

**Unaudited Financial Statements  
for the period ended  
31 March 2022**



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**UPDC Plc**  
**Financial Highlights**  
**For the period ended 31 March 2022**

|  | <b>The Group</b>  |                   |               |
|--|-------------------|-------------------|---------------|
|  | <b>31 Mar. 22</b> | <b>31 Mar. 21</b> | <b>%</b>      |
|  | <b>N'000</b>      | <b>N'000</b>      | <b>Change</b> |
| Revenue  | 780,780           | 72,438            | 978           |
| Cost of Sales                                    | (486,541)         | (53,741)          | (805)         |
| Gross Profit                                     | 294,239           | 18,697            | (1,474)       |
| Operating Expenses                               | (144,630)         | (261,200)         | 45            |
| Other Operating Income                           | 113,338           | 29,461            | 285           |
| Operating profit/(loss)                          | 262,947           | (213,042)         | 223           |
| Net finance cost                                 | (117,165)         | (196,191)         | 40            |
| Profit/(loss) before taxation                    | 145,782           | (409,233)         | 136           |
| Taxation   | (16,243)          | -                 | (100)         |
| Profit/(loss) from discontinued operations       | (8,728)           | 10,138            | (186)         |
| Profit/(loss) for the period                     | 120,811           | (399,095)         | 130           |
| Total comprehensive profit/(loss) for the period | 7,410             | (385,754)         | 102           |
| Total Equity                                     | 8,025,478         | 8,018,068         | 0             |
| Total equity and liabilities                     | 19,222,879        | 19,596,232        | (2)           |
| Cash and Cash equivalents                        | 2,552,394         | 1,878,320         | 36            |

**Consolidated Statement of Profit or Loss and Other  
Comprehensive Income for the period ended 31 March 2022**

|  | Notes | The Group                             |                                       |
|--|-------|---------------------------------------|---------------------------------------|
|  |       | 3 months ended<br>31 Mar. 22<br>N'000 | 3 months ended<br>31 Mar. 21<br>N'000 |
| Revenue  | 3     | 780,780                               | 72,438                                |
| Cost of sales  | 5     | (486,541)                             | (53,741)                              |
| <b>Gross profit</b>  |       | <b>294,239</b>                        | <b>18,697</b>                         |
| Selling and distribution expenses  | 5     | (14,594)                              | (22,500)                              |
| Administrative expenses  | 5     | (130,036)                             | (238,700)                             |
| Other operating income   | 4     | 113,338                               | 29,461                                |
| <b>Operating profit/(loss)</b>   |       | <b>262,947</b>                        | <b>(213,042)</b>                      |
| Finance income   | 6     | 12,558                                | 2,618                                 |
| Finance cost   | 6     | (129,723)                             | (198,809)                             |
| Net finance cost   |       | (117,165)                             | (196,191)                             |
| <b>Profit/(loss) before taxation</b>   |       | <b>145,782</b>                        | <b>(409,233)</b>                      |
| Taxation   | 7     | (16,243)                              | -                                     |
| <b>Profit/(loss) from continuing operations</b>  |       | <b>129,539</b>                        | <b>(409,233)</b>                      |
| <b>Discontinued operations</b>   |       |                                       |                                       |
| Profit/(loss) from discontinued operations   | 24    | (8,728)                               | 10,138                                |
| <b>Profit/(loss) for the period</b>  |       | <b>120,811</b>                        | <b>(399,095)</b>                      |
| <b>Other comprehensive income:</b>   |       |                                       |                                       |
| <i>Items not to be subsequently recycled to profit or loss:</i>                              |       |                                       |                                       |
| Net changes in fair value of financial assets  | 13    | (113,401)                             | 13,341                                |
| Tax on other comprehensive income  |       | -                                     | -                                     |
| <b>Total comprehensive profit/(loss) for the period</b>                                      |       | <b>7,410</b>                          | <b>(385,754)</b>                      |
| <b>Profit/ (loss) attributable to:</b>   |       |                                       |                                       |
| Equity holders of the parent   |       | 105,139                               | (420,155)                             |
| Non controlling interest   |       | 15,672                                | 21,060                                |
| <b>Total profit/(loss)</b>   |       | <b>120,811</b>                        | <b>(399,095)</b>                      |
| <b>Total comprehensive profit/(loss) attributable to:</b>                                    |       |                                       |                                       |
| Equity holders of the parent   |       | (8,263)                               | (406,814)                             |
| Non controlling interests  |       | 15,672                                | 21,060                                |
| <b>Total comprehensive profit/(loss)</b>   |       | <b>7,410</b>                          | <b>(385,754)</b>                      |
| <b>Earnings per share for profit/(loss) attributable to the equity holders of the group:</b> |       |                                       |                                       |
| <b>Basic Profit/(Loss) Per Share (Kobo)</b>  |       |                                       |                                       |
| From continuing operations   | 8     | 1                                     | (2)                                   |
| From discontinued operations   | 8     | -                                     | -                                     |
| From profit/(loss) for the period  |       | 1                                     | (2)                                   |
| <b>Diluted Profit/(Loss) Per Share (Kobo)</b>  |       |                                       |                                       |
| From continuing operations   | 8     | 1                                     | (2)                                   |
| From discontinued operations   | 8     | -                                     | -                                     |
| From profit/(loss) for the period  |       | 1                                     | (2)                                   |

The notes on pages 6 to 16 are an integral part of these consolidated financial statements.

**UPDC Plc**  
**Consolidated Statement of Financial Position**  
**As at 31 March 2022**

|  | Notes   | The Group             |                       |
|--|---------|-----------------------|-----------------------|
|  |         | 31 Mar. 2022<br>N'000 | 31 Dec. 2021<br>N'000 |
| <b>Assets</b>  |         |                       |                       |
| <b>Non-current assets</b>  |         |                       |                       |
| Property, plant and equipment  | 9       | 46,974                | 49,928                |
| Intangible assets  | 10      | 15,256                | 16,389                |
| Investment properties  | 11      | -                     | -                     |
| Investments in joint ventures  | 12      | 130,393               | 130,393               |
| Equity instrument at fair value  | 13      | 480,289               | 593,690               |
| Investments in subsidiaries  | 14      | -                     | -                     |
|  |         | 672,912               | 790,400               |
| <b>Current assets</b>  |         |                       |                       |
| Inventories  | 15      | 5,660,199             | 6,084,508             |
| Trade and other receivables  | 16      | 2,152,659             | 2,659,414             |
| Current tax assets   | 7 (i)   | 96,908                | 96,908                |
| Cash at bank and in hand   | 17      | 2,552,394             | 1,878,320             |
|  |         | 10,462,160            | 10,719,150            |
| Assets of disposal group classified as held for sale/distribution to owners      | 23 (ii) | 8,087,807             | 8,086,682             |
| <b>Total assets</b>  |         | <b>19,222,879</b>     | <b>19,596,232</b>     |
| <b>Equity</b>  |         |                       |                       |
| Share capital  |         | 9,279,985             | 9,279,985             |
| Share premium  |         | 8,971,551             | 8,971,551             |
| Fair value reserve of financial assets at FVOCI                                  |         | (86,718)              | 26,683                |
| Other reserves   |         | 391,420               | 391,420               |
| Revenue reserve  |         | (10,548,994)          | (10,654,133)          |
| <b>Equity attributable to equity holders of the Company</b>                      |         | <b>8,007,244</b>      | <b>8,015,506</b>      |
| Non controlling interest   |         | 18,234                | 2,562                 |
| <b>Total equity</b>  |         | <b>8,025,478</b>      | <b>8,018,068</b>      |
| <b>Liabilities</b>   |         |                       |                       |
| <b>Non-current liabilities</b>   |         |                       |                       |
| Interest bearing Loans and Borrowings  | 18      | 5,511,653             | 5,511,653             |
| Deferred taxation liabilities  |         | 72,537                | 72,537                |
| Deferred revenue   | 20      | -                     | -                     |
|  |         | 5,584,190             | 5,584,190             |
| <b>Current liabilities</b>   |         |                       |                       |
| Trade and other payables   | 19      | 3,896,066             | 4,309,272             |
| Current income tax liabilities   |         | 162,028               | 145,784               |
| Dividend Payable   |         | 252,411               | 252,411               |
| Deferred revenue   | 20      | 98,610                | 98,610                |
|  |         | 4,409,115             | 4,806,077             |
| Liabilities of disposal group classified as held for sale/distribution to owners | 23      | 1,204,096             | 1,187,897             |
| <b>Total liabilities</b>   |         | <b>11,197,401</b>     | <b>11,578,164</b>     |
| <b>Total equity and liabilities</b>  |         | <b>19,222,879</b>     | <b>19,596,232</b>     |

The unaudited financial statements were approved by the board of directors on 21 April 2022 and signed on its behalf by:



Wole Oshin  
Chairman  
FRC/2013/CIIN/00000003054



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



Olugbenga Fagbami  
Financial Controller  
FRC/2018/ICAN/00000018050

The notes on pages 6 to 16 are an integral part of these consolidated financial statements.

**UPDC Plc**  
**Consolidated Statement of Changes in Equity**  
**For the period ended 31 March 2022**

**The Group**  
**Attributable to owners of the Company**

|  | <b>Share<br/>Capital<br/>N'000</b> | <b>Share<br/>Premium<br/>N'000</b> | <b>Revenue<br/>Reserve<br/>N'000</b> | <b>Other<br/>Reserves<br/>N'000</b> | <b>Fair value<br/>reserve of<br/>financial assets<br/>at FVOCI<br/>N'000</b> | <b>Total<br/>N'000</b> | <b>Non<br/>Controlling<br/>interest<br/>N'000</b> | <b>Total<br/>N'000</b> |
|--|------------------------------------|------------------------------------|--------------------------------------|-------------------------------------|--|------------------------|---|------------------------|
| Balance at 1 January 2021  | 9,279,985                          | 8,971,551                          | (8,664,327)                          | -                                   | 103,057  | 9,690,266              | (48,493)  | 9,641,773              |
| Loss for the period  | -                                  | -                                  | (420,155)                            | -                                   | -  | (420,155)              | 21,060  | (399,095)              |
| <b>Balance at 31 March 2021</b>  | <b>9,279,985</b>                   | <b>8,971,551</b>                   | <b>(9,084,482)</b>                   | <b>-</b>                            | <b>103,057</b>   | <b>9,270,111</b>       | <b>(27,433)</b>                                   | <b>9,242,678</b>       |
| Balance at 1 January 2022  | 9,279,985                          | 8,971,551                          | (10,654,133)                         | 391,420                             | 26,683   | 8,015,506              | 2,562   | 8,018,068              |
| Profit for the period  | -                                  | -                                  | 105,139                              | -                                   | -  | 105,139                | 15,672  | 120,811                |
| Net changes in fair value of<br>financial assets through other<br>comprehensive income | -                                  | -                                  | -                                    | -                                   | (113,401)  | (113,401)              | -   | (113,401)              |
| <b>Balance at 31 March 2022</b>  | <b>9,279,985</b>                   | <b>8,971,551</b>                   | <b>(10,548,994)</b>                  | <b>391,420</b>                      | <b>(86,718)</b>  | <b>8,007,244</b>       | <b>18,234</b>                                     | <b>8,025,478</b>       |

The notes on pages 6 to 16 are an integral part of these consolidated financial statements.

**UPDC Plc**  
**Consolidated Statement of Cash Flows**  
**For the period ended 31 March 2022**

|   | <b>The Group</b>                     |                                      |
|---|--------------------------------------|--------------------------------------|
|   | <b>2022</b><br><b>March</b><br>N'000 | <b>2021</b><br><b>March</b><br>N'000 |
| <b>Cash flow from operating activities (Note 21)</b>                | 674,756                              | (43,172)                             |
| Company Income Tax paid   | -                                    | (1,903)                              |
| VAT paid  | (12,296)                             | (91,342)                             |
| <b>Net cash flow from operating activities</b>                      | <b>662,460</b>                       | <b>(136,417)</b>                     |
| <b>Cash flow from investing activities</b>                          |                                      |                                      |
| Purchase of property, plant & equipment                             | (977)                                | (27,765)                             |
| Purchase of intangible asset  | -                                    | (329)                                |
| Proceeds from sale of property, plant and equipment                 | -                                    | 9,732                                |
| Interest received   | 12,558                               | 2,618                                |
| <b>Net cash flow from investing activities</b>                      | <b>11,581</b>                        | <b>(15,744)</b>                      |
| <b>Cash flow from financing activities</b>                          |                                      |                                      |
| Proceeds from borrowings - Note 18 (ii)                             | -                                    | -                                    |
| Repayment of borrowings - Note 18 (ii)                              | -                                    | -                                    |
| Interest paid   | -                                    | -                                    |
| <b>Net cash flow from financing activities</b>                      | <b>-</b>                             | <b>-</b>                             |
| Net increase/(decrease) in cash and cash equivalents                | 674,041                              | (152,161)                            |
| Net foreign exchange difference                                     | 34                                   | 119                                  |
| Cash and cash equivalents at the beginning of the period            | 1,878,320                            | 2,947,335                            |
| <b>Cash and cash equivalents at the end of the period (Note 17)</b> | <b>2,552,394</b>                     | <b>2,795,294</b>                     |

The notes on pages 6 to 16 are an integral part of these consolidated financial statements.

### **1.1 General information**

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

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

### **1.2 Securities Trading Policy**

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

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

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

UPDC's management assessed the effectiveness of the Company's internal controls within the reporting period. Based on our assessment, we believe that as of 31 December 2021, the Company's internal controls are effective. We will continue to work on further strengthening this position.

## **2. Summary of significant accounting policies**

### **2.1 Basis of preparation**

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

### **2.2 Accounting Policies**

The accounting policies adopted are consistent with those for the year ended 31 December, 2021.

### **2.3 Estimates**

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

In preparing these condensed interim financial statements, the significant judgements made by management in applying the group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements for the year ended 31 December 2021.

### **2.4 Financial Risk Management**

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

This interim financial statements do not include all financial risk management information and disclosures required in the annual financial statements; they should be read in conjunction with the Company's annual financial statements as at 31 December 2021. There have been no changes in the risk management structure since year end or in any risk management policy.

### 3. Segment Analysis

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

Nigeria is the Company's primary geographical segment as the operations of the Company are entirely carried out in Nigeria. As at 31 March 2022, UPDC Plc's operations comprised two main business segments which are Property Development, Sales & Management and Hospitality Services. However, the latter has been classified as discontinued operation/ held for sale.

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

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

The following measures of performance are reviewed by the Exco:

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

|                                  | <b>Property Development Sales &amp; Management</b> | <b>Hospitality Services</b> | <b>Classified as Discontinued Operation/ Held for Sale</b> | <b>Total</b> |
|----------------------------------|--|-----------------------------|--|--------------|
|                                  | N'000  | N'000                       | N'000  | N'000        |
| <b>31 March 2022</b>             |  |                             |  |              |
| Total Revenue                    | 780,780  | 66,786                      | (66,786)   | 780,780      |
| Intergroup revenue               | -  | -                           | -  | -            |
| Revenue to third parties         | 780,780  | 66,786                      | (66,786)   | 780,780      |
| Earnings before interest and tax | 262,947  | (8,728)                     | 8,728  | 262,947      |
| Loss before tax                  | 145,782  | (8,728)                     | 8,728  | 145,782      |
| Net current assets               | 6,053,044  | (1,035,667)                 | 1,035,667  | 6,053,044    |
| Property, plant and equipment    | 46,974   | 11,943,485                  | (11,943,485)   | 46,974       |

|                                  | <b>Property Development Sales &amp; Management</b> | <b>Hospitality Services</b> | <b>Classified as Discontinued Operation/ Held for Sale</b> | <b>Total</b> |
|----------------------------------|--|-----------------------------|--|--------------|
|                                  | N'000  | N'000                       | N'000  | N'000        |
| <b>31 March 2021</b>             |  |                             |  |              |
| Total Revenue                    | 72,438   | 67,044                      | (67,044)   | 72,438       |
| Intergroup revenue               | -  | -                           | -  | -            |
| Revenue to third parties         | 72,438   | 67,044                      | (67,044)   | 72,438       |
| Earnings before interest and tax | (213,042)  | 10,138                      | (10,138)   | (213,042)    |
| Loss before tax                  | (409,233)  | 10,138                      | (10,138)   | (409,233)    |
| Net current assets               | 5,913,073  | (1,020,592)                 | 1,020,592  | 5,913,073    |
| Property, plant and equipment    | 49,928   | 11,943,485                  | (11,943,485)   | 49,928       |

| <b>Entity wide information</b>                     | <b>31 Mar. 2022</b> | <b>31 Mar. 2021</b> |
|--|---------------------|---------------------|
| <b>Analysis of revenue by category:</b>            | N'000               | N'000               |
| Sale of Property Stock                             | 143,000             | -                   |
| Rental income                                      | -                   | 3,525               |
| Project/ Asset Management Fee                      | 139,430             | 4,086               |
| <b>UPDC Plc</b>                                    | <b>282,430</b>      | <b>7,611</b>        |
| Deep Horizon Inv Ltd Sale of Property Stock        | 420,660             | -                   |
| UPDC Facility Mgt Ltd. Management Surcharge Income | 77,690              | 64,827              |
|  | <b>780,780</b>      | <b>72,438</b>       |

|  | <b>31 Mar. 2022</b> | <b>31 Mar. 2021</b> |
|--|---------------------|---------------------|
| <b>Analysis of revenue by geographical location:</b> | N'000               | N'000               |
| Nigeria  | 780,780             | 72,438              |
| <b>Revenue</b>                                       | <b>31 Mar. 2022</b> | <b>31 Mar. 2021</b> |
|  | N'000               | N'000               |
| Revenue from contract with customers                 | 780,780             | 68,913              |
| Rental income  | -                   | 3,525               |
|  | <b>780,780</b>      | <b>72,438</b>       |

**4. Other Operating Income**

|                                 | <b>The Group</b>    |                     |
|---------------------------------|---------------------|---------------------|
|                                 | <b>31 Mar. 2022</b> | <b>31 Mar. 2021</b> |
|                                 | N'000               | N'000               |
| Investment income               | 24,623              | -                   |
| Gain on disposal of PPE         | -                   | 6,286               |
| Exchange gain                   | 34                  | 119                 |
| Recovery on facility management | 15,873              | 16,199              |
| Others                          | 72,809              | 6,857               |
| <b>Total other income</b>       | <b>113,338</b>      | <b>29,461</b>       |

**5 (i) Expenses by nature**

|   | <b>The Group</b>    |                     |
|---|---------------------|---------------------|
|   | <b>31 Mar. 2022</b> | <b>31 Mar. 2021</b> |
|   | N'000               | N'000               |
| Change in inventories of finished goods & other direct costs of inventories | 433,252             | -                   |
| Property Maintenance expenses   | 7,486               | 60,747              |
| Personnel expenses  | 110,964             | 106,286             |
| Depreciation & Amortization   | 5,064               | 4,413               |
| Rent  | 3,581               | 2,203               |
| Vehicles repairs, maintenance & fueling                                     | 937                 | 191                 |
| Other repairs & maintenance   | 1,437               | -                   |
| Legal expenses  | 3,665               | 13,981              |
| Directors' emoluments   | 875                 | 180                 |
| Information Technology  | 11,021              | 5,478               |
| Insurance   | 3,865               | 3,634               |
| Marketing, advertising & communication                                      | 9,195               | 11,335              |
| Professional fees   | 5,169               | 73,076              |
| Printing and stationery   | 935                 | 668                 |
| Other expenses  | 33,725              | 32,750              |
|   | <b>631,171</b>      | <b>314,941</b>      |

**5 (ii) Expenses by function**

|                                   |                |                |
|-----------------------------------|----------------|----------------|
| Cost of sales                     | 486,541        | 53,741         |
| Selling and distribution expenses | 14,594         | 22,500         |
| Administrative expenses           | 130,036        | 238,700        |
|                                   | <b>631,171</b> | <b>314,941</b> |

**6. Net Finance Income/(Cost)**

|                         | <b>The Group</b>    |                     |
|-------------------------|---------------------|---------------------|
|                         | <b>31 Mar. 2022</b> | <b>31 Mar. 2021</b> |
|                         | N'000               | N'000               |
| <b>Finance Income</b>   | <b>12,558</b>       | <b>2,618</b>        |
| <b>Finance Costs</b>    | <b>(129,723)</b>    | <b>(198,809)</b>    |
| <b>Net Finance Cost</b> | <b>(117,165)</b>    | <b>(196,191)</b>    |

**7. Taxation**

|                           | <b>The Group</b>    |                     |
|---------------------------|---------------------|---------------------|
|                           | <b>31 Mar. 2022</b> | <b>31 Mar. 2021</b> |
|                           | N'000               | N'000               |
| Current tax               | -                   | -                   |
| CIT charge for the period | 16,243              | -                   |
| <b>Income tax charge</b>  | <b>16,243</b>       | <b>-</b>            |

Nigeria corporation tax is calculated at 30% (2020: 30%) of the estimated assessable profit for the year.

**7. (i) Current tax assets**

|   | <b>The Group</b>    |                     |
|---|---------------------|---------------------|
|   | <b>31 Mar. 2022</b> | <b>31 Mar. 2021</b> |
|   | N'000               | N'000               |
| Unutilised withholding tax credit notes | 96,908              | 96,908              |
|   | <b>96,908</b>       | <b>96,908</b>       |

**8. Earnings Per Share***(a) Basic*

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

|   | <b>The Group</b>    |                     |
|---|---------------------|---------------------|
|   | <b>31 Mar. 2022</b> | <b>31 Mar. 2021</b> |
|   | N'000               | N'000               |
| Loss after tax for the year from discontinued operations    | (8,728)             | 10,138              |
| Loss attributable to ordinary equity shareholders (NGN'000) | 129,539             | (409,233)           |
| <b>Basic earnings per share (Kobo)</b>                      | <b>1</b>            | <b>(2)</b>          |
| From discontinued operations                                | -                   | -                   |
| From continuing operations                                  | 1                   | (2)                 |
| <b>Diluted earnings per share (Kobo)</b>                    | <b>1</b>            | <b>(2)</b>          |
| From discontinued operations                                | -                   | -                   |
| From continuing operations                                  | 1                   | (2)                 |

|  | <b>The Group</b>    |                     |
|--|---------------------|---------------------|
|  | <b>31 Mar. 2022</b> | <b>31 Mar. 2021</b> |
|  | Number ('000)       | Number ('000)       |
| Basic weighted average and Diluted weighted average number of shares | 18,559,970          | 18,559,970          |
| <b>Absolute number of shares</b>                                     | <b>18,559,970</b>   | <b>18,559,970</b>   |

*(b) Diluted*

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

**9. Property, Plant and Equipment****The Group**

|                            | <b>Motor vehicles</b> | <b>Plant and Machinery</b> | <b>Furniture &amp; Fittings</b> | <b>Computer Equipment</b> | <b>Total</b>   |
|----------------------------|-----------------------|----------------------------|---------------------------------|---------------------------|----------------|
| <b>Cost</b>                | N'000                 | N'000                      | N'000                           | N'000                     | N'000          |
| At 1 January 2021          | 92,220                | 29,773                     | 47,116                          | 63,357                    | 232,466        |
| Addition                   | 24,725                | -                          | 95                              | 9,914                     | 34,734         |
| Write-off/Scrapped         | (469)                 | (5,621)                    | (368)                           | -                         | (6,458)        |
| Disposals                  | (53,964)              | (11,416)                   | -                               | (1,172)                   | (66,551)       |
| <b>At 31 December 2021</b> | <b>62,512</b>         | <b>12,737</b>              | <b>46,843</b>                   | <b>72,099</b>             | <b>194,190</b> |
| At 1 January 2022          | 62,512                | 12,737                     | 46,843                          | 72,099                    | 194,191        |
| Addition                   | -                     | -                          | 69                              | 908                       | 977            |
| Disposals                  | -                     | -                          | -                               | -                         | -              |
| <b>At 31 March 2022</b>    | <b>62,512</b>         | <b>12,737</b>              | <b>46,911</b>                   | <b>73,007</b>             | <b>195,168</b> |

**Accumulated depreciation and impairment**

|                            |               |               |               |               |                |
|----------------------------|---------------|---------------|---------------|---------------|----------------|
| At 1 January 2021          | 70,182        | 29,774        | 45,735        | 55,302        | 200,992        |
| Charge for the period      | 11,007        | -             | 685           | 3,608         | 15,300         |
| Write-off/Scrapped         | (469)         | (5,621)       | -             | -             | (6,090)        |
| Disposals                  | (53,964)      | (11,416)      | -             | (560)         | (65,940)       |
| <b>At 31 December 2021</b> | <b>26,756</b> | <b>12,737</b> | <b>46,419</b> | <b>58,351</b> | <b>144,262</b> |
| At 1 January 2022          | 26,756        | 12,737        | 46,419        | 58,351        | 144,262        |
| Charge for the period      | 2,766         | -             | 33            | 1,131         | 3,931          |
| Disposals                  | -             | -             | -             | -             | -              |
| <b>At 31 March 2022</b>    | <b>29,522</b> | <b>12,737</b> | <b>46,452</b> | <b>59,482</b> | <b>148,193</b> |

**Net book values**

|                            |               |          |            |               |               |
|----------------------------|---------------|----------|------------|---------------|---------------|
| <b>At 31 March 2022</b>    | <b>32,990</b> | <b>-</b> | <b>459</b> | <b>13,525</b> | <b>46,974</b> |
| <b>At 31 December 2021</b> | <b>35,756</b> | <b>-</b> | <b>424</b> | <b>13,748</b> | <b>49,928</b> |

No Property, Plant and Equipment was pledged as security for any liability as at 31 March 2022 (2021: Nil)

**10. Intangible Assets**

| <b>Cost</b>                 | <b>The Group</b> |  |
|-----------------------------|------------------|--|
|                             | <b>Software</b>  |  |
|                             | N'000            |  |
| At 1 January 2021           | 295,597          |  |
| Additions                   | 13,412           |  |
| <b>At 31 December 2021</b>  | <b>309,009</b>   |  |
| At 1 January 2022           | 309,009          |  |
| Additions                   | -                |  |
| <b>At 31 March 2022</b>     | <b>309,009</b>   |  |
| <b>Amortisation</b>         |                  |  |
| At 1 January 2021           | 288,999          |  |
| Amortisation for the period | 3,622            |  |
| <b>At 31 December 2021</b>  | <b>292,620</b>   |  |
| At 1 January 2022           | 292,620          |  |
| Amortisation for the period | 1,133            |  |
| <b>At 31 March 2022</b>     | <b>293,753</b>   |  |
| <b>Net book values</b>      |                  |  |
| <b>At 31 March 2022</b>     | <b>15,256</b>    |  |
| <b>At 31 December 2021</b>  | <b>16,389</b>    |  |

No intangible asset was pledged as security for any liability as at 31 March 2022 (2021: Nil)

**11. Investment Properties**

|   | <b>The Group</b>         |                           |                                    |
|---|--------------------------|---------------------------|------------------------------------|
|   | <b>Freehold Building</b> | <b>Leasehold Building</b> | <b>Total Investment Properties</b> |
| <b>Fair value</b>                                     | N'000                    | N'000                     | N'000                              |
| At 1 January 2021                                     | 30,144                   | 1,756,429                 | <b>1,786,573</b>                   |
| Transfer to properties under construction - Inventory | (30,144)                 | (638,871)                 | <b>(669,015)</b>                   |
| Disposals   | -                        | (1,117,558)               | <b>(1,117,558)</b>                 |
| <b>At 31 December 2021</b>                            | -                        | -                         | -                                  |
| At 1 January 2022                                     | -                        | -                         | -                                  |
| Disposals   | -                        | -                         | -                                  |
| <b>At 31 March 2022</b>                               | -                        | -                         | -                                  |

**UPDC Plc**  
**Notes to the Consolidated Financial Statements (continued)**  
**For the period ended 31 March 2022**

**12. Investments in Joint Ventures**

|                                     | The Group      |                | 31 Mar. 2022 | 31 Dec. 2021 |
|-------------------------------------|----------------|----------------|--------------|--------------|
|                                     | 31 Mar. 2022   | 31 Dec. 2021   |              |              |
| <b>Investment in Joint Ventures</b> | N'000          | N'000          | % holding    | % holding    |
| First Festival Mall Limited         | 234,217        | 234,217        | 45.0%        | 45.0%        |
| First Restoration Dev. Co. Limited  | 318,253        | 318,253        | 51.0%        | 51.0%        |
| Transit Village Dev. Co. Ltd        | 73,606         | 73,606         | 40.0%        | 40.0%        |
|                                     | <b>626,076</b> | <b>626,076</b> |              |              |
| Impairment allowance                | (495,683)      | (495,683)      |              |              |
|                                     | <b>130,393</b> | <b>130,393</b> |              |              |

**13. Equity instrument at fair value**

|   | The Group      |                |
|---|----------------|----------------|
|   | 31 Mar. 2022   | 31 Dec. 2021   |
|   | N'000          | N'000          |
| Opening balance at 1 January                  | 593,690        | 733,774        |
| Net changes in fair value of financial assets | (113,401)      | (140,084)      |
|   | <b>480,289</b> | <b>593,690</b> |

**14. Investments in subsidiaries**

| Principal investments  | The Company      |                  | % Shareholding |              |
|--|------------------|------------------|----------------|--------------|
|  | 31 Mar. 2022     | 31 Dec. 2021     | 31 Mar. 2022   | 31 Dec. 2021 |
|  | N'000            | N'000            | %              | %            |
| <i>Festival Hotel, Conference Centre &amp; Spa</i><br>2,082,500,000 Shares of =N=1.00 each | 2,082,500        | 2,082,500        | 94.7%          | 94.7%        |
| <i>Manor Gardens Dev. Company Ltd.</i><br>53,810,000 Ordinary Shares of =N=1.00 each       | 53,810           | 53,810           | 67.5%          | 67.5%        |
| <i>UPDC Facility Management Ltd.</i><br>5,000,000 Ordinary Shares of =N=1.00 each          | 108,019          | 108,019          | 50%            | 50%          |
| <i>Deep Horizon Investment Ltd.</i><br>1,000,000 Ordinary Shares of =N=1.00 each           | 1,611,697        | 1,611,697        | 100%           | 100%         |
|  | <b>3,856,026</b> | <b>3,856,026</b> |                |              |
| Impairment of investments  | (2,136,310)      | (2,136,310)      |                |              |
|  | <b>1,719,716</b> | <b>1,719,716</b> |                |              |

Investments in subsidiaries are measured at cost. Investment in Festival Hotel has been classified as a discontinued operation.

**15. Inventories**

| Cost  | The Group        |                  |
|---|------------------|------------------|
|   | 31 Mar. 2022     | 31 Dec. 2021     |
|   | N'000            | N'000            |
| Balance 1 January                           | 6,084,508        | 4,270,744        |
| Additions                                   | 8,943            | 1,638,802        |
| Reclassification from Investment Properties | -                | 669,015          |
| Disposal                                    | (433,252)        | (475,270)        |
| Impairment                                  | -                | (18,783)         |
| <b>Balance</b>                              | <b>5,660,198</b> | <b>6,084,508</b> |

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

**16. Trade and other receivables**

|   | The Group        |                  |
|---|------------------|------------------|
|   | 31 Mar. 2022     | 31 Dec. 2021     |
|   | N'000            | N'000            |
| Trade receivables                                   | 848,611          | 790,006          |
| Less: Provision for impairment of trade receivables | (744,264)        | (744,264)        |
| Net trade receivables                               | <b>104,348</b>   | <b>45,742</b>    |
| Receivables from group companies (Note 22)          | 1,627,553        | 2,092,119        |
| Other receivables                                   | 413,195          | 515,733          |
| Advances to staff                                   | 7,563            | 5,820            |
|   | <b>2,152,659</b> | <b>2,659,414</b> |
| <b>Analysis of other receivables</b>                |                  |                  |
| Mobilization payments to contractors                | 26,902           | 26,902           |
| Prepayments and accrued income                      | 33,885           | 33,159           |
| WHT Receivables                                     | 33,432           | 24,591           |
| Other Debtors                                       | 318,976          | 431,080          |
|   | <b>413,195</b>   | <b>515,733</b>   |

**17. Cash and cash equivalents**

|  | <b>The Group</b>    |                     |
|--|---------------------|---------------------|
|  | <b>31 Mar. 2022</b> | <b>31 Dec. 2021</b> |
|  | N'000               | N'000               |
| Cash at bank and in hand                   | 1,372,522           | 1,044,171           |
| Short term investment                      | 1,179,904           | 834,181             |
| Less: Impairment of Short term investments | (32)                | (32)                |
| <b>Cash and cash equivalents</b>           | <b>2,552,394</b>    | <b>1,878,320</b>    |

**18. Borrowings**

|                                | <b>The Group</b>    |                     |
|--------------------------------|---------------------|---------------------|
|                                | <b>31 Mar. 2022</b> | <b>31 Dec. 2021</b> |
|                                | N'000               | N'000               |
| <b>Current borrowings</b>      | -                   | -                   |
| <b>Non-current borrowings</b>  |                     |                     |
| UACN Plc. Loan                 | 2,516,509           | 2,516,509           |
| Custodian Investment Plc. Loan | 2,995,144           | 2,995,144           |
|                                | <b>5,511,653</b>    | <b>5,511,653</b>    |
| <b>Total borrowings</b>        | <b>5,511,653</b>    | <b>5,511,653</b>    |

*Movement in total borrowing during the year is as follows:*

|  | <b>The Group</b>    |                     |
|--|---------------------|---------------------|
|  | <b>31 Mar. 2022</b> | <b>31 Dec. 2021</b> |
|  | N'000               | N'000               |
| Balance as at 1 January                  | 5,511,653           | 5,422,500           |
| Proceeds from borrowings                 | -                   | 5,511,653           |
| Interest accrued                         | 129,723             | 763,707             |
| Repayment of borrowings                  | -                   | (5,422,500)         |
| Interest unpaid reclassified to payables | (129,723)           | (88,185)            |
| Interest paid                            | -                   | (675,522)           |
| <b>Balance</b>                           | <b>5,511,653</b>    | <b>5,511,653</b>    |

**19. Trade and other payables**

|   | <b>The Group</b>    |                     |
|---|---------------------|---------------------|
|   | <b>31 Mar. 2022</b> | <b>31 Dec. 2021</b> |
|   | N'000               | N'000               |
| Trade payables                                  | 512,760             | 515,898             |
| Contract liabilities - Note 19 (i).             | 1,883,769           | 2,168,341           |
| Amounts owed to other related parties (Note 22) | 438,040             | 210,460             |
|   | <b>2,834,568</b>    | <b>2,894,699</b>    |
| VAT/WHT Payables                                | 24,533              | 14,840              |
| Other payables                                  | 444,987             | 781,905             |
| Provisions/Accruals                             | 591,978             | 617,829             |
| <b>Total</b>                                    | <b>3,896,066</b>    | <b>4,309,272</b>    |

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

**19 (i). Contract liabilities**

|                      | <b>The Group</b>    |                     |
|----------------------|---------------------|---------------------|
|                      | <b>31 Mar. 2022</b> | <b>31 Dec. 2021</b> |
|                      | N'000               | N'000               |
| Deposit by customers | 1,883,769           | 2,168,341           |
|                      | <b>1,883,769</b>    | <b>2,168,341</b>    |

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

**20. Deferred revenue**

Deferred revenue are rentals received in advance which are recognized in the income statement when earned.

|                       | <b>The Group</b>    |                     |
|-----------------------|---------------------|---------------------|
|                       | <b>31 Mar. 2022</b> | <b>31 Dec. 2021</b> |
|                       | N'000               | N'000               |
| Within one year       | 98,610              | 98,610              |
| Greater than one year | -                   | -                   |
|                       | <b>98,610</b>       | <b>98,610</b>       |

The Group as lessor enters into operating leases for its investment properties under non-cancellable basis, as the lessee does not have the power to cancel the contract without the permission of the lessor. The tenure of the lease arrangements vary from 1 year to 2 years. The group as lessor does not have any lease arrangements under finance lease basis it does not typically transfer substantially all the risks and rewards incidental to ownership of leased assets to the lessee. All leased assets under operating leases are classified as Investment Properties and fair-valued annually based on the group's accounting policy and in line with the requirements of IAS 40".

**21. Reconciliation of profit before tax to cash generated from operations**

|   | <b>The Group</b>    |                     |
|---|---------------------|---------------------|
|   | <b>31 Mar. 2022</b> | <b>31 Mar. 2021</b> |
|   | N'000               | N'000               |
| Loss before tax                                     | 145,782             | (409,233)           |
| <i>Adjustment for non cash items:</i>               |                     |                     |
| Depreciation  | 3,931               | 3,709               |
| Amortization of intangible asset                    | 1,133               | 703                 |
| Profit on disposal of property, plant and equipment | -                   | (6,286)             |
| Finance cost  | 129,723             | 198,809             |
| Finance income                                      | (12,558)            | (2,618)             |
| Exchange (gain)/ loss                               | (34)                | (119)               |
|   | <b>267,977</b>      | <b>(215,035)</b>    |
| Changes in working capital:                         |                     |                     |
| (Increase)/decrease in inventories                  | 424,309             | 162                 |
| Decrease/(increase) in receivables                  | 506,755             | 278,910             |
| Increase/(decrease) in payables                     | (524,286)           | (107,209)           |
| <b>Net cash from/(used in) operations</b>           | <b>674,756</b>      | <b>(43,172)</b>     |

**UPDC Plc**  
**Notes to the Consolidated Financial Statements (continued)**  
**For the period ended 31 March 2022**

**22. Related party transactions**

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

|   | <b>The Group</b>    |                     |
|---|---------------------|---------------------|
|   | <b>31 Mar. 2022</b> | <b>31 Dec. 2021</b> |
|   | N'000               | N'000               |
| <b>Period-end balances arising from sales/purchases of goods/services</b> |                     |                     |
| <b>Receivable:</b>  |                     |                     |
| Balance - Gross   | 5,378,718           | 5,835,135           |
| Provision for expected credit losses                                      | (3,751,165)         | (3,743,016)         |
| <b>Balance</b>  | <b>1,627,553</b>    | <b>2,092,119</b>    |

|   |                     | <b>The Group</b>    |                     |
|---|---------------------|---------------------|---------------------|
|   |                     | <b>31 Mar. 2022</b> | <b>31 Dec. 2021</b> |
|   |                     | N'000               | N'000               |
| <b>Period-end balances arising from sales/purchases of goods/services</b> |                     |                     |                     |
| <b>Receivable:</b>  |                     |                     |                     |
|   | <b>Relationship</b> |                     |                     |
| UPDC Metrocity Limited  | Joint Venture       | 1,418,406           | 1,860,956           |
| First Festival Mall Limited   | Joint Venture       | 2,614,513           | 2,614,513           |
| First Restoration Dev. Co. Limited  | Joint Venture       | -                   | 29,054              |
| Calabar Golf Estate Limited   | Joint Venture       | 647,598             | 647,598             |
| Pinnacle Apartment Dev. Ltd/ Imani and Sons                               | JV Partner          | 306,924             | 300,346             |
| Galaxy Mall Ltd.  | Joint Venture       | 74,034              | 74,034              |
| Manor Gardens Dev. Co. Ltd  | Subsidiary          | 317,244             | 308,634             |
| Impairment of Intercompany receivables - IFRS 9                           |                     | (3,751,165)         | (3,743,016)         |
|   |                     | <b>1,627,553</b>    | <b>2,092,119</b>    |

|                                    |                     | <b>The Group</b>    |                     |
|------------------------------------|---------------------|---------------------|---------------------|
|                                    |                     | <b>31 Mar. 2022</b> | <b>31 Dec. 2021</b> |
|                                    |                     | N'000               | N'000               |
| <b>Payable:</b>                    |                     |                     |                     |
|                                    | <b>Relationship</b> |                     |                     |
| UAC of Nigeria Plc.                | Associate           | 140,276             | 41,125              |
| Custodian Investment Plc           | Parent              | 118,416             | 47,922              |
| UPDC REIT                          | Equity investment   | 89,459              | 46,858              |
| MDS Logistics Ltd                  | Common Control      | 1,787               | 1,787               |
| James Pinnock                      | Joint Operation     | 67,386              | 72,741              |
| First Restoration Dev. Co. Limited | Joint Venture       | 20,710              | -                   |
| UAC Foods Limited                  | Fellow Subsidiary   | 6                   | 28                  |
|                                    |                     | <b>438,040</b>      | <b>210,460</b>      |

All trading balances will be settled in cash.

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

**23. Disposal group held for sale and discontinued operations**

***Festival Hotel, Conference Centre & Spa***

The Board of UPDC Plc. decided to sell its investment in Festival Hotel, Conference Centre & Spa in 2017. Efforts are on going to improve the performance of the Hotel. Consequently, UHL has been classified as a disposal group held for sale and as a discontinued operation in accordance with IFRS 5

*Exception to one year requirement:*

IFRS 5 requires that except for certain exceptions, the sale of a non-current asset or disposal group is expected to qualify for recognition as a completed sale within one year from the date of classification. However, during the period, there were certain factors considered to be beyond the control of management which have invariably extended the sale period beyond one year. Management however, remains committed to concluding the sale within a reasonable time frame.

*Analysis of the results of the discontinued operations is as follows:*

|  | <b>Festival Hotel</b>                |                                      |
|--|--------------------------------------|--------------------------------------|
|  | <b>3 months ended<br/>31 Mar. 22</b> | <b>3 months ended<br/>31 Mar. 21</b> |
|  | N'000                                | N'000                                |
| Revenue  | 66,786                               | 67,044                               |
| Cost of sales  | (11,884)                             | (9,328)                              |
| <b>Gross profit</b>                                      | <b>54,902</b>                        | <b>57,716</b>                        |
| Other operating costs                                    | (63,630)                             | (47,578)                             |
| Other operating income                                   | -                                    | -                                    |
| <b>Operating profit</b>                                  | <b>(8,728)</b>                       | <b>10,138</b>                        |
| Finance income   | -                                    | -                                    |
| <b>Loss before taxation from discontinued operations</b> | <b>(8,728)</b>                       | <b>10,138</b>                        |
| Taxation   | -                                    | -                                    |
| <b>Loss from discontinued operations</b>                 | <b>(8,728)</b>                       | <b>10,138</b>                        |

*Analysis of the results of the disposal group held for sale and distribution to owners is as follows:*

|  | <b>Festival Hotel</b> |                     |
|--|-----------------------|---------------------|
|  | <b>31 Mar. 2022</b>   | <b>31 Dec. 2021</b> |
|  | N'000                 | N'000               |
| <b><u>Assets</u></b>   |                       |                     |
| <b>Non-current assets:</b>                                       |                       |                     |
| Property, plant and equipment                                    | 11,943,485            | 11,943,485          |
| Intangible assets  | 5,130                 | 5,130               |
|  | <b>11,948,615</b>     | <b>11,948,615</b>   |
| <b>Current assets:</b>   |                       |                     |
| Inventories  | 48,951                | 48,951              |
| Trade and other receivables                                      | 103,836               | 90,592              |
| Cash and short-term deposits                                     | 15,642                | 27,761              |
|  | <b>168,429</b>        | <b>167,304</b>      |
| <b>Assets of disposal group classified as held for sale</b>      | <b>12,117,044</b>     | <b>12,115,919</b>   |
| Less: Impairment of assets of disposal group held for sale       | (4,029,237)           | (4,029,237)         |
| <b>Fair value of disposal group held for sale</b>                | <b>8,087,807</b>      | <b>8,086,682</b>    |
| <b>Liabilities</b>   |                       |                     |
| <b>Current liabilities</b>                                       |                       |                     |
| Trade and other payables   | 1,204,096             | 1,187,897           |
| <b>Liabilities of disposal group classified as held for sale</b> | <b>1,204,096</b>      | <b>1,187,897</b>    |

Festival Hotel owes UPDC Plc N14 billion, this has been fully impaired in UPDC's books.

## 25. Additional Disclosures

### *Covid-19 Pandemic*

#### **Impact Review:**

The ongoing pandemic has had wide reaching implications on business activities globally. We have however put appropriate strategies in place to manage the impact on our people, operations, customers and finances.

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

#### **Balance sheet analysis:**

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

**Shareholding Structure/Free Float Status**

| <b>UPDC Free Float Computation</b>  |                        |              |  |  |
|---|------------------------|--------------|--|--|
| Company Name:   | <b>UPDC PLC</b>        |              |  |  |
| Board Listed:   | MAIN BOARD             |              |  |  |
| Year End:   | December               |              |  |  |
| Reporting Period:   | 31 March 2022          |              |  |  |
| Share Price at end of reporting period:   | ₦0.82                  |              |  |  |
| <b>Shareholding Structure/Free Float Status</b>   |                        |              |  |  |
| Description   | 31 March 2022          |              |  |  |
|   | Units                  | Percentage   |  |  |
| Issued Share Capital  | 18,559,969,936         | 100%         |  |  |
| <b>Substantial Shareholdings (5% and above)</b>   |                        |              |  |  |
| Issued Share Capital  | 9,465,584,668          | 51.00%       |  |  |
| Issued Share Capital  | 7,953,143,897          | 42.85%       |  |  |
| Issued Share Capital  | 17,418,728,565         | 93.85%       |  |  |
| <b>Directors' Shareholdings (direct and indirect), excluding directors with substantial interests</b> |                        |              |  |  |
| Mr. Folasope Aiyesimoju   | -                      | -            |  |  |
| Mr. Odunayo Ojo   | -                      | -            |  |  |
| Mr. Wole Oshin  | -                      | -            |  |  |
| Mr. Adeniyi Falade  | -                      | -            |  |  |
| Mr. Oyekunle Osilaja  | -                      | -            |  |  |
| Total Directors' Shareholdings  | -                      | -            |  |  |
| <b>Other Influential Shareholdings</b>  |                        |              |  |  |
| First PCN/Crusader Pensions - PFA Main  | 216,154,500            | 1.16%        |  |  |
| Total Other Influential Shareholdings   | 216,154,500            | 1.16%        |  |  |
| <b>Free Float in Units and Percentage</b>   | <b>925,086,871</b>     | <b>4.99%</b> |  |  |
| <b>Free Float in Value</b>  | <b>₦693,815,153.25</b> |              |  |  |

**Declaration:**

UPDC Plc, with a free float percentage of 4.99% as at 31 March 2022, does not meet the free float requirements of the Nigerian Exchange Group for companies listed on the Main Board.

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