



Purple Real Estate Income Plc

Management accounts

30TH JUNE 2026

PURPLE REAL ESTATE INCOME PLC CONSOLIDATED MANAGEMENT ACCOUNTS 30TH JUNE 2026

PURPLE REAL ESTATE INCOME PLC

Consolidated Statement of Financial Position as at 30th June 2026

	Notes	Jun-26
		N
ASSETS:		
Non - Current Asset		
Investment properties	14	74,214,744,375
Property, Plant & Equipment	13	1,218,338,624
Intangible Assets	13	440,517,297
Total non-current assets		75,873,600,297
Current Asset		
Trading properties	16	4,174,121,431
Trade receivables	11	3,644,562,752
Cash & Cash equivalents	9	103,975,297
Due from Other Banks	10	11,631,929
Other assets & Contract Assets	12	1,411,231,524
Total Assets		85,219,123,229
LIABILITIES:		
Customers Deposits	15	6,700,729,747
Borrowings	16	14,639,017,552
Other Liabilities	17	10,002,098,546
Tax Payable	18 ii)	1,450,566,800
Total Liabilities		32,792,412,645
EQUITY:		
Share capital	19	3,171,086,274
Share Premium	20	9,495,048,059
Deposit for Shares	20	4,082,334,667
Common Control Acquisition	22	-30,028,000
Revaluation Surplus		-
Current year (Unaudited Profit)	21	3,188,601,898
General reserve	21	32,519,667,686
Shareholders' Funds		52,426,710,584
Total Equity & Liabilities		85,219,123,229

Name, Signature & Date

Directors

Name, Signature & Date

Approved by the Board of Directors on 30th June 2026

PURPLE REAL ESTATE INCOME PLC**Consolidated Statement of Profit and Loss for the year ended 30th June 2026**

		Period ended Jun-26 N
	Notes	
Gross Earnings:		5,232,890,053
Income from Rent	3	732,972,568
Income from service to tenants	3	537,717,952
Income from Advertisement	3	23,943,095
Revenue from Macro Sales	3	-
Revenue from Cul de Sac	3	2,290,000,000
Total Revenue		3,584,633,614
Cost of Sales	7	(710,319,654)
Gross Profit		2,874,313,960
Other Income	5	1,648,256,439
Total Operating Income		4,522,570,399
Finance Expenses	2	(20,050,002)
Personnel Expenses	6	(415,665,969)
Depreciation	7	(221,384,596)
Operating Expenses	7	(676,867,933)
Profit before Tax		3,188,601,898
Taxation		-
Profit after tax		3,188,601,898

NOTE TO MANAGEMENT ACCOUNT

1 Interest & Similar Income

Interest & Similar Income was derived as follows:

Source

Interest Income- Placement

Interest Income- Loan and Advances

Treasury bills & investment securities

Advances under finance lease

2 Interest & Similar expenses

Interest & Similar expenses comprises:

Source

Interest on facility

3 Revenue

Revenue Income was derived as follows:

Source

Revenue from Cul de Sac

Maryland Macros - Land Sales

Income From Utility

Income from Advert

Income From Rent

Income from Parking

Income From MTCE

4 Fee and commission Expenses

Interest & Similar expenses comprises:

Other commission & charges

Facility managenemt fees - Overdraft

Facility managenemt fees - Term Loan

Facility managenemt fees - Lease

Income from investment

Income from investment comprises:

Dividend Income

Profit on sale of securities

Year Ended Jun-26 N	Growth %
0	
0	
0	
0	
0	
0	
20,050,002	
20,050,002	
2,290,000,000	
0	
337,363,899	
23,943,095	
732,972,568	
11,434,717	
188,919,336	
3,584,633,614	
0	
0	
0	
0	
0	
0	
-	
-	

Entertainment	0
Utility Expenses	166,147,400
Dividend Expense	0
Professional Expenses	135,033,759
Motor Vehicle Maintenance	4,017,370
Office Maintenance	52,510,688
Insurance Expenses	26,995,985
Share Capital Expense	3,600,000
Fuel Expenses	5,590,000
Generator Expenses	3,413,664
Diesel Expenses	109,980,030
Transport and Miscellaneous	1,872,200
Telephone Expenses	1,404,000
Repair and Maintenance - LIFT	8,086,375
Parking Expense/Cost	14,721,100
Interest Expense on Lease Liability	59,755,998
Electrical Maintenance	2,725,668
Training and Development	
Medical Expenses	264,000
Internet and Email Subscription	8,899,461
Gift and Souvenir	3,747,225
Advertising Cost	17,982,503
Courier and Postage	0
Cleaning Expenses	27,389,661
Security Expenses	33,096,517
Audit Fees	0
Marketing Expenses	500,000
OTHER EXPENSES	0
Tax Consultancy Fees	0
WHT Expenses	0
Business & Development Levy	9,900
Outsourced Staff Salaries	
Other Outsourced Staff Cost	
Paye Expenses	
Pension Expenses	
NSITF-ECS /ITF	0
VAT Expenses	0
Tax Expenses	0
Fines and Penalty	30,000
DEPRECIATION: COMPUTER AND OFFICE EQUIPMENT	27,620,136
DEPRECIATION: MOTOR VEHICLE	0
DEPRECIATION: PLANT & MACHINERY	2,735,000
Depreciation- Right-of-use-assets	64,891,707
DEPRECIATION:FURNITURE & FITTING	125,378,460
AMORTISATION: INTANGIBLES	759,293
Impairment Loss	0
Lifetime ECL - Other Assets	0
Impairment on investment in subsidiary	0
Impairment Loss on Other Assets	0
Foreign Exchange Loss	64,613
Loss on Disposal	0
Education Tax	0

Buisness Travel & Accormodation
Directors Fees and Sitting Allowance

0
0
1,608,572,183

Notes to the Management Account (Cont'd)

8 Earning per share

- i Earnings per share (EPS) has been computed based on profit after tax & number of ord. shares in issue during the year/period under review.

Profit attributable to ordinary shareholders
Numbers of shares in issue

Basic earning per share (BEPS)
Return on equity (%)

ii Dividend per share

Dividend per share (DPS) has been computed based on dividend amt & number of ord. shares in issue & ranking for dividend during the period

Dividend declared during the year/period
Numbers of shares in issue

Dividend per share (DPS)

Year Ended Jun-26 A	Growth %
10,010,000	
0.00	
0%	
-	
0	

9 Cash & Short term funds

Cash & short term funds comprises:

Cash balance : Vault	0
Petty Cash	106,463
Fixed Deposit (Nova Bank)	911,802.66
Cash In Bank (Purplemoney)	245,335
Cash In Bank (PREIL - Zenith)	1,889
Cash In Bank (FCMB)	1,591,847
Cash In Bank (KEystone)	8,883,881
Cash in bank-Stanbic	2,261,438
Cash In Bank (PREIP - Providus Bank)	89,942
Cash In Bank (Access)	65,530
Cash In Bank (JAIZ)	268,930
Cash In Bank (PREIP-Alternative Bank)	21,971,435
Cash In Bank (Sterling)	50,000
Cash In Bank (ALT BANK) (Parking)	206,500
Cash In Bank (Moniepoint) (POS 1 & 2)	1,660,750
Cash In Bank (PREIP - GTB)	65,659,556
	103,975,297

Notes to the Management Account (Cont'd)

10 Due from other banks

Due from other banks comprises various credit balances with our correspondence banks:

Inter-bank placement with other banks:

Call Account (Stanbic)	12,371
Fixed Deposit (Purplemoney)	158,038
Accrued Interest - EAC, AXA, Keystone & Jaiz	0
Money Market Funds	11,461,520
Fixed Deposit (GTB Bank)	0
Interest Receivable on Placements	0
	11,631,929

11 Trade receivables

Receivables - Cul -de-Sac Offtakers	0
Receivable - Residential Offtakers	1,889,594,802
Receivable - Lekki Offtakers	1,754,967,950

3,644,562,752

12 Other Assets

Receivables-Purple Capital Partners	12,825,458
Receivables-Purple Asset Managers	0
Receivables-Purple Capital Holdings	0
Receivables-MML	525,000
Receivables-LRL	-0
Receivables-Proptech	-0
Receivable - PRL	0
Receivable - Purplemoney	80,000,000
Receivables - Purple Holdings Limited	23,899,661
Contract Assets - Residential Offtakers	1,193,302,038
Other Receivables	0
Receivables - Alt Bank Escrow	65,154,661
INVESTMENT IN V8 CAPITAL PARTNERS	214,074,014
INVESTMENT IN TKTECH	115,400,000
Receivables -MTCE	55,790,835
Receivables -Rent	149,464,267
Receivable- Purple Urban	0
Receivables -PIL	16,031,000
12 months ECL Allowance	-3,904,856
Impairment Loss on Other Assets	-437,845,261
	1,484,716,817
Less: Allowance for bad & doubtful loans	
- Specific allowance	0
- General allowance	0
- Interest in Suspense	-
	1,484,716,817
ASSET WIP (SOFTWARE)	-
Website Development (WIP)	194,862.22
Purple TV (WIP)	48,145,779.16
Fractions (WIP)	373,303,944.61
Receivable- Purple Urban	0
Prepayments	15,845,700
Investment in LAL	0
Overseas Company Setup Cost	5,467,378
Project Ebaeno	42,336,949
Other Assets	0
	1,970,011,429

Notes to the Management Account (Cont'd)

Investment in Subsidiaries

Investment in Subsidiary - Alternative Capital Asset Partners ACAP	45,000,000
Investment in Subsidiary - Purple Urban	0
Investment in Subsidiary - Maryland Mall Limited	2,258,716,414
Impairment Allowance-Investment in subsidiary-MML	-2,258,716,414

Year Ended
Jun-26
N

Growth
%

Investment in Subsidiary - Lekki Retailtainment Limited
Investment in Subsidiary - Purple PropTech Limited
Impairment Allowance-Investment in Subsidiary-PropTech
Goodwill on Investment in Subsidiary ACAP (PAM)
Investment in EAC
Goodwill on Merger with PREDCO
Investment in Purple Affordable Homes Limited

0
-0
-183,936,744
0
801,424
-0
1,000,000
-137,135,319

14 Investment & Trading properties

Maryland Macros
LAND
BUILDING
INVESTMENT PROPERTY
Trading Property - Lekki Residential (Building)
Trading Properties

0
4,878,215,365
64,834,589,810
4,501,939,200
1,180,000,000
2,994,121,431
78,388,865,806

Notes to the Management Account (Cont'd)

15 Customers Deposit

Customer deposits comprise:
Rent Received BO client - Redworth Terraces
Maryland Macros - Residential Subscriptions
Purple Urban - Residential Subscription
Lekki Residential
Cul-de-sac- Residential Subscriptions

2,030,000
56,809,204
6,242,217,605
399,672,938
0
6,700,729,747

The Maturity Profile customer deposits is as follows:

Under 1 month
1 -3 Months
3 -6 Months

-
-
-
-

Growth
%

6 -12 Months	-
Over 12 months	-
	-
	-
16 Borrowings	-
Due to other banks comprise:	-
Obligation under Finance Lease	
Lucid/Astra - Borrowings	2,447,147,160
NOVA - Commercial Paper	0
Long Term Loan - BOI	3,365,286,281
Sukuk Bond - 5BN	5,474,387,452
Capital Bancorp - Loan for Nano	441,233,333
Keystone short term loan	0
SHORT TERM LOAN - GAUTHIER/STAC MARINE	0
SHORT TERM LOAN - Lucid House Limited	10,963,325
ALT BANK LOAN	2,900,000,000
	14,639,017,552
17 Other Liabilities	
Sundry Creditor	79,245,988
Caution Fee - Bishopsgate	150,000
Payable to M&H and Pcone	2
Payable - Paye	74,271,561
Payable - Pension	17,084,651
Audit Fee Payable	39,123,250
VAT Payable	26,471,536
Withholding Tax	501,812,644
Unsubstantiated Balance	181,023
Provision for Shareholder Dividend	0
Other Payables	88,855,831
PURPLE CAPITAL PARTNERS	329,163,985
Payable - MML	1,841,553,797
Payable - PRL	43,111,111
Payable - PRML	77,897
Payable - PAM	0
Payable - PAHL	1,000,000
Payable - Hobic	0
Payable - Greephill	32,933,333
Purplemoney/PCHL	16,688,514
Payable - LRL	0
Payable- PCHL	0
Payable - Nano Subscribers	1,144,794,665
Payable Buffalocrete construction Ltd	-0
Payable LAL	0
Tax Payable	
Deferred Tax	3,304,874,920
Lease Liability	141,322,932
Account Payable	427,814,596
Provision for Cost of sales-NANO	280,029,692

Finance Lease-Capital Bancorp
NANO FIT-OUT DEPOSIT
RETAIL FIT-OUT DEPOSIT
Lease Deposit
Deferred Rent
Deferred Maintenance Charge
Deferred Utility

PAYABLE-Purple Urban

245,058,000
639,739,602
62,170,105
84,656,000
474,107,871
98,863,038
6,942,000
0
10,002,098,546

Notes to the Management Account (Cont'd)

18 Tax Payable

- i) Income tax based on Profit for the Period
- Education Tax
- Deferred Tax

Per Profit & Loss

ii) Per Balance Sheet

Balance, beginning of year
Charge for the Period
Payment during the Period

19 Share Capital

Authorised:
1,000,000 Ordinary Shares of N1 each
Issued & Fully Paid:
Balance, beginning of year

Year Ended Jun-26 N	Growth %
0	
0	
0	
1,450,566,800	
-	
1,450,566,800	

i) **Directors & Share holding**

ORDINARY SHARE CAPITAL

3,171,086,274

3,171,086,274

20 **Share Premium**

SHARE PREMIUM

9,495,048,059

DEPOSIT FOR SHARES

4,082,334,667

Balance, end of year

13,577,382,726

Notes to the Management Account (Cont'd)

21 **General reserve**

Balance, beginning of year

32,519,667,686

Transfer from Profit & Loss during the year

3,188,601,898

Balance, end of year

35,708,269,584

22 **Common Control Acquisition**

COMMON CONTROL ACQUISITION

-30,028,000

3,171,086,274	
3,171,086,274	
9,495,048,059	
4,082,334,667	
13,577,382,726	

Year Ended Jun-26 N	Growth %
32,519,667,686	
3,188,601,898	
35,708,269,584	

NOTE 13

PURPLE REAL ESTATE INCOME PLC

FIXED ASSET SCHEDULE

AS AT 30th June 2026

	Land	Building	Intangibles	Furnitures Fittings (20%)	Computer and Office Equipment (25%)	Motor Vehicles (25%)	Plant & Machinery (33%)	Right of Use Asset	Total
COST:									
As at 01/01/2026	4,878,215,365.17	58,312,324,122.58	32,778,345.12	1,260,721,022.08	216,679,085.19	70,978,000.00	30,752,247.26	476,275,297.00	65,278,723,484.40
Additions during the year		4,883,257,687.39		6,773,750.00	1,151,600.00				4,891,183,037.39
Revaluation		1,639,008,000.00							1,639,008,000.00
Adjustment/Disposal/Allowance for Impairment Loss						-2,228,000.00	-2,000,000.00		-4,228,000.00
As at 30/06/2026	4,878,215,365.17	64,834,589,809.97	32,778,345.12	1,267,494,772.08	217,830,685.19	68,750,000.00	28,752,247.26	476,275,297.00	71,804,686,521.79
DEPRECIATION:									
As at 01/01/2026			13,146,340.90	255,547,245.67	83,125,297.99	70,978,000.00	12,665,788.93	197,822,741.33	633,285,414.82
Charge for the year			759,293.04	125,378,460.18	27,620,136.27		2,735,000.00	64,891,706.67	221,384,596.16
Disposal/Allowance for Impairment									0.00
As at 30/06/2026			13,905,633.94	380,925,705.85	110,745,434.27	70,978,000.00	15,400,788.93	262,714,448.00	854,670,010.98
NBV as at 30/06/2026			18,872,711.18	886,569,066.23	107,085,250.92	- 2,228,000.00	13,351,458.33	213,560,849.00	1,237,211,335.67
NBV as at 01/01/2026			19,632,004.23	1,005,173,776.41	133,553,787.20	-	18,086,458.33	278,452,555.67	1,454,898,581.83