



Purple Real Estate Income Plc  
Management accounts  
30th September 2023

# PURPLE REAL ESTATE INCOME PLC CONSOLIDATED MANAGEMENT ACCOUNTS 30th September 2023



**PURPLE REAL ESTATE INCOME PLC (PREIP)**

**Consolidated Profit or Loss for the period ended 30th September 2023**

	Notes	Period ended Sep-23 N	Sep-22 N
<b>Gross Earnings</b>		<b>5,092,843,258</b>	<b>5,933,956,685</b>
Income from rent	1a	404,469,121	422,805,595
Income from services to tenant	1a	244,251,741	245,976,125
Income from Parking (see iii below)	1a	15,690,125	20,865,349
Income from Advertisement(see iii below)	1a	168,304,833	254,840,833
Revenue from Nano sales	1b	271,334,742	1,724,130,627
Revenue from Nano Fit out (see iv below)	1b	144,284,327	1,635,222,367
Revenue from Macro Sales	1b	-	178,999,500
Income from Urban Sales	1b	-	814,600,000
<b>Total Revenue</b>		<b>1,248,334,889</b>	<b>5,297,440,396</b>
Cost of Sales	2	(69,345,242)	(2,941,455,247)
<b>Gross Profit</b>		<b>1,178,989,647</b>	<b>2,355,985,149</b>
Other Income	3	3,844,508,369	636,516,288
<b>Total Operating Income</b>		<b>5,023,498,016</b>	<b>2,992,501,437</b>
Finance Expenses	4	(945,858,776)	(502,925,364)
Personnel Expense	5	(506,731,696)	(424,228,615)
Operating Expense	6	(622,185,183)	(536,323,088)
Depreciation	6	(44,345,634)	(42,238,974)
<b>Profit before tax</b>		<b>2,904,376,727</b>	<b>1,486,785,396</b>
Tax Expense	7	-	(193,379,102)
<b>Profit after tax</b>		<b>2,904,376,727</b>	<b>1,293,406,294</b>



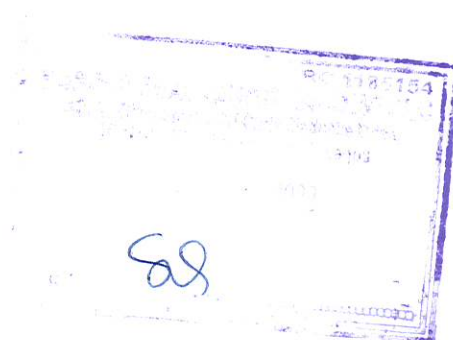
**PURPLE REAL ESTATE INCOME PLC (PREIP)**  
**Consolidated Balance Sheet as at 30th September 2023**

	Notes	As at Sep-23 <del>N</del>	Dec-22 <del>N</del>
<b>ASSETS:</b>			
<i>Non-current assets</i>			
Investment Properties	8	41,426,153,602	35,250,352,000
Property, Plant & Equipment	9	92,368,002	134,310,352
Intangible Assets	10	487,938,242	128,301,997
<b>Total non-current assets</b>		<b>42,006,459,847</b>	<b>35,512,964,350</b>
<i>Current assets</i>			
Trading Properties	11	7,586,578,553	6,621,763,000
Trade receivables	12	470,295,389	450,147,497
Other Assets & Contract Assets	13	1,861,486,809	2,711,742,880
Cash & Cash Equivalents	15	512,973,892	541,110,823
<b>Total Assets</b>		<b>52,437,794,490</b>	<b>45,837,728,550</b>
<b>LIABILITIES:</b>			
Customers Deposits	16	487,925,893	323,052,619
Borrowings	17	23,731,356,834	20,031,123,503
Other Liabilities	18	1,707,854,206	1,882,355,012
Tax Payable	18 ii)	850,960,174	851,137,711
<b>Total Liabilities</b>		<b>26,778,097,108</b>	<b>23,087,668,845</b>
<b>EQUITY</b>			
Share capital	19	2,061,443,417	2,061,443,417
Share Premium	20	982,425,285	1,084,192,288
Deposit for shares	20	1,250,000,000	750,000,000
Retained earnings	21	21,365,828,681	18,854,424,000
NCI & Common control acquisition deficit		-	-
<b>Shareholders' Funds</b>		<b>25,659,697,382</b>	<b>22,750,059,705</b>
<b>Total Equity &amp; Liabilities</b>		<b>52,437,794,490</b>	<b>45,837,728,550</b>

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*Name, Signature & Date*

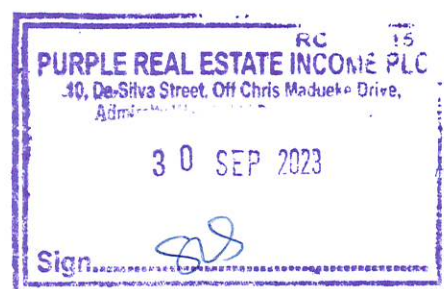
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*Name, Signature & Date*

Approved by the Board of Directors on \_\_\_\_ September 2023



# NOTES TO MANAGEMENT ACCOUNT-SEPTEMBER 2023

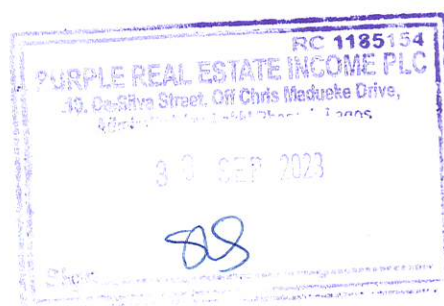
	Year Ended	
	Sep-23	Sep-22
<b>1 Revenue</b>		
a. Income from Rent (see i below)	404,469,121	422,805,595
Income from Service Charge (see ii below)	85,573,322	72,202,935
Income from Utility (see ii below)	158,678,420	173,773,190
Income from Parking (see iii below)	15,690,125	20,865,349
Income from Advertisement(see iii below)	168,304,833	254,840,833
b. Revenue from Nano Sales (see below iv)	271,334,742	1,724,130,627
Revenue from Nano Fit out (see iv below)	144,284,327	1,635,222,367
Revenue from Macro Sales	-	178,999,500
Income from Urban Sales	-	814,600,000
	<b>1,248,334,889</b>	<b>5,297,440,396</b>
(i) This amount represents the rental income earned at maryland mall during the period.		
(ii)This amount represents the income earned from service charge and utilities at maryland mall during the period.		
(iii)This amount represents the income earned from advertising and car park at maryland mall and agency fees during the period		
(iv)This amount represents the income earned from sales of purple Nano apartments by Lekki Retailtainment Limited during the period.		
<b>2 Cost of sales</b>		
Cost of Sales (Nano)	69,345,242	2,095,168,454
Cost of Sales-Urban	-	679,372,915
Cost of Sales - Maryland Macros	-	166,913,879
	<b>69,345,242</b>	<b>2,941,455,247</b>
(v) This amount represents the cost of sales incurred on purple Nano apartments by Lekki Retailtainment Limited during the period.		
<b>3 Other income</b>		
Agency Fees	94,411,815	93,392,809
Development Management - LRL	-	
Interest Income- Placement	5,381,917	14,301,901
Sales on Commission	575,020	801,285
Outsourced/ Shared Services	0	
Other Income	1,363,602	47,932,604
Revaluation Gain/Loss	3,734,236,909	480,087,690
Exchange gain	8,539,105	
Impairment write back		
	<b>3,844,508,369</b>	<b>636,516,288</b>
<b>4 Finance Cost</b>		
Interest expense on facility	945,858,776	502,925,364
	<b>945,858,776</b>	<b>502,925,364</b>





# Notes to the Management Account (Cont'd)

	Sep-23 N	Year Ended Sep-22 N
<b>5 Personnel Expenses</b>		
Outsourced / Shared Services	3,874,400	3,922,863
Outsourced Staff Salaries	157,071,262	161,361,556
Other Outsourced Staff Cost	251,760,937	162,816,003
Paye Expenses	26,688,970	27,173,692
Pension Expenses	29,679,333	29,328,452
Training and Development	9,558,570	5,691,861
Medical Expenses	28,098,224	33,934,188
	<b>506,731,696</b>	<b>424,228,615</b>
<b>6 Operating Expenses</b>		
Depreciation: Computer And Office Equipment	13,028,535	10,583,041
Depreciation: Motor Vehicle	10,635,125	10,635,125
Depreciation: Plant & Machinery	3,714,228	3,714,228
Depreciation:Furniture & Fitting	14,649,262	15,031,391
Depreciation:Building	-	-
Amortisation: Intangibles	2,318,484	2,275,190
Advertisement and Public Relation	21,227,216	55,963,433
Bank Charges	4,885,868	9,120,951
Business Travel & Accomodation	2,802,730	4,165,350
Promotional Expenses	3,554,844	475,015
External Manpower (Merchandiser)	530,000	1,740,000
Marketing Expenses	3,289,253	17,444,448
Merger Expense	-	16,899,405
Diesel Expenses	42,552,926	63,950,375
Utility Expenses	141,680,436	143,418,138
Electrical Maintenance	8,000	398,150
Gift and Souvenir	9,877,968	3,224,250
Fuel Expenses	5,922,638	3,953,118
Transport and Miscellaneous	897,800	6,458,226
Printing & Stationery	1,870,325	2,301,037
Share Capital Expenses	-	86,666,299
Security Expenses	14,582,362	8,836,680
Telephone Expenses	6,790,500	17,556,413
Business & Development Levy	10,400	9,900
Agency Fees	-	-
Trademark and Branding	-	-
Wht Expenses	-	-
VAT Expense	-	-
Penalty Charge	152,678	-
Exchange Loss	-	6,804,425
Other Expenses (see (i) below)	368,353,667	72,620,037
	<b>622,185,183</b>	<b>536,323,088</b>



# Notes to the Management Account (Cont'd)

	Sep-23 N	Year Ended Sep-22 N
<b>(i) Other OPEX</b>		
Insurance Expenses	29,177,394	15,577,679
Business Expense	1,004,500	
Cleaning Expenses	23,185,570	15,464,049
Entertainment	5,229,704	7,016,561
Generator Maintenance	569,323	3,675,511
Internet & Dstv subscription	19,956,450	13,516,974
Subscription	7,012,508	3,570,312
Courier & Postage	48,443	
Motor Vehicle Maintenance	7,275,998	6,421,029
Office Expenses	-	
Office Maintenance	3,669,178	3,404,255
Professional Expenses	73,111,239	109,917,562
Repair and Maintenance	62,948,450	52,192,714
Directors Fees and Sitting Allowance	8,682,661	5,300,000
Fumigation Expenses	1,482,250	1,410,750
Loss on Disposal	-	
Tax Consultancy Fee	-	
Pioneer Status Fees	-	
Audit Fee	-	29,857,750
Impairment Loss on receivables/other assets	125,000,000	194,705,108
	<b>368,353,667</b>	<b>72,620,037</b>

## 7 Tax Expense

Company Income Tax	-	193,379,102
Education Tax	-	-
	<b>-</b>	<b>193,379,102</b>

## 8 Investment Properties

	Sep-23	Dec-22
Investment Property-Land	8,011,707,219	12,000,000,000
Investment Property-Building	33,414,446,383	23,250,352,000
	<b>41,426,153,602</b>	<b>35,250,352,000</b>

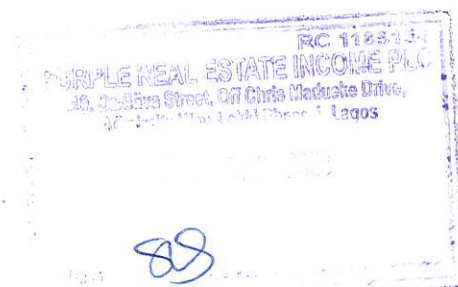
Investment property comprises the land and building of Maryland Shopping Mall and the On-going all-new state of the art mixed property under construction at Lekki Retailtainment Limited.

## 10 Intangible Assets

Other Asset Comprises:

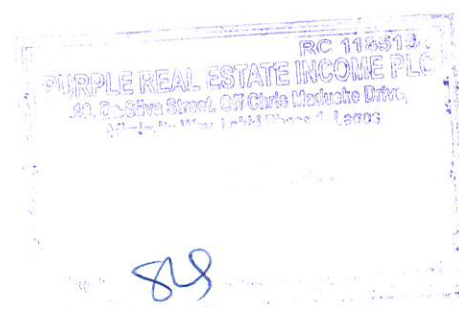
Fractions (WIP)	369,687,538	8,987,254
Purple TV (WIP)	48,145,779	47,395,779
Goodwill - Alternative Capital Asset Partners ACAP	45,000,000	45,000,000
	<b>462,833,317</b>	<b>101,383,033</b>

Intangible assets include development costs, the platform of Purple Proptech Limited and Goodwill



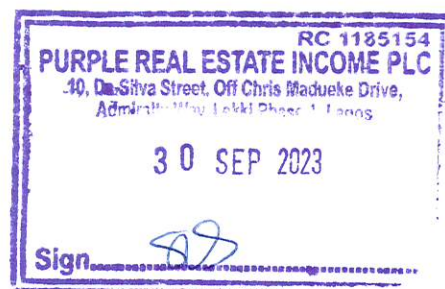
Notes to the Management Account (Cont'd)

	Sep-23 N	Year Ended Dec-22 N
<b>11 Trading properties</b>		
Trading Property - Urban	6,232,196,578	4,954,931,000
Trading Properties- Macros	1,354,381,975	1,666,832,000
	<b>7,586,578,553</b>	<b>6,621,763,000</b>
Trading properties represents the cost incurred on properties earmarked for sales in respect of Purple Urban Limited's development project and Maryland Macro as at 31st March 2023.		
<b>12 Accounts receivable</b>		
Receivables-Bishopsgate	6,170,126	10,170,126
Maple Mews Project	-	-
Ojodu Mall Project	-	-
Impairment allowance on financial assets (B/S)	-	-
Impairment Loss on Other Assets	-	-
Lifetime ECL Allowance	-	-
Receivables-Customers Lease Rental	160,427,615	105,079,543
Receivables-Service Charge	31,991,268	35,892,000
Receivables-Utility	21,133,479	-
Allowance for Impairment - Receivable Utility	-	-
Receivables-Advert	40,206,907	49,523,000
Account/Fee Receivable	47,997,955	17,010,000
Allowance for Impairment - Receivable (BS)	-	-
WHT Receivable	35,587,812	25,185,828
Receivables - Lekki Residential Offtakers	-	18,418,000
Receivables - Nano Fit out	61,980,227	8,869,000
Receivable - Urban Residential Offtakers	64,800,000	180,000,000
	<b>470,295,389</b>	<b>450,147,497</b>



Notes to the Management Account (Cont'd)

	Sep-23 N	Year Ended Dec-22 N
<b>13 Other Assets &amp; Prepayment</b>		
Prepaid Insurance	9,338,350	12,247,814
Prepaid Internet	- 0	2,215,863
Prepaid HMO	880,892	21,163,201
PREPAID - Professional Fees	3,073,154	1,375,625
Overseas Company Set Up cost	5,467,378	5,467,378
Other Assets	-	
Prepaid Expense	125,000	1,590,771
Software Development	-	
Receivable - LRL	0	
Receivable - PRL	- 10,000	
Receivable - MML	-	
Receivable - PREIL	- 0	
Receivable - Purple Capital Partners	7,887,500	4,400,000
Receivable-PAM	10,000,000	
Receivable - PROPTECH	- 0	
Receivables-Purple Real Estate Devt Company Ltd	-	
Receivable - Purplemoney	-	125,000,000
Receivables-Purple Urban	0	16,362,000
Investment in V8 Capital Partners Limited	88,687,974	88,687,974
Investment in Subsidiary - Purple Urban	-	
Investment in Silvercrest	-	73,265,000
Investment in TK Tech Limited	115,400,000	115,400,000
Goodwill on Investment in Subsidiary ACAP (PAM)	-	
Goodwill on Merger with PREDCO	- 0	
Investment-3 Nano Units	255,000,000	
Investment in PAHL/Receivable PAHL	5,816,587	
Receivable-EAC		510,000
Impairment on Intercompany receivable	-	10,249,634
	<b>501,666,834</b>	<b>457,435,992</b>
<b>14 Contract Assets</b>		
Contract Asset-LRL	2,016,271,823	2,521,647,837
Contract Asset-URBAN	358,902,051	358,902,051
12 months ECL Allowance	- 1,015,353,899	- 626,243,000
	<b>1,359,819,975</b>	<b>2,254,306,888</b>





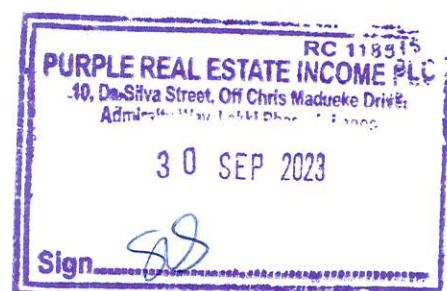
# Notes to the Management Account (Cont'd)

	Sep-23 N	Year Ended Dec-22 N
<b>15 Cash &amp; Cash equivalents</b>		
Cash In Bank (Stanbic Naira Account)	12,095,059	35,058,390
Cash in Bank (Purple Money)	345,477	302,453,673
Cash In Bank (Zenith)	2,225	2,225
Cash In Bank (FCMB NAIRA)	6,974,618	33,889,839
Cash in Bank (KEYSTONE)	84,433,293	8,905,807
Cash In Bank (ACCESS -Proptech Ops NGN)	24,190	2,332
Cash In Bank (NOVA)	755,674	
Cash In Bank JAIZ (0009540743)	268,934	268,934
Cash In Bank (First Bank)		12,999,800
<b>Inter-bank placement with other banks:</b>		
Placement with Stanbic/AXA	-	129,085,025
Accrued Interest - EAC, AXA, Keystone & Jaiz	405,209,844	25,955,664
Fixed Deposit Placement (KEYSTONE & NOVA & Forwards)	1,069,841	1,069,841
Fixed Deposit-Stanbic	1,526,397	
Cash balance : Bank	<b>512,705,552</b>	<b>549,691,530</b>
Petty Cash	268,340	9,180
ECL Allowance	-	8,589,887
	<b>512,973,892</b>	<b>541,110,823</b>
<b>16 Customers Deposit</b>		
Customer deposits comprise:		
Fit Out Deposit	20,873,501	20,773,501
Lease Deposit	76,459,209	69,548,329
Prepaid Lease Rental	125,482,895	82,694,231
Prepaid Adverts	44,206,875	45,468,750
Prepaid Service Charge and Utility	47,238,366	18,566,662
RETAIL FIT-OUT DEPOSIT	25,143,920	21,269,460
Rent Received BO client - Redworth Terraces	2,030,000	2,030,000
Maryland Macros - Residential Subscriptions	146,491,128	53,001,687
Purple Urban - Residential Subscriptions	-	9,700,000
LEKKI RESIDENTIAL	-	
	<b>487,925,893</b>	<b>323,052,619</b>
<b>17 Borrowings</b>		
NOVA Investment Note	2,561,993,521	2,426,709,951
LUCID/ASTRA Borrowings	302,272,204	244,621,830
LUCID/ASTRA	2,216,222,912	1,727,642,469
Long Term Loan - Vantage Capital	6,257,149,993	5,312,664,000
Sukuk Bond - SBN	5,639,922,470	5,264,463,106
Long Term Loan - BOI	5,000,000,000	5,055,022,147
Loan from EAC	614,583,333	
Mainstreet/PCHL	222,000,000	
Purplemoney/PCHL	3,821,514	
Vodore/PCHL	600,000,000	
Payable- PCHL	313,390,887	
	<b>23,731,356,834</b>	<b>20,031,123,503</b>



# Notes to the Management Account (Cont'd)

	Year Ended	
	Sep-23	Dec-22
	N	N
<b>18 Other Liabilities</b>		
Sundry Creditor	65,068,602	18,330,693
Audit Fee Payable	46,762,500	54,825,000
VAT Payable	33,009,035	57,684,785
Withholding Tax	345,432,419	258,312,987
Fees & Account Payable	500,000	500,000
Unsubstantiated Balance	179,483	179,482
Interest Payable	-	-
Caution Fee - Bishopsgate	150,000	150,000
Cardinalstone/DLM Short Term Loan	-	0
Payable - Purple Retail Limited	43,111,111	43,111,111
Payable - PRML	77,821	77,897
Payable - Maryland Mall Limited	-	0
Payable - PREIL	15,000	-
Payable - PREDCO	-	16,376,568
Payable - LRL	-	-
Payable-PROPTech	-	-
Purple Asset Manager	-	-
PAYABLE - PCAP	-	250,504,100
Payable - PAM	-	-
Payable - 42 Shareholders	-	-
Deferred tax Liability	1,173,548,236	1,182,302,391
	<b>1,707,854,206</b>	<b>1,882,355,012</b>
<b>18 (ii) Tax Payable</b>		
Income tax based on Profit for the Period	-	-
<b>Per Profit &amp; Loss</b>	-	-
<b>Per Balance Sheet</b>		
Balance, beginning of period	850,960,174	851,137,711
Charge for the Period	-	-
Payment during the Period	-	-
	<b>850,960,174</b>	<b>851,137,711</b>
<b>19 Share Capital</b>		
PURPLE RETAIL LIMITED & OTHERS	2,061,443,417	2,061,443,417
	<b>2,061,443,417</b>	<b>2,061,443,417</b>
<b>20 Share Premium</b>		
PURPLE RETAIL LIMITED & OTHERS	982,425,285	1,084,192,288
DEPOSIT FOR SHARES	1,250,000,000	750,000,000
Balance, end of year	<b>2,232,425,285</b>	<b>1,834,192,288</b>
<b>21 Retained earnings</b>		
<b>Opening Balance</b>	18,461,451,954	5,956,968,000
Transfer from Profit & Loss during the period	2,904,376,727	12,897,456,000
<b>Closing balance</b>	<b>21,365,828,681</b>	<b>18,854,424,000</b>



## NOTE 9

PURPLE REAL ESTATE INCOME PLC (PREIP)  
CONSOLIDATED FIXED ASSET SCHEDULE  
AS AT 30th SEPTEMBER 2023

	Land	Building	Intangibles (33%)	Furnitures Fittings (20%)	Computer and Office Equipment (25%)	Motor Vehicles (25%)	Plant & Machinery (33%)	Total
<b>COST:</b>								
As at 01/01/2023	7,106,738,978.60	32,571,590,417.45	31,142,566.02	112,027,172.52	531,446,773.71	78,178,000.00	208,486,627.37	40,639,610,535.67
Additions during the year	18,000,000.00	3,445,815,634.04	504,444.01	-	84,800.00	-	-	3,464,404,878.05
Revaluation		3,629,236,909.45						3,629,236,909.45
Adjustment/Disposal/Allowance for Impairment Loss								0.00
As at 30/09/2023	7,124,738,978.60	39,646,642,960.94	31,647,010.03	112,027,172.52	531,531,573.71	78,178,000.00	208,486,627.37	47,733,252,323.17
<b>DEPRECIATION:</b>								
As at 01/01/2023	-	-	4,223,601.30	69,121,716.73	486,718,670.16	40,236,100.69	199,751,733.72	800,051,822.59
Charge for the year	-	-	2,318,484.03	14,649,262.16	13,028,535.09	10,635,125.00	3,714,227.61	44,345,633.89
Disposal/Allowance for Impairment								0.00
As at 30/09/2023	0.00	0.00	6,542,085.33	83,770,978.89	499,747,205.25	50,871,225.69	203,465,961.33	844,397,456.48
NBV as at 30/09/2023	7,124,738,978.60	39,646,642,960.94	25,104,924.70	28,256,193.63	31,784,368.46	27,306,774.31	5,020,666.04	46,888,854,866.69
NBV as at 31/12/2022	7,106,738,978.60	32,571,590,417.45	26,918,964.72	42,905,455.79	44,728,103.55	37,941,899.31	8,734,893.66	39,839,558,713.08

