecognised or matured	(578,217)	-	-	(578,217)
	267,923	98,943	-	366,866
<b>At 31 December</b>	<b>846,140</b>	<b>98,943</b>	<b>-</b>	<b>945,083</b>

<b>31-Dec-23</b>			
Stage 1	Stage 2	Stage 3	Total
1,280,167	-	-	1,280,167
<b>1,280,167</b>	<b>-</b>	<b>-</b>	<b>1,280,167</b>
(578,217)	-	-	(578,217)
<b>701,950</b>	<b>-</b>	<b>-</b>	<b>701,950</b>

<b>31-Dec-23</b>			
Stage 1	Stage 2	Stage 3	Total
3,332,251	-	-	3,332,251
2,052,084	-	-	2,052,084
(2,052,084)	-	-	(2,052,084)
<b>1,280,167</b>	<b>-</b>	<b>-</b>	<b>1,280,167</b>

Stage 1	Stage 2	Stage 3	Total
1,805	-	-	1,805
578,217	-	-	578,217
(1,805)	-	-	(1,805)
576,412	-	-	576,412
<b>578,217</b>	<b>-</b>	<b>-</b>	<b>578,217</b>

## Other assets

### Group

<i>in thousands of Nigerian Naira</i>	<b>31-Dec-24</b>			
	Stage 1	Stage 2	Stage 3	Total
Internal rating grade				
Investment grade	19,050	-	125,000	144,050
<b>Total Gross Amount</b>	<b>19,050</b>	<b>-</b>	<b>125,000</b>	<b>144,050</b>
ECL	-	-	(125,000)	(125,000)
<b>Total Net Amount</b>	<b>19,050</b>	<b>-</b>	<b>-</b>	<b>19,050</b>

An analysis of changes in the gross amount and the corresponding ECLs is, as follows:

<i>in thousands of Nigerian Naira</i>	<b>31-Dec-24</b>			
	Stage 1	Stage 2	Stage 3	Total
Gross carrying amount as at 1 January	-	-	125,000	125,000
Net assets originated/(derecognised)	19,050	-	-	19,050
Assets derecognised or matured	-	-	-	-
	19,050	-	-	19,050
<b>At 31 December</b>	<b>19,050</b>	<b>-</b>	<b>125,000</b>	<b>144,050</b>

<i>in thousands of Nigerian Naira</i>	Stage 1	Stage 2	Stage 3	Total
ECL allowance as at 1 January	-	-	125,000	125,000
New assets originated	-	-	-	-
Assets derecognised or matured	-	-	-	-
	-	-	-	-
<b>At 31 December</b>	<b>-</b>	<b>-</b>	<b>125,000</b>	<b>125,000</b>

<b>31-Dec-23</b>			
Stage 1	Stage 2	Stage 3	Total
-	3,815	125,000	128,815
<b>-</b>	<b>3,815</b>	<b>125,000</b>	<b>128,815</b>
-	(1,582)	(125,000)	(126,582)
<b>-</b>	<b>2,233</b>	<b>-</b>	<b>2,233</b>

<b>31-Dec-23</b>			
Stage 1	Stage 2	Stage 3	Total
-	152,353	125,000	277,353
-	23,538	-	23,538
-	-	-	-
-	23,538	-	(148,538)
<b>-</b>	<b>3,815</b>	<b>125,000</b>	<b>128,815</b>

Stage 1	Stage 2	Stage 3	Total
175,676	-	-	175,676
-	1,582	125,000	126,582
(175,676)	-	-	(175,676)
(175,676)	1,582	125,000	(49,094)
<b>-</b>	<b>1,582</b>	<b>125,000</b>	<b>126,582</b>

## (b) Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The Group has a clear focus on ensuring sufficient access to capital to finance growth and to refinance maturing debt obligations. As part of the liquidity management process, the Group has a robust funding arrangement with its parent Group, its bankers; Keystone Bank Limited which can be utilised to meet its liquidity requirements. The Group also has good relationship with The Bank of Industry with possible refinancing window when the need arises.

The payment terms to its vendors are favourable to the Group in order to help provide sufficient cash on demand to meet expected operational expenses, including the servicing of financial obligations. This excludes the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters.

The following are the contractual maturities of financial assets and liabilities, including estimated interest payments and excluding the impact of netting agreements.

Group	Note	Carrying amount	Contractual cash flows	6 months or less	6-12 months	Over 1 year
31 December 2024		N'000	N'000	N'000	N'000	N'000
<i>In thousands of naira</i>						
<i>Financial assets</i>						
Cash and cash equivalents	19	146,906	149,393	149,393	-	-
Trade receivables and contract assets	16	4,004,638	4,949,721	-	4,949,721	-
Other assets	17	-	125,000	-	-	125,000
Total financial assets		4,151,544	5,224,114	149,393	4,949,721	125,000
<i>Financial liabilities</i>						
Other liabilities	23	6,816,336	7,583,552	521,412	6,294,924	767,216
Lease liabilities	25	386,381	582,896	91,179	91,179	400,538
Borrowing	21	14,362,642	17,038,568	2,876,057	3,804,715	10,357,797
Total financial liabilities		21,565,359	25,205,017	3,488,648	10,190,818	11,525,551
Liquidity gap				(3,339,255)	(5,241,097)	(11,400,551)
31 December 2023	Note	Carrying amount	Contractual cash flows	6 months or less	6-12 months	Over 1 year
<i>In thousands of naira</i>						
<i>Financial liabilities</i>						
Cash & Cash equivalent	19	131,941	137,096	137,096	-	-
Trade receivables and contract assets	16	701,950	1,280,167	-	1,280,167	-
Other assets	17	75	128,815	-	3,815	125,000
Total financial assets		833,966	1,546,078	137,096	1,283,982	125,000
<i>Financial liabilities</i>						
Other liabilities	23	3,751,949	3,751,949	305,485	45,999	3,400,465
Borrowings	21	17,013,783	20,577,340	2,045,999	2,597,235	15,934,106
Total financial liabilities		20,765,732	24,329,289	2,351,484	2,643,234	19,334,571
Liquidity gap				(2,214,388)	(1,359,252)	(19,209,571)

The Group aims to maintain the level of its cash and cash equivalents and other highly liquid financial instruments at an amount in excess of expected cash outflows on financial liabilities (other than trade payables). The Group also monitors the level of expected cash inflows on trade and other receivables together with expected cash outflows on trade and other payables. The Group also participates in a financing arrangement with the principal purpose of facilitating efficient payment processing of supplier invoices and provision of short-term liquidity.



Company						
	Note	Carrying amount	Contractual cash flows	6 months or less	6-12 months	Over 1 year
<b>31 December 2024</b>		N'000	N'000	N'000	N'000	N'000
<i>In thousands of naira</i>						
<i>Financial assets</i>						
Cash and cash equivalents	19	103,957	105,105	105,105	-	-
Trade receivables and contract assets	16	4,502,625	5,010,050	-	5,010,050	-
Other assets*	17	7,884	128,677		3,677	125,000
<b>Total</b>		<b>4,614,466</b>	<b>5,243,832</b>	<b>105,105</b>	<b>5,013,727</b>	<b>125,000</b>
<i>Financial Liabilities</i>						
Other liabilities	23	2,978,787	2,978,787	2,960,799	17,988	-
Borrowings	21	8,655,852	9,869,634	2,341,973	3,069,864	4,457,797
<b>Total</b>		<b>11,634,639</b>	<b>12,848,422</b>	<b>5,302,773</b>	<b>3,087,852</b>	<b>4,457,797</b>
<b>31 December 2023</b>						
<i>In thousands of naira</i>						
<i>Financial assets</i>						
Cash and cash equivalents	19	1,899	3,047	3,047	-	-
Other assets	17	2,095	128,677	-	3,677	125,000
Trade receivables and contract assets	16	10,371,857	10,756,760	-	10,756,760	-
<b>Total</b>		<b>10,375,851</b>	<b>10,888,484</b>	<b>3,047</b>	<b>10,760,437</b>	<b>125,000</b>
<i>Financial Liabilities</i>						
Other liabilities	23	3,311,084	3,311,084	-	3,311,084	-
Borrowings	21	8,985,340	6,892,454	275,685	688,196	5,928,573
<b>Total</b>		<b>12,296,424</b>	<b>10,203,538</b>	<b>275,685</b>	<b>3,999,280</b>	<b>5,928,573</b>

Excludes prepayments.

The Group manages its risk of fund shortages by ensuring comprehensive planning and the use of liquidity planning tools to mitigate risks. Its objective is to maintain a balance between funding continuity and flexibility through the use of bank deposits, loans, commercial paper, bonds, and other debt instruments. The Group's policy is to align its borrowings with the cash flow generated from its properties.

While some of the Group's debts matured in the current year, these have been extended or renegotiated with new terms (Lucid Astra), repayment schedules, and maturity dates. Maryland Mall Limited, one of the entity's significant lenders of Purple Real Estate Income Plc (PREIP) has agreed that they will not demand repayment of the amounts due to them until such a time (PREIP) is in a position to make repayment. In addition, the Group has deposit from customers and contract liabilities which are advances received for rental income amounting to ₦1.721 billion which forms part of other liabilities as indicated in Note 24 of these financial statements. These amounts are expected to be recognized as revenue over the next 12 months. The Group has also fully settled its commercial paper from Nova bank in February 2025. The Group has assessed the risk concentration related to refinancing this debt and concluded it to be medium. The Group has access to a sufficient range of funding sources, and any debt maturing within 12 months can be rolled over with existing lenders.

Additionally, cash flows from completed development projects and trading properties will be reinvested in further development, while closely monitoring maturing financial liabilities.

### (c) Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rate, equity prices and interest rates will affect the Group's income or the value of its holding of financial instruments. The objective of market risk management is to manage and control market risk exposure within acceptable parameters, while optimising the return on risk.

#### (i) Currency risk

The Group is currently exposed to significant foreign currency risk related to the fluctuation of foreign exchange rates. This is so because its revenues, capital expenditures are principally based in Naira and its assets and liabilities denominated in foreign currency are not appropriately matched. A significant change in the exchange rates between the Naira (N) (functional and presentation currency) relative to the US dollar would have effect on the Group's results of operations, financial position and cash flows.

The table below summaries the Group's financial instruments at carrying amount, categorised by currency:

<i>In thousands of naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
	USD N'000	USD N'000	USD N'000	USD N'000
<b>Financial assets</b>				
Cash and cash equivalents	17	2,092	-	-
	17	2,092	-	-
<b>Financial liabilities</b>				
Borrowings	-	-	-	-
<b>Net exposure</b>	17	2,092	-	-

The sensitivity analyses set out below show the impact of a 5% increase and decrease in the value of instruments based on the exposure to currency risk at the reporting date. For each sensitivity scenario, the impact of change in a single factor is shown, with other assumptions or variables held constant.

<i>In thousands of Naira</i>	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Increase in currency rate by 5%	1	105	-	-
Decrease in currency rate by 5%	(1)	(105)	-	-

The following significant exchange rates were applied:

	<b>Year end rate</b>			
	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
	<del>N</del>	<del>N</del>		
USD \$ 1	1,549	951.79	-	-

## (ii) Interest rate risk

The management of interest rate risk against interest rate gaps limits is supplemented by monitoring the sensitivity of the Group's financial assets and liabilities to various standards and non-standards interest rate scenarios.

Analysis of the Group's sensitivity to an increase or decrease in market interest rates, assuming no asymmetrical movement in yield curves and a constant financial position was as follows:

<i>In thousands of Naira</i>	Note	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
<b>Interest bearing assets:</b>					
Placements	19	4,171	12,834	3,369	1,109
		4,171	12,834	3,369	1,109
<b>Interest bearing liabilities:</b>					
Borrowings	21	14,362,642	17,013,783	8,655,852	8,985,340
<b>Net interest bearing assets</b>		(14,358,471)	(17,000,949)	(8,652,483)	(8,984,231)
<b>Sensitivity of net projected interest income</b>					
<i>In thousands of Naira</i>		Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Increase in interest rate by 1%		(143,585)	(170,009)	(86,525)	(89,842)
Decrease in interest rate by 1%		143,585	170,009	86,525	89,842

#### (d) Capital Management

For the purpose of the Group's capital management, capital includes issued capital, share premium, preference shares and all other equity reserves attributable to the equity holders of the Parent. The group manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants.

To maintain or adjust the capital structure, the Group may adjust the dividend payments to shareholders, return capital to shareholders or issue new shares. The primary objective of the Group's capital management is to ensure that it remains within its quantitative banking covenants and maintains a strong credit rating. No changes were made in the objectives, policies or processes during the years ended 31 December 2024 and 31 December 2023.

The Group monitors capital primarily using a loan- to-value ratio, which is calculated as the amount of outstanding debt divided by the valuation of the investment property portfolio. The group's policy is to keep its average loan-to-value ratio lower than acceptable range. Banking covenants vary accordingly to each loan agreement, but typically require that the loan-to-value ratio does not exceed the acceptable limit.

In order to achieve this overall objective, the Group's management, among other things, aims to ensure that it meets its financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenant would permit the Bank to immediately call loans and borrowings. During the current year, the group amend its covenant with lenders by the way of extension and renegotiation but did not default on any of its obligation under its loan agreements.

	Note	31-Dec-24	31-Dec-23
Carrying amount of interest-bearing loans and borrowings	21	14,362,642	17,013,783
External valuation of completed investment property		-	-
External valuation of investment property under development	11a	54,160,000	45,244,689
		54,160,000	45,244,689
<b>Loan-to-value ratio</b>		<b>27%</b>	<b>38%</b>

## **27 Use of estimates and judgments**

These disclosures supplement the commentary in financial risk management. Key sources of estimation uncertainty are as disclosed below:

### **27.1 Estimates and assumptions**

The key assumptions concerning future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below.

The Group based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

#### **27.1.1 Valuation of investment property**

Investment property is measured at fair value in line with the Group's accounting policy disclosed in note 11. 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;
- assess 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 11.

#### **27.1.2 Estimation of net realisable value for trading property**

At year end, the Group holds trading property with a carrying value of N9.3 billion (2023: N7.8billion). 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.

#### **27.1.3 Measurement of progress when revenue is recognised over time**

For those contracts involving the sale of property under development that meet the overtime criteria of revenue recognition, the Group's performance is measured using an input method, by reference to the inputs towards satisfying the performance obligation relative to the total expected inputs to satisfy the performance obligation, i.e., the completion of the property. The Group generally uses the costs incurred method as a measure of progress for its contracts because it best depicts the Group's performance.

Under this method of measuring progress, the extent of progress towards completion is measured based on the ratio of costs incurred to date to the total estimated costs at completion of the performance obligation. When costs are incurred, but do not contribute to the progress in satisfying the performance obligation (such as unexpected amounts of wasted materials, labour or other resources), the Group excludes the effect of those costs. Also, the Group adjusts the input method for any cost incurred that are not proportionate to the Group's progress in satisfying the performance obligation. Further details on revenue are disclosed in Note 5.

#### **27.1.4 Recoverability of deferred tax assets**

Deferred tax assets are recognised for temporary differences to the extent that it is probable that taxable profit will be available against which the losses can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and the level of future taxable profits, together with future tax planning strategies.

#### **27.1.5 ECL impairment for expected credit losses of trade receivables and contract assets**

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk associated with the industry in which customers operate. The Group limits its exposure to credit risk from trade receivables by establishing a maximum payment period for individual and corporate customers respectively.

The Group does not require collateral in respect of trade and other receivables. The Group does not have trade receivable and contract assets for which no loss allowance is recognised because of collateral.

#### **27.2 Judgements**

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 recognised in the consolidated financial statements:

##### **27.2.1 Consideration of significant financing component in a contract**

For some contracts involving the sale of property, the Group is entitled to receive an initial deposit. The Group concluded that this is not considered a significant financing component because it is for reasons other than the provision of financing to the Group.

The initial deposits are used to protect the Group from the other party failing to adequately complete some or all of its obligations under the contract where customers do not have an established credit history or have a history of late payments.

##### **27.2.2 Principal versus agent considerations – services to tenants**

The Group arranges for certain services provided to tenants of investment property included in the contract the Group enters into as a lessor, to be provided by third parties. The Group has determined that it controls the services before they are transferred to tenants, because it has the ability to direct the use of these services and obtain the benefits from them.

In making this determination, the Group has considered that it is primarily responsible for fulfilling the promise to provide these specified services because it directly deals with tenants' complaints and it is primarily responsible for the quality or suitability of the services. In addition, the Group has discretion in establishing the price that it charges to the tenants for the specified services.

Therefore, the Group has concluded that it is the principal in these contracts. In addition, the Group has concluded that it transfers control of these services over time, as services are rendered by the third-party service providers, because this is when tenants receive and, at the same time, consume the benefits from these services.

##### **27.2.3 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 (Segment F) held by Purple Real Estate Income Plc as investment property because it is held for an undetermined future and is subject to capital appreciation.



#### 27.2.4 Determining the timing of revenue recognition on trading property under development

The Group applied judgment in meeting the following criteria under its revenue recognition policy on trading property under development:

- A clause that restricts the Group from redirecting the properties to another customer is included in the contract letter to justify a practical limitation on the Group's ability to readily direct the asset to another customer.
- Deposits made is non-refundable unless the Group fails to pay as promised.
- A clause that gives the Group an enforceable right to payment for the percentage completed if the contract were to be terminated at the instance of the customer is included in the contract. This is considered in the light of legal practices and processes in determining whether the Group can enforce payment when construction is yet to complete.
- The Group is entitled to retain any progress payments received from the customer in case of termination.

The Group also has further rights to compensation from the customer for any additional payments necessary to compensate the Group for the performance to date.

#### 27.2.6 Business combination - common control transaction

The Group acquires subsidiaries that own real estate. At the time of acquisition, the Group considers whether each acquisition represents the acquisition of a business or the acquisition of an asset. The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the asset.

When the acquisition does not represent a business, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognized.

A business combination is a "common control combination" if the combining entities are ultimately controlled by the same party both before and after the combination; and common control is not transitory. A business combination involving entities or businesses under common control are outside the scope of IFRS 3: Business Combinations, and there is no specific IFRS guidance.

Accordingly, directors have applied its judgement to develop an accounting policy that is relevant and reliable, where there is no specifically applicable standard or interpretation in accordance with IAS 8: Accounting Policies, Changes in Accounting Estimates and Errors. In making this judgement, the directors consider the requirements of IFRS dealing with similar and related issues and the definitions, recognition criteria and measurement concepts for assets, liabilities, income and expenses in the framework. The directors also consider the most recent pronouncements of other standard setting bodies that use a similar conceptual framework to develop accounting standards, to the extent that these do not conflict with the IFRS Framework or any other IFRS or interpretation.

In accounting for the common control transaction, management has decided to adopt the book value accounting on the basis that the investment has simply been moved from one part of the group to another. The chosen accounting policy shall be applied consistently to all common control transactions. In applying book value accounting, an adjustment may be required in equity to reflect any difference between the consideration paid and the capital of the acquiree. Management has decided to reflect the adjustment in a capital account called "common control acquisition deficit".

## 28 Accounting classification and fair values

The following tables show the carrying amounts and fair values of financial assets and liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

Cash and cash equivalents, Accounts receivables, other receivables, and other liabilities are not included in the table below. Their carrying amount is a reasonable approximation of fair value.

### (a) 31 December 2024

Notes	Carrying amount				Fair value				
	Amortised cost	Financial assets through profit/loss	Other financial liabilities	Total carrying amount	Level 1	Level 2	Level 3	Total	
<i>In thousands of Nigerian Naira</i>									
<b>Financial assets measured at fair value:</b>									
Investment in unquoted equity	18	-	330,489	-	330,489	-	330,489	-	330,489
Total	-	-	330,489	-	330,489	-	330,489	-	330,489
<b>Financial assets not measured at fair value:</b>									
Cash and cash equivalents	19	146,906	-	-	146,906	-	-	-	-
Account receivable and contract assets	16	4,004,638	-	-	4,004,638	-	-	-	-
Other receivable	17	19,050	-	-	19,050	-	-	-	-
Total	-	4,170,594	-	-	4,170,594	-	-	-	-
<b>Financial liabilities not measured at fair value:</b>									
Other liabilities	23	-	-	6,816,336	6,816,336	-	-	-	-
Lease liabilities	25	-	-	386,381	-	-	-	-	-
Borrowings	21	-	-	14,362,642	14,362,642	-	14,362,642	-	14,362,642
Total	-	-	-	21,565,359	21,178,978	-	14,362,642	-	14,362,642

### 31 December 2023

31 December 2025

Notes	Carrying amount				Fair value				
	Amortised	Financial assets	Other financial	Total carrying					
<i>In thousands of Nigerian Naira</i>	cost	through profit/loss	liabilities	amount	Level 1	Level 2	Level 3	Total	
<b>Financial assets measured at fair value:</b>									
Investment in unquoted equity	18	-	204,088	-	204,088	-	204,088	-	204,088
Total		-	204,088	-	204,088	-	204,088	-	204,088
<b>Financial assets not measured at fair value:</b>									
Cash and cash equivalents	19	131,941	-	-	131,941	-	-	-	-
Account receivable and contract assets	16	701,950	-	-	701,950	-	-	-	-
Other receivable	17	2,233	-	-	2,233	-	-	-	-
Total		836,124	-	-	836,124	-	-	-	-
<b>Financial liabilities not measured at fair value:</b>									
Other liabilities	23	-	-	3,751,949	3,751,949	-	-	-	-
Borrowings	21	-	-	17,013,783	17,013,783	-	17,013,783	-	17,013,783
Total		-	-	20,765,732	20,765,732	-	17,013,783	-	17,013,783

## 29 Non-controlling interest

Non-controlling interest is attributable to:

In thousands of Naira	Group 31-Dec-24	Group 31-Dec-23	Company 31-Dec-24	Company 31-Dec-23
Purple Urban Limited	(510)	(510)	-	-

### 30 Contingencies

#### (a) Pending litigation and claims

As at 31 December 2024, there were no known pending claims and litigations against the Group arising in the normal course of business (2023: Nil).

#### (b) Guarantee and contingent liabilities

As at 31 December 2024, there were no known guarantees and contingent liabilities as at the period end (2023: nil)).

### 31 Group entities

#### Significant subsidiaries

	Nature of business	Financial period end	Investment in Subsidiaries	Investment in Subsidiaries	Ownership interest	Ownership interest
<i>In thousands of Naira</i>			31-Dec-2024	31-Dec-2023	31-Dec-2024	31-Dec-2023
Lekki Retailtainment Limited	Real estate management and development	31 December	9,429,798	123,500	100%	100%
Purple Urban Limited	Real estate management and development	31 December	490	490	49%	49%
Purple Asset Managers Limited	Equity investment in choice entities	31 December	4,320,000	4,320,000	100%	100%
Purple PropTech Limited	E-commerce (Technology Platform)	31 December	516,664	516,664	100%	100%
Purple Affordable Homes Limited	E-commerce (Technology Platform)	31 December	1,000	1,000	100%	100%

### 32 Related parties

#### Parent and controlling party

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. From the Group's perspective, this definition includes key management personnel which are directors and the following entities Below. All related parties' transactions have been identified and shown in notes 16, 21 and 23 of these financial statements.

<i>In thousands of Naira</i>			31-Dec-2024			
		Notes	Income	Expense	Receivables	Payables
Lucid house Limited (Mauritius)	Ultimate Parent Company		-	-	-	-
Lekki Retailtainment Limited	Subsidiary company	5 & 16	428,864	-	4,561,050	-
Purple Urban Limited	Subsidiary company	23	-	-	-	1,227,414
Purple PropTech Limited	Subsidiary company	16	-	-	62,308	-
Purple Asset Managers Limited	Subsidiary company	23	-	-	-	505,533
Purple Affordable Homes Limited	Subsidiary company	23	-	-	-	1,000
Purple Capital Partners Limited	Sister company	16 & 23	-	-	6,225	16,709
Purple Money Microfinance Bank Limited	Sister company	23	-	-	-	190,179
Lucid/Astra	Sister company		-	-	-	-

### 33 Events after the reporting period

There were no subsequent events which could have a material effect on the financial position of the Group as at 31 December 2024 or the profit for the year then ended on that date, that have not been adequately provided for or disclosed in the financial statements.

### 34 Reconciliation of statement of cash flow

(a) Account receivable		Group	Group	Company	Company
<i>In thousands of naira</i>		31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
	Note				
Balance at start of the period	16	701,950	2,731,194	10,371,857	7,367,281.00
Balance at end of the period	16	(4,004,638)	(701,950)	(4,502,625)	(10,371,857)
Adjusting for other asset	21(b)	1,059,966	(1,693,050)	159,967	682,425
Transfer to Investment in subsidiary	14(a)	-	-	(7,206,958)	-
Impairment allowance - Receivable	9	(366,866)	22,840	(122,522)	(127,516)
Net cash outflow		(2,609,588)	359,034	(1,300,281)	(2,449,667)
(b) Investment securities					
<i>In thousands of naira</i>		Group	Group	Company	Company
		31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
	Note				
Balance at start of the year	18	204,088	277,353	-	277,353
Balance at end of the year	18	330,489	204,088	-	-
Fair value changes	18	-	(73,265)	-	(73,265)
Net cash outflow		126,401	(146,530)	-	204,088
(c) Other liabilities					
<i>In thousands of naira</i>		Group	Group	Company	Company
		31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
	Note				
Balance at start of the year	23	(4,177,403)	(1,037,928)	(3,311,083)	(438,950)
Balance at end of the year	23	10,191,820	4,177,403	3,325,155	3,311,084
Net cash outflow		6,014,417	3,139,475	14,072	2,872,134
(d) Other assets					
<i>In thousands of naira</i>		Group	Group	Company	Company
		31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
Balance at start of the year	17	2,233	153,343	2,095	139,456
Impairment allowance - Other Asset	10	1,582	-	1,582	-
Balance at end of the year	17	(19,050)	(2,233)	(7,884)	(2,095)
Change in other assets		(15,235)	151,110	(4,207)	137,361
(e) Trading properties under development					
<i>In thousands of naira</i>		Group	Group	Company	Company
		31-Dec-24	31-Dec-23	31-Dec-24	31-Dec-23
Balance at start of the year	15	7,814,919	6,621,763	1,154,150	1,354,382
Cost of transferred assets to investment properties	15b	825,610	(207,508)	825,610	(192,956)
Net cash outflow		662,770	1,400,664	281,826	(7,276)
Balance at end of the period	15	9,303,299	7,814,919	2,261,586	1,154,150

# Other National Disclosures

## Value Added Statement

For the year ended December 31 2024

### Group

In thousands of naira	31-Dec-24	%	31-Dec-23	%
Gross earnings	10,603,404	129%	15,256,077	232%
Bought-in-materials and services - local	(2,360,655)	-29%	(8,687,370)	-132%
	8,242,749	100%	6,568,707	100%

Distribution of Value added:

To Government:				
Taxation	1,141,455	13%	1,585,582	24%
To employees				
Employees (staff cost)	821,798	10%	710,415	11%
To providers of finance				
Interest expense	238,536	3%	1,116,372	17%
Retained in the Business:				
To augment reserves	6,403,576	74%	3,156,338	48%
Value added	8,605,365	100%	6,568,707	100%



# Value Added Statement

For the year ended December 31 2024

## Company

In thousands of naira	31-Dec-24	%	31-Dec-23	%
Gross earnings	2,506,471	191%	451,743	(20%)
Bought-in-materials and services - local	(1,194,695)	-91%	(2,679,636)	120%
	1,311,776	100%	(2,227,893)	100%
Distribution of Value eroded:				
To Government:				
Taxation	12,909	1%	44,651	-2%
To employees				
Employees (staff cost)	821,798	63%	708,945	-32%
To providers of finance				
Interest expense	184,667	14%	33,333	-1%
Retained in the Business:				
Augment/(deplete) reserves	292,402	22%	(3,014,822)	135%
Value added/ (eroded)	1,311,776	100%	(2,227,893)	100%

# Financial Summary

## Group

In thousands of naira	31-Dec-24	31-Dec-23	31-Dec-22	31-Dec-21	31-Dec-20
<b>ASSETS</b>					
Non-current assets					
Completed investment property	-	-	12,000,000	11,095,300	12,468,784
Investment property under development	54,160,000	45,244,689	23,250,352	5,934,340	-
Property and equipment	437,043	44,315	134,310	135,766	90,327
Intangible assets and goodwill	488,958	487,942	128,302	127,898	22,380
Financial assets at fair value through profit or loss (Equity investment)	115,400	115,400	115,400	-	-
Total non-current assets	55,201,401	45,892,346	35,628,364	17,293,304	12,581,491
Current assets					
Trading properties under development	9,303,299	7,814,919	6,621,763	6,843,346	1,192,425
Trade receivables and contract assets	4,004,638	701,950	2,731,194	159,681	167,985
Other asset	19,050	2,233	153,343	79,799	1,617,679
Financial assets at fair value through profit or loss	215,089	88,688	161,953	77,469	150,929
Cash and cash equivalents	146,906	131,941	541,111	1,964,370	792,718
Total current assets	13,688,982	8,739,731	10,209,364	9,124,665	3,921,736
Total assets	68,890,383	54,632,077	45,837,728	26,417,969	16,503,227
Share capital	2,061,443	2,061,443	2,061,443	1,293,970	19,000
Preference shares capital	-	-	10	10	-
Share premium	1,084,691	1,834,183	1,834,183	625,628	1,374,993
Accumulated surplus	28,264,735	22,134,589	18,994,892	5,956,968	4,637,669
Fair value reserves	-	-	-	-	8,135
Prepaid share capital	8,020,000	2,920,508	-	1,125,378	503,603
Convertible loan notes	-	1,000,000	-	-	-
Common control acquisition reserves	(94,408)	(94,408)	(94,408)	-	-
Equity attributable to equity holders of the parent company	39,336,461	29,856,315	22,796,120	9,001,954	6,543,400
Non-controlling interest	244,011	(29,419)	(46,060)	(4,687)	10
Total equity	39,580,472	29,826,896	22,750,060	8,997,267	6,543,410

## LIABILITIES

Non-current liabilities	10,083,906	10,435,613	10,319,485	8,284,485	8,106,021
Long term borrowings					
Lease liabilities	292,270	-	-	-	-
Deferred tax liabilities	3,304,883	2,763,739	1,182,302	-	-
Total non-current liabilities	13,681,059	13,199,352	11,501,787	8,284,485	8,106,021
Current liabilities					
Current tax liabilities	1,450,566	850,256	851,137	356,654	154,895
Short term borrowings	4,278,736	6,578,170	9,696,816	7,291,265	-
Lease liabilities	94,111	-	-	-	-
Deferred revenue-deposits from customers	1,721,104	76,936	51,651	281,865	-
Other liabilities	8,084,335	4,100,467	986,277	1,206,433	1,698,901
Total current liabilities	15,628,852	11,605,829	11,585,881	9,136,217	1,853,796
Total liabilities	29,309,911	24,805,181	23,087,668	17,420,702	9,959,817
Total equity and liabilities	68,890,383	54,632,077	45,837,728	26,417,969	16,503,227

Income statement					
In thousands of naira	31-Dec-24	31-Dec-23	31-Dec-22	31-Dec-21	31-Dec-20
Total income	10,603,404	15,470,686	20,362,115	4,198,933	472,087
Total expense	(3,058,373)	(10,728,766)	(4,183,493)	(2,683,062)	(1,404,501)
Profit/(loss) before taxation	7,545,031	4,741,920	16,178,622	1,515,871	(932,414)
Tax expense	(1,141,455)	(1,585,582)	(1,640,783)	(201,759)	(34,463)
Profit/(loss) after taxation	6,403,576	3,156,338	-	1,314,112	(966,877)
Other comprehensive income	-	-	-	-	4,068
Total comprehensive income/(loss) for the year	6,403,576	3,156,338	-	1,314,112	(962,809)

## Company

In thousands of naira	31-Dec-24	31-Dec-23	31-Dec-22	31-Dec-21	31-Dec-20
<b>ASSETS</b>					
Non-current assets					
Investment property under development	-	1,221,665	698,903	-	-
Property and equipment	25,818	40,068	62,077	-	-
Intangible assets and goodwill	45,859	47,220	48,581	-	-
Investment in subsidiary	14,084,015	4,852,895	2,581,255	2,631,871	2,044,863
Financial assets at fair value through profit or loss	-	-	115,400.00	-	-
	14,155,692	6,161,848	3,506,216	2,631,871	2,044,863
Current assets					
Trading properties under development	2,261,586	1,154,150	1,354,382	-	-
Trade receivables and contract assets	4,502,625	10,371,857	7,367,281	4,011,989	-
Other assets	7,884	2,095	139,456	-	337,591
Financial assets at fair value through profit or loss	-	-	161,953	77,469	42,794
Cash and cash equivalents	103,957	1,899	81,105	8,749	2,023
Total non-current assets	6,876,052	11,530,001	9,104,177	4,098,207	382,408
Total assets	21,031,744	17,691,849	12,610,393	6,730,078	2,427,271
<b>EQUITY</b>					
Share capital	2,061,443	2,061,443	2,061,443	1,293,970	19,000
Share premium	1,084,691	1,834,183	1,834,183	625,628	1,374,993
Accumulated surplus	(2,362,052)	(2,654,454)	360,368	575,485	455,819
Deposit for shares	8,020,000	2,920,508	-	1,125,378	503,603
Convertible loan notes	-	1,000,000	-	-	-
Common control acquisition reserves	(30,028)	(30,028)	(30,028)	-	-
Total equity	8,774,054	5,131,652	4,225,966	3,620,461	2,353,415

## LIABILITIES

Non-current liabilities					
Long term borrowings	4,746,050	5,125,421	5,055,022	3,027,884	-
Deferred tax liabilities	46,634	49,936	8,754	-	-
Total current liabilities	4,792,684	5,175,357	5,063,776	3,027,884	-
Current liabilities					
Tax liabilities	230,049	213,838	210,369	6,860	6,745
Other liabilities	3,325,155	3,311,083	438,950	74,873	67,111
Borrowings	3,909,802	3,859,919	2,671,332	-	-
Total non-current liabilities	7,465,006	7,384,840	3,320,651	81,733	73,856
Total liabilities	12,257,690	12,560,197	8,384,427	3,109,617	73,856
Total equity and liabilities	21,031,744	17,691,849	12,610,393	6,730,078	2,427,271

In thousands of naira	31-Dec-24	31-Dec-23	31-Dec-22	31-Dec-21	31-Dec-20
Total income	2,506,471	451,743	864,526	277,948	8,740
Total expense	(2,201,160)	(3,421,914)	(166,914)	(15,830)	(135,693)
Profit/(loss) before taxation	305,311	(2,970,171)	697,612	262,118	(126,953)
Tax expense (minimum tax and income tax)	(12,909)	(44,651)	(10,454)	(115)	-
Profit/(loss) for the year after taxation	292,402	(3,014,822)	687,158	262,003	(126,953)
Total comprehensive income/ (loss) for the year	292,402	(3,014,822)	687,158	262,003	(126,953)

# purple & Citadines



Purple and The Ascott Limited have announced a strategic partnership that will see both parties collaborate to transform the Nano into Nigeria's first professionally managed Aparthotel.

Purple's upcoming mixed-use oasis, will play host to this new, refreshing living experience, which blends the convenience and hospitality of traditional hotels with the comfort of being in your very own home.





*Creating*  
**Affordable and  
Memorable Lifestyle  
Experiences Designed  
for Outsized Returns**





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Purple



📍 10, Da Silva Street, Off Chris Madueke Drive, Admiralty Way, Lekki Phase 1, Lagos

☎ +2348170PURPLE | +234 817 078 7753

✉ [contact@purple.xyz](mailto:contact@purple.xyz)

🌐 [www.purple.xyz](http://www.purple.xyz)

📷 [@purplegroupng](https://www.instagram.com/@purplegroupng)

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