IKEJA HOTEL PLC (RC. 10845)
...Service par Excellence
84, Opebi Road, Ikeja,
P.M.B. 80148, Victoria Island, Lagos State, Nigeria.
E-mail: info@ikejahotelplc.com Website: www.ikejahotelplc.com
Tel: 01-2701060, 01-4480887, 09164500103.

IKEJA HOTEL PLC (RC 10845)

Unaudited Group Financial Statements For The Second Quarter Ended 30 June 2026

IKEJA HOTEL PLC

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CERTIFICATION PURSUANT TO SECTION 88(2) OF THE INVESTMENTS AND SECURITIES ACT NO. 19 2025-QUARTERLY REPORT

I, Theophilus Eniola Netufo (Managing Director/CEO) of Ikeja Hotel Plc, certify that:

(a) I have reviewed the Unaudited Financial Statements for the 2nd Quarter ended 30th June 2026

(b) Based on my knowledge, the report does not contain:
(i) Any untrue statement of a material fact, or
(ii) Omit to state a material fact, which may make the statement, misleading in the light of the circumstances under which such statement was made;

(c) Based on my knowledge, the financial statements and other financial information included in the report fairly present in all material respects the financial condition and results of operations of the company as of, and for the period presented in the report;

(d) The Company's other certifying officer and I:
(i) are responsible for establishing and maintaining internal controls,
ii) have established such internal controls to ensure that material information relating to the Company and its Consolidated Subsidiaries is made known to such officers by others within those entities particularly during the period in which the periodic reports are being prepared,
(iii) have evaluated the effectiveness of the company's internal controls as of date within 90 days prior to the report, and
(iv) have presented in the report their conclusions about the effectiveness of their internal controls based on their evaluation as of that date;

(d) Although these reports have not been audited, I have taken care to review:
(i) All significant deficiencies in the design or operation of internal controls which may adversely affect the company's ability to record, process, summarise and report financial data

(ii) Any fraud, whether or not material, that involves management or other employees who have significant role in the company's internal controls; and
(f) I have identified in the report whether or not there were significant changes in internal controls or other factors that could significantly affect internal controls subsequent to the date of their evaluation, including any corrective actions with regard to significant deficiencies and material weaknesses.

Mr. Theophilus E. Netufo-FCA
Managing Director/CEO
FRC/2013/PRO/DIR/003/00000004775
17 July 2026

IKEJA HOTEL PLC

CERTIFICATION PURSUANT TO SECTION 88(2) OF THE INVESTMENTS AND SECURITIES ACT NO. 19 2025-QUARTERLY REPORT

I, Zacchaeus Adeyemo (Chief Finance Officer) of Ikeja Hotel Plc, certify that:

(a) I have reviewed the Unaudited Financial Statements for the 2nd Quarter ended 30th June 2026

(b) Based on my knowledge, the report does not contain:
(i) Any untrue statement of a material fact, or
(ii) Omit to state a material fact, which may make the statement, misleading in the light of the circumstances under which such statement was made;

(c) Based on my knowledge, the financial statements and other financial information included in the report fairly present in all material respects the financial condition and results of operations of the company as of, and for the period presented in the report;

(d) The Company's other certifying officer and I:
(i) are responsible for establishing and maintaining internal controls,
ii) have established such internal controls to ensure that material information relating to the Company and its Consolidated Subsidiaries is made known to such officers by others within those entities particularly during the period in which the periodic reports are being prepared,
(iii) have evaluated the effectiveness of the company's internal controls as of date within 90 days prior to the report, and
(iv) have presented in the report their conclusions about the effectiveness of their internal controls based on their evaluation as of that date;

(d) Although these reports have not been audited, I have taken care to review:
(i) All significant deficiencies in the design or operation of internal controls which may adversely affect the company's ability to record, process, summarise and report financial data

(ii) Any fraud, whether or not material, that involves management or other employees who have significant role in the company's internal controls; and
(f) I have identified in the report whether or not there were significant changes in internal controls or other factors that could significantly affect internal controls subsequent to the date of their evaluation, including any corrective actions with regard to significant deficiencies and material weaknesses.

Adeyemo

Zacchaeus O. Adeyemo
Financial Controller
FRC/2018/PRO/ICAN/001/00000017858
17 July 2026

IKEJA HOTEL PLC

Consolidated Statement of Financial P
As at 30 June 2026

	Notes	The Group		The Company	
		30-Jun-26	31-Dec-25	**30-Jun-26**	31-Dec-25
		₦'000	₦'000	**₦'000**	₦'000
Non-Current Assets					
Property, Plant and Equipment	**7**	**22,922,166**	23,003,809	**22,922,166**	23,003,809
Capital Work in Progress	**9**	**2,369,795**	721,060	**2,369,795**	721,060
Intangible Asset	**10**	**11,313**	12,434	**11,313**	12,434
Investment in Subsidiaries	**33**	**-**	-	**5,234,396**	4,444,518
Investment Accounted for Using the Equity Method	**34**	**-**	-	**798,722**	798,722
Total Non Current Assets		**25,303,273**	23,737,303	**31,336,391**	28,980,543
Current Assets					
Inventories	**20**	**207,724**	214,865	**207,724**	214,865
Trade Receivables	**18**	**1,928,216**	1,970,713	**1,925,442**	1,968,494
Other Receivables and Prepayment	**19**	**1,197,389**	1,636,481	**1,167,033**	1,636,481
Loan to Related Party	**21**	**16,723,246**	16,723,246	**16,723,246**	16,723,246
Amount Due from Related Parties	**22**	**-**	-	**399,032**	389,435
Cash and Cash Equivalents	**23**	**36,798,475**	33,155,583	**29,682,103**	26,266,891
Total Current Assets		**56,855,051**	53,700,888	**50,104,580**	47,199,412
Total Assets		**82,158,323**	77,438,191	**81,440,971**	76,179,955
Equity and Liabilities					
Share Capital	**29**	**1,081,184**	1,081,184	**1,081,184**	1,081,184
Share Premium	**30**	**1,432,886**	1,432,886	**1,432,886**	1,432,886
Retained Earnings	**31**	**31,052,164**	27,773,017	**30,920,939**	27,312,423
Capital reserve	**35**	**1,832**	1,832	**-**	-
Revaluation Reserve	**36**	**13,823,793**	13,823,793	**13,823,793**	13,823,793
Equity Attributable to Equity Holders of Parent		**47,391,859**	44,112,712	**47,258,802**	43,650,286
Non-Controlling Interest	**32**	**50,200**	126,651	**-**	-
		47,442,059	44,239,363	**47,258,802**	43,650,286
Liabilities					
Non-Current Liabilities					
Amount Due to Related Parties	**26**	**2,744,184**	2,800,767	**3,515,642**	3,572,506
Retirement Benefits Obligation	**28**	**214,348**	253,147	**214,348**	253,147
Deferred Tax	**27.2**	**369,952**	369,952	**369,952**	369,952
Total Non- Current Liabilities		**3,328,482**	3,423,866	**4,099,941**	4,195,605
Current Liabilities					
Trade and Other Payables	**25**	**5,121,638**	5,412,749	**4,646,510**	4,928,039
Deferred Income	**24**	**20,890,995**	20,528,005	**20,711,104**	20,137,976
Current Tax Payable	**27.1**	**5,375,149**	3,834,208	**4,724,617**	3,268,049
Total Current Liabilities		**31,387,782**	29,774,962	**30,082,230**	28,334,064
Total Liabilities		**34,716,264**	33,198,828	**34,182,172**	32,529,669
Total Equity and Liabilities		**82,158,323**	77,438,191	**81,440,971**	76,179,955

These consolidated financial statements were approved and authorised for issue by the Board of Directors and were signed on its behalf on 17 July, 2026.

Chief Anthony Idigbe, **PHD**, ***SAN***	Alh Abatcha Bulama	Mr. Theophilus E. Netufo	Mr. Zacchaeus O. Adeyemo
Chairman	Director	Managing Director/CEO	Financial Controller
FRC/2014/PRO/DIR/003/00000010414	FRC/2014/PRO/DIR/003/000006535	FRC/2013/PRO/DIR/003/00000004775	FRC/2018/PRO/ICAN/001/00000017858

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

IKEJA HOTEL PLC

Consolidated Statement of Comprehensive Income
For The Period Ended 30 June 2026

		The Group				The Company			
		3 Month Ended		6 Months Ended		3 Month Ended		6 Months Ended	
		Apr-Jun.	Apr-Jun..			**Apr-Jun.**	Apr-Jun..		
	Note	**2026**	2025	**30-Jun-26**	30-Jun-25	**2026**	2025	**30-Jun-26**	30-Jun-25
		₦'000	₦'000	**₦'000**	₦'000	**₦'000**	₦'000	**₦'000**	₦'000
Revenue	11	6,584,364	6,020,732	13,253,835	12,131,817	6,584,364	6,020,732	13,253,835	12,131,817
Cost of Sales	12	(3,506,498)	(3,159,991)	(6,826,342)	(6,169,432)	(3,506,498)	(3,159,991)	(6,826,342)	(6,169,432)
Gross Profit		**3,077,866**	2,860,741	**6,427,493**	5,962,385	**3,077,866**	2,860,741	**6,427,493**	5,962,385
Other Income	13	19,051	31,148	66,378	95,073	19,569	31,148	64,203	93,553
Sales and Marketing Expenses	16	(235,219)	(219,673)	(494,624)	(430,238)	(235,219)	(219,673)	(494,624)	(430,238)
Administrative Expenses	15	(710,291)	(541,804)	(1,284,185)	(1,061,091)	(707,744)	(508,608)	(1,277,540)	(995,254)
Operating Profit		**2,151,408**	2,130,411	**4,715,062**	4,566,128	**2,154,473**	2,163,608	**4,719,532**	4,630,446
Finance Income	14	740,870	424,741	1,404,274	842,374	452,288	122,368	846,205	312,099
Finance Costs	17	-	(371,117)	-	(738,155)	-	(371,117)	-	(738,155)
Profit Before Taxation		**2,892,278**	2,184,036	**6,119,336**	4,670,347	**2,606,761**	1,914,859	**5,565,738**	4,204,390
Income Tax Expense	27.3	(973,043)	(730,710)	(2,061,891)	(1,561,266)	(885,916)	(631,904)	(1,892,351)	(1,387,449)
Profit for the period from continuing operations		**1,919,236**	1,453,325	**4,057,445**	3,109,081	**1,720,845**	1,282,956	**3,673,387**	2,816,941
Profit Attributable to:									
Equity Holders of the Parent		1,902,253	1,453,325	4,001,027	3,006,832	1,720,845	1,282,956	3,673,387	2,816,941
Non-Controlling Interest		16,983	-	56,418	102,249	-	-	-	-
Profit for the period		**1,919,236**	1,453,325	**4,057,445**	3,109,081	**1,720,845**	1,282,956	**3,673,387**	2,816,941
Other Comprehensive Income for the period:									
Items that will not be reclassified subsequently to profit:									
Re-measurement gain/(loss) on defined benefit Plan net of tax		-	-	-	-	-	-	-	-
Revaluation surplus net of tax		-	-	-	-	-	-	-	-
Other Comprehensive Income for the period		-	-	-	-	-	-	-	-
Total Comprehensive Income for the period		1,919,236	1,453,325	**4,057,445**	3,109,081	**1,720,845**	1,282,956	**3,673,387**	2,816,941
Total Comprehensive Income for the period Attributable to:									
Equity Holders of the Parent		1,902,253	1,453,325	4,001,027	3,006,832	1,720,845	1,282,956	3,673,387	2,816,941
Non-Controlling Interest		16,983	-	56,418	102,249	-	-	-	-
		1,919,236	1,453,325	**4,057,445**	3,109,081	**1,720,845**	1,282,956	**3,673,387**	2,816,941
Basic Earnings Per Share (kobo)		**89**	67	**188**	144	**80**	59	**170**	**130**

IKEJA HOTEL PLC

Statement of Changes in Equity as at 30 June 2026

The Group

Attributable to the Equity Holders of the Company	Ordinary share Capital	Share Premium	Retained Earnings	Capital Reserve	Revaluation Reserve	Non-controlling interest	Total Equity
	=N='000	=N='000	=N='000	=N='000	=N='000	=N='000	=N='000
Balance as at 1 January 2026	**1,081,184**	**1,432,886**	**27,773,017**	**1,832**	**13,823,793**	**126,651**	**44,239,362**
Profit for the Period			4,001,027			56,418	4,057,445
Interim Dividend			(64,871)				(64,871)
Total Comprehensive Income for the Period	**-**	**-**	**3,936,156**	**-**	**-**	**56,418**	**3,992,574**
At 30 June 2026	**1,081,184**	**1,432,886**	**31,709,173**	**1,832**	**13,823,793**	**183,069**	**48,231,937**
Balance as at 1 January 2025	**1,081,184**	**1,432,886**	**14,252,475**	**1,832**	**13,823,793**	**(37,141)**	**30,555,029**
Profit for the period			3,006,832			102,249	**3,109,081**
Re-measurement gain on defined benefit plans			-				-
Transaction with owners							
Interim Dividend			(64,871)				**(64,871)**
Final Dividend			-				-
Total Comprehensive Income for the period	**-**	**-**	**2,941,961**	**-**	**-**	**102,249**	**3,044,210**
At 30 June 2025	**1,081,184**	**1,432,886**	**17,194,436**	**1,832**	**13,823,793**	**65,108**	**33,599,239**

The Company

Attributable to the Equity Holders of the Company	Ordinary share Capital	Share Premium	Retained Earnings	Revaluation Reserve	Total Equity
	=N='000	=N='000	=N='000	=N='000	=N='000
Balance as at 1 January 2026	**1,081,184**	**1,432,886**	**27,312,422**	**13,823,793**	**43,650,285**
Profit for the Period	-	-	3,673,387		**3,673,387**
Interim Dividend			(64,871)		**(64,871)**
Total Comprehensive Income for the Period	**-**	**-**	**3,608,516**		**3,608,516**
Reclassifications/derecognition			-		-
At 30 June 2026	**1,081,184**	**1,432,886**	**30,920,938**	**13,823,793**	**47,258,801**
Balance as at 1 January 2025	**1,081,184**	**1,432,886**	**13,998,575**	**13,823,793**	**30,336,438**
Profit for the period			2,816,941		**2,816,941**
Re-measurement gain on defined benefit plans			-	-	-
Interim Dividend			(64,871)		**(64,871)**
Total Comprehensive Income for the period	-	-	**2,752,070**	-	**2,752,070**
At 30 June 2025	**1,081,184**	**1,432,886**	**16,750,645**	**13,823,793**	**33,088,508**

IKEJA HOTEL PLC

Consolidated Statement of Cash Flows
For The Period Ended 30 June 2026

	Notes	The Group		The Company	
		30-Jun-26	30-Jun-25	**30-Jun-26**	30-Jun-25
		₦'000	₦'000	**₦'000**	₦'000
Profit/(Loss) before tax		**6,119,336**	4,670,347	**5,565,738**	4,204,390
Adjustment for:					
Depreciation of PPE	7	339,470	268,863	339,470	268,863
Amortisation of Intangible Asset	10.1	1,121	1,121	1,121	1,121
Finance Costs	17	-	738,155	-	738,155
Post Employment Benefit Expense	28.2	(38,800)	(115,333)	(38,800)	(115,333)
Interest on Placement with Banks	14	(1,404,274)	(842,374)	(846,205)	(312,099)
Gain on disposal of PPE		(22,069)	(30)	(22,069)	(30)
Deferred Income	24	362,991	29,946	573,127	29,945
		5,357,775	4,750,695	**5,572,382**	4,815,012
Changes in:					
Inventories	20	7,141	45,699	7,141	45,699
Trade Receivables	18	42,497	(401,149)	43,052	(398,959)
Other Receivables and Prepayments	19	439,091	456,700	469,448	454,396
Loans and Receivables	21	-	117,000	-	117,000
Due from Related Parties		-	10,891	(9,597)	8,693
Trade and Other Payables	25	(283,999)	(351,865)	(274,416)	(409,709)
Due to Related Parties		(56,583)	738,155	(56,865)	738,154
Cash Generated from Operating Activities		**5,505,923**	5,366,127	**5,751,146**	5,370,285
Income Tax Paid	29.1	(520,949)	(236,002)	(435,783)	(215,956)
Net Cash from Operating Activities		**4,984,974**	5,130,124	**5,315,363**	5,154,329
Cash Flows from Investing Activities					
Additions to Property Plant and Equipment	7	(264,941)	(456,081)	(264,941)	(456,081)
Additions to Intangible Assets		-	-	-	-
Additions to/Utilization of Capital Work in Progress	9	(1,648,735)	(30,223)	(1,648,735)	(30,223)
Proceed on disposal of property, Plant and equipment		22,069	30	22,069	30
Interest Received on Unclaimed Dividend			-		-
Acquisition of Investment in Subsidiary		(789,878)	-	(789,878)	-
Interest on Placement with Banks		1,404,274	842,374	846,205	312,099
Dividend Received		-	-	-	-
Management fee received		-	-		-
Net Cash Flows used in Investing Activities		**(1,277,210)**	356,100	**(1,835,279)**	(174,175)
Cash Flows from Financing Activities					
Finance Costs		-	(738,155)	-	(738,155)
Dividend Paid		(64,871)	(64,871)	(64,871)	(64,871)
Net Cash Flows used in Financing Activities		**(64,871)**	(803,026)	**(64,871)**	(803,026)
Net Increase in Cash and Cash Equivalent		3,642,892	4,683,214	3,415,212	4,177,127
Cash and Cash Equivalents at the Beginning of the Year		33,155,583	22,738,629	26,266,891	16,844,660
Cash and Cash Equivalent at the End of the Period		**36,798,475**	27,421,843	**29,682,103**	21,021,786

1.

1.1 The reporting entity

1.1.1 The Group

The group comprise Ikeja Hotel Plc. and its subsidiary - Hans Gremlin Limited (95%),Charles Hampton (90%) and IHL Services Limited with 100% shareholdings.

1.2 The Company

Ikeja Hotel Plc., formerly Properties Development Limited, was incorporated on 18 November, 1972. It owns the Sheraton Lagos Hotel, and is a core investor in Hans Gremlin Nigeria Limited. It also has significant shareholding in the Tourist Company of Nigeria Plc. (Owners of Federal Palace Hotel & Casino, Lagos).

The Hotel was managed and operated by Starwood Eame License and Services Company BVBA up to June 2017 under an agreement dated 31 October 1980 and renewed 1 April 2008. Subsequently Marriot International took over the management of the Sheraton brand from June 2017 due to acquisition of Starwood Eame License and Services Company BVBA.

1.3 Corporate office

The registered office of the company is 84, Opebi Road, Ikeja, Lagos, Nigeria.

1.4 Principal activities

The principal activities of the group are operation of hotels and restaurants, apartment letting, recreational facilities, night clubs and business centre services, advisory and consultancy services.

2. Basis of preparation

These financial statements have been prepared in accordance with the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and in the manner required by the Companies and Allied Matters Act Cap C.20, Laws of the Federation of Nigeria, 2004, the Financial Reporting Council of Nigeria Act, 2011.

2.1 Functional and presentation currency

The consolidated financial statements are presented in naira, which is the group's functional and presentational currency. The consolidated financial statements are presented in the currency of the primary economic environment in which the group operates (its functional currency). For the purpose of the consolidated financial statements, the consolidated results and financial position are expressed in naira, which is the functional currency of the group and the presentational currency for the financial statements.

2.2 Going concern status

The consolidated financial statements have been prepared on a going concern basis, which assumes that the entity will be able to meet its financial obligations as at when they fall due. There are no significant financial obligations that will impact on the entity's resources which will affect the going concern of the entity. Management is satisfied that the entity has adequate resources to continue in operational existence for the foreseeable future. For this reason, the going concern basis has been adopted in preparing the consolidated financial statements.

2.3 Basis of consolidation

The interim consolidated financial statements comprise the financial statements of the company and its subsidiaries as at 30 June, 2026. Subsidiaries are fully consolidated from the date of acquisition, being the date on which the group obtains control, and continues to be consolidated until the date when such control ceases. The financial statements of the subsidiaries are prepared for the same reporting period as the parent company, using the same accounting policies. All inter-group balances, transactions, dividends, unrealised gains on transactions within the Group are eliminated on consolidation. Unrealised losses resulting from inter-group transactions are eliminated, but only to the extent that A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction.

3. Basis of measurement

The financial statements have been prepared under the historical cost basis except for the following:

- Investment properties measured at fair value.
- Financial assets classified as amortised cost measured at amortised cost.
- Financial assets designated at fair value through other comprehensive income measured at fair value through other comprehensive income.
- Financial asets designated at fair value through profit or loss measured at fair value through profit or loss.
- Financial liablities including borrowings measured at fair value.
- Defined benefit obligations measure at the discounted future value of all expected future obligations plus past service costs and actuarial loss less actuarial gains.
- Inventory measured at lower of cost and net realisable value.

4. Critical accounting estimates and judgement

The estimates and judgements that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

4.1 Asset useful lives and residual values:

Property, Plant and Equipment are depreciated over their useful lives, taking into account residual values where appropriate. The actual useful lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset useful lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the assets and projected disposal values.

4.2 Taxes

i Uncertainties exist with respect to the amount and timing of future taxable income. Given the complexities of existing contractual agreement, differences arising between the actual results and the assumptions made could necessitate future adjustment to tax income and expenses already recorded. The Company establishes provisions based on reasonable estimates.

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

4.3 Provisions/contingencies

Provisions are liabilities of uncertain timing and are recognised when the entity has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount that can be reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

4.4 Impiarment of Financial Assets

Impairment of financial assets is based on the application of the expected credit loss model (ECL) in accordance with IFRS 9, Financial Instruments. The measurement of expected credit loss by the Group under IFRS 9 reflects an unbiased and probability-weighted amount that is determined by evaluating the range of possible outcomes as well as incorporating the time value of money. Also, management considers reasonable and supportable information about past events, current conditions and reasonable and supportable forecasts of future economic conditions when measuring expected credit losses. Management considers the risk or probability that a credit loss occurs by considering the possibility that a credit loss occurs and the possibility that no credit loss occurs, even if the probability of a credit loss occurring is low. The application of variables under this model involves estimates which require significant judgemet by management.

4.5 Retirement benefit obligation

The present value of the pension obligations depends on a number of factors that are determined on an actuarial basis using various assumptions that may differ from actual developments in future. The assumptions used include the discount rate, future salary increases, mortality rates and future pension increases. Changes in these assumptions will impact the carrying amount of the pension obligation. The Group determines the appropriate discount rate at each reporting date. In determining the appropriate discount rate, management considers the interest rates of corporate bonds that are denominated in the currency in which the benefits will be paid and that have terms to maturity approximating the expected term of the related pension obligation.

4.6 Investment property

Investment properties are initially recognsed at cost and subsequently carried at fair value, determined annually by independent professional valuers on the highest and best use basis. Changes in fair values are recognised in profit or loss. Investment properties are subject to renovations or improvements at regular intervals. The cost of major renovations and improvements is capitalised and the carrying amounts of the replacement components are recognised in profit or loss. The cost of maintenance, repairs and minor improvements is recognised in profit or loss when incurred. On disposal of an investment property, the difference between the disposal proceeds and the carrying amount is recognised in profit or loss.

4.7 Impairment of inventory

The inventory provision is based on average loss rates of inventory in recent months. The provision makes use of inventory counts performed which is considered to be representative of all inventory items held.

3. Summary of Standards and Interpretations effective for the first time

The following represent amendments and revisions to the International Financial Reporting Standards and interpretations which are effective for annual periods beginning on or after 1 January 2017. These amendments and interpretations have been adopted where applicable in preparing the financial statements. The nature and the impact of each newly effective standard and amendments are described below:

a) Amendments to "IFRS 5 Non-current Assets Held for Sale and Discontinued Operations"

The amendment clarifies cases in which an entity reclassifies an asset from held for sale to held for distribution or vice versa and cases in which held-for-distribution accounting is discontinued.

b) Amendments to "IFRS 7 Financial Instruments: Disclosures"

The amendment adds additional guidance to clarify whether a servicing contract is continuing involvement in a transferred asset for the purpose of determining the disclosures required. It also clarifies the applicability of previous amendments to IFRS 7 issued in December 2011 with regards to offsetting financial assets and financial liabilities.

c) Amendments to IFRS 11 "Joint Arrangements" Accounting for Acquisitions of Interests in Joint Operations

Amendment adds new guidance on how to account for the acquisition of an interest in a joint operation that constitutes a business which specify the appropriate accounting treatment for such acquisitions.

d) "IFRS 14 Regulatory Deferral Accounts"

The Standard permits first-time adopters to continue to recognise amounts related to its rate regulated activities in accordance with their previous GAAP requirements when they adopt IFRS. However, to enhance comparability with entities that apply IFRS and do not recognise such amounts, the Standard requires that the effect of rate regulation must be presented separately from other items. An entity that already presents IFRS financial statements is not eligible to apply the Standard.

f) Amendments to "IAS 16 Property, Plant and Equipment"

The amendment clarifies that a depreciation method that is based on revenue that is generated by an activity that includes the use of an asset is not appropriate. This is because such methods reflects a pattern of generation of economic benefits that arise from the operation of the business of which an asset is part, rather than the pattern of consumption of an asset's expected future economic benefits.

g) Amendments to "IAS 19 Employee Benefits"

The amendment clarifies the requirements of determining the discount rate in a regional market sharing the same currency (for example, the Eurozone).

h) Amendments to "IAS 27 Consolidated and Separate Financial Statements"

Amendments to IAS 27 will allow entities to use the equity method to account for investments in subsidiaries, joint ventures and associates in their separate financial statements.

i) Amendments to "IAS 34 Interim Financial Reporting"

The Amendment discusses clarification of the meaning of disclosure of information 'elsewhere in the interim financial report.

j) Amendments to "IAS 38 Intangible Assets"

Amendments to IAS 16 and IAS 38 to clarify the basis for the calculation of depreciation and amortisation, as being the expected pattern of consumption of the future economic benefits of an asset.

Amendment to both IAS 16 and IAS 38 establishing the principle for the basis of depreciation and amortisation as being the expected pattern of consumption of the future economic benefits of an asset. Clarifying that revenue is generally presumed to be an inappropriate basis for measuring the consumption of economic benefits in such assets.

k) Amendments to "IAS 41 Agriculture: Bearer Plants"

Amendments to IAS 16 and IAS 41 which defines bearer plants and includes bearer plants in the scope of IAS 16 Property, Plant and Equipment, rather than IAS 41 allowing such assets to be accounted for after initial recognition in accordance with IAS 16.

l) Amendments to "IFRS 10 Consolidated Financial Statements, IFRS 12 Disclosure of Interests in Other Entities

The following issues have arisen in the context of applying the consolidation exception for investment entities:

- The exemption from preparing consolidated financial statements for an intermediate parent entity is available to a parent entity that is a subsidiary of an investment entity, even if the investment entity measures all of its subsidiaries at fair value.
- A subsidiary that provides services related to the parent's investment activities should not be consolidated if the subsidiary itself is an investment entity.
- When applying the equity method to an associate or a joint venture, a non-investment entity investor in an investment entity may retain the fair value measurement applied by the associate or joint venture to its interests in subsidiaries.
- An investment entity measuring all of its subsidiaries at fair value provides the disclosures relating to investment entities required by IFRS 12.

5. Standards and interpretations issued/amended but not yet effective.

At the date of authorisation of these financial statements, the following Standards and Interpretations which have not been applied in these financial statements, were in issue but not yet effective for the year presented:

3.1 Amendments effective from annual periods beginning on or after 1 January 2017

a) Amendments to IFRS 12 Disclosure of Interests in Other Entities

This amendment clarifies the scope of the standard by specifying that the disclosure requirements in the standard, except for those in paragraphs B10–B16, apply to an entity's interests listed in paragraph 5 that are classified as held for sale, as held for distribution or as discontinued operations in accordance with IFRS 5 Non-current Assets Held for Sale and Discontinued Operations

b) Amendments to IFRS for SMEs

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- The standard now allows an option to use the revaluation model for property, plant and equipment as not allowing this option has been identified as the single biggest impediment to adoption of the IFRS for SMEs in some jurisdictions in which SMEs commonly revalue their property, plant and equipment and/or are required by law to revalue property, plant and equipment;
- The main recognition and measurement requirements for deferred income tax have been aligned with current requirements in IAS 12 Income Taxes (in developing the IFRS for SMEs, the IASB had already anticipated finalization of its proposed changes to IAS 12, however, these changes were never finalized); and
- The main recognition and measurement requirements for exploration and evaluation assets have been aligned with IFRS 6 Exploration for and Evaluation of Mineral Resources to ensure that the IFRS for SMEs provides the same

c) Amendments to IAS 7 Statement of Cash Flows

This amendment to IAS7 clarify that entities shall provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities.

d) Amendments to IAS 12 Income Taxes

Amends to recognition of deferred tax assets for unrealized losses, IAS 12 Income Taxes clarify the following aspects:

- Unrealized losses on debt instruments measured at fair value and measured at cost for tax purposes give rise to a deductible temporary difference regardless of whether the debt instrument's holder expects to recover the carrying amount of the debt instrument by sale or by use.
- The carrying amount of an asset does not limit the estimation of probable future taxable profits.
- Estimates for future taxable profits exclude tax deductions resulting from the reversal of deductible temporary differences.
- An entity assesses a deferred tax asset in combination with other deferred tax assets. Where tax law restricts the utilization of tax losses, an entity would assess a deferred tax asset in combination with other deferred tax assets of the same type.

The following standards have been issued or amended by IASB and become effective for annual periods beginning on

Standard		
IFRS 3	Business Combination	1-Jan-20
IAS 1 & IAS 8	Definition of Material	1-Jan-20
IFRS 17	Insurance Contracts	1-Jan-21

5.2 Amendments to IFRS 3 (Business Combination)

IFRS 3 (Business Combinations) outlines the accounting when an acquirer obtains control of a business (e.g.) An acquisition or merger). In October 2018, after the post implementation review of IFRS 3, the IASB issued an amendment to IFRS 3 which centers majorly on the definition of a Business.

They include:

• That to be considered a business, an acquired set of activities and assets must include, at minimum, an input and a substantive process that together significantly contribute to the ability to create outputs:

• Narrow the definitions of a business and of outputs by focusing on goods and services provided to customers and by removing the reference to an ability to reduce costs.

• Add guidance and illustrative examples to help entities assess whether a substantive process has been acquired.

• Remove the assessment of whether market participants are capable of replacing any missing inputs or processes and continuing to produce outputs: and

• Add an optional concentration test that permits a simplified assessment of whether an acquired set of activities and assets is not a business.

The effective date is on or after 1st January 2020. This amendment does not have any impact on the company.

5.3 Amendment to IAS 1 and IAS 8

In October 2018, the IASB issued the definition of 'material'. The amendments are intended to clarify, modify and ensure that the definition of 'material' is consistent across all IFRS. in IAS 1 (Presentation of Financial Statements) and IAS 8 (Accounting Policies, Changes in Accounting Estimates and Errors), the revised definition of 'material' is quoted below:

5.3 Amendment to IAS 1 and IAS 8 (continued)

"An information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make based on those financial statements, which provide financial information about a specific reporting entity".

The amendments laid emphasis on five (5) ways material information can be obscured. These include:

• If the language regarding a material item, transaction or other event is vague or unclear;
• If information regarding a material item, transaction or other event is scattered in different places in the financial
• If dissimilar items, transactions or other events are inappropriately aggregated;
• If similar items, transactions or other events are inappropriately disaggregated; and
• If material information is hidden by immaterial information to the extent that it becomes unclear what information is

The amendments are effective for annual reporting periods beginning on or after 1st January 2020. The company has taken into consideration the new definition in the preparation of its annual account.

5.4 IFRS 17 - Insurance Contracts

IFRS 17 was issued in May 2017 and applies to annual reporting periods beginning on or after 1 January 2021. The new IFRS 17 standard establishes the principles for the recognition, measurement, presentation and disclosure of Insurance contracts within the scope of the Standard. The objective of IFRS 17 is to ensure an entity provides relevant information that faithfully represents those contracts. This information gives a basis for users of financial statements to assess the effect that insurance contracts have on the entity's financial position, financial performance and cash flows. This standard does not impact the company/group in anyway as the company/group and its subsidiary companies do not engage in insurance business.

6. Summary of significant accounting policies

The principal accounting policies applied in the preparation of these consolidated financial statemnts are set out below. These policies have been applied consistently for all the years presented, unless otherwise stated.

6.1 Investments in subsidiaries

The consolidated financial statements incorporates the financial statements of the company and all its subsidiaries
Control is usually present when an entity has:

• power over more than one-half of the voting rights of the other entity;
• power to govern the financial and operating policies of the other entity;
• power to appoint or remove the majority of the members of the board of directors or equivalent governing body; or
• power to cast the majority of votes at meetings of the board of directors or equivalent governing body of the entity.

Subsidiaries are consolidated from the date on which control is transferred to the Group and cease to be consolidated from the date that control ceases. Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions (transactions with owners).

In its separate accounts, the Company accounts for its investment in subsidiaries at cost.

Inter-company transactions, balances and unrealised gains on transactions between companies within the Group are eliminated on consolidation. Unrealised losses are eliminated in the same manner as unrealised gains, but only to the extent that there is no evidence of impairment. Consistent accounting policies are used throughout the Group for consolidation.

6.2 Investments in associates

An associate is an entity over which the Group has significant influence and that is neither a subsidiary nor an interest in a joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies. The investment in an associate is initially recognized at cost in the separate financial statements, however in its consolidated financial statements; it is recognized at cost and adjusted for in the Group's share of changes in the net assets of the investee after the date of acquisition, and for any impairment in value. If the Group's share of losses of an associate exceeds its interest in the associate, the group discontinues recognizing its share of further losses.

6.3 Investments in joint ventures

A joint venture is an entity over which the Group has joint control. Joint control is the contractually agreed sharing of control over an economic activity, and exists only when the strategic financial and operating decisions relating to the activity require the unanimous consent of the parties sharing control. The investment in a joint venture is initially recognized at cost and adjusted for in the Group's share of the changes in the net assets of the joint venture after the date of acquisition, and for any impairment in value. If the Group's share of losses of a joint venture exceeds its

6.4 Investments in special purpose entities (SPEs)

SPEs are entities that are created to accomplish a narrow and well-defined objective. The financial statements of the SPE is included in the consolidated financial statements where on the substance of the relationship with the Group and the SPE's risk and reward, the Group concludes that it controls the SPE.

6.5 Business combinations

Business combinations are accounted for using the acquisition method. The consideration for acquisition is measured at the fair values of assets given, liabilities incurred or assumed, and equity instruments issued by the Group in order to obtain control of the acquiree (at the date of exchange). Costs incurred in connection with the acquisition are recognised in profit or loss as incurred. Where a business combination is achieved in stages, previously held interests in the acquiree are re-measured to fair value at the acquisition date (date the Group obtains control) and the resulting gain or loss, is recognised in profit or loss. Adjustments are made to fair values to bring the accounting policies of acquired businesses into alignment with those of the Group. The costs of integrating and reorganising acquired businesses are charged to the post acquisition profit or loss. If the initial accounting is incomplete at the reporting date, provisional amounts are recorded. These amounts are subsequently adjusted during the measurement period, or additional assets or liabilities are recognised when new information about its existence is obtained during this period. Non-measurement period adjustments to contingent consideration(s) classified as equity are not remeasured. Non-measurement period adjustments to other contingent considerations are remeasured at fair value with changes in fair value recognised in profit or loss. Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the group's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

6.6 Property, Plant and Equipment

Property, plant and equipment is stated at cost, net of accumulated depreciation and/or accumulated impairment losses, if any. Such cost includes the cost of replacing component parts of the property, plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of property, plant and equipment are required to be replaced at intervals, the Company derecognises the replaced part, and recognises the new part with its own associated useful life and depreciation. Likewise, when a major inspection
When the carrying amount of an asset is greater than its estimated recoverable amount, it is written down immediately to its recoverable amount.

6.6.1 Subsequent costs

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the income statement during the financial period in which they are incurred.

6.6.2 Derecognition of Property, Plant and Equipment

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

6.6.3 Depreciation of Property, Plant and Equipment

Depreciation of property, plant and equipment is calculated over the depreciable amount which is the cost of an asset or other amount substituted for cost, less its residual value. Depreciation is recognised in profit or loss on a straight line basis over the estimated useful lives of each part of an item of property, plant and equipment, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

The estimated useful lives are as follows:

Class of assets	**%**
Freehold land	NIL
Building	5
Hotel equipment	20
Office equipment, furniture and	10
Computer equipment	$33^1/_3$
Motor vehicles	$33^1/_3$

Depreciation methods, useful lives and residual values are reviewed at each financial year end and adjusted if
Land and assets under construction (work in progress) are not depreciated.

6.7 Intangible assets

These comprise computer software and goodwill. Intangible assets excluding goodwill is stated at cost, less accumulated amortisation and impairment losses, if any. Subsequent costs are included in the asset's carrying amount the intangible asset or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably.

6.7.1 Amortisation of intangible assets

Intangible assets excluding goodwill is amortised on a straight-line basis over the estimated useful lives of the intangible asset. Amortisation charge is included in administrative expense in the profit or loss account. Intangible assets with an indefinite useful life are tested for impairment annually. Intangible assets are amortised from the date they are available for use. The useful lives is as follows:

• Computer Software - 10 years

The amortisation methods, useful lives and residual values of intangible assets are reviewed annually and adjusted if appropriate.

6.7.2 Intangible assets acquired separately

Intangible assets acquired separately are shown at historical cost less accumulated amortisation and impairment losses.

6.7.3 De-recognition of Intangible Assets

Intangible assets are derecognised at disposal date or at the date when it is permanently withdrawn from use without the ability to be disposed of. The difference between the carrying amount at the date of derecognition and any disposal proceed as applicable, is recognised in profit or loss.

6.7.4 Intangible assets generated internally

Expenditures on research or on the research phase of an internal project are recognised as an expense when incurred. The intangible assets arising from the development phase of an internal project are recognised if, and only if, the
it is technically feasible to complete the asset for use by the Group

• the Group has the intention of completing the asset for either use or resale
• the Group has the ability to either use or sell the asset
• it is possible to estimate how the asset will generate income
• the Group has adequate financial, technical and other resources to develop and use the asset; and
• the expenditure incurred to develop the asset is measurable.

If no intangible asset can be recognised based on the above, then development costs are recognised in profit and loss in the period in which they are incurred.

6.7.5 Goodwill

Goodwill on acquisitions comprises the excess of the aggregate of the fair value of the consideration transferred, the fair value of any previously held interests, and the recognised value of the non-controlling interest in the acquiree over the net of the acquisition date amounts of the identifiable assets acquired and liabilities assumed. Goodwill is carried at cost less accumulated impairment losses. Goodwill is tested for impairment annually. Impairment loss is recgnized in the profit or loss account.

6.8 Impairment of non financial assets

The Group assesses annually whether there is any indication that any of its assets have been impaired. If such indication exists, the asset's recoverable amount is estimated and compared to its carrying value. Where it is impossible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the smallest cash-generating unit to which the asset is allocated. If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount an impairment loss is recognized immediately in profit or loss, unless the asset is carried at a revalued amount, in which case the impairment loss is recognized as revaluation decrease. Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset’s carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

6.9 Non current assets held for sale

items of property, plant and equipment (PPE) are classified as non current current assets held for sale when it is highly probable that the item of PPE is avalaible for immediate sale in its present condition, management has committed to the sale and the sale is expected to be completed within one year from the date of classification. Non current assets held for sale are measured at the lower of their carrying amount and fair value less cost to sell.

Items of PPE and intangible assets classified as held for sale are not depreciated or amortised. Impairment losses are recognised for any initial or subsequent write down of the asset to fair value less cost to sell. Gains are recognised on any subsequent increase in fair value less cost to sell, up to the cummulative impairment loss that has been recognised.

6.9.1 Reclassifications

When the use of a property changes from owner-occupier to investment property, the property is re-measured to fair value and reclassified as investment property. Any gain arising on re-measurement is recognized in income statement to the extent that it reverses a previous impairment loss on the specific property, with any remaining recognized in other comprehensive income and presented in the revaluation reserve in equity. Any loss is recognized immediately in income statement.

6.10 Financial instruments

A financial instrument is a contract that gives rise to a financial asset of one entity and a financial liability or equity of another entity.

6.10.1 Financial assets

The Group adopts IFRS 9, Financial intsruments in the classification of its financial assets. In accordance with IFRS 9, the classification of financial assets is based on the Group's business model for managing the financial assets and

Amortised cost: Financial assets are measured at amortised cost where:

- The asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows.
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Fair value through other comprehensive income: financial assets are classified and measured at fair value through other comprehensive income where the Group's business model is both to collect contractual cash flows and selling the financial assets when opportunities arise. The contractual cash flows are represented by principal and interest repayments on the financial assets.

Fair value through profit or loss : any financial assets that are not held in one of the two business models mentioned are measured at fair value through profit or loss.

Appropriate reclassifications are made to financial assets when the group changes its business model for managing a

Financial assets presently held by the Group are trade receivables which are held at amortised costs.

6.10.2 Recognition and measurement

Regular-way purchases and sales of financial assets are recognized on trade-date – the date on which the Group

Financial assets are initially recognized at fair value plus, in the case of all financial assets not carried at fair value through profit or loss, transaction costs that are directly attributable to their acquisition. Financial assets carried at fair value through profit or losses are initially recognized at fair value, and transaction costs are expensed in the income

Financial assets are derecognized when the rights to receive cash flows from them have expired or where they have been transferred and the Group has also transferred substantially all risks and rewards of ownership.

Financial assets at fair value through profit or loss are subsequently carried at fair value. Loans and receivables are carried at amortised cost using the effective interest method.

Gains and losses arising from changes in the fair value of the ‘financial assets at fair value through profit or loss’ category are included in the income statement in the period in which they arise. Dividend income from financial assets at fair value through profit or loss is recognised in the income statement as part of other income when the Group’s right to receive payments is established. Changes in the fair value of monetary and non-monetary securities classified

For financial instruments traded in active markets, the determination of fair values of financial assets and financial liabilities is based on quoted market prices or dealer price quotations. This includes listed equity securities and quoted

The classification is determined by management at initial recognition and depends on the purpose for which the investments were acquired.

6.10.3 Reclassifications

Financial assets other than loans and receivables are permitted to be reclassified out of the held-for-trading category only in rare circumstances arising from a single event that is unusual and highly unlikely to recur in the near-term. In addition, the Group may choose to reclassify financial assets that would meet the definition of loans and receivables out of the held-for-trading or available-for-sale categories if the Group has the intention and ability to hold these

Reclassifications are made at fair value as of the reclassification date. Fair value becomes the new cost or amortised cost as applicable, and no reversals of fair value gains or losses recorded before reclassification date are subsequently made. Effective interest rates for financial assets reclassified to loans and receivables and held-to-maturity categories are determined at the reclassification date. Further increases in estimates of cash flows adjust effective interest rates prospectively.

6.10.4 Impairment of financial assets

Impairment of financial assets is based on the application of the expected credit loss model (ECL) in accordance with IFRS 9, Financial Instruments. The measurement of expected credit loss by the Group under IFRS 9 reflects an unbiased and probability-weighted amount that is determined by evaluating the range of possible outcomes as well as incorporating the time value of money. Also, the Group considers reasonable and supportable information about past events, current conditions and reasonable and supportable forecasts of future economic conditions when measuring expected credit losses. The expected credit loss is the weighted average of credit losses with the respective risks of a default occurring as the weightings. The Group considers the risk or probability that a credit loss occurs by

Under IFRS 9, there are two approaches to the measurement of ECL as follows:

a. General approach

b. Simplied approach

6.10.4 Impairment of financial assets (continued)

Under the general approach considerations are given to whether there has been a significant increase in credit risks on the financial assets since initial recognition in which case an impairment loss for lifetime ECL is recognised. Otherwise, if at the reporting date management assesses that the credit risk on the financial asset has not increased significantly since initial recognition, impairment loss for 12 month ECL is recognised. Significamt increase in credit

The simplied approach under the ECL model is based on a provision matrix and involves the following steps:

- Creating groups for trade receivables based on similar credit risks characteristics.
- Collection of historical loss rates data and determining the period of applicability of the data.
- Determination of the expected loss rates for each of the groups of trade receivables created based on established periods for whch receivables are past due.
- Carry out necessary adjustments on the expected loss rates to reflect the effect of forward looking macro economic
- Determination of the expected credit losses

The Group applies the simplified approach in the calculation of impairment loss on trade receivables.

6.10.5 Financial liabilities

The Group's financial liabilities at statement of financial position date include 'Borrowings' and payables (excluding VAT and employee related payables). These financial liabilities are subsequently measured at amortised cost using the effective interest rate method. Financial liabilities are included in current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the statement of financial position date.

6.10.6 Interest bearing borrowings

Borrowings, inclusive of transaction costs, are recognised initially at fair value. Borrowings are subsequently stated at amortised costs using the effective interest rate method; any difference between proceeds and the redemption value is recognised in the income statement over the period of the borrowing using the effective interest rate method. Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the statement of financial position date.

6.10.7 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position only when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the asset and settle the liability simultaneously.

6.10.8 Cash and cash equivalents

Cash equivalents comprise short-term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value. An investment with a maturity of three months or less is normally classified as being short-term.

Bank overdrafts are shown within borrowing in current liabilities.

6.10.9 Non-derivative financial liabilities

The Group initially recognises debt securities issued and subordinated liabilities on the date that they are originated. All other financial liabilities (including liabilities designated at fair value through profit or loss) are recognised initially

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled or expires. Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group has a legal right to offset the amounts and intends either to settle on a net basis or to realise the

The Group has the following non-derivative financial liabilities: loans and borrowings, bank overdrafts, and trade and other payables. Such financial liabilities are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition these financial liabilities are measured at amortised cost using the effective interest method.

6.10.1(Equity instruments

Equity instruments issued by the Group are recorded at the value of proceeds received, net of costs directly attributable to the issue of the instruments. Shares are classified as equity when there is no obligation to transfer cash or other assets. Incremental costs directly attributable to the issue of equity instruments are shown in equity as a

Where the Group purchases it's equity share capital (treasury shares), the consideration paid, including any directly attributable incremental costs (net of income taxes), is deducted from equity attributable to the Group's equity holders. Where such shares are subsequently sold, reissued or otherwise disposed of, any consideration received is included in equity attributable to the Group's equity holders, net of any directly attributable incremental transaction costs and the related income tax effects.

6.11 Inventories

Inventories are measured at the lower of cost and net realisable value. The cost of inventories is based on the weighted average principle, and includes expenditure incurred in acquiring the inventories, production or conversion costs and other costs incurred in bringing them to their existing location and condition. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses.

6.12 Borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of that asset. Other borrowing costs are expensed in the period in which they are incurred.

6.13 Trade payables

Trade payables are initially measured at fair value, and are subsequently measured at amortised cost using the effective interest rate method.

6.14 Bank overdrafts and interest-bearing borrowings

Bank overdrafts and interest-bearing borrowings are recognised initially at fair value, net of transaction costs incurred, and are subsequently measured at amortised cost using the effective interest method. The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability.

6.15 Employee benefits

6.15.1 Defined contribution plans

In accordance with the provisions of the amended Pension Reform Act, 2014 the Company has instituted a Contributory Pension Scheme for its employees, where both the employees and the company contribute 8% and 10% of the employee total emoluments. The company's contribution under the scheme is charged to the profit and loss Obligations for contributions to the defined contribution pension plans are recognised as an employee benefit expense in profit or loss in the periods during which services are rendered by employees. Contributions to a defined contribution plan that is due more than twelve months after the end of the period in which the employees render the service are discounted to their present value. Payments to defined contribution plans are recognised as an expense as they fall due. Any contributions outstanding at the year end are included as an accrual in the statement of financial position.

6.15.2 Defined benefit plan

The terms of the defined benefit pension plan define the amount that employees will receive on retirement. These amounts are dependent on factors such as age, years of service and compensation, and are determined independently of the contributions payable or the investments of the scheme. The defined benefit liability recognised on the statement of financial position is the difference between the present value of the defined benefit obligations and the fair value of plan assets.

Past service cost is recognised immediately to the extent that the benefits are already vested, or is amortised on a straight-line basis over the average period until the benefits become vested. When a curtailment (reducing future obligations as a result of a material reduction in the scheme membership or a reduction in future entitlement) occurs, the obligation and related plan assets are re-measured using current actuarial assumptions and the resultant gain or loss is recognised in the income statement during the period in which the curtailment occurs.

6.15.2 Defined benefit plan (continued)

The surplus or deficit on the entity's defined benefit plan is recognised in full in the statement of financial position. Any asset resulting from this calculation is limited to past service cost, plus the present value of available refunds and reductions in future contributions to the scheme.

6.15.3 Termination benefits

Termination benefits are recognised as an expense when the Company is committed demonstrably, without realistic possibility of withdrawal, to a formal detailed plan to either terminate employment before the normal retirement date, or to provide termination benefits as a result of an offer made to encourage voluntary redundancy. Termination benefits for voluntary redundancies are recognised as an expense if the Company has made an offer of voluntary redundancy, it is probable that the offer will be accepted, and the number of acceptances can be estimated reliably. If benefits are payable more than 12 months after the reporting period, then they are discounted to their present value.

6.15.4 Short-term employee benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid under short-term cash bonus or profit sharing plans if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

6.16 Provisions, contingent liabilities and contingent assets

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that the Group will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the The Group discloses a contingent liability when there is a possible obligation depending on whether some uncertain future event occurs or when there is a present obligation, but payment is not probable and the amount can not be estimated reliably.

The Group discloses a contingent asset where it is possible that an asset can arise from past events and the existence will be confirmed by the ocurrence or non ocurrence of one or more future events not wholly within the control of the entity.

6.17 Restructuring

A provision for restructuring is recognised when the Group has approved a detailed and formal restructuring plan, and the restructuring either has commenced or has been announced publicly. Future operating losses are not provided for.

6.18 Revenue from contract with customers

The Group applies the 5 step model in recognising revenue from contract with customers in accordance with IFRS 15, Revenue from contract with customers which involves:

a. Identifying the contract with a customers
b. Identifying the performance obligation in the contract
c. Determining the transaction price
d. Allocating the transaction price to the performance obligation in the contract
e. Recognising revenue when a performance obligation is satisfied by transferring a promised good or service to a customer (which is when the customer obtains control of that good or service)

Revenue from a valid contract with a customer is recognised when the following conditions are met:

a. The contract has been approved by the parties to the contract.
b. The rights and obligations of the parties to the contract in relation to the goods and services to be transferred are
c. The payment terms for the goods and services to be transferred are identifiable.
d. The contract has commercial substance.
e. it is probable that the consideration to which the group is entitled to in exchange for the goods or services will be

The Group's revenue comprises lodging services, food and beverages sales and other services incidental to lodging to third parties.

6.19 Leases

A contract is, or contains, a lease if it conveys the right to control the use of an identified asset for a period of time in exchange for consideration. The Group assesses whether a contract is or contains a lease at the inception of the contract.

A contract is assessed to contain a lease if the following conditions are established:
- There is an identifiable asset in the contract.
- The customer has the right to control the use of the asset throughout the period of the lease in exchange for a
- The customer has the right to obtain substantially all the economic benefits from the use of the asset throughout the
- The supplier does not have a sunstantive right to substitute the use of the asset throughout the period of use of the

Where the Group is a lessee in the lease contract, the Group recognises a right of use asset and a lease liablity at the inception of the contract. The right of use asset is measured using the cost model provided it:
- is not an investment property and the lessee fair values its investment properties.
- does not relate to a class of propety, plant and equipment to which the lessee applies revaluation model, in which case all right-of-use assets relating to that class of property, plant and equipment can be revalued.

Under the cost model a right-of-use asset is measured at cost less accumulated depreciation and accumulated

Where the lease is for a term of 12 months or less and containing no purchase options or the underlying asset has a low value when new such as personal computers or small items of office furniture, the Group accounts for lease payments as an expenses on a straight line basis over the term of the lease except another systematic basis is more

The right of use asset and the lease liability are initially measured at the present value of the lease payments payable over the lease term by discounting with the implicit rate of the lease. Where the implicit rate can not be readility determined, the Group shall apply its incremental borrowing rate.

Management has opted to exempt rental payments for its office as they are of a short term nature and not considered material. Also the Group has not entered into any lease contract where it is the lessor.

6.20 Investment return

Investment return comprises of dividend, interest and rent receivable, movement in amortized cost on debt securities and other loan and receivables, realized gains and losses, and unrealized gains and losses on fair value assets. Dividends on ordinary shares are appropriated from revenue reserve in the period they are approved by the Group's Shareholders.

6.21 Dividend distributions

Final dividend distributions to the company's shareholders are only recognised as a liability in the subsequent reporting period following when it has been approved by the shareholders at the Annual General Meeting.

6.22 Unclaimed dividend

Unclaimed dividends are amounts payable to shareholders in respect of dividend previously declared by the Group, which have remained unclaimed by the shareholders. In compliance with Section 385 of the Companies and Allied Matters Act, CAP C20 Laws of the Federation of Nigeria, unclaimed dividends after twelve years are transferred to retained earnings.

6.23 Related parties

The Group designates an entity or a person a related party where it has identified that:
- The entity and the Group are members of the same group. Holding company and subsidiary relationship.
- The entity is a joint venture or associate of the Group or the entity is a joint venture or associate of another member of the Group.

6.23 Related parties (continued)
- The Group is controlled by the entity or person.
- The entity or the person has significant influence over the Group.
- The person is a key management personnel of the Group.
- The entity is a post-employment defined benefit plan for the benefit of employees of either the reporting entity or an entity related to the reporting entity. If the reporting entity is itself such a plan, the sponsoring employers are also

The Group discloses transactions with related parties which includes the:
- The name of the related party.
- Nature of transaction with the related party.
- Amount of the transaction with the related party nature of transaction with the related party.
- Balance due from and to the related party at the end of the reporting period

The Group discloses the following information regarding key management personnel
- Short term employee benefits
- Post employment benefit

6.24 Taxation

Income tax for the period is based on the taxable income for the year. Taxable income differs from profit as reported in the statement of comprehensive income for the period as there are some items which may never be taxable or deductible for tax and other items which may be deductible or taxable in other periods. Income tax for the period is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period. Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

6.25 Deferred tax

Deferred tax is the future tax consequences of temporary differences between the carrying amounts and tax bases of assets and liabilities shown on the statement of financial position. Deferred tax assets and liabilities are not recognised if they arise in the following situations: the initial recognition of goodwill; or the initial recognition of assets and liabilities that affect neither accounting nor taxable profit. The amount of deferred tax provided is based on the expected manner of recovery or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantially enacted at the statement of financial position date.

The Group does not recognise deferred tax liabilities, or deferred tax assets, on temporary differences associated with investments in subsidiaries, joint ventures and associates where the parent company is able to control of the timing of the reversal of the temporary differences and it is not considered probable that the temporary differences will reverse in the foreseeable future. It is the Group's policy to reinvest undistributed profits arising in group companies.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. The carrying amount of the deferred tax assets are reviewed at each statement of financial position date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are offset only when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same tax authority. Current tax assets and liabilities are

6.26 Earnings per share

The Group presents basic earnings per share for its ordinary shares. Basic earnings per share are calculated by dividing the profit attributable to ordinary shareholders of the Group by the number of shares outstanding during the year. Adjusted earnings per share is determined by dividing the profit or loss attributable to ordinary shareholders by the weighted average number of ordinary shareholders adjusted for the bonus shares issued.

6.27 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares and share options are recognised as a deduction from equity, net of any tax effects and costs directly attributable to the issue of the instruments.

6.28 Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The Board of Directors is the chief operating decision makers and is responsible for assessing the financial performance and position of the group, and make strategic decisions. The Group identifies and segregates reportable segments based on their geographical location. These are components of the Group operating within a particular operating environment that are subject to risks and returns that are different from components operating in another economic environment.

6.29 Finance income and finance costs

6.29.1 Finance income

Finance income comprises interest income on funds invested, dividend income, gains on the disposal of available-for-sale financial assets, changes in the fair value of financial assets at fair value through profit or loss, and gains on hedging instruments that are recognized in profit or loss. Interest income is recognized as it accrues in consolidated income statement using the effective interest method.

6.29.2 Finance costs

Finance costs comprise interest expense on borrowings, unwinding of the discount on provisions, dividends on preference shares classified as liabilities, changes in the fair value of financial assets at fair value through profit or loss, impairment losses recognized on financial assets, and losses on hedging instruments that are recognized in profit or loss. Borrowing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognized in profit or loss using the effective interest method.

6.30 Dealing in Issuers' Shares Policy

policy which regulates securities transactions by its Directors, Employees and other insiders on terms which are no less exacting than the required standard set out in the Nigerian Stock Exchange Rules. The Policy is to be

A code of conduct regarding the securities transactions by all Directors was adopted by the Company. A specific enquiry of all Directors has been made during the reporting period and there is no incidence of non-compliance with the listing rules of the Nigerian Stock Exchange, and Ikeja Hotel Plc's code of conduct regarding securities transactions by Directors

SCHEDULE OF PROPERTY PLANT AND EQUIPMENT
For The Period Ended 30 June 2026
The Group

7 Cost/Valuation	Land	Buildings	Hotel Equipment	Office Equipment furniture and fittings	Computer Equipment	Motor Vehicles	Total
	~~N'000~~	~~N'000~~	~~N'000~~	~~N'000~~	~~N'000~~	~~N'000~~	~~N'000~~
At 1 January 2026	18,444,120	5,354,571	3,485,806	282,395	808,908	134,752	28,510,552
Additions	-	50,000	124,416	2,417	48,998	39,110	264,940
Reclassifications						-	-
Adjustments	-	-	-	-	-	-	-
Disposal		-	-	-	(25,603)	(10,060)	(35,663)
At 30 June 2026	**18,444,120**	**5,404,571**	**3,610,222**	**284,811**	**832,303**	**163,802**	**28,739,829**
At 1 January 2025	18,444,120	5,250,170	2,662,000	265,204	696,341	101,753	27,419,588
Additions during the year	-	24,844	827,000	18,085	112,567	32,999	1,015,494
Reclassifications	-	79,558	-	-	-	-	79,558
Adjustments****	-	-	-	-	-	-	-
Disposal	-	-	(3,193)	(894)	-	-	(4,087)
At 31 December 2025	**18,444,120**	**5,354,571**	**3,485,806**	**282,395**	**808,908**	**134,752**	**28,510,554**
Depreciation and impairment							
At 1 January 2026	-	2,086,712	2,498,729	230,192	582,429	108,682	5,506,744
Depreciation charge during the year		118,073	132,100	5,234	73,130	10,932	339,470
Adjustments		-	-	-	-	-	-
Elimination on disposal		-	-	-	(18,491)	(10,060)	(28,551)
At 30 June 2026		**2,204,785**	**2,630,829**	**235,426**	**637,069**	**109,554**	**5,817,663**
At 1 January 2025	-	1,830,292	2,336,075	221,961	446,390	82,366	4,917,084
Depreciation charge during the year	-	256,420	162,654	10,600	136,934	26,316	592,924
Elimination on disposal	-	-	-	(2,369)	(894)	-	(3,263)
Adjustments		-	-	-	-	-	-
At 31 December 2025	**-**	**2,086,712**	**2,498,729**	**230,192**	**582,429**	**108,682**	**5,506,745**
Carrying Amount							
At 30 June 2026	**18,444,120**	**3,199,786**	**979,393**	**49,385**	**195,234**	**54,248**	**22,922,166**
At 31 December 2025	**18,444,120**	**3,267,860**	**987,077**	**52,202**	**226,479**	**26,070**	**23,003,809**

7.1 The Company

Cost/Valuation	Land	Buildings	Hotel Equipment	Equipment furniture and fittings	Computer Equipment	Motor Vehicles	Total
At 1 January 2026	18,444,120	5,353,839	3,483,310	276,864	806,362	125,617	28,490,112
Addition	-	50,000	124,416	2,417	48,998	39,110	264,941
Disposal				-	(25,603)	(10,060)	(35,663)
Adjustments	-	-	-	-	-	-	-
At 30 June 2026	**18,444,120**	**5,403,839**	**3,607,726**	**279,281**	**829,756**	**154,667**	**28,719,389**
At 1 January 2025	18,444,120	5,249,437	2,656,310	261,972	694,689	92,618	27,399,146
Additions during the year	-	24,844	827,000	18,085	112,567	32,999	1,015,494
Reclassifications	-	79,558	-		-	-	79,558
Revaluation surplus***	-	-				-	-
Adjustments****	-	-	-		(894)	-	(894)
Disposal	-	-	-	(3,193)	-	-	(3,193)
At 31 December 2025	**18,444,120**	**5,353,839**	**3,483,310**	**276,864**	**806,362**	**125,617**	**28,490,112**
Depreciation and impairment							
At 1 January 2026	-	2,085,979	2,493,039	226,960	580,778	99,547	5,486,304
Depreciation charge during the year	-	118,073	132,100	5,234	73,130	10,932	339,470
Adjustments		-	-		-	-	-
Elimination on disposal	-	-	-	-	(18,491)	(10,060)	(28,551)
At 30 June 2026	**-**	**2,204,054**	**2,625,139**	**232,194**	**635,417**	**100,418**	**5,797,223**
At 1 January 2025	-	1,829,559	2,330,385	218,729	444,738	73,231	4,896,641
Depreciation charge during the year	-	256,420	162,654	10,600	136,934	26,316	592,924
Adjustments	-	-	-	-	-		-
Elimination on disposal	-	-	-	(2,369)	(894)	-	(3,263)
At 31 December 2025	**-**	**2,085,979**	**2,493,039**	**226,960**	**580,778**	**99,547**	**5,486,303**
Carrying Amount							
At 30 June 2026	**18,444,120**	**3,199,786**	**982,586**	**47,086**	**194,338**	**54,249**	**22,922,166**
At 31 December 2025	**18,444,120**	**3,267,860**	**990,271**	**49,903**	**225,583**	**26,070**	**23,003,809**

IKEJA HOTEL PLC

Notes to the Interim Financial Statements
For The Period Ended 30 June 2026

Note		3 Months Ended		6 Months Ended The Group		3 Months Ended		6 Months Ended The Company	

Note		The Group 30-Jun-26	The Group 31-Dec-25	The Company 30-Jun-26	The Company 31-Dec-25
		₦'000	₦'000	₦'000	₦'000
8	**Investment Property**				
	Charles Hampton Limited	-	4,630,087		
	Impairment of Investment in Charles Hampton Limited	-	(4,630,087)		
		-	-	-	-

Note		The Group 30-Jun-26	The Group 31-Dec-25	The Company 30-Jun-26	The Company 31-Dec-25
9	**Capital Work in Progress**	₦'000	₦'000	₦'000	₦'000
	At 1 January	721,060	478,122	721,060	478,122
	Additions during the period	1,693,735	322,496	1,693,735	322,496
	Reclassification to Property plants & equipments	(45,000)	(79,558)	(45,000)	(79,558)
	Total	**2,369,795**	721,060	**2,369,795**	721,060

This represents on going renovation works at the hotel

Note		The Group 30-Jun-26	The Group 31-Dec-25	The Company 30-Jun-26	The Company 31-Dec-25
10	**Intangible Asset**				
10.1	**Computer Software**				
	Cost/Valuation	₦'000	₦'000	₦'000	₦'000
	At 1 January	42,657	42,657	42,657	42,657
	Additions for the period	-	-	-	-
	Total	**42,657**	42,657	**42,657**	42,657
	Amortization				
	At 1 January	30,223	27,981	30,223	27,981
	Charge for the period	1,121	2,242	1,121	2,242
	Total	**31,344**	30,223	**31,344**	30,223
		11,313	12,434	**11,313**	12,434
10.2	**Carrying Value**	**11,313**	12,434	**11,313**	12,434

Note		Apr.-Jun. 2026	Apr.-Jun. 2025	30-Jun-26	30-Jun-25	Apr.-Jun. 2026	Apr.-Jun. 2025	30-Jun-26	30-Jun-25
11	**Revenue**	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000
	Rooms	4,581,204	4,311,264	9,307,250	8,559,141	4,581,204	4,311,264	9,307,250	8,559,141
	Food & Beverage	1,616,776	1,469,305	3,159,620	2,910,781	1,616,776	1,469,305	3,159,620	2,910,781
	Minor Operating Departments	32,208	23,914	65,653	49,749	32,208	23,914	65,653	49,749
	Miscellaneous Income	354,177	216,249	721,312	612,146	354,177	216,249	721,312	612,146
	Total	**6,584,364**	6,020,732	**13,253,835**	12,131,817	**6,584,364**	6,020,732	**13,253,835**	12,131,817

Note		Apr.-Jun. 2026	Apr.-Jun. 2025	30-Jun-26	30-Jun-25	Apr.-Jun. 2026	Apr.-Jun. 2025	30-Jun-26	30-Jun-25
12	**Cost of Sales**	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000
	Rooms	431,279	468,484	918,156	911,769	431,279	468,484	918,156	911,769
	Food & Beverage	1,004,232	920,827	1,966,900	1,820,672	1,004,232	920,827	1,966,900	1,820,672
	Minor Operating Departments	21,431	19,561	43,098	42,309	21,431	19,561	43,098	42,309
	Administrative & General	838,994	691,722	1,590,214	1,348,593	838,994	691,722	1,590,214	1,348,593
	Info & Telecom System	104,544	100,286	214,933	196,075	104,544	100,286	214,933	196,075
	Property Operations & Maintenance	401,109	337,876	749,363	631,242	401,109	337,876	749,363	631,242
	Utilities	704,908	621,235	1,343,677	1,218,772	704,908	621,235	1,343,677	1,218,772
	Total	**3,506,498**	3,159,991	**6,826,342**	6,169,432	**3,506,498**	3,159,991	**6,826,342**	6,169,432

Note		Apr.-Jun. 2026	Apr.-Jun. 2025	30-Jun-26	30-Jun-25	Apr.-Jun. 2026	Apr.-Jun. 2025	30-Jun-26	30-Jun-25
13	**Other Income**	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000
	Rental income	610	-	2,174	1,520	-	-	-	-
	Sales of Scrap	-	-	1,850	-	-	-	1,850	-
	Receipt for Insurance Claim	(1,128)	6,415	40,284	62,404	-	6,415	40,284	62,404
	Profit on disposal of property, plant and equ	19,569	30	22,069	30	19,569	30	22,069	30
	Management fee	-	24,703	-	31,119	-	24,703	-	31,119
	Total	**19,051**	31,148	**66,378**	95,073	**19,569**	31,148	**64,203**	93,553

		Apr.-Jun. 2026	Apr.-Jun. 2025	30-Jun-26	30-Jun-25	Apr.-Jun. 2026	Apr.-Jun. 2025	30-Jun-26	30-Jun-25
14	**Finance Income**	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000
	Interest Earned on Demand Deposit	740,870	424,741	1,404,274	842,374	452,288	122,368	846,205	312,099
	Total	**740,870**	424,741	**1,404,274**	842,374	**452,288**	122,368	**846,205**	312,099

		The Group				The Company			
		Apr.-Jun. 2026	Apr.-Jun. 2025	30-Jun-26	30-Jun-25	Apr.-Jun. 2026	Apr.-Jun. 2025	30-Jun-26	30-Jun-25
15	**Administrative Expenses**	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000
	Directors Remuneration (Note:15.1a)	113,734	14,117	118,084	17,484	113,734	12,232	118,084	15,484
	Employee Costs & Benefits	88,058	78,701	172,979	128,518	87,008	78,701	170,398	127,155
	Depreciation of PPE	103,942	130,813	207,369	268,863	103,942	130,813	207,369	268,863
	Amortisation	561	339	1,121	1,121	561	339	1,121	1,121
	Management Fee	126,696	146,011	255,714	287,027	126,696	115,774	255,714	234,000
	Operations Incentive Fees	85,947	77,895	179,157	163,389	85,947	77,895	179,157	163,389
	Legal Expenses	-	7,500	27,200	12,500	-	7,500	27,200	12,500
	Professional Fees	35,267	16,548	60,868	53,906	34,192	15,779	59,793	45,526
	Sustainability Expenses (Note:15.1b)	30,600	-	30,600	-	30,600	-	30,600	-
	Insurance	3,156	3,474	6,084	5,072	3,156	3,474	6,084	5,072
	Medical Expenses	998	1,756	10,440	4,094	998	1,756	10,440	4,094
	Transport and Travelling	8,180	4,833	12,117	9,854	8,180	4,833	12,117	9,854
	Repairs & Maintenance	8,636	9,830	18,673	21,616	8,636	9,830	18,650	21,616
	Bank charges and Commission	16,334	786	24,674	1,538	16,293	762	22,621	1,221
	Audit Fee	3,837	5,926	9,158	10,352	3,488	5,644	8,325	9,675
	Rent and Rate	2,988	2,507	5,368	4,891	2,988	2,507	5,368	4,891
	Advertising and Promotions	3,274	3,131	7,169	3,752	3,274	3,131	7,169	3,752
	Staff Meal	3,050	-	25,662	-	3,050	-	25,662	-
	Printing and Stationary	270	973	959	1,383	270	973	959	1,383
	Pension contribution	6,830	3,451	13,466	7,592	6,830	3,451	13,466	7,592
	Recruitment & Training	6,236	9,711	11,548	14,073	6,236	9,711	11,548	14,073
	Energy Cost	14,862	4,473	16,488	7,971	14,830	4,473	16,408	7,899
	Office expenses	7,255	4,769	11,099	10,409	7,255	4,769	11,099	10,409
	Communication	4,634	2,870	8,466	5,427	4,634	2,870	8,466	5,427
	Donation	5,250	-	5,450	-	5,250	-	5,450	-
	Subscription	12,948	9,905	27,525	18,774	12,948	9,905	27,525	18,774
	AGM Expenses	16,748	1,486	16,748	1,486	16,748	1,486	16,748	1,486
	Total	**710,291**	541,804	**1,284,185**	1,061,091	**707,744**	508,608	**1,277,540**	995,254

15.1	**Administrative Expenses-Disclosures**								
a	**Directors Remuneration**	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000
	Directors expenses	106,479	14,117	110,829	17,484	106,479	12,231	110,829	15,484
	Directors fees	7,255	-	7,255	-	7,255	-	7,255	-
	Total	113,734	14,117	**118,084**	17,484	113,734	12,231	**118,084**	15,484
b	**Sustainability Expenses**	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000
	Sustainability Consulting Fees	18,600	-	18,600	-	18,600	-	18,600	-
	Sustainability Traing Fee	12,000	-	12,000	-	12,000	-	12,000	-
		30,600	-	**30,600**	-	**30,600**	-	**30,600**	-

		Apr.-Jun. 2026	Apr.-Jun. 2025	30-Jun-26	30-Jun-25	Apr.-Jun. 2026	Apr.-Jun. 2025	30-Jun-26	30-Jun-25
		₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000
16	**Sales & Marketing Expenses**	**235,219**	219,673	**494,624**	430,238	**235,219**	219,673	**494,624**	430,238

		Apr.-Jun. 2026	Apr.-Jun. 2025	30-Jun-26	30-Jun-25	Apr.-Jun. 2026	Apr.-Jun. 2025	30-Jun-26	30-Jun-25
17	**Finance Cost**	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000	₦'000
	Interest Expense	-	371,117	-	738,155	-	371,117	-	738,155
	Total	-	371,117	-	738,155	-	371,117	-	738,155

Interest expense represents charges paid and/or payable on loans.

		30-Jun-26	31-Dec-25	30-Jun-26	31-Dec-25
18	**Trade Receivables**	₦'000	₦'000	₦'000	₦'000
	Trade Receivables	2,278,709	2,361,685	2,275,935	2,359,466
	Allowances for Impairment Losses	(350,493)	(390,972)	(350,493)	(390,972)
	Total	**1,928,216**	1,970,713	**1,925,442**	1,968,494

		30-Jun-26	31-Dec-25	30-Jun-26	31-Dec-25
19	**Other Receivables and Prepayment**	**₦'000**	₦'000	**₦'000**	₦'000
	Prepayments (Note: 19.1)	366,683	266,260	366,683	266,260
	Withholding tax receivables	686,309	472,386	655,953	472,386
	Advances to Suppliers	144,397	897,835	144,397	897,835
	Total	**1,197,389**	1,636,481	**1,167,033**	1,636,481

		The Group		The Company	
		30-Jun-26	31-Dec-25	**30-Jun-26**	31-Dec-25
19.1	**Analysis of Prepayments**	**₦'000**	₦'000	**₦'000**	₦'000
	Prepaid Rent	14,189	3,333	14,189	3,333
	Prepaid Maintenance	48,776	25,774	48,776	25,774
	Prepaid Dues and Subscription	27,529	2,758	27,529	2,758
	Prepaid Insurance	146,677	195,826	146,677	195,826
	Staff benefits	86,787	13,684	86,787	13,684
	Prepaid - Others	42,726	24,885	42,726	24,885
	Total	**366,683**	266,260	**366,683**	266,260

		30-Jun-26	31-Dec-25	30-Jun-26	31-Dec-25
20	**Inventories**	**₦'000**	₦'000	**₦'000**	₦'000
	Food and Beverage	207,724	214,866	207,724	214,866
	Operating supplies	-	-	-	-
	Total	**207,724**	214,866	**207,724**	214,866

		30-Jun-26	31-Dec-25	30-Jun-26	31-Dec-25
21	**Loan to related party**	**₦'000**	₦'000	**₦'000**	₦'000
	At 1 January	16,723,246	34,182,220	16,723,246	34,182,220
	Addition	-	-	-	-
	Repayment	-	(117,000)	-	(117,000)
	40% SEC-Approved Discount on Loan	-	(17,341,974)	-	(17,341,974)
	Total	**16,723,246**	16,723,246	**16,723,246**	16,723,246
	Loans and receivable relate to Loan to the Tourist Company of Nig. Plc				

		30-Jun-26	31-Dec-25	30-Jun-26	31-Dec-25
22	**Amount Due from Related Parties**	**₦'000**	₦'000	**₦'000**	₦'000
	Hans-Gremlin (Nigera) Ltd.	-	-	125,193	116,596
	AVI	31,122	31,122	-	-
	GMI & Co	113,188	113,188	-	-
	Felfan	59,074	59,074	-	-
	Charles Hampton	-	-	273,839	272,839
		203,384	203,384	399,032	389,435
	Impairment allowance	(203,384)	(203,384)	-	-
	Total	**-**	-	**399,032**	389,435

22.1 Impairment allowance represent balances without movement for the past three years

		30-Jun-26	31-Dec-25	30-Jun-26	31-Dec-25
23	**Cash & Cash Equivalents**	**₦'000**	₦'000	**₦'000**	₦'000
	Cash in Hand	4,465	6,715	4,465	4,474
	Cash at Bank	1,954,084	23,730,286	1,893,312	23,710,804
		1,958,548	23,737,001	1,897,777	23,715,279
	Time Deposits	34,839,927	9,418,582	27,784,327	2,551,613
	Total	**36,798,475**	33,155,583	**29,682,103**	26,266,891

		30-Jun-26	31-Dec-25	30-Jun-26	31-Dec-25
		₦'000	₦'000	**₦'000**	₦'000
24	**Deferred Income**	**20,890,995**	20,528,004	**20,711,104**	20,137,976
	At 1 January	20,528,004	32,903,157	20,137,976	32,760,902
	Interest and Exchange difference capitalised	(722,243)	-	(474,470)	-
	SEC approved 40% discount on loan related income		(12,622,926)		(12,622,926)
	Advance receipt of rental income	1,085,234	247,773	1,047,598	-
	At 30 June	**20,890,995**	20,528,004	**20,711,104**	20,137,976

24.1 Deferred income comprise				
Ikeja Hotel Plc	20,711,104	20,137,976	20,711,104	20,137,976
Hans Gremlin Limited	37,636	247,773	-	-
Charles Hampton & Company Limited	142,255	142,255	-	-
	20,890,995	20,528,004	**20,711,104**	20,137,976

	30-Jun-26	31-Dec-25	**30-Jun-26**	31-Dec-25
25 Trade and Other Payables	**₦'000**	₦'000	**₦'000**	₦'000
Trade Payables	1,029,414	959,450	728,437	784,743
Accrued Expenses	2,775,600	2,922,519	2,625,381	2,753,153
Advance Deposit	736,188	629,475	712,256	512,236
Staff bonuses	163,878	187,225	163,878	187,225
Service Charge Distribution	151,943	189,972	151,943	189,972
Customer credit balance	34,792	160,938	34,792	160,938
Withholding tax Payables	410	1,112	410	1,112
VAT Payables	154,939	266,634	154,939	266,634
Input VAT Receivable (Self-Accounted)	(1,737)	-	(1,737)	-
Output VAT Receivable (Self-Accounted)	78	-	78	-
Unclaimed Dividend	76,133	95,423	76,133	72,026
Total	**5,121,638**	5,412,749	**4,646,510**	4,928,039

	The Group		**The Company**	
	30-Jun-26	31-Dec-25	**30-Jun-26**	31-Dec-25
26 Amount Due to Related Parties	**₦'000**	₦'000	**₦'000**	₦'000
IHL Services limited	-	-	771,458	771,739
Alurum investment Ltd/Omamo Trust Limited	-	-	-	-
Minabo Limited	2,145,978	2,145,978	2,145,978	2,145,978
AVI Services/G. M. Ibru	598,205	654,789	598,205	654,789
Total	**2,744,184**	2,800,767	**3,515,642**	3,572,506

Taxation	**30-Jun-26**	31-Dec-25	**30-Jun-26**	31-Dec-25
27.1 Current Tax Payable	**₦'000**	₦'000	**₦'000**	₦'000
At 1 January	3,834,208	1,209,348	3,268,049	950,429
Payment in the year	(520,949)	(690,906)	(435,783)	(670,826)
Charge for the year (Note 27.3)	2,061,891	3,315,766	1,892,351	2,988,446
Total	**5,375,149**	3,834,208	**4,724,617**	3,268,049

The charge for taxation has been computed in accordance with the provisions of the companies income tax Act C21, LFN 2004 and the Education

	30-Jun-26	31-Dec-25	**30-Jun-26**	31-Dec-25
27.2 Deferred Taxation	**₦'000**	₦'000	**₦'000**	₦'000
At January	369,952	3,038,598	369,952	3,038,598
Deferred tax charge recognised in profit or loss	-	(2,679,802)	-	(2,679,802)
Deferred tax charge recognised in other comprehensive income		11,156	-	11,156
Total	**369,952**	369,952	**369,952**	369,952

	Apr.-Jun. 2026	Apr.-Jun. 2025	**30-Jun-26**	30-Jun-25	**Apr.-Jun. 2026**	Apr.-Jun. 2025	**30-Jun-26**	30-Jun-25
27.3 Income Tax Expense	**₦'000**	₦'000	**₦'000**	₦'000	**₦'000**	₦'000	**₦'000**	₦'000
Income Tax	848,831	673,264	1,819,275	1,435,135	781,690	574,458	1,669,721	1,261,317
Development Levy	124,211	57,446	242,616	126,132	104,225	57,446	222,630	126,132
	973,043	730,710	2,061,891	1,561,266	885,916	631,904	1,892,351	1,387,449
Deferred Taxation			-	-			-	-
Income Statement	**973,043**	730,710	**2,061,891**	1,561,266	**885,916**	631,904	**1,892,351**	1,387,449

Tax Payable/Deffered Tax
The Company has adopted the IFRS 12 - Income Taxes, Deferred Taxation which is computed using the liability method

28 **Retirement benefit obligation**

The Company complies with the provisions of the Pension Reform Act 2014 whereby both employer and employees contributed 10% and 8% each of employee gross emolument on monthly basis. Both employer and employee contributions are remitted monthly to the employees' chosen Pension Fund Administrators (PFA). Employer contribution has been charged

Under the defined benefit's scheme member's past service benefits have been assessed using the Projected Unit Credit Method (PUCM). This method calculates the actuarial liability (staff gratuity benefits and long service grants) as the discounted value of the benefits that have accrued over the past period of membership of the beneficiaries. In determining this value allowance is made

ii for any future expected inflationary

	30-Jun-26	31-Dec-25	**30-Jun-26**	31-Dec-25
	N'000	N'000	**N'000**	N'000
Defined contribution plan (Note 30.1)	**-**	-	**-**	-
Defined benefit plan (Note 28.2)	**214,348**	253,147	**214,348**	253,147
	214,348	253,147	**214,348**	253,147

		The Group		The Company	
		30-Jun-26	31-Dec-25	**30-Jun-26**	31-Dec-25
28.1	**Defined contribution plan**	**N'000**	N'000	**N'000**	N'000
	At 1 January	-	-	-	-
	Contribution in the period	-	102,934	-	102,934
	Remittance during the period	-	(102,934)	-	(102,934)
		-	-	-	-

28.2	**The defined benefit plan is further analysed into:**					
	Active plan	214,348	253,147		214,348	253,147
	Terminated plan	-	-		-	-
		214,348	253,147	-	**214,348**	253,147

28.3	**Active Plan**	**30-Jun-26**	31-Dec-25	**30-Jun-26**	31-Dec-25
		₦'000	₦'000	**₦'000**	₦'000
	At 1, January	253,147	318,831	253,147	318,831
	Current Service Cost & Interest	-	25,913	-	25,913
	Interest Cost	-	45,786	-	45,786
	Payment in the period	(38,799)	(128,713)	(38,799)	(128,713)
	Re-measurement gain/loss on defined benefit plan	-	(8,670)	-	(8,670)
		214,348	253,147	**214,348**	253,147
	Present value of defined benefit obligation	214,348	253,147	214,348	253,147
	Fair value of plan assets	-	-	-	-

The terminated obligations is in respect of the gratuity scheme which have been discontinued based on agreements with the Group's workers union. Settlements of the outstanding balances at termination are made in accordance with terms contained in the agreement with

29	**Share Capital**	**30-Jun-26**	31-Dec-25	**30-Jun-26**	31-Dec-25
	Issued and fully paid	**₦'000**	₦'000	**₦'000**	₦'000
	At 1 January	1,081,184	1,081,184	1,081,184	1,081,184
		1,081,184	1,081,184	**1,081,184**	1,081,184

Number: 2,162,367,827 ordinary shares of 50 kobo each

		30-Jun-26	31-Dec-25	**30-Jun-26**	31-Dec-25
30	**Share Premium**	**₦'000**	₦'000	**₦'000**	₦'000
	At 1 January	1,432,886	1,432,886	1,432,886	1,432,886
		1,432,886	1,432,886	**1,432,886**	1,432,886

		30-Jun-26	31-Dec-25	**30-Jun-26**	31-Dec-25
31	**Retained Earnings**	**₦'000**	₦'000	**₦'000**	₦'000
	At 1 January	27,773,017	14,252,475	27,312,423	13,998,575
	Transfer from profit & loss account	4,001,027	13,777,405	3,673,387	13,501,771
	Dividend paid	(64,871)	(254,377)	(64,871)	(185,437)
	Excess of Purchase Consideration over 20% Additional Investment in **Hans-Gremlin**	(657,009)			
	Re-measurement gain/(loss) on defined benefit plan	-	(2,486)	-	(2,486)
	At 30 June	**31,052,164**	27,773,017	**30,920,939**	27,312,423

		30-Jun-26	31-Dec-25	**30-Jun-26**	31-Dec-25
32	**Non-controlling interest**	**₦'000**	₦'000	**₦'000**	₦'000
	At 1 January	126,651	(37,140)	-	-
	Share of profit/(Loss)	56,418	163,791	-	-
	Sub-Total	183,069	126,651		
	20% Additional Investment in **Hans-Gremlin**	(132,869)	-		
	At 30 June	**50,200**	126,651	-	-

		30-Jun-26	31-Dec-25	30-Jun-26	31-Dec-25
33	**Investment in Subsidiary**	**₦'000**	₦'000	**₦'000**	₦'000
	Charles Hampton Limited	-	-	**3,499**	3,499
	IHLS Limited	-	-	**100**	100
	Hans Gremin Nigeria Limited	-	-	**5,230,797**	4,440,919
		-	-	5,234,396	4,444,518

The Company holds 95% of the issued share capital of Hans Gremlin Nigeria Limited, a special purpose vehicle used in acquring 51% of the issued share capital of Capital Hotels Plc. Therefore, Ikeja Hotel Plc's indirect interest in the net assets of Capital Hotels Plc was 38.25% while the remaining 61.75% was attributable to non controlling interest (NCI).

Hans Gremlin Limited disposed total controlling interest in Capital Hotels Plc to 22 Hospitality Limited with effect from February 2023. Consequently, Capital Hotels Plc ceased to be a subsidiary of Hans Gremlin Limited and sub-subsidiary of Ikeja Hotel Plc with effect from the date of disposal.

		The Group		The Company	
		30-Jun-26	31-Dec-25	**30-Jun-26**	31-Dec-25
34	**Investment Accounted for Using Equity Method**	**₦'000**	₦'000	**₦'000**	₦'000
	At 1 January	-	798,722	798,722	798,722
	Accumulated share of loss in associate company	-	(798,722)	-	-
		-	-	**798,722**	798,722

Investment relates to 273,529,085 units of stock in the Tourist Company of

		30-Jun-26	31-Dec-25	30-Jun-26	31-Dec-25
35	**Capital reserve**	**₦'000**	₦'000	**₦'000**	₦'000
	At 1 January	1,832	1,832	-	-
	At 30 June	**1,832**	1,832	**-**	-

		30-Jun-26	31-Dec-25	30-Jun-26	31-Dec-25
36	**Revaluation reserve**	**₦'000**	₦'000	**₦'000**	₦'000
	Analysis of revaluation reserve:				
	At 1 January	13,823,793	13,823,793	13,823,793	13,823,793
	At 30 June	**13,823,793**	13,823,793	**13,823,793**	13,823,793

The revaluation surplus arose from the valuation of land in Ikeja Hotels Plc (Note 7.1)

UNAUDITED RESULT FOR THE PERIOD ENDED 30 JUNE 2026

	6/30/2026 =N='000	6/30/2025 =N='000	% Change
TURNOVER	**13,253,835**	12,131,817	**9.25**
OPERATING PROFIT	**4,715,062**	4,566,128	**3.26**
FINANCE CHARGES	**-**	(738,155)	**(100.00)**
PROFIT/(LOSS) BEFORE TAX	**6,119,336**	4,670,347	**31.03**
TAXATION	**(2,061,891)**	(1,561,266)	**32.07**
PROFIT/(LOSS) AFTER TAX	**4,057,445**	3,109,081	**30.50**

COMPANY NAME: Ikeja Hotel Plc
BOARD LISTED: Main Board
PERIOD END: December
REPORTING PERIOD: Period Ended 30 June, 2026
SHARE PRICE AT THE END OF REPORTING PERIOD: **N43.25** (2025: N16.30)

Shareholding Structure/Free Float Status

	30-Jun-26		30-Jun-25	
Description	**Unit**	**Percentage**	**Unit**	**Percentage**
Issued Share Capital	2,162,367,827	100	2,162,367,827	100
Substantial Shareholdings (5% and Above)				
Oma Investments Limited	558,846,088.00	25.8%	558,846,088.00	25.8%
Wagmest Nigeria Limited	180,148,768.00	8.3%	180,148,768.00	8.3%
RFC Limited	152,410,464.00	7.0%	152,410,464.00	7.0%
Alrum Investment Limited	112,914,212.00	5.2%	112,914,212.00	5.2%
Associated Ventures Limited	195,235,178.00	9.0%	155,183,927.00	7.2%
Next international ltd	108,531,428.00	5.0%	108,531,428.00	5.0%
HGL Real Estate Limited	305,323,525.00	14.1%	-	-
Total Substantial Shareholdings	**1,613,409,663.00**	**74.6%**	**1,268,034,887**	**63.6%**
Directors' Shareholdings (Direct and Indirect), Excluding Directors with Substatial interest				
Mr. Kunle Aluko (Aluko Moses)	60,000	0.0%	60,000	0.0%
Total Directors Shareholdings	**60,000**	**0.0%**	**60,000**	**0.0%**
Other Influential Shareholdings	-		-	
Total Other Influential Shareholding	**-**	**0.0%**	**-**	**4.9%**
Free float in Units and Percentage	588,949,415.00	25.4%	788,432,940.00	36.5%
		23,739,845,593.00		12,851,456,922.00

Declaration:

A) Ikeja Hotel Plc with a free float percentage of 25**.4%** and value of **N23,739,845,593.00** as at 30 June 2026, is Compliant with the Exchange's free float requirements for companies listed on the Main Board.

B) Ikeja Hotel Plc with a free float value of **N12,851,456,922.00** and percentage of **36.5%** as at 30 June 2025, is Compliant with the Exchange's free float requirements for companies listed on the Main Board.