

LIVINGTRUST MORTGAGE BANK PLC

INTERIM UNAUDITED FINANCIAL STATEMENTS FOR THE 4TH QUARTER ENDED 31 DECEMBER 2023 STATEMENT TO THE NIGERIAN STOCK EXCHANGE AND THE SHAREHOLDERS ON THE EXTRACT OF THE UNAUDITED RESULTS FOR 4TH QUARTER YEAR ENDED 31 DECEMBER, 2023.

The Board of Directors of LivingTrust Mortgage Bank Plc is pleased to present an extract of the unaudited and interim financial statements for 4th Quarter Ended 31 December, 2023 which was approved by the Board on 19 January, 2024.

Statement of Comprehensive Income		Jan – Dec.	Oct-Dec.	Jan - Dec.	Oct-Dec.
for 4 th Quarter ended 31 December, 2023		2023	2023	2022	2022
	NOTES	UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED
		Ν	N	Ν	N
Gross Earnings		2,900,071,763.55	936,346,558.89	2,539,028,281.34	801,229,977
Interest and similar income	1	2,307,009,607.40	671,100,399.00	1,865,168,965.50	524,845,126
Interest and similar expense	2	-840,112,646.43	-239,770,915.07	-487,004,049.92	(169,382,861)
Net interest income		1,466,896,960.97	431,329,483.93	1,378,164,915.58	355,462,265
Fee and commission income	3	152,327,656.91	73,758,420.03	164,911,194.44	39,905,219
Fee and commission expense	4	0	0	0	-
Net fee and commission income	5	152,327,656.91	73,758,420.03	164,911,194.44	39,905,219
Other operating income	6	440,734,499.24	191,487,739.86	508,948,121.40	236,479,632
Total operating income		2,059,959,117.12	696,575,643.82	2,052,024,231.42	631,847,116
Impairment loss (charge)/write back	7	-68,482,705.55	-300,996.82	-96,917,161.54	(41,535,078)
Net operating income		1,991,476,411.57	696,274,647.00	1,955,107,069.88	590,312,039
Personnel expenses	8	-519,962,996.81	-99,332,469.64	-409,807,379.34	118,360,358
Depreciation of property and equipment	9	-86,626,138.49	-23,810,518.12	-72,187,833.17	20,850,185
Amortisation of intangible assets	10	-16,598,944.86	-4,416,286.71	-11,722,400.45	3,637,350
Other operating expenses	11	-521,476,126.84	-188,473,043.61	-434,500,691.99	169,376,279
Total operating expenses		-1,144,664,207.00	-316,032,318.08	-928,218,304.95	312,224,172
(Loss)/Profit before tax		846,812,204.57	380,242,328.92	1,026,888,764.93	278,087,867
Income tax credit/(expense)		-101,008,716.80	-87,813,895.47	-117,737,642.30	(41,756,163)
(Loss)/Profit after tax		745,803,487.77	292,428,433.45	909,151,122.63	236,331,704
Other Comprehensive income/loss		-	-	-	-
Total Comprehensive Income		745,803,487.77	292,428,433.45	909,151,122.63	236,331,704
Basic earnings per share (Kobo)		14.92	5.85	18.18	5

The notes on pages 5 to 7 are an integral part of these financial statements.

LivingTrust Mortgage Bank Plc		YEAR ENDED	YEAR ENDED
Statement of Financial Position		31-Dec-23	31-Dec-22
year ended 31 December 2023	NOTES	Unaudited	Audited
		Ν	N
Cash and balances with CBN	12	710,230,311	141,492,000
Due from banks	13	3,502,151,078	970,819,000
Loans and advances to customers	14	12,991,547,534	10,679,375,000
Investment securities	15	96,919,685	96,920,000
Other assets	16	755,671,222	447,866,000
Deferred Tax Assets		-	-
Property and equipment	17	374,177,597	378,368,000
Intangible assets	18	51,695,421	49,533,000
		18,482,392,848	12,764,373,000
Non-current assets held for sale	19	114,297,168	149,317,000
Total assets		18,596,690,016	12,913,690,000
Liabilities			
Due to customers	20	9,062,031,424	5,491,601,000
Debt issued and other borrowed funds	21	3,071,931,372	2,841,457,000
Current tax liabilities	22	17,069,742	170,150,000
Other liabilities	23	2,095,008,757	594,847,000
Deferred tax Liabilities		69,684,751	69,685,000
Total liabilities		14,315,726,044	9,167,740,000
Equity			
Ordinary share capital	24	2,500,000,000	2,500,000,000
Share Premium		0	
Statutory reserve		377,497,041	377,496,000
Retained earnings		1,329,781,194	794,768,000
Fair value reserve		-17,113,685	-17,113,000
Regulatory risk reserve		90,799,421	90,800,000
Total equity		4,280,963,971	3,745,950,000
Total liabilities and equity		18,596,690,016	12,913,690,000

The notes on pages 6 to 11 are an integral part of these financial statements.

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Adekunle Adewole Managing Director/ CEO FRC/2020/002/00000022316

Femi Olusola Financial Controller FRC/2023/PRO/ICAN/001/267504.

The Board of Directors of LivingTrust Mortgage Bank Plc is pleased to present an extract of the unaudited financial statements for the Year Ended 31 December, 2023 as approved on 19 January 2023.

LIVINGTRUST MORTGAGE BANK PLC STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2023

2023	
	Unaudited
	31-Dec-23
Cash flows from operating activities	N
Profit after tax	745,803,487.77
Adjustment for non-cash items Impairment charge/(write back) on loans and	68,482,705.55
advances Impairment written off on loans and advances	
Impact of interest in suspense	
Impairment write back on other asset Impact of adjustment to property and equipment	
Depreciation of property and equipment	86,626,138.49
Amortisation of intangible assets	16,598,944.86
Impact adjustment to intangible assets	
Income tax expense	-
Cashflows before changes in working capital	917,511,276.67
Changes in working capital	-
Increase/ decrease in loans and advances	-2,543,356,223.28
Increase / Decrease in other assets	-432,962,054.95
Increase/decrease in due to customers	3,612,135,571.07
Increase/(decrease) other liabilities	687,263,664.87
	2,240,592,234.38
Tax paid	-101,008,716.80
Witholding tax credit utilised	
Net cash from operating activities	2,139,583,517.58
Cash flows from investing activities;	-
Purchase of property and equipment	-367,606,940.29
Purchase of intangible assets	-123,100,162.36
Disposal of non-current assets held for sale	35,019,832.14
Proceed from disposal of property and equipment	
Net cash from/(used) investing activities	-455,687,270.51
Cash flows from financing activities	
Additional to borrowed funds	781,729,789.15
Repayment of borrowed funds	-985,989,300.17
Dividend Paid to Shareholders	-61,625,850.00
Net cash from financing activities	-265,885,361.02
	1 (10 010 00 (05
Increase in cash and cash equivalents	1,418,010,886.05

Unaudited	Audited
31-Dec-23	31-December-22
N	N
745,803,487.77	821,678,000.00
68,482,705.55	80,931,000.00
	-96,386,000.00
	24,866,000.00
	5,201,000.00
	2,553,000.00
86,626,138.49	71,911,000.00
16,598,944.86	11,722,000.00
	1,289,000.00
	184,056,000.00
917,511,276.67	1,107,821,000.00
-2,543,356,223.28	-2,881,411,000.00
-432,962,054.95	-389,793,000.00
3,612,135,571.07	195,289,000.00
687,263,664.87	255,053,000.00
2,240,592,234.38	-1,713,041,000.00
-101,008,716.80	-193,169,000.00
	-10,476,000.00
2,139,583,517.58	-1,916,686,000.00
-367,606,940.29	-194,667,000.00
-123,100,162.36	
120,100,102.00	-31,821,000.00
35,019,832.14	34,033,000.00
	19,917,000.00
-455,687,270.51	-172,538,000.00
781,729,789.15	1,510,973,000.00
-985,989,300.17	-891,619,000.00
-61,625,850.00	-300,000,000.00
-265,885,361.02	319,354,000.00
1,418,010,886.05	-1,769,870,000.00
	.,,0,0,00000

Cash and cash equivalents as at 1 January	2,224,846,813.03	2,882,186,000.00
Cash and cash equivalents as at 31 December 2023	3,642,857,699.08	1,112,316,000.00
Additional cash flow information		
Cash and cash equivalents		
Cash on hand	6,731,987.89	34,155,000.00
Cash deposit with CBN	106,855,533.14	107,337,000.00
Balances with banks within Nigeria	2,444,270,178.05	384,038,000.00
Placements with banks	1,085,000,000.00	586,781,000.00
	3,642,857,699.08	1,112,311,000.00

	LIVINGTRUST MORTGAGE BANK PLC								
	STATEMENT OF CHANGES IN EQUITY AS AT 31 DECEMBER 2023								
	Ordinary Share Statutory Retained Fair value reserve Regulatory								
	Share	Premium	Reserves	Earnings		Risk			
	Capital					Reserves			
At 1 January 2022	2,500,000,000.00	-	213,161,041.00	388,160,438.97	-17,230,020.63	140,061,421.00	3,224,152,880.34		
00Dividend paid				-300,000,000			-300,000,000.00		
At 31 December, 2022	2,500,000,000.00	-	213,161,041.00	88,160,438.97	-17,230,020.63	140,061,421.00	2,924,152,880.34		
At 1 January 2023	2,500,000,000.00		213,161,041.00	88,160,438.97	- 17,230,020.63	140,061,421.00	2,924,152,880.34		
Addition/reduction			164,336,000.00	706,603,815.03	116,335.63	- 49,262,000.00	821,794,150.66		
Dividend paid				- 61,625,850.00			-61,625,850.00		
At 31 December, 2023	2,500,000,000.00		377,497,041.00	733,138,404.00	-17,113,685.00	90,799,421.00	3,684,321,181.00		

		31 DECEMBER 2023	31-Dec-2
	Notes to the Financial Statement	YTD	YTD
		N	Ν
1	Interest and similar income		
	Cash Reserve Deposit	-	
	Mortgage Loans to customers	741,673,595.02	783,895,785.85
	Other Loans and advances to customers	1,565,336,012.38	1,081,273,179.65
	Financial investments – available-for-sale		
	Financial investments – held-to-maturity		
		2,307,009,607.40	1,865,168,965.50
2	Interest and similar expense:		
	Due to banks		-
	Mortgage Loans to customers	34,724,966.81	28,332,169.91
	Other Loans and advances to customers	805,387,679.62	458,671,880.01
	Debt issued and other borrowed funds		
	Others		
		- 840,112,646.43	- 487,004,049.92
3	Fees and commission income		
	Fees and commission income		
	Credit related fees and commission	133,081,129.30	133,362,130.35
	Commission on turnover	16,884,860.59	29,264,309.76
	Facilities management fees		-
	Other commissions	2,361,667.02	2,284,754.33
		152,327,656.91	164,911,194.44
4	Fees and commission expenses		
	Brokerage fees	-	-
	Other fees	-	-
5	Net fees and commission income	152,327,656.91	164,911,194.44
6	Other operating income		
	Investment Income	7,519,999.68	7,359,999.68
	Placements with Banks	91,542,056.08	72,296,823.55
	Gains from sale of financial investments		-
	Non-trading foreign exchange income		-
	Operating lease income		-
	Others	341,672,443.48	429,291,298.17
		440,734,499.24	508,948,121.40
			,
7	Impairment loss/Write back		
	Credit loss expense	- 68,482,705.55	96,917,161.54
8	Personnel expenses		
	Salaries and Wages	273,916,450.32	283,999,925.32
	Other staff costs	155,777,976.19	100,209,904.85
	Pension costs – Defined contribution plan	19,238,053.82	19,943,503.67

	Pension costs – Defined benefit plan	15,319,510.00	5,654,045.50
	Directors' expenses		
	Directors expenses	28 100 000 02	
		28,100,000.03	
	Other directors cost	27,611,006.45	
	Total personnel expenses	-519,962,996.81	409,807,379.34
9	Current Depreciation Charge		
	Motor Vehicle	50,692,867.86	40,022,047.93
	Office Equipment	6,685,503.21	5,388,352.59
	Computer & Equipment	6,410,548.15	6,698,073.90
	Furniture & Fittings	2,828,643.02	2,619,899.15
	HOUSEHOLD ASSETS	3,814,572.34	2,556,194.01
	Plant & Machinery	10,949,735.07	11,338,875.5
	Land & Buildings	3,772,299.50	3,564,390.02
	Leasehold improvements	1,471,969.34	, ,
		86,626,138.49	72,187,833.1
10	Amortisation of Intangible assets		
	Computer Software		
	Cost	107,781,070.00	97,781,070.0
	Accumulated Amortisation	- 85,794,908.00 -	77,045,863.62
	Net Book value	21,986,162.00	20,735,206.3
	Other Intangible Assets		
	Cost	64,852,092.36	56,090,842.3
	Accumulated Amortisation	- 35,142,833.60 -	26,531,308.12
	Net Book value	29,709,258.76	29,559,534.24
	Total Intangibles		
	Cost	172,633,162.36	153,871,912.36
	Accumulated Depreciation	- 120,937,741.60 -	103,577,171.74
	Property and equipment	51,695,420.76	50,294,740.62
	Amortisation charge for the year		
	Computer Software	8,374,001.38	7,652,171.36
	Other Intangible Assets	8,224,943.48	4,070,229.09
		16,598,944.86	11,722,400.4
11	Other operating expenses		
	Advertising and marketing	8,027,547.70	14,409,632.0
	Administrative	109,523,338.65	114,007,390.32
	Professional fees	5,819,000.00	5,009,648.08
	Rental charges payable under operating leases	-	
	Others	398,106,240.49	301,074,021.58
		521,476,126.84	434,500,691.99
12	Cash & cash equivalent and balances with central bank		
	Cash on hand & cash equivalent	603,374,778.29	34,155,000.00
	Deposits with the Central Bank of Nigeria	106,855,533.14	107,337,000.00

		710,230,311.43	141,492,000.00
13	Due from banks		
	Placements with banks and discount houses	1,085,000,000.00	594,765,000.00
	Balances with banks within Nigeria	2,444,270,178.05	384,038,000.00
	Disc Hou/Bank Placements - Interest Receivable	40,845,014.64	
		3,570,115,192.69	978,803,000.00
	Less: Allowance for impairment losses	- 67,964,115.19	- 7,984,000.00
		3,502,151,077.50	970,819,000.0
14			
	Loans & Advances		
	By Product Type		
	Loans & Advances - Mortgage	4,367,794,977.62	3,482,930,000.0
	Loans & Advances - Overdrafts	188,474,435.57	
	Loans & Advances - Term Loans	8,197,520,684.16	
	On-lending facilities (National Housing Fund)		1,632,401,000.0
	Estate development loans (Note 19.3)		2,444,297,000.0
	Other loans		3,256,751,000.0
	Loans & Advances- Interest Receivable	305,717,651.79	
	Less: Allowance for impairment losses	- 67,960,214.86	- 137,004,000.0
		12,991,547,534.28	10,679,375,000.00
15	Investments Security		
	Available for sale investments		
	Quoted investments		
	Debt securities - bills	-	
	Debt securities - bonds	-	
	Equities	3,764,134.10	3,764,000.0
		3,764,134.10	3,764,000.0
	Unquoted investments		
	Debt securities	93,155,551.00	
	Equities	-	93,156,000.0
	Less: Allowance for impairment	-	
	TOTAL INVESTMENT	96,919,685.10	96,920,000.0
16	Other assets		
	Prepayments	281,571,438.42	200,606,000.00
	stationery stocks	71,892.00	3,579,000.0
	E-cards and other settlement accounts		211,183,000.00
	Other stocks	3,158,512.72	
	Account receivables	481,615,965.36	37,699,000.0
	Other debits balances	- 10,746,586.21	
		755,671,222.29	
	Less:		
	Allowance for impairment on other assets		- 5,201,000.00
		755,671,222.29	447,866,000.0
17	Property, Plant and Equipment		

	Cost	209,743,100.00	193,183,000.00
	Accumulated Depreciation	- 129,561,072.15 -	78,868,000.00
	Net Book value	80,182,027.85	114,315,000.00
	Office Furniture, Fittings & Equipment		
	Cost	68,116,931.09	61,323,000.00
	Accumulated Depreciation	- 49,755,396.81 -	43,098,000.00
	Net Book value	18,361,534.28	18,225,000.00
	Computer and Equipment		
	Cost	46,336,836.13	42,865,000.00
	Accumulated Depreciation	- 34,707,492.04 -	31,181,000.00
	Net Book value	11,629,344.09	11,684,000.00
	Office Furniture & Fittings		
	Cost	63,879,677.68	64,347,000.00
	Accumulated Depreciation	- 45,632,916.16 -	43,098,000.00
	Net Book value	18,246,761.52	21,249,000.00
	Land & Buildings		
	Cost	184,606,310.24	181,886,000.00
	Accumulated Depreciation	- 24,299,825.80 -	21,471,000.00
	Net Book value	160,306,484.44	160,415,000.00
	Household Assets		
	Cost	21,209,499.49	21,098,000.00
	Accumulated Depreciation	- 8,802,037.82 -	5,011,000.00
	Net Book value	12,407,461.67	16,087,000.00
	Plant & Machinery		
	Cost	122,626,188.96	99,083,000.00
	Accumulated Depreciation	- 77,566,633.11 -	66,617,000.00
	Net Book value	45,059,555.85	32,466,000.00
	Leasehold improvements		
	Cost	29,456,396.70	-
	Accumulated Depreciation	- 1,471,969.34	-
	Audit adjustment reclassification		3,927,000.00
	Net Book value	27,984,427.36	-
	Total Property, Plant and Equipment		
	Cost	745,974,940.09	663,785,000.00
	Accumulated Depreciation	- 371,797,343.23 -	285,417,000.00
	Total Property, Plant and equipment	374,177,596.86	378,368,000.00
18	Intangible assets		
	Computer Software		
	Cost	107,781,070.00	153,872,000.00
	Accumulated Amortisation	- 85,794,908.00 -	104,339,000.00
	Net Book value	21,986,162.00	49,533,000.00
	Other Intangible Assets		
	Cost	64,852,092.36	
	Accumulated Amortisation	- 35,142,833.60	

	Net Book value	29,709,258.76	
	Total Intangibles Asset		
	Cost	172,633,162.36	153,872,000.00
	Accumulated Depreciation	- 120,937,741.60 -	104,339,000.00
	Total intangible asset	51,695,420.76	49,533,000.0
19	NON CURENT ASSETS HELD FOR SALE	114,297,167.86	149,317,167.86
20	Due to customers		
	Analysis by type of account:		
	Demand	3,536,706,239.93	2,542,631,000.00
	Savings	1,429,102,146.46	430,663,000.00
	Time deposits	4,096,223,037.17	2,518,306,000.00
		9,062,031,423.56	5,491,600,000.00
21	Debt issued and other borrowed funds		
	Other Long-Term Loans	3,071,931,371.51	2,841,457,000.00
		3,071,931,371.51	2,841,457,000.00
22	Current tax liabilities		
	Current tax payable	17,069,741.57	111,728,896.42
23	Other liabilities		
	Interest payable	81,619,601.47	
	UID and Advance payments	106,020,301.47	250,000.0
	Accounts payable	682,463.62	369,797,000.00
	Accrued expenses		5,500,000.00
	Unclaimed dividend payable		14,162,000.00
	Taxes and statutory collection payables		43,641,000.00
	Contribution to pension fund (Note 27. 3)		979,000.0
	Sundry Creditors	1,104,381,578.64	
	Other Payables	56,501,323.79	160,518,000.00
	Current Year Profit/ loss to date	745,803,487.77	
		2,095,008,756.76	594,847,000.00
24	Issued capital and reserves		
	5,000,000,000 ordinary shares of 50Keach	2,500,000,000.00	2,500,000,000.00
	Ordinary shares		
	Issued and fully paid:		
	5000,000,000 ordinary shares of 50 kobo each	2,500,000,000.00	2,500,000,000.00

25. STATEMENT OF COMPLIANCE

The financial statements and accompanying notes have been drawn up in compliance with IAS 34

26. OTHER DISCLOSURES

- a The same accounting policies and methods of computation are followed in the interim financial statements as were used in the last audited financial statements of the bank
- **b** The Bank prepares interim financial statements for publication and submission to Securities and Exchange

- c Commission (SEC) and the Nigerian Stock Exchange (NSE) on a quarterly basis.
- **d** There are no events after the reporting date which could have had a material effect on theinterim statements as at 30 September 2023.

29. FREE FLOAT				
NAME:	LIVINGTRUST MORTGA	GE BANK PLC		
BOARD LISTED	GROWTH BOARD			
YEAR END	DECEMBER			
REPORTING PERIOD	QUARTER 4 ENDED DE	CEMBER 31, 2023		
SHARE PRICE AT END OF REPORTING PERIOD	N2.98 (2022: N1.60)	Ι		
	Dec-23		Dec-22	
	Unit	Percentage	unit	Percentage
Description	0111	reiceniage	01111	rereentage
Issued Share Capital	5,000,000,000	100	5,000,000,000	100
Substantial Shareholdings (5% and above)		100	0,000,000,000	100
Cititrust Holdings Plc	2,041,094,418	40.82%	2,593,390,984	51.87%
Osun State Government	901,466,695	18.03%	901,466,695	18.03%
Osun State Local Government Areas	1,090,133,708	21.80%	1,090,133,708	21.80%
Adekunle Adewole	369,506,532		262,476,239	
Total Substantial Holdings	4,402,201,353	7.39% 88.04%	4,847,467,626	5.25% 96.95%
Directors Shareholdings	4,402,201,000	00.0470	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	/0./0/0
Mr. Yemi Adefisan (Indirect)	2,041,094,418	40.82%	2,593,390,984	51.87%
Alh. Adebayo Jimoh (Indirect)	901,466,695	18.03%	901,466,695	18.03%
Mr. Sola Ogungbile (Indirect)	1,090,133,708	21.80%	1,090,133,708	21.80%
Mr. Adekunle Adewole (direct)	369,506,532	7.39%	262,476,239	5.25%
Mrs. Olaitan Aworonke (direct)	24,858,015	0.49%	2,152,222	0.04%
Dr. Olumide Adedeji (direct)	24,695,500	0.49%	2,043,500	0.04%
Mr. Olufemi Adesina (direct)	4,488,850	0.09%	4,488,850	0.09%
Alh. Adebayo Jimoh (direct)	510,000	0.01%	510,000	0.01%
Mr. Yemi Adefisan (direct)	115,000	0.002%	-	-
Prof. Charles Ukeje (direct)	72,993	0.001%	-	-
Total Directors Holding	4,456,941,711	89.14%	4,856,662,198	97.13%
Free Float in Units and Percentage	543,058,289	10.86%	143,337,802	2.87%
Free Float in Value	N1,618,313,701.22		N229,340,483.20	
LTMB PIc with a free float value of N1,618,3 float requirements for companies listed on LTMB PIc with a free float percentage of 10. float requirements for companies listed on t	t <u>he Growth Board.</u> 86% as at 31 Decembe			-