



Mortgage Bankers  
RC: 31732

# 2023

ANNUAL REPORT &  
FINANCIAL STATEMENTS

Dream Shelter...Think LBIC



## **Our vision**

To be the leading provider  
of affordable home  
ownership solutions.



## **Our mission**

Delivering innovative home  
ownership solutions through  
a happy workforce.



## **Our shared values**

Delivering on our promises  
Customer Delight  
Freedom to succeed  
Positive Attitude  
Empathy.

## Our Identity/ Principal Activity

Lagos Building Investment Company Plc ('LBIC' or the 'Bank') is a licensed State Primary Mortgage Bank with a customer base of over 170,000 corporates and individuals alike. LBIC is a foremost player in the affordable housing initiative of the Lagos State Government. The Principal activity of the bank remains the provision of mortgage finance facilities to prospective home owners.

The Bank also provides retail banking facilities with a wide range of product and services (savings and loans) within the Central Bank of Nigeria (CBN) Regulatory framework, designed to meet its customers' specific needs.



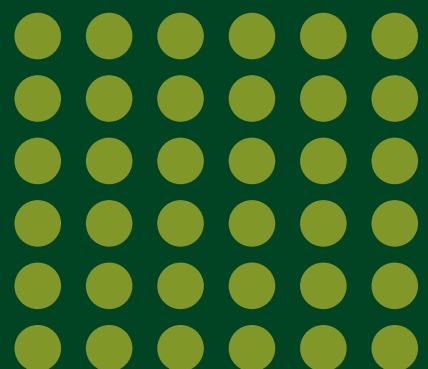
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# Introduction

Lagos Building Investment Company Plc's Financial Statements complies with the applicable legal requirements of the Companies and Allied Matters Act 2020 and the Investment and Securities Act 2007 regarding the Annual Financial Statements for the year ended December 31, 2023. The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB), adopted, and approved by the Financial Reporting Council of Nigeria.

To make for better understanding, certain disclosures and some prior year's figures have been presented in line with current year figures. Furthermore, due to rounding, numbers presented throughout this report may not add up precisely to the totals provided and percentages may not precisely reflect the absolute figures.



## Corporate Information

### Name of Directors

<b>Hakeem Ogunniran</b>	_____	Chairman, Board of Directors
<b>Tobiloba Lawal</b>	_____	Managing Director ——— Resigned WEF 31 December 2023
<b>Afolabi Omilabu</b>	_____	Executive Director
<b>Layiwola Okoya</b>	_____	Executive Director
<b>Femi Adewole</b>	_____	Independent Non-Executive Director
<b>Tunde Owolabi</b>	_____	Independent Non-Executive Director
<b>Bolanle Banjo</b>	_____	Non-Executive Director
<b>Adewale Okesola</b>	_____	Non-Executive Director

### Key Management Team

<b>Tobiloba Lawal</b>	_____	Managing Director
<b>Afolabi Omilabu</b>	_____	Executive Director, Finance and Operations
<b>Layiwola Okoya</b>	_____	Executive Director, Business Development and IT
<b>Wasiu Adeyemi</b>	_____	Finance Controller
<b>Tunde Jinadu</b>	_____	Head, Business Development
<b>Ayosunkanmi Olajide</b>	_____	Company Secretary

**Registered Corporation Number:** 31732

**Registered Office Address:**  
Plot 1, ASSBIFI Road Central Business District,  
Alausa, Ikeja, Lagos State.  
09080000721  
www.lbicplc.com

### Company's Secretary

Ayosunkanmi Olajide  
FRC/2022/PRO/NBA/004/00000024146  
Plot 1, ASSBIFI Road Central Business District,  
Alausa, Ikeja, Lagos State.

**CBN License Number:** 000005

**CBN Approval Date:** July 1, 1991

**Tax Identification Number:** 00217217-0001

### REGISTRARS ADDRESS

Africa Prudential Plc. 22B, Ikorodu Road,  
Palmgrove, Lagos State

### Principal Bankers

<b>Access Bank PLC</b>	183, Obafemi Awolowo Road, Alausa, Ikeja, Lagos State.
<b>Keystone Bank Limited</b>	25, Kudirat Abiola Way, Oregun, Lagos State.
<b>Guaranty Trust Bank Limited</b>	14, Opebi Road, Ikeja, Lagos State.
<b>First City Monument Bank PLC</b>	M1 Point Motorways Complex, Ikeja, Lagos State.
<b>United Bank for Africa PLC</b>	Oluwalogbon House, Alausa, Ikeja, Lagos State.
<b>Ecobank Nigeria Limited</b>	Good Shepherd House, IPM Avenue, Ikeja, Lagos State.
<b>Polaris Bank Limited</b>	Epe LGA Secretariat, Epe, Lagos State.

### **Independent Auditors**

Gbenga Badejo & Co.,  
(Chartered Accountants),  
A Correspondent Firm of Reanda International  
Plot 8A, Ajumobi Olorunoje Street, Off Acme Road, By First Bank,  
Agidingbi, Ikeja, Lagos State.  
Tel: 0809 622 7865  
Email: [info@gbc-consult.com](mailto:info@gbc-consult.com)  
Web: [www.gbc-consult.com](http://www.gbc-consult.com)

# NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the 19<sup>th</sup> Annual General Meeting (“AGM”) of Lagos Building Investment Company Plc. (“The Company”) will hold on Thursday 12 September, 2024 at the Conference Hall of the Lagos Building Investment Company Plc., Plot 1, ASSBIFI Road, Central Business District, Alausa, Ikeja, Lagos at 11.00am to transact the following businesses:

## A. ORDINARY BUSINESS:

1. To present the Audited Financial Statements of the Company for the Financial Year ended 31<sup>st</sup> December 2023, the Reports of the Directors, Auditors and Audit Committee thereon;
2. To re - appoint Gbenga Badejo & Co. as external Auditors and authorize the Directors to fix the remuneration of the External Auditors so appointed;
3. To-re-elect the following Directors retiring by rotation at this meeting;
  - i. Mrs. Bolanle Banjo
  - ii. Mr Adewale Okesola
4. To disclose remuneration of Directors and
5. To elect members of the Statutory Audit Committee.

## B. SPECIAL BUSINESS:

### Ordinary Resolution

1. That the Directors’ fees for the financial year ending 31<sup>st</sup> December 2024 be and is hereby fixed at ₦10,275,000.00 (Ten Million Two Hundred and Seventy - Five Thousand Naira only)
2. To approve the appointment of Mr. Olusola Faleye as Managing Director/ Chief Executive Officer of the Lagos Building Investment Company Plc.

**Dated this 5<sup>th</sup> day of August, 2024**

### By Order of the Board



**Oladunni Ogunsulire, FCIS**

*Company Secretary*

FRC/2019/ICSAN/00000019429

## NOTES:

### 1. PROXY

A member of the Company eligible to attend and vote at the Annual General Meeting is entitled to appoint a proxy in his/her stead. A proxy needs not be a member of the Company. All instruments of proxy must be completed, stamped by the Commissioner for Stamp Duties, and deposited at the office of the Registrar, Africa Prudential Plc., 220B, Ikorodu Road, Palmgrove, Lagos not later than 48 hours before the time fixed for the meeting. A corporate body being a member of the Company is required to execute a proxy under seal.

## **2. NOMINATION TO THE AUDIT COMMITTEE**

In accordance with Section 404(6) of the Companies & Allied Matters Act 2020, any member may nominate a shareholder as a member of the Audit Committee by giving notice in writing of such nomination to the Company Secretary at least 21 days before the Annual General Meeting. The Security and Exchange Commission's Code of Corporate Governance for Public Companies stipulates that members of the Audit Committee must have basic financial literacy and at least one member of the committee should be knowledgeable in accounting or financial management. Thus, a detailed Curriculum Vitae confirming the nominee's qualification should be submitted with each nomination.

## **3. CLOSURE OF REGISTER**

Notice is hereby given that the Register of Members and Transfer Books of the Company will be closed from 2nd September 2024 to 8th September 2024 (both dates inclusive) to enable the Registrars prepare an up-to-date Register of Shareholders for the meeting.

## **4. ELECTRONIC ANNUAL REPORT**

The electronic version of the Annual Report will be made available online for members and the general public to view and download from our website [www.lbicplc.com](http://www.lbicplc.com). Shareholders who have also provided their email addresses will receive the electronic version of the Annual Report via email.

## **5. DECLARATION OF SHAREHOLDERS' RIGHT**

Shareholders have the right to make relevant enquiries in connection with investment or the status of the company in general. Shareholders have the right to make their enquiries during the Annual General Meeting. Shareholders may also send their written enquiry via the Company Secretariat at least five (5) business day before the date of the Annual General Meeting.

## **6. RE-ELECTION OF DIRECTORS**

In accordance with S285(1) and (2) of the Companies and Allied Matters Act 2020, Messrs Bolanle Banjo and Adewale Okesola will retire by rotation and being eligible, will be offering themselves for re-election. Their profile and details of attendance of Board and Committee meetings are contained in the Corporate Governance Report and Report of Directors.

## **7. WEBSITE**

A copy of this Notice and other information relating to the meeting can be found at [www.lbicplc.com](http://www.lbicplc.com).

## FINANCIAL HIGHLIGHTS

For the Year Ended 31 December, 2023

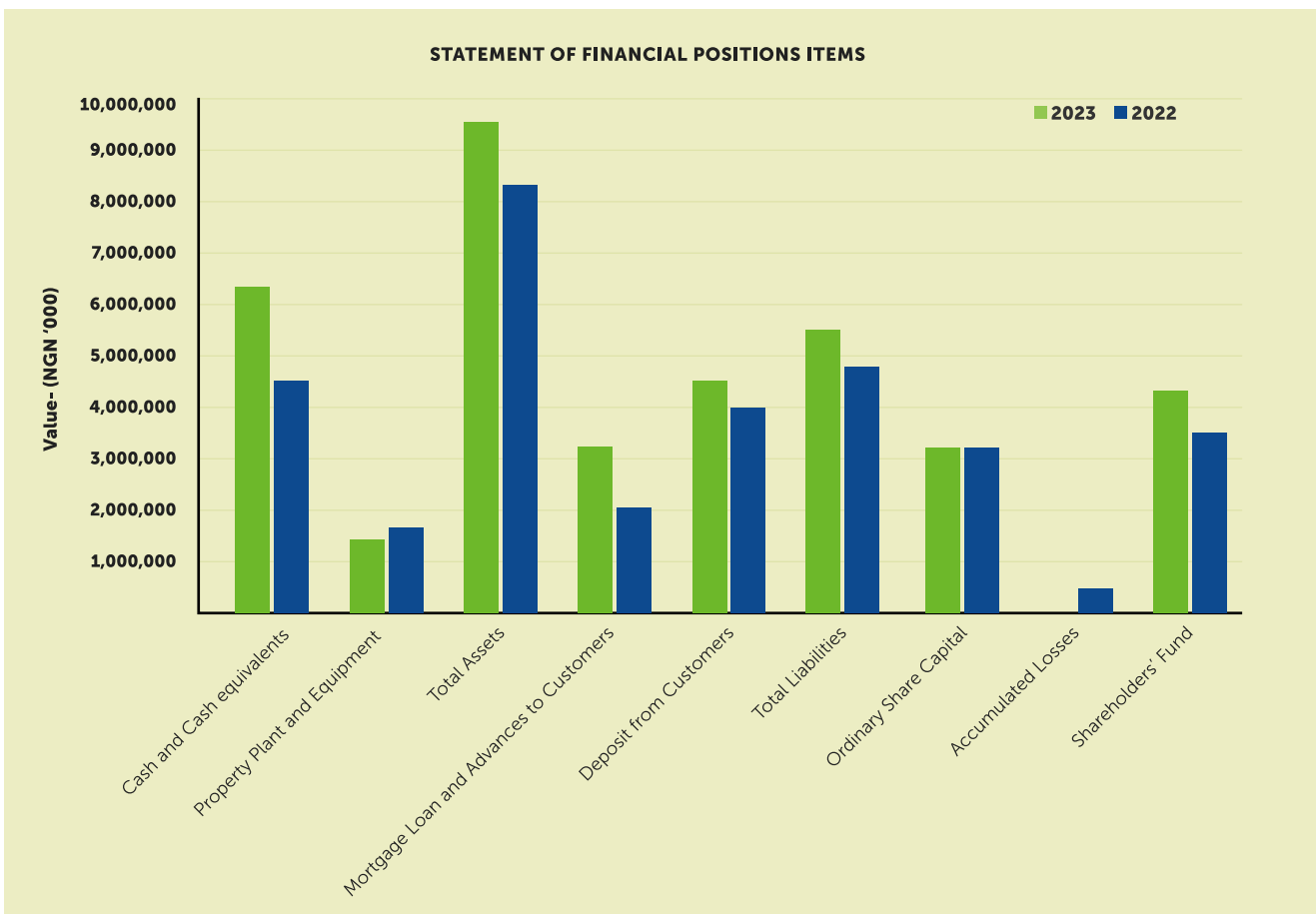
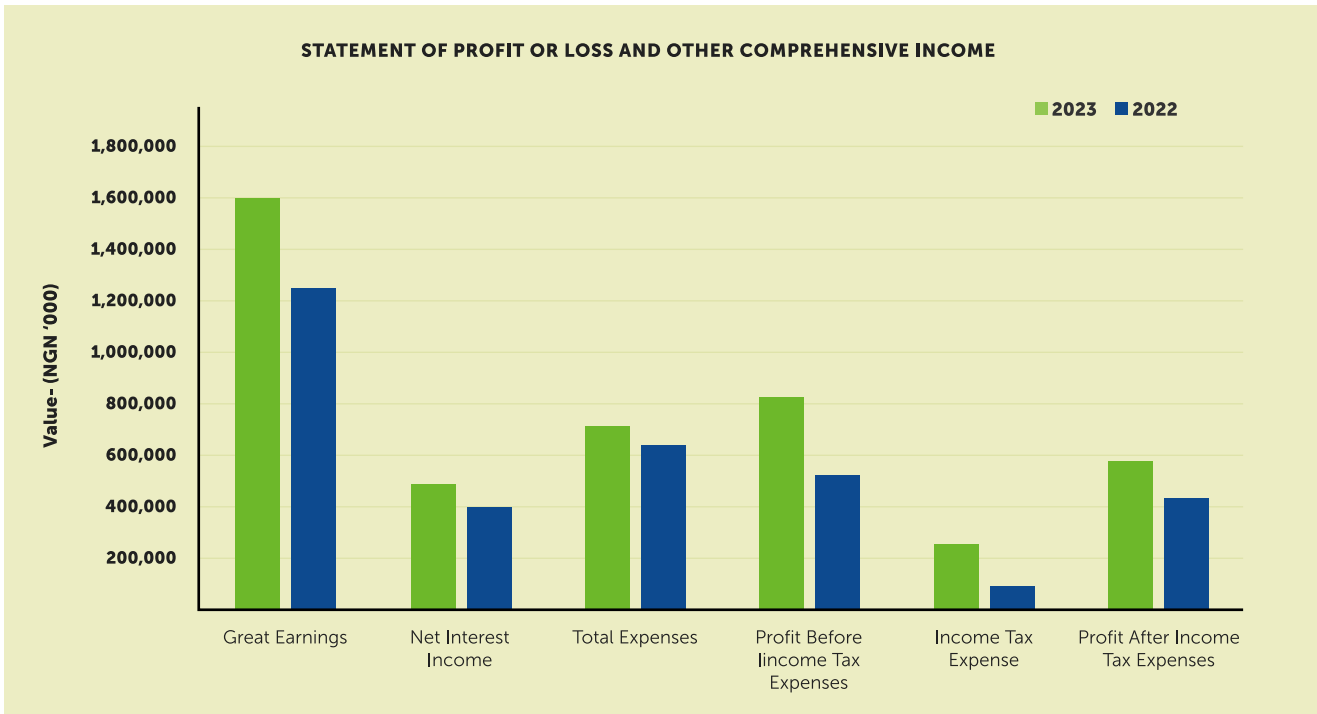
<b>Statement of Profit or Loss and Other Comprehensive</b>	<b>2023</b>	<b>2022</b>	
	<b>N'000</b>	<b>N'000</b>	<b>% Charges</b>
<b>Income Items:</b>			
Gross Earnings	1,607,735	1,255,900	28
Net Interest Income	485,557	399,362	22
Total Expenses	717,036	643,414	11
Profit Before Income Tax Expenses	828,662	522,521	59
Income Tax Expense	249,429	86,834	187
Profit After Income Tax Expenses	579,234	435,687	33
<b>Statement of Financial Position items</b>			
	<b>2023</b>	<b>2022</b>	
	<b>N'000</b>	<b>N'000</b>	<b>% Charges</b>
Cash and Cash equivalents	6,248,409	4,497,259	39
Property Plant and Equipment	1,589,238	1,706,328	(7)
Total Assets	9,516,593	8,246,063	15
Mortgage Loan and Advances to Customers	736,743	571,620	29
Deposit from Customers	4,595,501	4,166,687	10
Total Liabilities	5,429,670	4,738,215	15
Ordinary Share Capital	3,882,047	3,882,047	0
Accumulated Losses	34,758	609,190	(94)
Shareholders' Fund	4,086,923	3,507,846	17
<b>Ratios:</b>			
		<b>%</b>	
Interest Paid to Interest Received	11.15	18.39	(39)
Interest Income to Gross Earnings	33.99	38.96	(13)
Administrative Expenses to Gross Earnings	44.65	51.23	(13)
Net Profit Margin	36.03	34.69	4
Return on Shareholders' Fund	14.17	12.42	14
Loan to Deposit Ratio	16.03	13.72	17
<b>Information Per Ordinary Share</b>			
Earnings (Kobo)	14.92	11.22	33
Net Assets (Naira)	1.05	0.90	17
<b>Average Number of Employees</b>			
Managerial	6	6	-
Other Staff	11	11	-
	17	17	

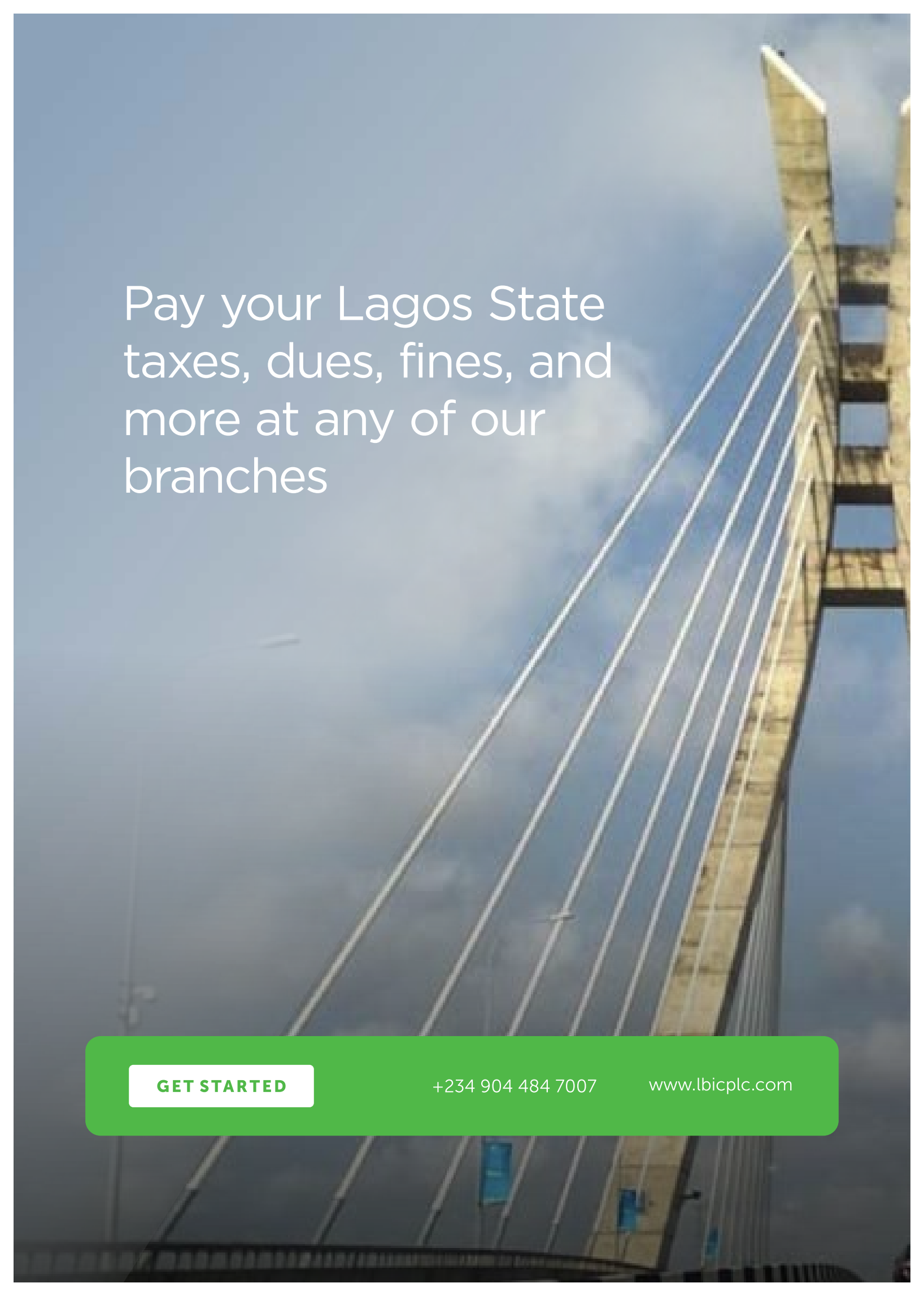
## FINANCIAL HIGHLIGHTS (Contd.)

CBN's Prudential Guideline Ratios	2023			2022		
	Actual	Prescribed	Remarks	Actual	Prescribed	Remarks
Capital Adequacy (Minimum)	36%	10%	Adequate	26%	10%	Adequate
Assets Quality -Mortgage Asset to Total Asset ratio (Minimum)	8%	50%	Needs improvement	7%	50%	Needs improvement
Assets Quality -Mortgage Asset to Loanable Fund ratio (Minimum)	20%	60%	Needs improvement	17%	60%	Needs improvement
Earnings Quality (Minimum)	34%	80%	Needs improvement	39%	80%	Needs improvement
Maximum Equity Investment Holding Ratio	4%	10%	Adequate	5%	>5%<10%	Adequate
Liquidity Ratio (Minimum)	136%	20%	Adequate	108%	20%	Adequate
Cash Reserve Ratio (Minimum)	2%	2%	Adequate	2%	2%	Adequate

# FINANCIAL HIGHLIGHTS - GRAPHICAL REPRESENTATION

For the Year Ended 31 December, 2023





Pay your Lagos State  
taxes, dues, fines, and  
more at any of our  
branches

**GET STARTED**

+234 904 484 7007

[www.lbicplc.com](http://www.lbicplc.com)

## CHAIRMAN'S STATEMENT



**Mr Hakeem Ogunniran**

Chairman of the Board

### Introduction

Distinguished Shareholders, fellow Board members, representatives of Regulatory Agencies, members of the Media, Management and staff, and honored guests, I am delighted to welcome you to the 19th Annual General Meeting of Lagos Building Investment Company Plc. It is truly gratifying to note the unwavering and overwhelming support of our shareholders, despite the challenging economic climate and socio-economic issues facing our nation. Your continued trust and confidence have been instrumental in driving our Company's exceptional performance in the last financial year. And I am pleased to report, with great excitement, that our company achieved a remarkable milestone, increasing our Profit Before Tax from ₦523 million to an impressive ₦829 million in the financial year under review.

**The year 2023 was marked by significant economic challenges at the global and domestic levels which directly impacted all businesses; our company inclusive. However, by pivoting our strategies and capitalizing on new opportunities, our company was able to create significant value for our stakeholders. As we reflect on the past fiscal year, let us take a closer look at the economic and financial landscape in which our company navigated and thrived.**

### Macro- Economic Review

In 2023, the global fight against inflation intensified, prompting major central banks worldwide to tighten monetary policy, resulting in drastic shifts in interest rates and significant exchange rate volatility. These changes, combined with substantial shifts in fiscal policies, drove financial markets into uncharted territories, characterized by elevated risks and extreme uncertainties. Consequently, it is not surprising that international banks are reorienting their focus away from regions like Africa, India, and parts of Europe;

seeking alternative and more stable investment opportunities.

In the same year, the Nigerian economy faced significant headwinds - low growth, record high inflation, currency depreciation, energy cost escalation, fuel scarcity, insecurity, etc. In the first quarter of the year, a combination of the elections and the cash scarcity resulting from the currency redesign negatively affected the performance of our businesses, with distribution and trading hours being particularly disrupted during the election period.

Demand was constrained as consumers prioritized essential spending to balance household budgets. The removal of the fuel subsidy in the second quarter of the year and the implementation of a floating Naira exchange rate regime led to a 120% increase in the price of petrol (premium motor spirit) and a 60% devaluation of the Naira. Nigeria's headline inflation rate rose significantly from the prior year closing rate of 21.34% to a 28-year high of 28.9%, driven by skyrocketing energy costs after the fuel subsidy was removed. In response, the Central Bank of Nigeria (CBN) attempted to tighten liquidity in order to curb inflationary pressures; increasing the monetary policy rate (MPR) on a cumulative basis from 16.50% in January 2023 to 18.75% at the end of the year.

According to the National Bureau of Statistics (NBS), Gross Domestic Product (GDP) grew by 2.74% in 2023, lower than the 3.10% recorded in 2022. Specifically, GDP grew by 2.31% in Q1, 2.51% in Q2, 2.54% in Q3 and 3.46% in Q4, 2023. The economy experienced a slowdown in growth due to unfavorable conditions that hindered productive activities. According to data from the National Bureau of Statistics (NBS), the growth was mainly driven by non-oil sectors, including Telecommunications, Financial Institutions, and Agriculture, which collectively achieved a 3.04% growth rate, albeit a decline from the previous year. Notably, these sectors accounted for 94.60% of the nation's GDP, a slight increase from 94.33% in 2022.

The Nigerian Naira experienced significant depreciation in the Nigerian Autonomous Foreign Exchange Market (NAFEM) due to surging dollar demand and declining foreign exchange inflows from investments, remittances, and oil revenues. Throughout 2023, the exchange rate fluctuated dramatically, rising to NGN461.15/\$1 by the end of Q1, then depreciating to NGN756.24/\$1 by Q2, following the government's FX unification policy. The downward trend continued, reaching NGN776.79/\$1 in Q3 and NGN951.79/\$1 by year-end. Additionally, Nigeria's foreign exchange reserves suffered substantial depletion in 2023, as reported by the CBN.

The country's foreign reserves closed at \$32.912 billion, having decreased by \$4.08 billion during the year. This decrease, amounting to an 11 per cent decline from the

\$36.996 billion recorded in January 2023, was largely due to the CBN's frequent interventions in the official foreign exchange market to support the local currency. A significant decline in oil revenue, constrained oil production, and a decline in foreign remittances and investments contributed to the decrease.

## Financial Analysis

The review of year 2023 result shows a strong performance by the bank despite the unfavorable operating environment characterized by galloping inflation and other macro headwinds. The Gross Earnings of the bank grew by 28% from ₦1.256 billion to ₦1.608 billion with a Profit before tax of ₦829million, representing a growth of 59% over ₦522million profit recorded in the previous year ended December 2022. Mortgage Loans portfolio improved by 29% from ₦572million in December 2022 to ₦737million unimpaired as at December 2023, while customers' deposits increased by 10% to ₦4.596billion from ₦4.168billion in December 2022. The Bank maintained a well-structured and diversified balance sheet with Total assets and Shareholders' Funds closing at ₦9.517billion and ₦4.087billion respectively. The Full Impact of Capital Adequacy Ratio (CAR) remained very strong, closing at 36%. Overall, asset quality remains stable with NPL ratio maintained at 0.00% as at December 2023.

## Enhancing Corporate Governance and Culture

The Company's operational philosophy is deeply rooted in robust governance principles. As the custodian of the company's value-creating resources, the Board maintains a steadfast commitment to the highest standards of good governance; driven by its well-known pillars and the National Code of Corporate Governance. The recent annual evaluation conducted by Averti Professional Managers provides ample empirical confirmation of the Board's strict adherence to sound governance and pro-active risk management.

The current management is tirelessly working to ensure that the Bank not only maintains its current profitability but also achieves its goal of becoming the leading Primary Mortgage Bank in the State. Every effort is being made to achieve these objectives.

### Board of Directors

The Board of Directors consisting of seven [7] members, comprising five [5] Non-Executive Directors and two [2] Executive Members. Sequel to the secondment of the Managing Director, Mr. Tobiloba Lawal, to another assignment by the Lagos State Government and his resignation from the Board (effective December 31, 2023). Mr. Olusola Faleye has been appointed to fill the vacancy thereby created. We shall be seeking your approval of his appointment at this meeting. We extend our gratitude to Mr. Tobiloba Lawal for his stellar performance, exemplary service to the bank and his unwavering dedication, which significantly improved the Bank's financial performance and eliminated negative retained earnings, thereby restoring the Bank to profitability.

### Future Projections

The prospects for the domestic and global economy remain uncertain, as the effects of tight monetary policies, restrictive financial conditions and weak global trade and investment continue to unfold and linger. In spite of these challenges, the Nigerian economy is poised for growth in 2024, albeit at a moderate pace. The World Bank predicts a 3.3% expansion, while the Federal Government of Nigeria (FGN) estimates a slightly higher growth rate of 3.88%. However, several headwinds continue to threaten growth, including elevated inflation, high energy costs stemming from fuel subsidy removal, increasing debt servicing costs, and deteriorating fiscal balances, among other factors.

Building on our successes from 2021 to 2023 and acknowledging the challenges ahead, we have collaborated with the leadership team to develop a strategic framework aimed at delivering even greater value to our stakeholders. Our key objectives include:

- \* Consolidating our digital transformation journey
- \* Developing innovative products to enhance retail customer acquisition and retention
- \* Expanding and fortifying existing business relationships
- \* Forging and nurturing new business partnerships
- \* Diversifying our product offerings
- \* Enhancing operational efficiency

- \* We will continue to capitalize on opportunities within our clearly delineated risk threshold while leveraging technology to unlock new vistas for growth and innovation.

Furthermore, the Board has implemented strategic initiatives to restructure the Company's business, enabling us to tap into previously unexplored high-potential areas of the industry. We will keep you, our valued shareholders, informed and engaged as we progress in this exciting and positive direction.

The Bank is diligently working to enhance the Shareholder's Fund, ensuring that our capital base exceeds the minimum requirement set by the Central Bank of Nigeria for Primary Mortgage Banks. Our ultimate goal is to create substantial value and deliver strong returns, positioning the Bank to distribute dividends to our esteemed shareholders in the foreseeable future.

### Conclusion

It is imperative for me at this juncture, to express the Board's heartfelt appreciation to all our stakeholders for your continued support and confidence in our organization. In particular, I must thank the Lagos State Governor, Mr. Babajide Olusola Sanwoolu for providing a level playing and conducive environment for us to design and execute our strategies without let or hindrance. Additionally, I would like to thank our talented and dedicated employees for their resilience and zest in driving and leading our change initiatives. And to my colleagues on the board, I appreciate your unflinching support and going the extra mile to attend to the affairs of the company – even when it is not very convenient.

Looking ahead, I am committed to working closely with the Board and Management Team to deliver on our strategic priorities, drive profitable growth, and build long-term value for our stakeholders.

Thank you.



**Hakeem Ogunniran**  
Chairman, Board of Directors

## MD/CEO'S STATEMENT



**Tobiloba Lawal**

Managing Director/CEO

Growth in advanced economies plummeted to around 0.5% with major players like the US and Europe teetering on the brink of recession. Inflation soared in many countries, fueled by supply chain disruptions, the war in Ukraine and loose monetary policy. Food and energy prices skyrocketed, squeezing household budgets and triggering social unrest in vulnerable regions. Central banks pivoted from pandemic-era stimulus to aggressive interest rate hikes, aiming to tame inflation but risking economic slowdown. There was a strong focus on transitioning to renewable energy sources and reducing carbon emissions. Governments and businesses invested heavily in green technologies and sustainable practices.

In 2023, Nigeria's economy faced significant challenges but managed to avoid recession. The nation navigated a complex landscape characterized by inflationary pressures, currency fluctuations, and lingering global uncertainties. Despite these headwinds, Nigeria's GDP grew by 2.74% in 2023. However, inflation remained

### Introduction

It is with great pleasure that I welcome our distinguished shareholders, partners, customers, regulators and the press – to the Lagos Building Investment Company's 19th Annual General Meeting.

The global economic activity in 2023 was characterized by a mix of recovery, resilience, and new challenges. In 2023, the prospects for a robust global economic recovery remain dim. Stubborn inflation, rising interest rates and heightened uncertainties created obstacles to sustainable growth. The effects of the COVID-19 pandemic, the war in Ukraine, the climate crisis and rapidly shifting macroeconomic conditions, clouded the economic outlook and challenged efforts to achieve the Sustainable Development Goals (SDGs).

Global Gross Domestic Product growth for 2023 was projected at around 3.0%, significantly below the prepandemic average.

a major concern, reaching 28.92% in December 2023, which eroded purchasing power and increased operating costs for businesses. High debt levels also raised concerns about fiscal sustainability and potential defaults.

The financial industry demonstrated resilience and adaptability amidst these economic challenges. It stood out as a bright spot in the larger economy, showcasing a commitment to innovation and diversification. The continued growth of fintechs, regulatory shifts, and economic challenges pushed banks to embrace innovation, leverage technology, and prioritize customer experience. The sector successfully navigated major regulatory and economic reforms, including the redesign of various currency denominations, the unification of all segments of the foreign exchange market into the investors and exporters (I & E) window, the removal of petroleum subsidies, and the lifting of the ban on 43 items previously restricted from accessing forex.

## Performance Review

The review of the bank's performance in 2023 reveals a robust showing despite facing high levels of inflation in both global and domestic environments. This strong result underscores the remarkable inherent opportunities within the business environment. The bank's Gross Earnings increased by 28%, rising from ₦1.256 billion to ₦1.608 billion, while Profit before Tax grew by 59% to ₦829 million, up from ₦523 million recorded in the previous year ending December 2022.

Mortgage loans improved by 29%, increasing from ₦572 million in December 2022 to ₦737 million as of December 2023, with no impairments. Customers' deposits saw a 10% rise, reaching ₦4.596 billion from ₦4.167 billion in December 2022. The bank maintained a well-structured and diversified balance sheet, with Total Assets and Shareholders' Funds closing at ₦9.517 billion and ₦4.087 billion, respectively. The Full Impact of the Capital Adequacy Ratio (CAR) remained very strong, closing at 36%. Overall, asset quality remained stable, with the Non-Performing Loan (NPL) ratio at 0.00% as of December 2023.

## Our Digitization Journey in 2024:

As we advance into 2024, LBIC is poised to solidify its position as a leader in digital transformation within the financial sector. Our digitalization journey is not just an initiative but a core strategic imperative designed to enhance our operational efficiency, customer experience, and overall competitiveness.

Our strategic imperatives will be reinforced to significantly enhance the bank's bottom line and the focus will be on pursuing the following objectives:

- Significant multiplication of Mortgage Contributors in LBIC.
- Acceleration of Home Ownership in Lagos State.
- Facilitate Local and Foreign Direct Investment.
- Attracting Institutional Partnerships: Identifying and collaborating with strategic partners to accelerate the achievement of key priorities.
- Rebranding and enhancing LBIC's visibility: Building and leveraging on her brand equity to attract customers as a mortgage partner of choice and attracting the most qualified best human capital in Nigeria.

As we navigate this transformative journey, our focus remains steadfast on delivering exceptional value to our customers and stakeholders. The digital landscape is ever-evolving, and LBIC is committed to staying ahead of the curve, continuously adapting and innovating to maintain our leadership in the mortgage industry.

2024 is not just a year of digital transformation for us at LBIC; it is a pivotal moment in our history. We are excited about the future and confident that our digitalization efforts will drive lasting positive change, setting new standards in the financial services sector.

Together, we are building a digitally empowered LBIC, ready to meet the challenges and seize the opportunities of tomorrow.

## Conclusion:

It is worth mentioning that this is my last year in LBIC Plc as I have resigned from my position to enable me to take up another State assignment as the GMD of Ibile Holding Plc. as such, I would like to use this opportunity to say thank you for the outstanding support from our Board of Directors and the unwavering dedication of our team, I am confident that we will excel once again in 2024. I would also like to take this opportunity to express my gratitude to all our stakeholders for their steadfast support in 2023. On behalf of the Board of Directors, I extend my heartfelt thanks to the entire management and staff of LBIC Plc. Throughout our journey, our team has consistently demonstrated absolute professionalism, dedication, and commitment. Together with the staff and management, I am deeply grateful and proud of our customers. As we move to the next level, we will ensure that our customers grow with us.

Finally, my sincere wishes go to the incoming Managing Director/CEO, for a successful tenure.

Thank you.

## DIRECTORS' PROFILE



**Mr Hakeem Ogunniran**  
Chairman of the Board



**Tobiloba Lawal**  
Managing Director / CEO



**Afolabi Omilabu**  
Executive Director



**Layiwola Okoya**  
Executive Director



**Bolanle Banjo**  
Non-Executive Director



**Femi Adewole**  
Non-Executive Director



**Adewale Atidade Okesola**  
Non-Executive Director



**Tunde Owolabi**  
Non-Executive Director

## Hakeem Ogunniran

Chairman of the Board



**Hakeem Ogunniran** is the Founder and Chief Executive Officer of Eximia Realty Co Ltd, developers of the MaestroVille, and Fiona-Lawton Apartments, Lekki, and joint promoters of Lake City, LAGOS. His company is also the exclusive franchisee of Plovercrest Capital Inc for the West African territory.

He retired from UAC of Nigeria Plc in 2018 having served as the Managing Director of UACN Property Development Co Plc (UPDC) from 2010 - 2018 and Managing Director of MDS Logistics (Division of UAC of Nigeria PLC) between 2000 - 2010. Prior to 2000, he was at various times a Law Lecturer, Company Secretary/Legal Adviser, Sales/Marketing Manager and Corporate Planning Manager.

Hakeem graduated from the University of Lagos with a Second-Class Honours (Upperdivision) in 1984 and passed the Bar Examinations at the Nigerian Law School in 1985 also with a Second-Class Honours (Upper Division). He also holds LL.M and MBA degrees from the University of Lagos, was a former Fulbright Visiting Scholar at the Yale Law School, USA, and has attended several high level management training programmes including the Unilever (IMS), U.K 1996); General Management Programme (GMP) of Ashridge Management College, U.K. (2000); Strategic Leadership Programme of Cranfield University, U.K. (2004) Real Estate Management Program of Harvard Business School (2010) and Senior Financial Management program of the London Business School (2012).

Hakeem is also a past President and Chairman of the Institute of Chartered Secretaries and Arbitrators of Nigeria, Council and EXCO Member of the Lagos Chamber of Commerce & Industry and frequent

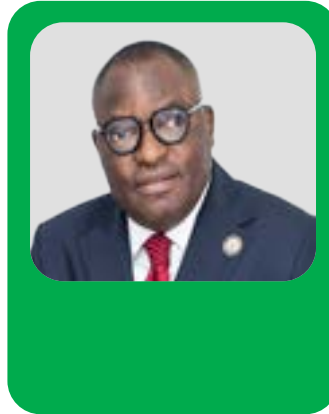
speaker at international conferences including the Annual African Property Investment Summit in Johannesburg, South Africa. He was the Lead Speaker for Africa at the 1st International Conference on Corporate Governance at Shanghai in May, 2010.

As the CEO of UPDC Plc., Hakeem changed the narrative of the real estate industry in Nigeria; leading his team to deliver landmark and iconic projects in Lagos (such as Victoria Mall Plaza and KPMG Towers, Cameron Green, Festival Mall, The Residences, Pinnock Beach Estate, Alexander Miller Apartments, etc.), Abuja (The Pinnacle, Metrocity, Emerald Court, etc.) Port Harcourt (Vintage Gardens), Ibadan (Olive Court) and birthing projects in other cities including Asaba and Calabar. In the area of project funding, he led his team to float the first non-government/non-financial institution bond in Nigeria, CPs (vide FMDQ) and a unique DOT based Real Estate Investment Trust in 2013.

He is a recipient of many awards including the Federal Government's Scholarship for High Academic Standing (1981 – 1984), Fulbright Scholarship to Yale School, USA (1991/1992), Joint Best Individual Performance in Management Accounting in ICSA Final Examinations; Osun State Government of Nigeria's Merit Award, 2007, ICSAN's Special Award for Exemplary Service (2009); Kwame Nkrumah Award For Corporate Governance Excellence 2009, Distinguished Chartered Secretary of the Year, 2010; Association of Professional Bodies in Nigeria's Award for Professional Excellence, 2011 and Global Home Nigeria Property Award's Property CEO of the Year 2011, Real Estate Unite Person of the Year, 2013, the Odua Business Ambassador Awards and named one of the top 20 CEOs of the Listed Companies on the Nigerian Stock Exchange for 2013.

## **Tobiloba Lawal**

Managing Director/CEO



Tobiloba Lawal is a highly dedicated, dynamic and visionary banking and financial expert with close to three decades experience in banking, financial management, project management and funding for both private and public sector organizations. He has handled numerous portfolios within and outside the Nigerian banking sector.

He understands investment and pays great attention to detail. Tobi is a confident team player who is particular about societal development, this had made him a sought-after mentor and he is still in the business of mentoring the upcoming generation. He has gained exposure to high-level knowledge generation through participating in numerous training programs both at home and abroad, including the prestigious Harvard Business School.

Tobi is a member of several professional bodies among which are: Chartered Institute of Bankers of Nigeria (HCIB), National Institute of Marketing of Nigeria (NIMN), The Business Process Management Institute (BPMI) etc. He is married with children, and he loves to unwind with the game of golf.

## Afolabi Omilabu

Executive Director



**Afolabi Omilabu** has over 30 years of Banking experience spanning Audit, Internal Control, Financial Control, Operations, Credit and Marketing cum Relationship Management as well as Enterprise Risk Management.

He started his career Home Foundation Savings & Loans Limited in 1993 from where he moved to NAL Merchant Bank in 1997. Over the years, he worked with various commercial banks and received various commendations and awards for outstanding performance as he rose through ranks to become a Deputy General Manager in Bank PHB (2012), where he was critical to decision making, management of human resources, credit management as well as developing strategies to grow the business. He resigned from the Bank in 2014 as the Managing Director of Orient Bank of Uganda (a subsidiary of the Bank), from where he started Headway Microfinance Bank Limited in Lagos Nigeria in 2015.

Before joining the Board, Afolabi was the Managing Director/CEO of Headway Microfinance Bank Limited where he was responsible for the supervision and coordination of the whole gamut of the bank's operations to achieve overall corporate goals and objectives whilst driving appropriate Enterprise Risk Management.

Afolabi is an alumnus of the University of Lagos where he holds a Bachelor's Degree in Economics and is also a Fellow of the Institute of Chartered Accountants of Nigeria.

## Layiwola Okoya

Executive Director



**Layiwola Okoya** is an experienced banker and dynamic corporate leader with over 23 years of comprehensive experience in accounting, finance, business development, operations, marketing, sales administration, and real estate management.

Prior to his current role at LBIC, he held the position of Deputy General Manager, Shared Services at Lagos Mortgage Board. His career includes positions driving change management at esteemed organizations such as Zenith Bank Plc, Nokia Siemens, and RAO Investments.

Mr. Okoya has worked with various financial institutions and is recognized as a pragmatic, results-driven, and strategically-minded problem solver. He is a resourceful professional with strong attention to detail, excellent communication skills, and a commitment to optimal performance in fast-paced, challenging environments.

Layi holds strategic qualifications from reputable institutions, including a BSc in Accounting & Management from the University of Wales, Cardiff, and an Advanced Diploma in Management Accounting from the Chartered Institute of Management Accountants (CIMA).

He is a member of the Institute of Directors and a Fellow of the Chartered Institute of Administration.

In his spare time, he enjoys playing lawn tennis and volunteers in social impact activities with non-profit organizations. He is happily married with three children.

## **Bolanle Banjo**

Non-Executive Director



**Bolanle Banjo** is an experienced dynamic and astute administrator, seasoned banker, and a business woman with demonstrable proficiency in board matters. She has over 20 years' experience in the financial service industry and management of other business enterprises both in Nigeria and Canada.

She obtained an MBA (Marketing) from Lagos State University in 1998 after completing her Higher National Diploma (HND) in Business Administration in 1987 at the Kwara State Polytechnic.

Her banking experience include over fourteen years at the defunct Gulf Bank of Nigeria Plc; where she rose to the level of Assistant General Manager (AGM) and became later the Treasurer. She is a co-founder of H2AFoods Nigeria Limited and the parent company, Heritage Agro-Allied Foods Inc., USA, and was appointed member of its Board of Directors in 2008.

Bolanle currently serves as the Chairman of Windsor Wood Limited, an indigenous furniture manufacturing company which focuses on workspace planning, production of school and housing furniture, high-class interior planning and decorations for hotels and offices amongst others. Co-founder/chairman of Newdawn Cleaning Service Ltd an operator under private sector participation scheme of Waste Management in Lagos State.

She is a Certified Real Estate and Insurance Agent/Broker in Canada; and has closed mortgage syndication in seven-digit transactions (Canadian Dollars) from mid-size to lower upper tier of the market on yearly basis.

Bolanle is a member of the Board of Trade (Premier Canadian Business Organization), member of Nigerians in Diaspora Organization, (NIDO) Canada and a member of the Yoruba Community Association of Toronto, Ontario, Canada.

## Femi Adewole

Non-Executive Director



**Femi Adewole** is an experienced Housing Development and Finance Professional with over 25 years experience in Europe and Sub-Saharan Africa; he has strong knowledge of the Affordable Housing Market in Sub-Saharan Africa having executed housing projects in over 30 countries.

Femi trained as an Architect and holds a B.Sc. (Hons) Architecture and a M.Sc. Architecture from the University of Ile-Ife; He holds a M.Sc. Land Management and Property Development from the University of East London and bagged his Masters of Business Administration (MBA) from the prestigious Warwick Business School University of Warwick, Warwick, UK. He is a Member of the Royal Institute of Chartered Surveyors (MRICS); Member, International Union of Housing Finance and Member, Nigeria Institute of Architects.

Femi commenced his career as a project architect at Construction Consultants Nigeria; he was a Senior development manager at Hyde Housing Group London – UK; he worked as the regional director at Bedfordshire Pilgrims Housing association, Bedford – UK;

he was an executive director at Incommunities Ltd, Bradford – UK, he served as the Investment director at The Guinness Trust, London – UK; he was the Group Operations Director at Notting Hill Housing, London where he successfully led the merger of three (3) branches; he was the CEO/MD at First World Communities Ltd, Lagos, whilst in that position, he was able to secure over \$14m in debt and equity; Femi was also the Managing Director of Shelter Afrique in Nairobi, Kenya, where he was able to successfully complete phase 1 of a significant turnaround program and inject up to \$70 million in new equity capital, among other accomplishments.

Femi currently serves as the Chairman of Cooperative Mortgage Bank. He has served on the board of several companies.

## **Adewale Atidade Okeshola**

Non-Executive Director



Adewale Okesola is an experienced Chief Executive with a demonstrated history of working in the Logistics, Outsourcing and Supply Chains Industries. He is skilled in management of human and material resources, strategic planning, business development, marketing, project evaluation, costing and planning.

He is an entrepreneur in management of resources with decades of proven track record of success in business dealings with the Government (Parastatals & Agencies) and the Private Industrial sector. He is a result-oriented manager with strong technical ability and excellent relationship managing skills. He is a leader of teams and an expert in steering stalled projects back on track and leading them to successful completion.

Adewale began his educational journey at Ladi Lak Primary School Yaba, he proceeded thereafter to Awori Ajeromi Grammar School, Agboju-Apapa; he attended the Lagos State Polytechnic where he obtained a Higher National Diploma in Accounting in the year 1986; he has a Post-Graduate Diploma in Management from the Rixcel Institute of Management Studies, Stratford, London.

In the year 2013, he obtained a Master of Business Administration from the University of Chester, Chester U.K and a Master of Business Administration from the Metropolitan School of Business and Management UK, in the year 2017.

He started his career with the West African Examination Council (WAEC) as a Clerical Officer; he then worked as an Audit Manager with Ajibade Durojaiye & Co (Chartered Accountants); he thereupon worked as an Accountant and Executive Officer Investment with the Nigeria Social Insurance Trust Fund (NSITF); he resigned from NSITF in 1996 to start his private companies (spanning building renovations, constructions, resources sourcing and procurements, facilities and janitorial management).

Adewale is a member of the Lagos Chamber of Commerce and Industry, member Nigeria British Chamber of Commerce and a member of Abuja Chamber of Commerce and Industries.

## Tunde Owolabi

Non-Executive Director



Tunde Owolabi is a seasoned banking professional with almost 40 years of work experience spanning Audit, Consulting and Banking where he had cross-functional exposure in the areas of Financial Control, Operations & Services as well as Credit and Relationship Management in Corporate, Commercial and Retail Banking.

He started his career at KPMG Peat Marwick Ani Ogunde & Co, an accounting firm before going into the banking industry where he worked between 1990 and 2022.

He was the Group Executive, Retail Banking, Lagos & West in First Bank of Nigeria running the retail businesses of the bank in the Lagos & Western region of Nigeria before he retired. His portfolio comprised of 235 branches and over 35,305 Agents in the bank's agency network with a deposit balance sheet size of N1.3 trillion.

He was instrumental to the Bank's strategic focus of emerging as the largest and one of the best Retail Banking institutions in Nigeria and by extension, Africa.

He obtained a B.Sc. degree from the University of Ife with a second-class upper division and a Master's degree in Business Administration (MBA) from the University of Lagos. He is a fellow of the Institute of Chartered Accountants of Nigeria (FCA), the Chartered Institute of Taxation (FCTI) and the Nigerian Institute of Management (FNIM). He is a member of the Chartered Institute of Directors (MC.IOD) and an Honorary member of the Chartered Institute of Bankers (HCIB). He is also an alumnus of the Lagos Business School and has attended many professional development courses globally including the London School of Retail Banking, School of Project Finance (International Faculty of Finance UK) and Harvard Business School.

He currently sits on the board of First Bank Sierra Leone, a subsidiary of First Bank of Nigeria Limited as a Non-Executive Director and serves as Chairman of both the Board Credit Committee and Board Finance and Human Capital Committee.

# CORPORATE GOVERNANCE REPORT

## Introduction

At Lagos Building Investment Company Plc ('LBIC' or the 'Bank') we are committed to maintaining the highest standards of corporate governance and best practices through the adoption of robust procedures in the establishment of a strong corporate governance framework. During the year ended December 31, 2023, LBIC regularly reviewed its corporate culture and practice to align with relevant regulatory requirements and global standards in order to be at the vanguard of good corporate governance.

In the period under review, the Bank ensured the conformity with extant laws and regulations concerning corporate governance as required by the Central Bank of Nigeria (CBN) and the Nigeria Deposit Insurance Corporation. The Company's examiners' reports were implemented. A satisfactory level of compliance was also achieved with respect to the Code of Corporate Governance issued by the Financial Reporting Council, Securities and Exchange Commission and the Code of Corporate Governance for Primary Mortgage Banks issued by the Central Bank of Nigeria.

As an addition to its Code of corporate governance, the Company endorses its core values to its employees through its Code of Conduct and Business Ethics Policy which regulates employee relations with internal and external parties. This Policy guides the Company on issues of Human Rights, Conflict of Interest, Bribery and Corruption. Akin to this is an approved handbook which contains tenets of standard practices which guides the Company's employment and labour relations with its employees. This is a strong indication of LBIC's determination to ensure that its employees exhibit professionalism at all times in their business dealings.

## 1. Governance Structure

The Board of Directors is responsible for the governance, overall guidance and strategic policy formulation of the bank. The Board has the obligation of ensuring that the highest standards of Corporate Governance are observed and adhered to. The membership of the Board of Directors was reduced by

one as the Managing Director resigned effective December 31st, 2023 thus the Board, as at 31st December 2023, consists of seven (7) members, five (5) of whom act in a non-Executive capacity. One of the Executive Directors has acted as Managing Director for the period of the vacancy.

Appointments to the Board of Lagos Building Investment Company Plc. is carried out in line with provisions of the Company's Article of Association, the Companies and Allied Matters Act 2020, the Nigerian Code of Corporate Governance, SEC Code of Corporate Governance and the Code of Governance for Primary Mortgage Banks issued by the Central Bank of Nigeria. All appointments are made subject to the approval of the Central Bank of Nigeria. Also, in adherence to the provisions of the relevant Codes of Corporate Governance, newly appointed members of the Board are taken through a formal induction session and training. The Board plays a central role in conjunction with Management to enhance the financial strength of the Bank and to see that it is properly governed and risk averse. The Board ensures that proper level of checks and balances is maintained, in order to ensure that decisions are taken with the best interest of the Bank's stakeholders in mind. The current membership of the board consists of persons of diverse discipline and skills; specially selected having regard to their professional background and expertise, business experience and integrity as well as knowledge of the bank's business. All of the Bank's Directors bring independent judgment to bear on deliberations and decisions of the Board (without prejudice to Directors' right to earn Directors' fees and hold interest in shares); they also possess the right balance of expertise and experience that enables them to properly evaluate information and responses provided by Management and provide objective challenge to Management.

## 2. Responsibilities of the Board

The Board is conversant with the fact that it is expected to set the right tone for enterprise-wide processes, thus, the Board is accountable and responsible for the affairs and performance of the company. The Board determines the strategic objectives and policies of the Company to deliver long-term value by providing overall strategic direction within a framework of rewards, incentives and controls. The Board also ensures that Management strikes an appropriate balance between promoting long-term growth and delivering short-term objectives. In fulfilling its primary responsibility, the Board is aware of the importance of achieving a balance between compliance with governance principles and economic performance.

The Board is tasked with the responsibility of the approval of quarterly, half-yearly and full year financial statements (whether audited or unaudited) and any significant change in accounting policies and/or practices; approval of major changes to LBIC's corporate structure and changes relating to its capital structure or its status as a public limited company; monitoring Management's performance against agreed targets; recommendation to shareholders of the appointment, removal and the remuneration of Auditors; approval of resolutions and corresponding documentation for shareholders in general meeting(s).

## 3. Separation of the Roles of the Chairman and CEO

At the top stratum, responsibilities and roles are well defined and as required by all Corporate Codes of Corporate Governance to which the Bank is subject to, the roles of the Managing Director/Chief Executive Officer and the Chairman are well separated. The Chairman's key responsibility is to lead and manage the Board to ensure that it operates effectively and fully performs its legal and regulatory duties. The Chairman is not involved in the day-to-day operations of the Bank and is not a member of any Board committee.

## 4. The Office of the Managing Director/Chief Executive Officer

The Managing Director/Chief Executive Officer of the Bank is responsible for providing strategic guidance and oversight to the Bank's Leadership Team in the

development of strategic objectives and operational plans. The MD/CEO works with the Board of Directors to formulate policies and strategies for the growth of the organization. The MD/CEO is responsible for the implementation of long-term strategic goals, policies and plans as approved by the Board. The MD/CEO responsibilities include:

- The overall day-to-day management of the Bank.
- The development of strategic operating action-plans that reflect the long-term objectives established by the board.
- Ensuring that corporate strategic objectives and implementation guidelines are developed and duly communicated to and owned by the Leadership team and other employees.
- Fashioning a transparent and timely financial reporting and management information system to help manage the business.
- Ensuring that the Bank strictly adheres to and meets the highest level of Corporate Governance.
- Representing the Bank to its customers, investors, Government and the general public.
- Ensuring the prudent management of the Bank's finances and other resources.
- Recruiting, building, developing and nurturing a team of highly competent, professional and effective staff.
- Ensuring that LBIC's operations are conducted in accordance with regulatory guidelines and rules of all regulatory bodies (Central Bank of Nigeria, Securities and Exchange Commission, etc.)

## 5. Induction and Continuous Training

The Company has put in place a continuous training framework and a robust induction program for newly appointed Directors which is tailored to meet their individual requirements. This is aimed at familiarizing individual Directors with their oversight functions, updating their knowledge and skills and to enlighten them on the business, policies, regulatory obligations and operating environment of the Bank.

## 6. Board Composition

The number of persons who held office as Directors during the year were 1 (one) Managing Director two (2) Executive Directors, five (5) Non-Executive Directors, they are:

S/N	Name	Date of Appointment
1.	Hakeem Oguniran	10th June 2020
2.	Tobiloba Lawal	16th October 2019
3.	Afolabi Omilabu	1st December 2020
4.	Layiwola Okoya	1st February 2021
5.	Femi Adewole	27th June 2019
6.	Bolanle Banjo	10th June 2020
7.	Adewale Okesola	10th June 2020
8.	Tunde Owolabi	29th October 2021

## 7. Information Flows

It is the responsibility of Executive Management under the direction of the Board, to ensure that the Board receives adequate information on a timely basis, about the Bank's businesses and operations at appropriate intervals and in a proper manner, to enable the Board to effectively carry out its responsibilities.

## 8. Directors Remuneration Policy

The remuneration package of Directors is in alignment with the long-term interests of the Bank and all its stakeholders. The annual Board Fees is determined by the members in general meetings. Directors are paid sitting expenses for attending and returning from Board meetings, Committee meetings and Annual General Meetings held in connection with the business of the Bank.

### a Non-Executive Directors' Remuneration

The Bank's policy on remuneration of Non-Executive Directors is guided by the provisions of the CBN Code which stipulates that Non-Executive Directors' remuneration should be limited to sitting allowances, Directors' fees and reimbursable travel and hotel expenses. As at December 31, 2023, the Bank paid a total of ₦5,500,000.00 (Five Million, Five Hundred Thousand Naira Only) to cover the cost of all sitting expenses incurred by Non-Executive Directors for company meetings, board meeting and board committee meetings attended during the year.

### b Executive Directors

The remuneration of Executive Directors is structured to link rewards to corporate and individual performance. The details of Director's remuneration are as follows:

TYPE OF PACKAGE FIXED	DESCRIPTION	TIMING
Basic Salary	This forms part of the gross salary and is paid to the Executive Directors only, as contained in their Contracts of Employment	Paid Monthly
13th Month Salary	Payable to Executive Directors only	Paid in the 11th month or last month of the year
Leave Allowance	Payable to Executive Directors only, as contained in their contracts of Employment	

**Further details of the remuneration paid to Executive and Non-Executive Directors are contained in Notes 10 and 11(b)**

## 9. Board Evaluation

The Bank conducted a Board Review/Appraisal covering all aspects of the Boards' structure, composition, responsibilities, processes and relationships, in compliance with the requirement of the CBN Code. To conduct the Annual Board Appraisal for the financial year ended December 31, 2023, the Board appointed Averti Professional Managers. The Independent Consultants is expected to carry out carried out a comprehensive review of the effectiveness of the Board by assessing its overall performance. The report of the Appraisal was submitted to the Central Bank of Nigeria in accordance with the requirements of the CBN Code and the summary of the report is included in the Annual Report for the year ended December 31, 2023.

## 10. Board Committees

The Board for the sake of efficiency has established four committees, namely, Board Audit, Risk and Compliance Committee, Board Credit Committee, Board Governance, Remuneration and Nomination Committee and Statutory Audit Committee (Audit).

### a. Board Audit, Risk and Compliance Committee (BARC)

The Committee was constituted in compliance with the Nigerian Code of Corporate Governance 2018 as well as the CBN Code of Corporate Governance. The Committee has oversight functions over Internal Audit, Information Technology, Outsourcing as well as the Risk & Compliance Departments. The Committee consists of only Non-Executive Board members and is chaired by the Independent Board member. The objective of the Committee is to entrench a formal and transparent arrangement towards ensuring a formidable financial reporting system and control measures. The Committee also reviews the Bank's report in respect of the Internal Control system and the Internal Audit Programme.

### b. Board Credit Committee (BCC)

The Committee was constituted in compliance with the Nigerian Code of Corporate Governance 2018 as well as the CBN Code of Corporate Governance. The Committee has oversight functions over the Mortgage & Credit team. The Committee's membership is a mix of Non-Executive and Executive Board members and is chaired by a non-Executive member of the Board. The Committee meets as often as the need arises. The objective of the Committee is to ensure compliance to relevant laws, regulations and codes on financial reporting and credit risk management.

### c. Board Governance, Remuneration and Nomination Committee

The Committee was constituted in compliance with the Nigerian Code of Corporate Governance 2018 as well as the CBN Code of Corporate Governance. The Committee consists only Non-Executive Directors. The Committee guides the Board on issues relating to selection, compensation, performance evaluation of members of the Board and staff as may be required from time to time. The Committee is a merger of the former Board Remuneration & Nomination Committee with the Board Governance Committee.

### d. Statutory Audit Committee (Audit)

The Committee is established in line with Section 404(3) of the Companies and Allied Matters act 2020. The Committee's membership consists of three (3) representatives of shareholders re-elected at the Annual General Meeting held on Friday, 18th August 2023 and two (2) Non-Executive Directors. The Committee is chaired by a Shareholder representative. The Committee is required to meet at least once in a quarter or as often as the need arises. The Head, Internal Audit, the Financial Controller and the External Auditors are required to make presentations to the Committee. The Executive Directors may also be invited to attend the meeting. All members of the Committee are financially literate.

## 11. Dates of Meetings – Board and Board Committees

	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
<b>BOARD</b>		23rd			16th			17th			1st, 14th	
<b>BARC</b>		16th			3rd					18th		
<b>BCC</b>										6th	10th	
<b>BGRN</b>											24th	
<b>STAT AUDIT</b>		16th			3rd		26th			18th		

## 12. Board and Board Committee Meeting Attendance Schedule

DIRECTORS	BOARD	BARC	BCC	BGRN	AUDIT
Number of Meetings	5	4	2	2	4
Hakeem Ogunniran	5	N/A	N/A	N/A	N/A
Tobiloba Lawal	5	N/A	0	N/A	N/A
Afolabi Omilabu	5	4	2	N/A	4
Layiwola Okoya	5	4	2	N/A	4
Femi Adewole	5	4	2	2	N/A
Bolanle Banjo	5	4	2	2	4
Adewale Okesola	5	4	2	2	4
Tunde Owolabi	2	4	2	N/A	N/A

## 13. Executive Committee (EXCO)

The EXCO comprises of all the Bank's Executive Directors, with the MD/CEO as its Chairman. The Committee meets fortnightly (or at such other times as business exigency may require) to consider and make policy decisions on the effective management of the bank. It also serves as a first review platform for issues to be discussed at the Board level. The EXCO is tasked with the primary responsibility of ensuring the implementation of Board approved strategies, provide leadership to the Management team and ensure effective utilization and administration of the bank's resources.

## 14. Relationship with Shareholders

The Bank guarantees adequate interaction among its Shareholders, Management and Board ensuring that the interest of the minority shareholders is protected; the Annual General Meeting gives Shareholders the

platform to contribute to the management of the Bank. Annual General Meetings are conducted in an open manner which facilitates shareholders participation in accordance with regulatory and statutory requirements; the meetings are held in accessible locations and are open to shareholders and their proxies. At the General Meetings, all Shareholders irrespective of the volume of their shareholding or social status are treated equally.

The Shareholders also have direct access to the Company Secretary to clarify any issue of concern on the Bank's activities.

## 15. The Company Secretary

The Company Secretary provides a point of reference and support for all Directors. The Company Secretary also consults regularly with Directors to ensure that they receive required information promptly. The Company Secretary ensures that the Bank complies with and implements relevant regulatory laws including the CBN

Guidelines for Primary Mortgage Banks, the Central Bank of Nigeria Code of Corporate Governance for Banks and Other Financial Institution, the Securities and Exchange Commission Code of Corporate Governance, the Nigeria Deposit Insurance Act and the Companies and Allied Matters Act.

The Company Secretary is responsible for the induction and orientation of new Directors and the provision of continuous education/training for the Non-Executive Directors.

The Company Secretary provides a central source of guidance and advice to the Board and the Bank on matters of ethics, conflict of interest and good corporate governance. The Company Secretary is a source through which the Shareholders of the Bank access information on the Company.

The Company Secretary ensures adequate dissemination of information among board members and between the board and the Management of the Bank. The Company Secretary also organizes Board meetings, undertakes the preparation of necessary documents requisite for successful deliberations thereto and ensures that the minutes of Board meetings clearly and properly capture Board discussions and decisions. It is also the responsibility of the Company Secretary to ensure that all regulations and policies of the Bank including the Memorandum and Articles of Association are complied with.

### 16. External Auditors

The External Auditors for the 2023 Financial Year were Messrs. Gbenga Badejo & Co

### 17. Audit Fees

The audit fees paid by LBIC to the external auditors for the 2023 Statutory Audit was ₦4,300,000.00 (Four Million, Three Hundred Thousand Naira) only.

### 18. Independent Professional Advice

The board in order to effectively perform certain responsibilities and to make well-informed decisions obtains Independent professional advice as appropriate.

### 19. Monitoring Compliance with Corporate Governance

The Chief Compliance Officer monitors compliance with money laundering requirements and the implementation of the CBN Code of Corporate Governance for Primary Mortgage Banks. The Chief Compliance Officer and the Company Secretary forward regular returns to the Central Bank of Nigeria on all whistle-blowing reports and also on corporate governance compliance.

### 20. Management Committees

These are Committees comprising Senior Management Staff of the Bank. The Committees are risk driven as they are basically set up to identify, analyze, synthesize and make recommendations on risks arising from the day-to-day activities of the Bank. They also ensure that risk limits as contained in the Board and Regulatory policies are complied with at all times. They provide input for the respective Board Committees and ensure that the recommendations of the Board Committees are effectively and efficiently implemented. They meet as frequently as necessary to immediately take action and decisions within the confines of their powers. The Standing Management Committees in the Bank are:

- Assets and Liabilities Management Committee;
- Management Credit Committee;
- IT Steering Committee; and
- Risk Management Committee

#### a. Assets and Liabilities Management Committee:

The Assets and Liabilities Management Committee is responsible for the management of a variety of risks arising from the Bank's business. The committee meets quarterly and has the following terms of reference:

- Ensuring that the Bank has adequate liquidity while managing the spread between interest income and interest expense.
- Monitor and Control all liquidity, market and interest risk across the Bank.
- Review the financial report with a view to match the liabilities with Assets to avoid mismatch.
- To review immediate funding and to develop contingency funding plans.
- Review and note the impact of internal and external factors on the net interest margin.
- To ensure regulatory ratios are adhered to.

## **b. Management Credit Committee**

The Management Credit Committee reviews the entire credit portfolio of the Bank and conducts a periodic assessment of the quality of risk assets in the Bank, the committee meets monthly and has the following terms of reference:

- Review credit policy recommendations for approval.
- Approve credit proposals in line with its approval limits and the active management of individual portfolios by:
  - Reviewing risk trends and related provisioning
  - Monitoring problem exposures and reviewing large exposures; and
  - Monitoring portfolio exposures and trends.
- Agree and advise the Board through the appropriate Board Committee on the portfolio plan/strategy for the Bank.
- Review the credit portfolio against the Bank's appetite for credit risk
- Coordinate the Bank's response to material event that may have an impact on the credit portfolio.
- Review monthly credit risks report and remedial action plan
- Ensure that top management as well as the individuals responsible for credit risk management possess the requisite expertise and knowledge to accomplish the risk management function.

## **c. The IT steering committee is responsible for the:**

The IT steering committee is responsible for the:

- Implementation of the approved IT strategy by the Board.
- Provision of insight on long-term information system strategies in support of legislative and regulatory mandates.
- Alignment of information system goals and objectives to the banks business goals and objectives.
- Giving direction and control to information systems task and activities.
- The consideration of all proposal for information systems development and approval of their adaption or otherwise in terms of cost, resource requirements, net benefit, organizational impact and technology impact.

## **d. Risk Management Committee**

This Committee is responsible for regular analysis and consideration of risks in the Bank. The Committee meets at least quarterly. However, additional meetings may be held if required. The Committee reviews and analyses environmental issues and policies impacting either directly or remotely on the Bank, brainstorms on such issues, and recommends steps to be taken by the Bank.

The Committee's approach is risk based. The Committee provides input for the Board Risk Management Committee and also ensures that the decisions and policies emanating from the Committee's meetings are implemented. The mandate of the Committee includes:

- Review the effectiveness of the Bank's overall risk management strategy at the enterprise level.
- Review the enterprise risk scorecard and determine the risks to be escalated to the Board on a quarterly basis.
- Identify and evaluate new strategic risks including corporate matters involving regulatory, business development issues etc., and agree on suitable mitigants.
- Follow-up on management action plans based on the status of implementation compiled by the Management Risk Committee.

## **21. Board Selection and Appointment Process**

The process of appointing a director is done in accordance with the Company's Articles of Association, the Companies and Allied Matters Act 2020 (as amended), the Board Charter and other relevant Codes of Corporate Governance which the Company is subject to. The process includes the following:

- The Board ensures that the procedure for selection and appointment of new director on the Board of the Company is clearly defined, formal and transparent.
- The selection process reflects the strengths, the required skill and experience, age and gender composition.
- The Board conducts a thorough analysis of the existing Board's status and confirms whether there is a need to appoint a new Director, especially in events of causal vacancies.

- Nominations are forwarded to the Board through the Company Secretary to the Governance and Nomination Committee for their review and to make recommendations to the Board on the suitability of any proposed candidates.
- The Board considers the Committee's recommendation and conducts relevant checks to ensure that a proposed candidate is fit
- Sequel to the Board's approval of the appointment of a proposed candidate, the appointment is formally communicated to the successful candidate. The successful candidate will be required to formally accept or reject the appointment.
- Following the approval of the Board, the Company Secretary notifies the Central Bank of Nigeria in writing, seeking the Bank's approval of the appointment.

## 22. Gender Diversity

The Bank is aware that there has to be a fair representation of people of different genders as members of the Board, Executive Management as well as other member of staff. The Bank thus provides a level playing field for all gender such that no gender is seen as being more important to the business of the bank than the other.

## 23. Fines and Penalties

At the end of the financial reporting year, no fine was imposed on the Company.

## 24. Whistleblowing Policy

In line with the provisions of relevant Corporate Governance Code, the Company has incorporated in its Code of Ethics and Business Conduct, a robust whistleblowing policy which encourages anonymous reporting of unethical and illegal actions and activities.

## 25. Corporate Social Responsibility and Sustainability

As a major player in the mortgage banking industry, LBIC is awake to its status and responsibilities in the Nigerian society as a corporate citizen. As such, the Company deliberately integrates the society in its plans and maintains a very robust relationship with all stakeholders.

## 26. Statement of Compliance

The Bank carries out its Corporate Governance practice in line with the National Code of Corporate Governance and other Codes of Corporate Governance provided by the Securities and Exchange Commission and the Central Bank of Nigeria.

# REPORT OF THE DIRECTORS

For the Year Ended 31 December, 2023

The Directors have the pleasure of presenting their report on the affairs of Lagos Building Investment Company PLC (LBIC) together with the audited financial statements and Auditor's report for the financial year ended December 31, 2023.

## 1. LEGAL STATUS

Lagos Building Investment Company PLC (LBIC) was initially incorporated as Lagos State Building Corporation in 1980, it attained a limited liability company status in 1991. Following a successful Private Placement, the Authorised Share Capital base of LBIC was increased from ₦100 million to ₦3 billion with a Paid-Up Share Capital of ₦2,882,047,223. In May 2013, LBIC was registered as a Public Limited Company (PLC) following a resolution of the Board of Directors on the 29th of January 2013. The Authorised Share Capital and the Paid-Up Share Capital of LBIC was further increased from ₦3 billion to ₦4 billion and ₦2,882,047,223.00 to ₦3,882,047,223.00 respectively in pursuant to the resolution of members at the General Meeting held on 6th April, 2017.

## 2. REGULATORS

LBIC has been operating under the Mortgage Institutions Act (MIA) of 1989 as amended, Banks and Other Financial Institutions Act of 2020 (BOFIA), the Companies and Allied Matters Act, the Securities and Exchange Commission's (SEC) guidelines and rules as well as the Central Bank of Nigeria's (CBN) guidelines for Mortgage Banks.

## 3. PRINCIPAL ACTIVITY

Today, LBIC operates as a State Primary Mortgage Bank with a customer base of over 170,000 cutting across corporate institutions and individuals alike. The Bank's principal activity continues to be the provision of mortgage finance facilities to prospective home owners.

LBIC also provides retail banking facilities with a wide range of product and services (savings and loans). The Bank is the sole mortgage administrator to the Lagos State Government Home Ownership Scheme (Lagos HOMS).

## 4. BRANCHES

LBIC operates two branches at Abesan and Central Business District (CBD), Alausa in Lagos State.

## 5. OPERATING RESULTS

The following is an highlight of the Bank's operating results for the year

	Dec-2023 N'000	Dec-2022 N'000
<b>Gross Earning</b>	<b>1,607,735</b>	<b>1,255,900</b>
Profit Before Income Tax Expenses	828,662	522,521
Income Tax Expense	(249,429)	(86,834)
Profit After Income Tax Expenses	579,234	435,687
Basic Earnings Per Share (Kobo)	14.92	11.22

## 6. DIVIDEND

The Directors have not recommended the payment of dividend for the year under review (2022- Nil).

## 7. DIRECTORS

The following are the names of the Directors as at the date of this Report and those who held office during the year under review:

DIRECTORS	CAPACITY	REMARK
Mr Hakeem Ogunniran	Chairman	Appointed on 10th June 2020
Mr Tobilobal Lawal	Managing Director	Appointed on 16th October 2019
Mr Femi Adewole	Independent Non-Executive Director	Appointed on 27th June 2019
Mrs Bolanle Banjo	Non-Executive Director	Appointed on 1st June 2020
Mr Adewale Okesola	Non-Executive Director	Appointed on 1st June 2020
Mr Afolabi Omilabu	Executive Director	Appointed on 1st December 2020
Mr Layiwola Okoya	Executive Director	Appointed on 1st February 2021
Mr 'Tunde Owolabi	Independent Non-Executive Director	Appointed on 29th October 2021

## 8 EXPENDITURE ON PROPERTY, PLANT AND EQUIPMENT (PPE)

The total expenditure on property, plant and equipment during the year was ₦6,485,465.42 (2022: ₦44,940,312). The expenditure was for replacement of office equipment, computer and electronics, furniture and fixtures and motor vehicles.

## 9. DIRECTORS INTEREST IN THE SHARES OF LAGOS BUILDING INVESTMENT COMPANY PLC

The interest of Directors in the issued ordinary share capital of the Bank is as recorded in the Directors Register of shareholdings and as notified by the directors for the purpose of the provisions of section 301 of the Companies and Allied Matters Act 2020 is as follows:

S/N	NAME	HOLDINGS
1	MR HAKEEM OGUNNIRAN	NIL
2	MR TOBILOBA LAWAL	NIL
3	MR AFOLABI OMILABU	NIL
4	MR. FEMI ADEWOLE	NIL
5	MRS BOLA BANJO	NIL
6	MR ADEWALE OKESOLA	NIL
7	MR LAYIWOLA OKOYA	NIL
8	MR 'TUNDE OWOLABI	NIL

## 10. DIRECTORS INTEREST IN CONTRACT

None of the Directors have informed the Company for the purpose of Section 303 of the Companies and Allied

Matters Act 2020, of any disclosable interest in contracts with which the company was involved during the year ended December 31, 2023.

## 11. ANALYSIS OF SHAREHOLDING

As at the reporting date, the Company did not acquire any of its own shares. According to the Register of members, the following Shareholder held more than 5% of the Issued Ordinary Share Capital of the Bank as at the reporting date:

	NUMBER OF SHARES	%
<b>Lagos State Government</b>	3,355,200,000	86.43

## SHAREHOLDING RANGE ANALYSIS

The shareholding range of the company as at December 31, 2023 is as shown below:

LAGOS BUILDING INVESTMENT COMPANY PLC SHAREHOLDING RANGE ANALYSIS AS AT 31 DECEMBER, 2023									
Shareholders					Holdings				
Range			N0. of Holders	Holders %	Holders Cumulated	Units	%	Units Cumulated	
1	-	1000	0	0	0	0	0	0	
1,001	-	5,000	0	0	0	0	0	0	
5,001	-	10,000	0	0	0	0	0	0	
10,001	-	50,000	0	0	0	0	0	0	
50,001	-	100,000	851	65.97	851	85,100,000	2.19	85,100,000	
100,001	-	500,000	346	26.82	1,197	97,764,977	2.52	182,864,977	
500,001	-	1,000,000	46	3.57	1,243	39,778,977	1.02	222,643,954	
1,000,001	-	Above	46	3.57	1,289	304,203,269	7.84	526,847,223	
1,000,001	-	Above	1	0.08	1,290	3,355,200,000	86.43	3,882,047,223	
	-		1,290	<b>100</b>		<b>3,882,047,223</b>	<b>100.00</b>		

## 13. EMPLOYMENT AND EMPLOYEES

The bank operates a non-discriminatory policy in its consideration of applications for employment. The Bank's policy is that the most qualified persons are recruited to fill available vacancies thus, all prospective employees, irrespective of their gender and whether physically challenged or not, are given equal opportunities relative to their respective skills set and abilities to develop their competencies in furtherance of their careers.

### 13.1 Health, Safety and Welfare

The health, safety and welfare of the Banks employees is prioritized. Thus, necessary health and safety regulations are in force within the Bank's premises; Fire prevention and fire-fighting equipment are installed in strategic locations within the Bank, while appropriate and regular trainings on the use of the equipment are carried out. In the same vein, the Bank has a comprehensive health insurance scheme for its staff, through which the medical needs of respective staff and their immediate family members are met.

The Bank operates a contributory pension plan in accordance with the Pension Reform Act , 2004, wherein it contributes 10% of employees' total emolument to the designated pension fund administration chosen by each employee. As a part of the scheme, the Bank also remits employees' contribution of 8% of the relevant compensation to the same account.

### 13.2 Employee Involvement and Training

The Bank is committed to ensuring that its employees are properly informed about its performance and progress and on matters which particularly affect them as employees. The Bank encourages participation of its employees in arriving at decisions in respect of matters affecting their well-being. To this end, the Bank provides formal and informal opportunities where employees deliberate on issues affecting the Bank and employees' interest, with a view to making inputs and decision thereon. The MD/CEO operates an open-door policy and encourages employees to channel suggestions and complaints to him as may be required in the circumstance.

The Bank places a premium on the development of its manpower. The Bank also appreciates technical expertise of personnel as its major assets and often organizes in-house and external (both local and foreign) training for its employees. The emphasis on training is to prepare employees for new and/or unfamiliar jobs as well as to enhance their efficiency in their current roles. The Bank also provides for the development of managerial skills by broadening and improving the skills. The Human Capital Management Department also readily addresses issues relevant to employees' welfare and career satisfaction.

### 14. DONATION

In the year under review, the Bank in line with its Corporate Social Responsibility donated the following:

- a The sum of ₦4,740,000 (Four Million, Seven Hundred and Forty Thousand Naira only) towards the purchase of 6 units of HP all-in one Desktops for the Lagos State University of Science and Technology.

- b The sum of ₦1,000,000 (One Million Naira only) towards the Business Luncheon tagged Economic Transformation and Wealth Building for Eko Club.
- c The sum of ₦5,000,000 (Five Million Naira only) to Committee of Wives of Lagos State Officials (COWLSO).

### 15. DIRECTORS' INTEREST IN CONTRACT

None of the Directors have informed the Company for the purpose of Section 303 of the Companies and Allied Matters Act 2020, of any disclosable interest in contracts with which the Company was involved during the year ended December 31, 2023.

### 16. AUDITORS

Messrs Gbenga Badejo & Co. (Chartered Accountants) have been appointed as auditors in accordance with Section 401(1) of the Companies and Allied Matters Act 2020. A resolution will be proposed at the next Annual General Meeting to authorize the Directors to determine their remuneration.

### 17. EVENTS AFTER THE REPORTING DATE

Mr. Tobiloba Lawal resigned as the Managing Director of the Company with effect from 31st December, 2023. Quarter 1, 2024 Board meeting attendance is as follows:

BOARD MEMBERS' ATTENDANCE FOR Q1 2024	
Name of Directors	Number of meetings
Mr. Hakeem Ogunniran	2
Mr. Afolabi Omilabu	2
Mr. Layiwola Okoya	2
Mr. Femi Adewole	2
Mrs. Bola Banjo	2
Mr. Adewale Okesola	2
Mr. Tunde Owolabi	2

## 18. FRAUD AND FORGERIES

The Directors hereby report that there was a case of fraud and forgery in the bank during the quarter ended December 31, 2023. The amount involved (~~₦~~40,000.00) has been recovered from the culpable staff and the staff has been summarily dismissed in accordance with the sanction grid of the bank. The report was appropriately filed on the NIBSS reporting portal in line with regulatory requirement.

### BY ORDER OF THE BOARD



**Ayosunkanmi Olajide**

**Company Secretary**

**FRC/2022/PRO/NBA/004/0000024146**

**DATE: May 10th, 2024**

## REPORT OF THE AUDIT COMMITTEE TO THE MEMBERS OF LAGOS BUILDING INVESTMENT COMPANY PLC

In accordance with the provision of Section 404 (7) of the Companies and Allied Matters Act 2020, the CBN Code of Corporate Governance and the Financial Reporting Council of Nigeria 2011, the members of Audit Committee of Lagos Building Investment Company PLC hereby report as follows:

We have exercised our statutory functions under section 404 (7) of the Companies and Allied Matters Act, 2020 and acknowledge the cooperation of management and staff in the conduct of these responsibilities.

We are of the opinion that the accounting and reporting policies of the Bank are in accordance with legal requirements and agreed ethical practices and that the scope and planning of both the external and internal audits for the year ended December 31, 2023 were satisfactory and reinforce the bank's internal control systems.

We have deliberated on the findings of the External Auditors, who have confirmed that necessary cooperation was received from management in the course of their statutory audit and we are satisfied with management's responses to the External Auditor's recommendations on accounting and internal control matters and with the effectiveness of the bank's system of accounting and internal control.



**Mr Thomas Folorunsho**

Chairman, Audit Committee

FRC/2024/PRO/ICAN/002/151547

**DATE: May 10th, 2024**

AUDIT COMMITTEE MEMBERS			
1.	Mr. Thomas Folorunsho	Shareholder	Chairman, Audit Committee
2.	LASACO Assurance PLC	Shareholder	Member
3.	Ibile Holdings Limited	Shareholder	Member
4.	Mrs. Bolanle Banjo	Director	Member
5.	Mr. Adewale Okesola	Director	Member



**AVERTI** Professional Managers

- Financial Services
- Training
- Auditing
- Process Management
- Consultancy

15 August, 2024

The Board Committee,  
Lagos Building Investment Company  
1, Assibifi Road, Central Business District  
Alausa – Ikeja  
Lagos

Dear Sir,

**LAGOS BUILDING INVESTMENT COMPANY (LBIC) PLC. 2023 ANNUAL CORPORATE GOVERNANCE EVALUATION REPORT**

Over the years, the need for an effective and transparent corporate governance have increased as it dramatically affects the development of not just an organization but the country as a whole. Generally, Corporate Governance usually refers to practices by which a company is controlled, directed and governed. The primary concern of Corporate Governance is to ensure the conditions whereby an organization's directors and top managers act on behalf of the interest of the organization and its stakeholders. It provides the means by which managers are held accountable to capital providers for the use of corporate assets.

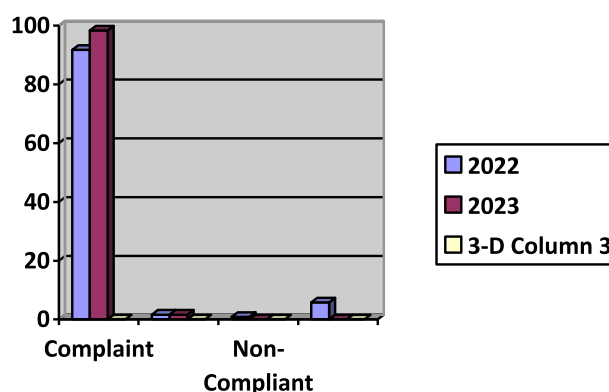
Continuous Corporate Governance Audit is required to create a corporate culture of transparency, accountability and disclosure. It enhances organizational performance, investor trust, accessibility to the global market, financing from institutions, enterprise valuation and enterprise risk management and inculcates accountability.

As compared to the last five (5) years audit, LBIC through consistent audit of its board using the approved code by the Financial Reporting Council through Central Bank of Nigeria, has made great efforts by not just drafting policies for statutory reasons but also adhering strictly towards the implementation which is evident in her compliance status for the financial year 2023 which is under review.

2, Adepegba Street, Off Obokun Street, Ilupeju, Lagos Tel: 01-08074621108 e-mail: [info@averti.com.ng](mailto:info@averti.com.ng) Website: [www.averti.com.ng](http://www.averti.com.ng)



For the year 2022, the PMB was **91.74% compliant**, **1.65 partially compliant**, **0.83% non-compliant with 5.79% non-applicable principles** while 2023 audit has **98.35% compliance status**, **1.65 partially compliant**, **0% non-compliance** with the non-applicable principles covered under their compliance status. (See below diagram)



**Diagram 1**

This literally translates to the fact that the bank has conquered its non-compliance and non-applicable challenges which is indeed a welcome development as it is obvious in the 2023 bars. Without mincing words, the company is striving to attain its Hundred percentage (**100%**) compliance milestone although not inevitable while we continuously hope that the Bank will accomplish this level in the nearest future.

All recommendations with solutions as regards identified shortcomings have been adequately outlined in the approved audit report submitted to the Central Bank of Nigeria and they are all specific, measurable, achievable, realistic and time-bound (SMART).

Yours sincerely:

**For Averti Professional Managers:**

**MOTUNRAYO AJIBESIN (MS.)**  
Associate

**INYANG SAMI-ORUNGBE (MRS.)**  
Managing Partner

# CERTIFICATION OF ACCOUNT PURSUANT TO SECTION 60, INVESTMENTS AND SECURITIES ACT 2007

**For the Year Ended 31 December, 2023**

We **Tobiloba Lawal** and **Afolabi Omilabu** being the Chief Executive Officer and Finance Director respectively of Lagos Building Investment Company Plc in compliance with section 60 of the Investments and Securities Act, 2007 and with regard to the audited financial statements for the year ended December 31, 2023 now submitted to the Commission, hereby certify that:

- (a) We have reviewed the report;
- (b) Based on our knowledge, the report does not contain;
  - (i) Any untrue statement of a material fact, or
  - (ii) Omit to state a material fact, which would make the statement misleading in the light of the circumstances under which such statement was made;
- (c) Based on our 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) We:
  - i) are responsible for establishing and maintaining internal controls.
  - ii) have designed such internal controls to ensure that material information relating to the company and its consolidated subsidiaries is made known to us by others within the company particularly during the financial year ended December 31, 2023
  - iii) have evaluated the effectiveness of the company's internal controls as of date within 90 days prior to the report.
  - iv) have presented in the report our conclusions about the effectiveness of our internal controls based on our evaluation as of that date;
- (e) We have disclosed to the Auditors of the company and Audit Committee:
  - i. All significant deficiencies in the design or operation of internal control which would adversely affect the company's ability to record, process, summarize and report financial data and have identified for the company's Auditors any material weakness in internal controls;
- (f) We have identified in the report whether or not there were significantly 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.

Certified by:



**Afolabi Omilabu**

Executive Director

FRC/2017/ICAN/00000016889



**Tobiloba Lawal**

Managing Director

FRC/2020/003/00000020529

# STATEMENT OF THE DIRECTORS RESPONSIBILITIES

**For the Year Ended 31 December, 2023**

The Companies and Allied Matters Act and the Banks and Other Financial Institutions Act require the Directors' to prepare financial statements for each financial year that gives a true and fair view of the state of the financial affairs of the Company at the end of the year and of its profit or loss. The responsibilities include ensuring that the Company:

- a Keeps proper accounting records that disclose with reasonable accuracy, the financial position of the Company and comply with the requirements of the Companies and Allied Matters Act and the Banks and Other Financial Institutions Act.
- b Establishes adequate internal controls to safeguard its assets and to prevent and detect fraud and other irregularities; and
- c Prepare its financial statements using suitable accounting policies supported by reasonable and prudent judgement and estimates that are consistently applied.

The Directors accept responsibility for the annual financial statements, which have been prepared using appropriate accounting policies supported by reasonable and prudent judgement and estimates, in conformity with:

- Financial Reporting Council of Nigeria Act;
- Prudential Guidelines for Licensed Mortgage Banks as issued by the Central Bank of Nigeria;
- The requirements of the Bank and Other Financial Institutions Act;
- The requirements of the Companies and Allied Matters Act;
- The requirements of the Investment and Securities Act; and
- The rules and regulations of Securities and Exchange Commission.

The Directors are of the opinion that the financial statements give a true and fair view of the state of the financial affairs of the Bank and of the financial performance and cash flows for the period. The Directors further accept responsibility for the maintenance of accounting records that may be relied upon in the preparation of financial statements, as well as adequate systems of internal financial control.

Nothing has come to the attention of the Directors to indicate that the Bank will not remain a going concern for at least twelve months from the date of this statement.



**Afolabi Omilabu**

Executive Director

FRC/2017/ICAN/00000016889

**DATE: May 10th, 2024**



**Tobiloba Lawal**

Managing Director

FRC/2020/003/00000020529

**DATE: May 10th, 2024**

## REPORT OF THE INDEPENDENT AUDITORS TO THE MEMBERS OF LAGOS BUILDING INVESTMENT COMPANY PLC

We have audited the accompanying Financial Statements of Lagos Building Investment Company PLC. These financial statements comprises of the Statement of Financial Position as at 31 December, 2023, Statement of Profit or loss and other Comprehensive Income, Statement of Changes in Equity, Statement of Cash flows, summary of significant accounting policies and other explanatory notes for the year ended 31 December, 2023.

### OPINION

In our opinion, the accompanying Financial Statements give a true and fair view of the financial position of the Bank as at 31 December, 2023 and (of) its financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as issued by the International Accounting Standards Board, Financial Reporting Council of Nigeria Act, No 6, 2011, the requirement of the Bank and Other Financial Institutions Act, relevant Central Bank of Nigeria's circulars and guidelines as well as the Companies and Allied Matters Act 2020.

### BASIS FOR OUR OPINION

We conducted our audit in accordance with International Standards on Auditing (ISAs) issued by International Auditing and Assurance Standards Board (IAASB). Our responsibilities under those standards are further described in the Auditors' responsibilities for the audit of the Financial Statements section of our report. We are independent of the company in accordance with the ICAN codes of ethics for professional accountant and we have fulfilled our other ethical responsibilities in accordance with the code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current year. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter(s)	How the matter was addressed
<b>Impairment of Loan and Advances</b>	<b>Procedures</b>
An impairment assessment is performed collectively on all other loans, with the key assumptions being the possibility of a loan becoming past due and subsequently defaulting, and the loss given default. The impairment requires the application of significant judgement by management including the application of industry knowledge and prevailing economic conditions in arriving at the level of the impairment allowance required.	Our audit procedures included the following: We evaluated and tested the key controls over the impairment determination process such as the credit committee review and monitoring of the performance of loan and advances including timely identification of impairment triggers.

Key Audit Matter(s)		How the matter was addressed
Impairment of Loan and Advances		Procedures
<p>The allowance for impairment of loan and advances to customers is a key judgemental area for our audit due to the level of subjectivity on the recoverability of loan balances.</p>		<p>For loan and advance that were specifically impaired, we tested the completeness of the loans identified by the mortgage bank as high through a consideration of loans with risk factors such as restricted loans, magnitude of loans, and the current level of past due obligations.</p>
<p>During the financial year, the banking sector witnessed challenges from the negative output and deteriorating macroeconomic indicators, global oil prices remained below expectation resulting in lower government revenue and scarcity of foreign currency in Nigeria. This economic situation has particularly affected the ability of the mortgage bank customers to meet credit obligations as they fall due. Thus, significant judgement to determine the allowance for impairment of loan and advances granted to the mortgage bank customers.</p>		<p>For the loans specifically impaired, we re-performed the calculations of impairment and compared the key data inputs to relevant sources. We checked amounts included for collateral to valuation reports, discount rates to the effective interest rate of the loan and evaluated the appropriateness of the realization period of the collateral.</p>
<p>The mortgage bank identifies loan and advances for specific impairment assessment based on the magnitude and the current level of past due loan. Impairment requirements are determined based on estimated future cashflow discounted to present value using the effective interest rate of the loan, the key assumption being the market valuations of collateral and the estimated time and cost to any property pledged as collateral to the mortgage bank.</p>		<p>In relations to the loans that were collectively impaired, we assessed the assumptions inherent in the bank's impairment model against our knowledge of Individual and the corporate societies.</p>
<p>An impairment assessment is performed collectively on all other loans, with the key assumptions being the possibility of a loan becoming past and due and subsequently defaulting, and the loss given default. The impairment requires the application of significant judgement by management including the application of industry knowledge and prevailing economic conditions In arriving at the level of the impairment allowance required.</p>		<p>We assessed the methodology used by the mortgage Bank to calculate the likelihood of loans and advances with different profiles moving into default and recalculated these default rates based on our cumulative knowledge of the mortgage bank's actual historical experience and current circumstances.</p>

**Other information in the Annual Report**

The directors are responsible for the other information. The other information comprises all the information in the Lagos Building Investment Company PLC 2023 annual report other than the Bank's financial statements and our auditor's report thereon ("the Other Information"). Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the Other Information and, in doing so, consider whether the other Information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other Information; we are required to report that fact. We have nothing to report in this regard.

**Responsibilities of the Management and Those Charged with Governance for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the IFRSs, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, management is responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Bank's financial reporting process.

**Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error; design and perform audit procedures responsive to those risks; and, obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such

disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicated with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provided the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Audit Committee, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### **Report on other legal requirements**

The Companies and Allied Matters Act 2020 requires that in carrying out our audit we consider and report to you on the following matters. We confirm that: -

- i. We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
- ii. In our opinion, proper books of account have been kept by the company; and
- iii. The company's statement of financial position and statement of profit or loss and other comprehensive income are in agreement with the books of account.

### **Compliance with section 27(2) of the Banks and Other Financial Institutions Act of Nigeria and Central Bank of Nigeria's circular BSD/1/2004**

- i. The Bank did not guarantee any loans in favour of directors and officers of the bank. Similarly no loans were made to the directors for the purchase of the bank's shares.
- ii. As disclosed in Note 33 to the financial statements, the bank did not pay penalties in respect of contraventions of any sections of the Banks and other Financial Institutions Act (BOFIA) and circulars issued by the Central Bank of Nigeria during the year ended 31 December 2023.

The Engagement Partner on the audit resulting in this independent auditor's report is :-



**Emmanuel Igemokhai Ogiaga, FCA**

FRC/2021/PROF/00000024269

Gbenga Badejo & Co.,

(Chartered Accountants),

Plot 8A, Ajumobi Olorunjoje Street,

Off Acme Road, By First Bank,

Agidingbi, Ikeja, Lagos State.

**DATE: May 10th, 2024**



## STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the Year Ended 31 December, 2023

		Dec 23	Dec 22
	Note	N'000	N'000
<b>Gross Earnings</b>		<b>1,607,735</b>	<b>1,255,900</b>
Interest Income	5a	546,462	489,327
Interest Expenses	5b	(60,905)	(89,965)
<b>Net Interest Income</b>		<b>485,557</b>	<b>399,362</b>
Loan impairment (charges)/write-back	10	(384)	-
<b>Net interest income after loan impairment charges</b>		<b>485,173</b>	<b>399,362</b>
Fee and Commission Income	6	340,212	296,368
Net Trading Income	7	721,061	470,205
<b>Net fee, commission and trading income</b>		<b>1,061,273</b>	<b>766,573</b>
<b>Net Operating Income</b>		<b>1,546,446</b>	<b>1,165,935</b>
Operating Expenses	9	327,985	316,265
Personnel Cost	11	294,950	221,675
Depreciation	23	94,101	105,474
Amortization	21	748	-
<b>Total Expenses</b>		<b>717,784</b>	<b>643,414</b>
<b>Profit before Income Tax Expenses</b>		<b>828,662</b>	<b>522,521</b>
Income Tax Expenses		(249,429)	(86,834)
<b>Profit for the year</b>		<b>579,234</b>	<b>435,687</b>
<b>Other Comprehensive Income (OCI)</b>		-	-
Income Tax Expenses on Other Comprehensive Income Items		-	-
<b>Other Comprehensive Income After Tax</b>		-	-
<b>Total Comprehensive Income for the year</b>		<b>579,234</b>	<b>435,687</b>
<b>Basic and Diluted EPS (Kobo)</b>		<b>14.92</b>	<b>11.22</b>

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

# STATEMENT OF FINANCIAL POSITION

As at 31 December 2023

ASSETS	Notes	Dec 23	Dec 23
		N'000	N'000
Cash and Cash Equivalents	15	6,248,409	4,497,259
Financial Assets at Fair value through profit or loss	16	167,778	181,111
Mortgage loans and Advances	18a	736,743	571,620
Non-Current assets held for sale	19	722,369	798,933
Investment Properties	19b	-	429,743
Other Assets	20	50,111	61,067
Property, Plant and Equipment	23	1,589,238	1,706,328
Intangible Assets	21	1,944	-
<b>Total Assets</b>		<b>9,516,593</b>	<b>8,246,063</b>
<b>Liabilities</b>			
Customers' Deposits	24	4,595,501	4,166,687
Financial Liabilities	22	82,733	84,735
Other Liabilities	25	524,419	390,281
Income Tax Liabilities	17	227,017	96,512
<b>Total Liabilities</b>		<b>5,429,670</b>	<b>4,738,215</b>
<b>Equity</b>			
Ordinary Share Capital	26	3,882,047	3,882,047
Share Premium	27	119,802	119,802
Statutory Reserve	29	56,123	56,123
Asset Revaluation Reserve	30	26,859	27,016
Non-Distributable Regulatory Reserve	31	36,850	32,048
Accumulated Losses	28	(34,758)	(609,190)
		<b>4,086,923</b>	<b>3,507,846</b>
<b>Total Equity and Liabilities</b>		<b>9,516,593</b>	<b>8,246,063</b>

The accompanying Financial Statements were approved and authorised for issue by the Board of Directors on **May 10th, 2024** and were signed on its behalf by:



**Afolabi Omilabu**

Executive Director

FRC/2017/ICAN/00000016889



**Wasiu Adeyemi**

Financial Controller

FRC/2018/ICAN/00000018524



**Tobiloba Lawal**

Managing Director

FRC/2020/003/00000020529

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

## STATEMENT OF CHANGES IN EQUITY

For the Year Ended 31 December, 2023

	Ordinary Share Capital	Fair Value Reserve	Share Premium	Non-Distributable Regulatory Risk Reserve	Statutory Reserve	Accumulated Losses	Total Equity
	N'0,00	N'0,00	N'0,00	N'0,00	N'0,00	N'0,00	N'0,00
<b>As at 1 January, 2023</b>	<b>3,882,047</b>	<b>27,016</b>	<b>119,802</b>	<b>32,048</b>	<b>56,123</b>	<b>(609,190)</b>	<b>3,507,846</b>
Profit for the year		(157)				579,234	579,077
Transfer (to)/from regulatory risk reserve	-	-	-	4,802	-	(4,802)	-
Transfer to Statutory Reserve	-	-	-	-	-	-	-
Other comprehensive income for the year	-	-	-	-	-	-	-
<b>Total Comprehensive Income</b>	<b>3,882,047</b>	<b>26,859</b>	<b>119,802</b>	<b>36,850</b>	<b>56,123</b>	<b>(34,758)</b>	<b>4,086,923</b>
<b>Transactions with owners</b>							
Issue of Ordinary Shares							
Dividend Paid							
<b>Balance at 31 December 2023</b>	<b>3,882,047</b>	<b>26,859</b>	<b>119,802</b>	<b>36,850</b>	<b>56,123</b>	<b>(34,758)</b>	<b>4,086,923</b>
<b>Balance at 1 January 2022</b>	<b>3,882,047</b>	<b>27,016</b>	<b>119,802</b>	<b>32,048</b>	<b>56,123</b>	<b>(1,044,875)</b>	<b>3,072,161</b>
Profit for the year	-	-	-	-	-	435,685	435,685
Transfer (to)/from regulatory risk reserve	-	-	-	-	-	-	-
Transfer to Statutory Reserve	-	-	-	-	-	-	-
Other comprehensive income for the year	-	-	-	-	-	-	-
<b>Total Comprehensive Income</b>	<b>3,882,047</b>	<b>27,016</b>	<b>119,802</b>	<b>32,048</b>	<b>56,123</b>	<b>(609,190)</b>	<b>3,507,846</b>
<b>Transactions with owners</b>							
Issue of Ordinary Shares	-	-	-	-	-	-	-
Dividend Paid	-	-	-	-	-	-	-
<b>Balance at 31 December 2022</b>	<b>3,882,047</b>	<b>27,016</b>	<b>119,802</b>	<b>32,048</b>	<b>56,123</b>	<b>(609,190)</b>	<b>3,507,846</b>

# STATEMENT OF CASHFLOWS

For the Year Ended 31 December, 2023

	Notes	Dec 23	Dec 22
		N'000	N'000
<b>Cash Flow from Operating Activities</b>			
Cash Generated from Operations	33	1,363,775	116,000
Tax Paid		(118,924)	(17,965)
<b>Net Cash from Operating Activities</b>		<b>1,244,851</b>	<b>98,035</b>
<b>Cash Flow from Investing Activities</b>			
Acquisition of Property, Plant and Equipment		(6,486)	(44,940)
Acquisition of Intangible Asset		(2,692)	-
(Acquisition)/Disposal of Non-Current Assets Held for Sales		76,564	(4,199)
Disposal of Investment Property		429,743	-
Dividend Received		7,520	7,360
Proceed from Disposal of Fixed Assets		1,650	-
<b>Net Cash flow used in Investing Activities</b>		<b>506,300</b>	<b>(41,779)</b>
<b>Cash Flow from Financing Activities</b>			
Financial Liabilities (NHF Loans Received)		-	-
Decrease in revaluation reserve		-	-
Dividend Paid		-	-
<b>Net Cash flow (used in)/generated from Financing Activities</b>		<b>-</b>	<b>-</b>
<b>Increase in Cash and cash equivalent</b>		<b>1,751,150</b>	<b>56,256</b>
Cash and Cash Equivalents at the beginning of the year		4,497,259	4,441,003
<b>Cash and Cash Equivalents at the end of the year</b>		<b>6,248,409</b>	<b>4,497,259</b>
<b>Cash and Cash Equivalent comprises</b>			
Cash and Bank Balances		333,658	334,265
Placement with Other Banks		5,914,751	4,162,994
<b>Cash and Cash Equivalents at the end of the year</b>		<b>6,248,409</b>	<b>4,497,259</b>

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

# NOTES TO THE FINANCIAL STATEMENTS

For the Year Ended 31 December, 2023

## 1. Reporting Entity

LBIC Plc (the 'Company' or the 'Bank') is registered in Nigeria in 1980. The company's registered office is Plot 1 ASSBIFI Road, Central Business District, Alausa, Ikeja, Lagos. The Bank is exploring ways to enhance sustainable growth in order to maximise returns on its assets including but not limited to subsidiary operations within the Regulatory framework, in a legally and efficient manner.

## 2. Summary of Significant Accounting Policies

### 2.1 Basis of preparation

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the IASB, the requirements of the Companies and Allied Matters Act and with the Banks and other Financial Institutions Act. The financial statements have been prepared on a historical cost basis except for investment in quoted equities which are carried at fair value.

#### (a) Going Concern

Nothing has come to the attention of the directors to indicate that the company will not remain a going concern for at least twelve months from the date of the financial statements as the capital base of the Company is within the statutory requirements of the Central Bank of Nigeria.

#### (b) Functional and presentation currency

These financial statements are presented in Nigerian Naira which is the Company's functional currency. Except as otherwise indicated, financial information presented in Naira has been rounded to the nearest thousand.

#### (c) Basis of measurement

These financial statements are prepared on the historical cost basis except for the following:

- Financial instruments at fair value through profit or loss are measured at fair value.
- Financial assets measured at fair value through OCI

- Inventory of properties is measured at the lower of cost and net realizable value.

#### (d) Use of estimates and judgements

The preparation of financial statements in conformity with IFRS require management to make judgement, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances. The results of which forms the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised, if the revision affects only that period or in the period of the revision and future periods, if the revision affects both current and future periods. Judgements made by management in the application of IFRS that have significant effect on the financial statements and estimates with a significant risk of adjustment are discussed in the notes to the accounts.

### 2.2 Accounting Policy and disclosures

The following standards, accounting policies set out below have been consistently applied in all periods presented in these financial statements.

#### (a) Foreign currency transactions

Foreign currency transactions are translated into the functional currency of the Bank entities at the exchange rates on the dates of the transactions. At the statement of financial position date, monetary assets and liabilities denominated in foreign currencies are reported using the closing exchange rate. The foreign currency gain or loss on monetary items is the difference between amortized cost in the functional currency at the beginning of the period using the rates prevalent at the beginning, adjusted

for effective interest and payments during the period, and the amortized cost in the functional currency at the period end using the rates prevalent at the period end.

Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are retranslated to the functional currency at the exchange rate at the date that the fair value was determined. Foreign currency differences arising on retranslation are recognized in profit or loss, except for differences arising on the retranslation of available - for - sale equity instruments, which are recognized directly in equity. Non -monetary assets and liabilities that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction.

#### **(b) Interest**

Interest income and expense are recognized in profit or loss using the effective interest method. The effective interest rate is the rate that exactly discounts the estimated future cash payments and receipts through the expected life of the financial asset or liability (or, where appropriate, a shorter period) to the carrying amount of the financial asset or liability. When calculating the effective interest rate, the Bank estimates future cash flows considering all contractual terms of the financial instruments but not future credit losses.

The effective interest rate is calculated on initial recognition of the financial asset and liability and is not revised subsequently. The calculation of the effective interest rate includes contractual fees and points paid or received transaction costs, and mortgages that are an integral part of the effective interest rate. Transaction costs are incremental costs that are directly attributable to the acquisition, issue or disposal of a financial asset or liability.

Interest income and expense presented in the statement of comprehensive income include:

- Interest on financial assets and liabilities measured at amortized cost calculated on an effective interest rate basis.
  - Interest on available -for -sale investment securities calculated on an effective interest basis
- Interest

income and expense on all trading assets and liabilities are considered to be incidental to the Company's trading operations and are presented together with all other changes in the fair value of trading assets and liabilities in net trading income.

Fair value changes on other financial assets and liabilities carried at fair value through profit or loss, are presented in net trading income from other financial instruments and carried at fair value through profit and loss in the statement of comprehensive income.

#### **(c) Fees and commission**

Fees and commission income and expenses that are integral to the effective interest rate on a financial asset or liability are included in the measurement of the effective interest rate.

Other fees and commission income, are recognized as the related services are performed.

Other fees and commission expense relate mainly to transaction and service fees, which are expensed as the services are received.

#### **(d) Net Trading Income**

Net trading income comprises gains less losses related to trading assets and liabilities, and includes all realized and unrealized fair value changes, dividends and foreign exchange differences.

#### **(e) Net Income from other financial instruments at fair value through profit or loss**

Net income from other financial instruments at fair value through profit or loss financial assets and liabilities are designated at fair value through profit or loss, and include all realized and unrealized fair value changes, interest, dividends and foreign exchange differences.

#### **(f) Dividends**

Dividend income is recognized when the right to receive income is established. Dividends on trading equities are reflected as a component of net trading income, net income from other financial instruments at fair value through profit and loss or other operating income based on the underlying classification of the equity investment. Dividend income on available-for-sale securities are recognized as a component of other operating income.

### **(g) Income Tax expense**

Income tax expense comprises current and deferred tax. Current tax and deferred tax are recognized in profit or loss except to the extent that it relates to a business combination, or items recognized directly in equity through other comprehensive income, in which case it is recognized in equity.

#### **(I) Current Tax**

Current tax is the expected tax payable on taxable income for the year determined in accordance with the Companies Income Tax Act (CITA), using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

#### **(II) Deferred Tax**

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax is provided for using the balance sheet liability method. Deferred tax is not recognized for the following temporary differences:

- The initial recognition of goodwill;
- The initial recognition of assets or abilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss;

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on laws that have been enacted or substantively enacted by the reporting date.

A deferred tax asset is recognized only to the extent that it is probable that future taxable profits will be available against which the asset can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized. Additional income taxes that arise from the distribution of dividends are recognized at the same time as the liability to pay the related dividend is recognized.

### **(h) Financial Assets and Liabilities – Prior to IFRS 9**

#### **(I) Recognition**

The Bank initially recognizes loans and advances and deposits at fair value on the date that they are originated. All other financial assets and liabilities (including assets and liabilities designated at fair value through profit or loss) are initially recognized at fair value on the trade date at which the Bank becomes a party to the contractual provisions of the instrument.

#### **(II) Subsequent measurement**

Subsequent to initial measurement, financial instruments are measured either at fair value or Held to Maturity.

##### **a. Held-to-maturity**

Held-to-maturity investments are non-derivative financial assets with fixed determinable payments and fixed maturities that management has both the positive intent and ability to hold to maturity, and which are not designated at fair value through profit or loss or as available for sale. Where the Company sells more than an insignificant amount of held-to-maturity assets, the entire category would be tainted and reclassified as available-for-sale assets and the difference between amortized cost and fair value will be accounted for in equity.

Held-to-maturity investments are carried at amortized cost, using the effective interest method, less any provisions for impairment. A sale or reclassification of a more than insignificant amount of held-to-maturity investments would result in the reclassification of all held-to-maturity investments as available-for-sale, and would prevent the Bank from classifying investment securities as held-to-maturity for the current and the following two years. However, sales and reclassifications in any of the following circumstances would not trigger a reclassification:

- Sales or reclassifications that are so close to maturity that changes in the market rate of interest would not have a significant effect on the financial assets fair value,

- Sales or reclassifications after the Company has collected substantially all of the asset's original principal; and
- Sales or reclassifications attributable to non-recurring isolated events beyond the company's control that could not have been reasonably anticipated.

**b. Financial assets held at fair value through profit and loss**

This category has two sub-categories: financial assets held for trading, and those designated at fair value through profit or loss at inception. A financial asset is classified as trading if acquired principally for the purpose of selling in the short term.

Financial assets may be designated at fair value through profit or loss when:

- The designation eliminates or significantly reduces measurement or recognition inconsistency that would otherwise arise from measuring assets or liabilities on different basis; or
- A group of financial assets is managed and its performance evaluated on a fair value basis.

Subsequent to initial recognition, the fair values are re-measured at each reporting date. All gains and losses arising from changes therein are recognised in the income statement in 'net trading income for trading assets, and in 'net income from other financial instruments carried at fair value' for financial assets designated at fair value through profit or loss at inception.

- Interest earned and dividends received while holding trading assets at fair value through profit or loss are included in net trading income. Trading assets are not reclassified subsequent to their initial recognition.

**c. Available-for-sale**

Financial assets classified by the Company as available-for-sale financial assets are generally those that are not designated as another category of financial assets, or strategic capital investments held for an indefinite period of time, which may be sold in response to needs for liquidity or changes in interest rates, exchange rates or equity prices. Available-for-sale financial assets are

subsequently carried at cost.

Interest income, calculated using the effective interest method, is recognised in the income statement. Dividends received on available-for-sale instruments are recognised in income statement when the Company's right to receive payment has been established.

Unrealised gains and losses arising from changes in the fair value of available-for-sale financial assets are recognised directly in fair value reserve in equity until the financial asset is derecognised or impaired. When available-for-sale financial assets are disposed of, the fair value adjustments accumulated in equity are recognised in the income statement.

**d. Loans and receivables**

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market, other than those classified by the Company as at fair value through profit or loss or available-for-sale.

Loans and receivables are measured at amortised cost using the effective interest method less any impairment losses. Origination transaction costs and origination fees received that are integral to the effective rate are capitalised to the value of the loan and amortised through interest income as part of the effective interest rate.

**(i) Amortised cost measurement**

The amortised cost of a financial asset or liability is the amount at which the financial asset or liability is measured at initial recognition, minus principal repayments, plus or minus the cumulative amortization using the effective interest method of any difference between the initial amount recognised and the maturity amount, minus any reduction for impairment.

**(ii) Fair value measurement**

Fair value is the amount for which an asset could be exchanged, or liability settled, between knowledgeable, willing parties in an arm's length

transaction on the measurement date. The best evidence of the fair value of a financial instrument on initial recognition is the transaction price, i.e. the fair value of the consideration paid or received, unless the fair value is evidenced by comparison with other observable current market transactions in the same instrument without modification or repackaging, or based on discounted cash flow models and option pricing valuation techniques whose variables include only data from observable markets.

Subsequent to initial recognition, the fair values of financial instruments are based on quoted market prices or dealer price quotations for financial instruments traded in active markets. If the market for a financial asset is not active or the instrument is an unlisted instrument, the fair value is determined by using applicable valuation techniques. These include the use of recent arm's length transactions discounted cash flow analyses, pricing models and valuation techniques commonly used by market participants.

Where discounted cash flow analyses are used, estimated cash flows are based on management's best estimates and the discount rate is a market related rate at the balance sheet date from a financial asset with similar terms and conditions. Where pricing models are used, inputs are based on observable market indicators at the balance sheet date and profits or losses are only recognised to the extent that they relate to changes in factors that market participants will consider in setting the price.

## **(I) Impairment of financial assets – Prior to IFRS 9**

### **(i) Assets carried at amortised cost**

The company assesses at each balance sheet date whether there is objective evidence that a financial asset or group of financial assets is impaired. A financial asset or a group of financial assets is impaired and impairment losses are incurred if, and only if, there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the assets (a 'loss event'), and that loss event (or

events) has an impact on the estimated future cash flows of the financial asset or group of financial assets that can be reliably estimated.

Objective evidence that financial assets (including equity securities) are impaired may include:

- default or delinquency by a borrower;
- restructuring of a loan or advance by the Company on terms that the Company would not otherwise consider;
- indications that a borrower or issuer will enter bankruptcy;
- the disappearance of an active market for a security; or
- other observable data relating to a group of assets such as adverse changes in the payment status of borrowers or issuers in the group, or economic conditions that correlate with defaults in the group.

The company first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant, and individually or collectively for financial assets that are not individually significant.

If the Company determines that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, it includes the asset in a group of financial assets with similar credit risk.

Characteristics and collectively assesses them for impairment. Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognised, are not included in a collective assessment of impairment.

For the purposes of a collective evaluation of impairment, financial assets are grouped on the basis of similar credit risk characteristics (i.e. on the basis of the Company's grading process which considers asset type, industry, geographic location, collateral type, past-due status and other relevant factors). These characteristics are relevant to the estimation of future cash flows of such assets being indicative of the debtors' ability to pay all amounts due according to the

contractual terms of the assets being evaluated.

In assessing collective impairment, the Company uses statistical modelling of historical trends of the probability of default, timing of recoveries and the amount of loss incurred, adjusted for management's judgment as to whether current economic and credit conditions are such that the actual losses are likely to be greater or less than suggested by historical modelling. Default rates, loss rates and the expected timing of future recoveries are regularly benchmarked against actual outcomes to ensure that they remain appropriate.

If there is objective evidence that an impairment loss on a loan and receivable or a held-to-maturity asset has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred), discounted at the asset's original effective interest rate. Losses are recognised in profit or loss and reflected in an allowance account against loans and receivables. Interest on the impaired asset continues to be recognised through the unwinding of the discount. The carrying amount of the asset is reduced through the use of an allowance account.

The calculation of the present value of the estimated future cash flows of a collateralized financial asset reflects the cash flows that may result from foreclosure less costs for obtaining and selling the collateral, whether or not foreclosure is probable.

Future cash flows in a group of financial assets that are collectively evaluated for impairment are estimated on the basis of the historical loss experience for assets with credit risk characteristics similar to those in the group. Historical loss experience is adjusted on the basis of current observable data to reflect the effects of current conditions that did not affect the period on which the historical loss experience is based, and to remove the effects of conditions in the historical period that do not exist currently.

To the extent at which a loan is irrecoverable, it is written off against the related allowance for loan impairment. Such loans are written off after all the necessary procedures have been completed and the amount of the loss has been determined. Subsequent recoveries of amounts previously written off decrease the amount of the allowance for loan impairment in profit or loss. If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised (Such as an improvement in the debtor's credit rating), the previously recognised impairment loss is reversed by adjusting the allowance account. The amount of the reversal is recognised in profit or loss.

#### **(ii) Available-for-sale financial assets**

Available-for-sale financial assets are impaired if there is objective evidence of impairment resulting from one or more loss events that occurred after initial recognition but before the balance sheet date, that have an impact on the future cash flows of the asset. In addition, an available-for-sale equity instrument is generally considered impaired if a significant or prolonged decline in the fair value of the instrument below its cost has occurred. Where an available-for-sale asset, which has been measured at fair value directly through equity, is impaired, the impairment loss is recognised in profit or loss. Any loss on the financial asset was previously recognised directly in equity as a reduction in fair value, the cumulative net loss that had been recognised in equity is transferred to profit or loss and is recognised as part of the impairment loss. The amount of the loss recognised in profit or loss is the difference between the acquisition cost and the current fair value, less any previously recognised impairment loss.

If, in a subsequent period, the amount relating to an impairment loss decreases and the decrease can be linked objectively to an event occurring after the impairment loss was recognised in the income statement, where the instrument is a debt instrument, the impairment loss is reversed through profit or loss. An impairment loss in

respect of an equity instrument classified as available-for-sale is not reversed through profit or loss but accounted for directly in equity.

**(iii) Offsetting**

Financial assets and liabilities are set off and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to set off the amounts and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously. Income and expenses are presented on a net basis only when permitted by accounting standards, or for gains and losses arising from a group of similar transactions such as in the Company's trading activity.

**(iv) De-recognition of financial Instruments**

The Company derecognizes a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred, or has assumed an obligation to pay those cash flows to one or more recipients, subject to certain criteria.

Any interest in transferred financial assets that is created or retained by the Company is recognised as a separate asset or liability. The Company de-recognises a financial liability when its contractual obligations are discharged or cancelled or expire. The Company enters into transactions whereby it transfers assets recognised on its balance sheet, but retains either all risks or rewards of the transferred assets or a portion of them.

If all or substantially all risks and rewards are retained, then the transferred assets are not derecognised from the balance sheet. In transactions where the Company neither retains nor transfers substantially all the risks and rewards of ownership of a financial asset, it derecognises the asset if control over the asset is lost.

The rights and obligations retained in the transfer are recognised separately as assets and liabilities as appropriate. In transfers where control over the asset is retained, the Company continues to recognize the asset to the extent of its continuing involvement, determined by the extent to which it is exposed to changes in the value of the transferred asset.

The Company writes off certain loans and investment securities when they are deemed to be uncollectible.

**(j) IFRS 9 - Financial Instruments**

In accordance with the transitional provisions of IFRS 9, the Bank elected to restate comparative figures. Adjustments to the carrying amounts of financial assets and liabilities at the date of transition were recognized accordingly. The adoption of IFRS 9 has resulted in changes in our accounting policies for recognition, classification and measurement of financial assets and financial liabilities and impairment of financial assets. IFRS 9 introduces a new approach for classification and measurement of financial instruments, a more forward-looking Impairment methodology and a new general hedge accounting requirement.

Classification and Measurement - IFRS 9 requires financial assets to be classified into one of three measurement categories: fair value through profit or loss, fair value through other comprehensive income and amortised cost.

Financial assets will be measured at amortised cost if they are held within a business model with the objective of to collect contractual cash flows, and their contractual cash flows represent solely payments of principal and interest.

Financial assets will be measured at fair value through other comprehensive income if they are held within a business model with the objective of both collecting contractual cash flows and selling the financial assets, and their contractual cash flows represent solely payments of principal and interest.

Financial assets not meeting either of these two business models; and all equity instruments (unless designated at inception to fair value through other comprehensive income); and all derivatives are measured at fair value through profit or loss.

An entity may, at initial recognition, designate a financial asset as measured at fair value through profit or loss if doing so eliminates or significantly reduces an accounting mismatch.

The Bank has undertaken an assessment to determine the potential impact of changes in classification and measurement of financial assets. Our assessment revealed that the adoption of IFRS 9 is unlikely to result in significant changes to existing asset measurement bases. IFRS 9 retains most of the existing requirements for financial liabilities. However, for financial liabilities designated at fair value through profit or loss, gains or losses attributable to changes in own credit risk shall be presented in Other Comprehensive Income.

#### **(k) Expected Credit Loss (ECL) Impairment Model**

The Bank's allowance for credit losses calculations are outputs of models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. The expected credit loss impairment model reflects the present value of all cash shortfalls related to default events either over the following twelve months or over the expected life of a financial instrument depending on credit deterioration from inception. The allowance for credit losses reflects an unbiased, probability-weighted outcome which considers multiple scenarios based on reasonable and supportable forecasts.

LBIC Plc has built its own ECL model appropriate for its size and complexity, and supported by historical, current and forecast data of relevance. Management's judgment and understanding of business risks played an equally important role in validating the inputs and output of the ECL model. LBIC Plc adopts a three-stage approach

for impairment assessment based on changes in credit quality since initial recognition.

- **Stage 1** – Where there has not been a significant increase in credit risk (SICR) since initial recognition of a financial instrument, an amount equal to 12 months expected credit loss is recorded. The expected credit loss is computed using a probability of default occurring over the next 12 months. For those instruments with a remaining maturity of less than 12 months, a probability of default corresponding to remaining term to maturity is used.

All staff loans are less than 12 months tenor and the staff are still in the employment of the bank, LBIC Plc will not subject the staff loan to impairment.

- **Stage 2** – When a financial instrument experiences a SICR subsequent to origination but is not considered to be in default, it is included in Stage 2. This requires the computation of expected credit loss based on the probability of default over the remaining estimated life of the financial instrument.

- **Stage 3** – Financial instruments that are considered to be in default are included in this stage. Similar to Stage 2, the allowance for credit losses captures the lifetime expected credit losses.

The guiding principle for ECL model is to reflect the general pattern of deterioration or improvement in the credit quality of financial instruments since initial recognition. The ECL allowance is based on credit losses expected to arise over the life of the asset (life time expected credit loss), unless there has been no significant increase in credit risk since origination. The assessment of whether an asset is in stage 1 or 2 considers the relative change in the probability of default occurring over the expected life of the instrument, not the change in the amount of expected credit losses. Reasonable and supportable forward-looking information will also be used in determining the stage allocation. In general, assets more than 90 days past due, but

not credit impaired, will be classed as stage 2. IFRS 9 requires the use of more forward-looking information including reasonable and supportable forecasts of future economic conditions. The Bank has developed the capability to model a number of economic scenarios and capture the impact on credit losses to ensure the overall ECL represents a reasonable distribution of economic outcomes.

#### **Measurement of Expected Credit Losses**

The probability of default (PD), exposure at default (EAD), and loss given default (LGD) inputs used to estimate expected credit losses are modelled based on macroeconomic variables that are most closely related with credit losses in the relevant portfolio.

Details of these statistical parameters/inputs are as follows:

- **PD** – The probability of default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the remaining estimated life, if the facility has not been previously derecognized and is still in the portfolio.

- **Lifetime PDs** – This is the estimated probability of default occurring over the remaining life of the financial instrument. This is used to calculate lifetime ECLs for 'stage 2' and 'stage 3' exposures. PDs are limited to the maximum period of exposure required by IFRS 9. The Bank obtains 3 years forecast for the relevant macroeconomic variables and adopts exponentiation method to compute cumulative PD for future time periods for each obligor.

- **EAD** – The exposure at default is an estimate of the exposure at a future default date, considering expected changes in the exposure after the reporting date, including repayments of principal and interest, whether scheduled by contract or otherwise, expected drawdowns on committed facilities, and accrued interest from missed payments.

- **LGD** – The loss given default is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realization of any collateral. It is usually expressed as a percentage of the EAD.

#### **Forward Looking Information (FLI)**

A key addition to impairment under IFRS 9 in comparison to IAS 39 is the introduction of forward-looking information (FLI) and macroeconomic estimates into the computation. The standard requires the computation of ECL to also reflect an unbiased and Probability-Weighted amount that is determined by evaluating a range of possible outcomes of FLI estimates. A simplifying assumption; the standard recommends a minimum number of 2 scenarios but 3 scenarios have been adopted in our model. Each of these scenarios (SC) have been assigned a probability (PRsc) indicating their likelihood of occurrence. The 3 scenarios reflect FLI estimates that indicate the following outlook on the direction of the economy;

1. Best Case (Alternate A)
2. Most Likely (Baseline)
3. Worst Case (Alternate B)

#### **Portfolio Segmentation**

In line with IFRS, the Bank shall group its financial assets into homogenous groups with similar credit risk characteristics for the purpose of credit risk parameters calculation. In this Methodology, the process of grouping the portfolio is further referred to as portfolio segmentation.

For the purpose of practical implementation, it is assumed that exposures with similar risk profile are allocated to the same risk portfolio, and further to the same risk group within the portfolio. A single risk group within the given portfolio is assumed to be the homogenous group of assets according to the IFRS definition.

The segmentation criteria are usually based on expert judgment and experience of the Bank's

employees, supported by historical data where necessary. The general segmentation criteria are presented below.

#### **Risk portfolios**

The segmentation into risk portfolios is based on client segments at product levels. For the segmentation, exposures are subdivided based on product types, e.g. Mortgage, NHF Loan, Overdraft.

#### **Risk groups**

Each risk portfolio is further divided into risk groups based on:

DPD (Days Past Due) intervals (applicable only for non-defaulted exposures and defaulted exposures), Internal client rating.

Additionally, the following rules are applicable for the risk group segmentation process:

On the default identification approach, days past due (DPD) are examined at the transaction level. The following conditions are taken into account:

DPD at the transaction level is counted from the date, on which any part of the exposure becomes due, regardless of the amount of due exposure, Overdue amount is compared to the materiality threshold. Overdue amount is calculated at the transaction level in line with the point stated above, taking into account the following conditions:

Overdue amount at the transaction level is the sum of overdue principal, interest and fee balance for the exposure,  
For the purpose of ECL parameters calculations the following risk segmentation were determined:

#### **o Performing Risk Groups**

- RG1 – When  $DPD \leq 30DAY\_PAST\_DUE$
- RG2 – When  $DPD > 30DAY\_PAST\_DUE \ \& \ \leq 90 \ DAYS\_PAST\_DUE$

#### **o Defaulted Risk Groups**

- RG3 – When  $DPD > 30DAYS\_PAST\_DUE \ \& \ < 180DAYS\_PAST\_DUE$
- RG4 – When  $DPD > 180DAYS\_PAST\_DUE \ \& \ < 360DAYS\_PAST\_DUE$
- RG5 – When  $DPD > 360DAYS\_PAST\_DUE$

Grouping of defaulted exposures (risk groups RG3, RG4 and RG5) is based on the number of days in default. Time horizon after default is set individually for each risk portfolio and represent the period after which no material recoveries, other than those from collaterals, are expected. Risk group "RG5" is considered the worst default risk group, in which by definition, no natural cures and repayments are expected. Hence the Bank expects a loss of 100% of exposure not covered by discounted expected recoveries from collateral (DRFC).

Only recoveries from collaterals are expected in case of collateralized exposures.

#### **(l) Cash and cash equivalents**

Cash and cash equivalents include notes and coins in hand, unrestricted balances with banks and highly liquid financial assets with original maturities of three months or less from the acquisition date, which are subject to insignificant risk of changes in their fair value, and are used by the Company in the management of its short- term commitments. Cash reserves deposits held by the CBN are also included.

Cash and cash equivalents are carried at amortised cost in the statement of financial position.

#### **(m) Property and equipment**

##### **(i) Recognition and measurement**

Items of property and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self- constructed assets includes the following:

- The cost of materials and direct labour;
- Any other costs directly attributable to bringing the assets to a working condition for their intended use;
- When the company has an obligation to remove the asset or restore the site, an estimate of the costs of dismantling and

removing the items and restoring the site on which they are located and:

- Capitalized borrowing costs.

Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment.

When parts of an item of property or equipment have different useful lives, they are accounted for as separate items (major components) of property and equipment.

Any gain or losses on disposal of an item of property and equipment (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in profit or loss.

#### **(ii) Reclassification to investment property**

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

#### **(iii) Subsequent costs**

The cost of replacing part of an item of property or equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Company and its cost can be measured reliably. The carrying amount of the replaced part is derecognised. The costs of the day-today servicing of property and equipment are recognised in profit or loss as incurred.

#### **(iv) Depreciation**

Depreciation is recognised in profit or loss on a straight-line basis to write down the cost of each asset, to their residual values over the estimated useful lives of each part of an item of property and equipment. Leased assets under finance lease are depreciated over the shorter of the lease term and their useful lives. Land is not depreciated.

Depreciation begins when an asset is available for use and ceases at the earlier of the date that the asset is de-recognised or classified as held for sale in accordance with IFRS 5 (Non-Current Assets Held for Sale and Discontinued Operations). A non-current asset or disposal group is not depreciated while it is classified as held for sale.

The estimated useful lives for the current and comparative period are as follows:

Buildings	50 years
Plants and machinery	10 years
Motor vehicles	4 years
Furniture & fittings	10 years
Computer equipment	5 years

The depreciation methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate.

#### **(n) De-recognition**

An item of property and equipment is derecognised on disposal or when no future economic benefits are expected from its use or disposal. 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 profit or loss in the year the asset is derecognised.

#### **(o) Investment property**

Investment property is an investment in land and building held primarily for generating income or capital appreciation; or both but not for sale in the ordinary course of business, use in the production of goods and services or for administrative purposes. Investment property is measured at cost on initial recognition and subsequently at fair value with any change therein recognised in profit or loss. Subsequent expenditure is included in the assets carrying amount 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 costs are charged to the income statement during the financial period in which they are incurred.

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for their intended use and capitalised borrowing costs.

Any gain or loss on disposal of an investment property (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in profit or loss. When an investment property that was previously classified as property and equipment is sold, any related amount included in revaluation reserve is transferred to retained earnings.

When the use of an asset changes such that it is reclassified as property and equipment, its fair value at the date of reclassification becomes its cost for subsequent accounting.

#### **(p) Inventories**

Inventories are represented by land and building which are held primarily for sale in the ordinary course of business. Inventories are measured at lower of cost and net realisable value.

#### **(q) Intangible asset**

Software acquired by the Company is stated at cost less accumulated amortisation and accumulated impairment losses.

Expenditure on internally developed software is recognised as an asset when the Company is able to demonstrate its intention and ability to complete the development and use the software in a manner that will generate future economic benefits and can reliably measure the costs to complete the development.

The capitalised costs of internally developed software include all costs directly attributable to

developing the software, and are amortised over its useful life. Internally developed software is stated at capitalised cost less accumulated amortisation and impairment.

Subsequent expenditure on software assets is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure is expensed as incurred.

Amortisation is recognised in profit or loss on a straight-line basis over the estimated useful life of the software, from the date that it is available for use since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset. The estimated useful life of software is five years.

Amortisation method, useful lives, and residual values are reviewed at each reporting date and adjusted where appropriate.

#### **(r) Impairment of non-financial assets**

The carrying amounts of the Company's non-financial assets other than deferred tax assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists then the asset's recoverable amount is estimated. An impairment loss is recognized if the carrying amount of an asset or cash generating unit (CGU) exceeds its recoverable amount.

The recoverable amount of goodwill is estimated at each reporting date. An impairment loss is recognised if the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. A cash-generating unit is the smallest identifiable asset group that generates cash flows that largely are independent from other assets and groups. Impairment losses are recognised in profit or loss, Impairment losses recognised in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to the units and then to reduce the carrying amount of the other assets in the unit (group of units) on a pro rata basis.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

An impairment loss in respect of goodwill is not reversed. In respect of other assets, 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 assets 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.

**(s) Provisions**

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and where appropriate, the risks specific to the liability.

**(t) Employee Benefits**

**(a) Short-term benefits**

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided.

**Financial Statements**

A liability is recognized 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.

**(b) Post-employment benefits**

**Defined contribution plans**

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contribution into a separate entity and has no legal or constructive obligation to pay further amounts.

Obligations for contributions to defined contribution plans are recognised as an employee benefit expense in profit or loss in the period during which the employees have rendered service entitling them to the contributions, Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in future payments is available. Contributions to a defined contribution plan that is due more than 12 months after the end of the period in which the employees render the service are discounted to their present value at the reporting date.

The Bank operates a funded defined contribution retirement benefit scheme for its employees under the provisions of the Pension Reform Act 2004 as amended. Employees and the Company's contributions to the scheme are 8% and 10% respectively of each employee's total emolument. Employees' contributions to the scheme are funded through payroll deductions while obligations in respect of the Company's contribution to the scheme are recognised as an expense in the profit and loss account on an annual basis.

**(u) Contingencies**

**(a) Contingent Asset**

Contingent asset is a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity.

A contingent asset is disclosed when an inflow of economic benefit is probable. When the realization of income is virtually certain, then the related asset is not a contingent and its recognition is appropriate.

Contingent assets are assessed continually to ensure that developments are appropriately reflected in the financial statement.

#### **(b) Contingent Liability**

Contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the entity; or a present obligation that arises from past events but is not recognised because it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or the amount of the obligation cannot be measured with sufficient reliability.

Contingent liability is disclosed unless the possibility of an outflow of resources embodying economic benefit is remote. A provision for the part of the obligation for which an outflow of resources embodying economic benefits are probable is recognised except in the extremely rare circumstances where no reliable estimate can be made.

Contingent liabilities are assessed continually to determine whether an outflow of economic benefit has become probable.

Commissions and fees charged for services rendered are recognised in the accounting period in which the services were rendered.

Revenue is recognised on a straight-line basis over the specified period.

#### **(v) Share capital and reserves**

##### **(i) Share issue costs**

Incremental costs directly attributable to the issue of an equity instrument are deducted from the initial measurement of the equity instruments.

##### **(ii) Dividend on ordinary shares**

Dividends on the Company's ordinary shares are recognised in equity in the period in which they

are paid or, if earlier, approved by the Company's shareholders.

#### **(w) Earnings per share**

The Company presents ordinary basic earnings per share for its ordinary shares. Basic earnings per share are calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the year. Diluted EPS is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the effects of all dilutive potential ordinary shares.

### **3. Capital Management**

LBIC Plc's objectives in managing capital are:

- i To comply with the capital requirements set by the Central Bank of Nigeria
- ii To safeguard the Bank's ability to continue as a going concern and
- iii To maintain an optimal capital structure suitable for the bank's business strategy.

The Bank's capital management approach is driven by its strategy and organizational requirements, considering the regulatory and commercial environment in which it operates. It is the bank's policy to maintain a strong capital base to support the development of its business and to meet regulatory capital requirements at all times.

### **4. RISK MANAGEMENT**

#### **4.1 Enterprise Risk Management**

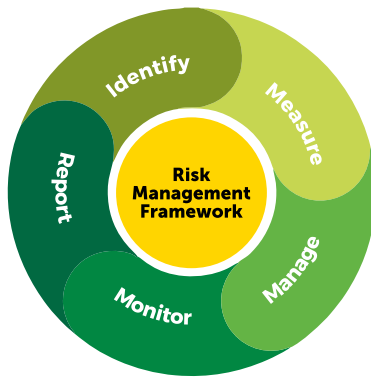
The Bank implements an Enterprise Risk Management program that is directly related to strategy setting and embedded in execution processes. It takes a comprehensive view of risk from both operational and strategic perspectives, supporting reduction of uncertainties and promoting the exploitation of opportunities in a cost-effective manner.

As part of its risk management policy, the Bank segregates duties between market-facing business units

and risk management functions while management is governed by well-defined policies, which are clearly communicated across the bank.

Appropriate controls are embedded in each business process and activity while the risk department provides proactive support to the risk owners.

#### 4.1.1 Risk Management Framework



The Bank's Risk Management Framework is built on a well-defined organizational structure and policies. The aim of the framework is to provide all staff of the Bank with the appropriate guidance to ensure that the actions and activities of the Bank with respect to risk management are consistent with the need to meet its business strategy and objectives, competitive challenges and regulatory requirements. The issues covered in the policy are integral to the processes of identification, assessment, measurement, monitoring, mitigation and control and reporting of risk exposures.

The key elements of the Bank's Enterprise Risk Management addressed in the policy framework include:

- The Bank's risk philosophy, culture and objectives;
- The Bank's risk management governance framework;
- The Bank's risk management stakeholders and development of an action plan to meet their expectations;
- Establishment of policies and procedures to identify, measure, monitor, control and report the risks the Bank faces;
- Processes for identifying and evaluating risks in new products and markets
- Stress testing and capital management;

- Training in Risk Management;
- Management Information and Application Architecture

In developing the policy framework, significant emphasis was placed on:

- establishing a strong, independent risk management function to champion, coordinate and monitor the
- enterprise-wide risk methodology across the Bank;
- formally assigning accountability and responsibility for risk management; and
- breaking the Bank's risk universe down into manageable, tailored, well-resourced and specialized components.

The Enterprise Risk Management (ERM) policy is complementary to other specific risk management frameworks and policies such as credit risk, market risk, liquidity risk, operational risk, strategic risk, reputational risk, legal risk, compliance risk etc. and does not replace them. It brings all these various elements together, enabling the bank to have a holistic view and management of its risk exposures.

#### 4.2 Risk Culture

- a) The Risk and Compliance (R and C) Department provide a centralized oversight of risk management across the Bank such that the full spectrum of risks facing it are properly identified, measured, monitored and controlled to minimize adverse outcomes.
- b) Risk management is a shared responsibility. Therefore, the Bank continually builds a shared standpoint on risks that is grounded on consensus.
- c) There is clear segregation of duties between market-facing business units and risk management functions.
- d) Risk related issues are taken into consideration in all business decisions.
- e) The R and C department co-ordinates the monitoring and reporting of all risks across the Bank. Without prejudice to the above, the Internal audit function reports to the Board Audit Committee and provides independent validation of the business units' compliance with risk policies and procedures, and the adequacy and effectiveness of the risk management framework on an enterprise-wide basis.

### 4.3 Risk Management Approach

The Bank manages its risks in a structured, systematic and transparent manner through Enterprise risk management policy which embeds comprehensive risk management processes into the Bank’s organizational structure, risk measurement and monitoring activities.

The Board drives the risk governance and compliance process through its committees. The audit committee provides oversight on the systems of internal control and financial reporting. The Board credit committee reviews the credit policies and approves all loans above the limits of Management Credit Committee. The Board Risk Committee sets the risk philosophy, policies and strategies as well as provides guidance on management of the various risk elements.

The Board Risk Committee are supported by Management Risk Committee, Management Credit Committee and Assets and Liabilities Committee that helps the Committee develop and implement various risk strategies. The Credit committee manages the credit approval and documentation activities. It ensures that the credit policies and procedures are aligned with the Bank’s business objectives and strategies. The Risk Management Committee drives the operational risks, compliance risk, strategic and reputational risks. The Assets and Liabilities Committee drives the Market and Liquidity management of the bank.

The main characteristics of the Bank’s risk management policy are:

- a. The Board of Directors provides overall risk management oversight;
- b. The Board approves risk policy and risk limits;
- c. Risk management is embedded in the Bank’s process;
- d. The Bank’s risk management function is independent of the business divisions;
- e. The individuals who take or manage risks clearly understand it;
- f. The Bank’s risk exposures are within the appetites established by Board of Directors;
- g. Risk taking decisions are in line with the business strategy and objectives set by the Board of Directors;
- h. The expected payoffs compensate for the risks taken;
- i. Risk taking decisions are explicit and clear;
- j. Sufficient capital as a buffer is available to take risk;
- k. Compliance risk is monitor accordingly;
- l. The Bank manages its credit, market, liquidity and operational risks in a coordinated manner within the organization; and
- m. The internal audit function reports to the Board Audit Committee and provides independent validation of the business units’ compliance with risk policies and procedures, and the adequacy and effectiveness of the risk management framework on an enterprise-wide basis.

### Risk and Responsibility Matrix

LBIC RISK UNIVERSE AND RESPONSIBILITY MATRIX										
Risk Universe	Credit Risk	Concentration Risk	Market Risk	Liquidity Risk	Operational Risk	Strategic Risk	IT Risk	Legal Risk	Reputational Risk	Compliance Risk
Primary Risk Owner	Head, Mortgage & Credit		CFO/Head Treasury		HODs	Finance & EXCO	Head, IT	Head Legal Services	HCM	CCO
Secondary Risk Owner	CRO									CCO
Management Committees	Management Credit Committee		ALCO		Risk Management Committee (RMC)					
	Executive Management Committee									
Board Committes	Board Credit Committee		Board Audit, Risk and Compliance Committee							
	Board of Directors (BOD)									

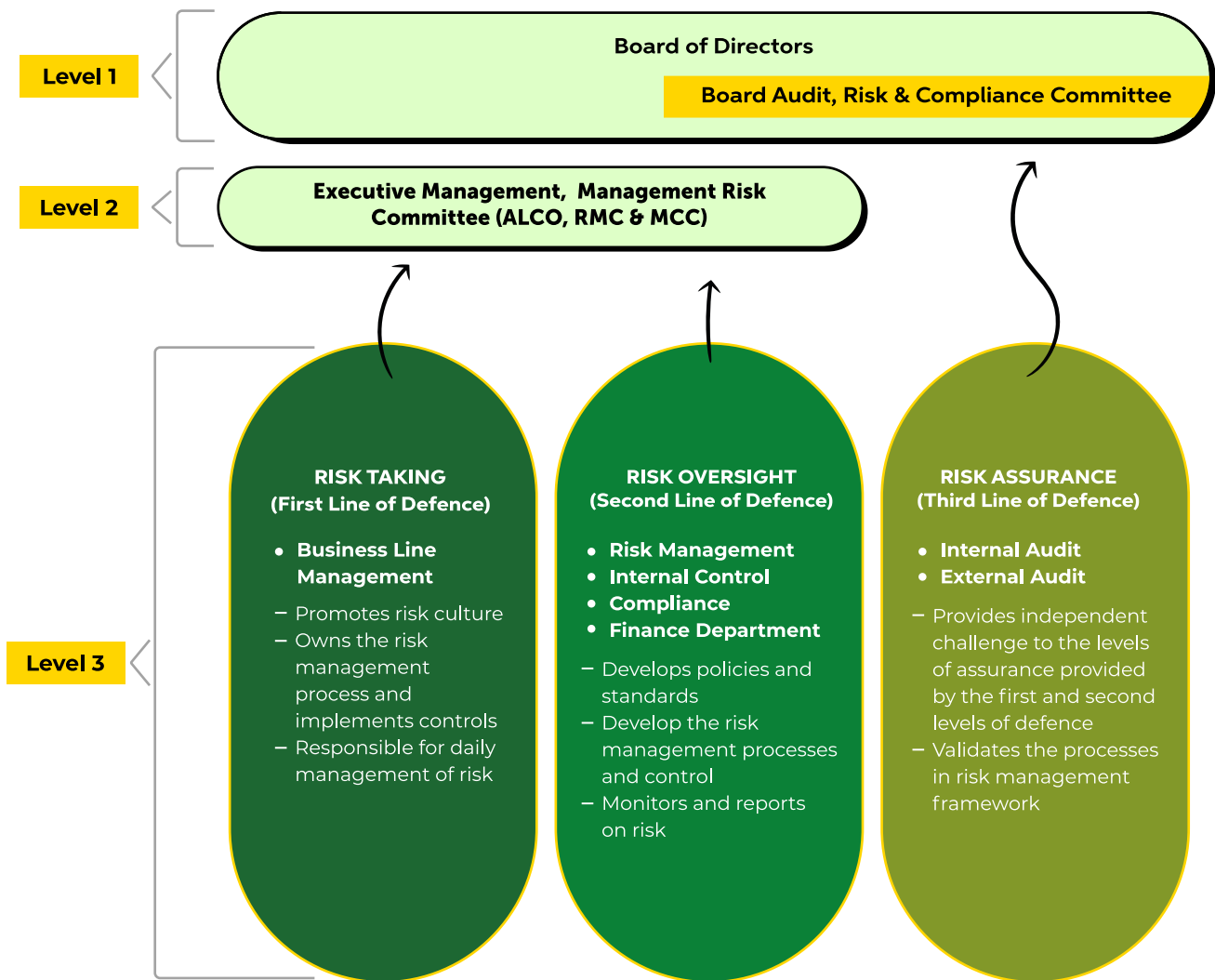
#### 4.4 Risk Governance Structure

The Bank has three levels of Governance Structure:

1. The Board and Board Risk Management Committees;
2. Management Risk Committees; and
3. The Business Units and Functions with Risk and Control responsibilities.

## THE LBIC ENTERPRISE RISK MANAGEMENT GOVERNANCE STRUCTURE

(Three-level governance and three lines of defence)



#### 4.4.1 Board of Directors

The Board of Directors (“the Board”) has the ultimate responsibility for risk management in the Bank, including ensuring the implementation and maintenance of effective systems for risk management and internal control oversight role, with emphasis on understanding the priority risks, approving risk management policies for risks and determining that risk responses are effective. The board is responsible for;

- Setting the Bank’s risk appetite across the risk spectrum
- Ensuring that executive management as well as individuals responsible for managing risks facing the bank possess sound expertise and knowledge to accomplish the risk management function.
- Ratifying the decision of the Board Audit, Risk & Compliance Committee (BARCC) with respect to the following:
  - Approval of the risk management frameworks and policies
  - Approval of new products/markets
  - Approval of any complementary methodologies with respect to risk management.
- Ensuring that the Risk Management Policy Frameworks are implemented in line with the Board approval.
- Ensuring that the Risk Management Policy Frameworks are implemented in line with the Board approval.
  - i. Efficiency and effectiveness of operations;
  - ii. Safeguarding the Banks assets (including information);
  - iii. Compliance with applicable laws, regulations and supervisory requirements;
  - iv. Reliability of reporting; and
  - v. Behaving responsibly towards all stakeholders.

#### 4.4.2 The Role of the Board Audit, Risk and Compliance Committee

The roles and responsibilities of the Board Audit, Risk and Compliance Committee with respect to risk management functions include (but not limited to) the following:

- Setting the enterprise risk management vision, goals and objectives;
- Providing required support to the Board of Directors to guide the definition of the bank's risk appetite and ensuring that all exposures are in line with the approved appetite;
- Ensuring the bank has appropriate risk management frameworks and policies, processes and methodologies in place for managing the various risk exposures of the Bank;
- Ensuring adherence to the risk management frameworks and policies through audit, inspection and exception monitoring
- Ensure Internal Audit and Control conducts periodic independent assessment of the risk management functions, including established controls
- Review exception reports and determine appropriate actions for policy breaches
- Endorsing approval of new products/markets subject to the ratification of the full Board;
- Reviewing the outcomes/results of stress testing activities and using the outcome to conduct an internal assessment of capital adequacy;
- Using reports on the bank’s risk profile and capital needs to:
  - Evaluate the level and trend of material risks and their effect on capital level
  - Ensure that the bank holds sufficient capital for all its material risk exposures and complies with established capital adequacy goals.)
  - Review and approve capital allocation among major classes of risk, business lines and geography.
- Initiating a benchmarking study and internal review to ascertain the adequacy of the Bank’s approach to managing risks across all risk areas;
- Presenting reports on compliance with the Enterprise Risk Management policy to the Board of Directors;
- Approving all material aspects of rating and estimation processes;
- Ensuring the Bank’s business continuity management and disaster recovery plan is comprehensive and adequate.

The Board Audit Risk and Compliance Committee shall assist the Board in fulfilling its oversight responsibilities and its roles and responsibilities with respect to audit functions, including (but not be limited to):

- Reviewing the financial reporting process, the system of internal control and management of financial risks;

- Reviewing both internal and external audit processes; and
- Reviewing the Bank's process for monitoring compliance with laws and regulations and its own code of business conduct;
- Reviewing the Bank's process for monitoring compliance with laws and regulations and its own code of business conduct;
- Authorizing the internal auditor to carry out investigations into any activities of the Bank, which may be of interest or concern to the committee;
- Overseeing the establishment of whistle blowing procedures for the receipt, retention, and treatment of complaints received regarding unethical activity or breach of the corporate governance code and the confidential or anonymous treatment of submission by stakeholders (employees, customers, suppliers, applicants, etc.) of the Bank with respect to such complaints.

#### 4.4.3 Management Risk Committees and Business Units and Control Functions

The Leadership through its three committees; Risk Management Committee (RMC), Management Credit Committee (MCC) and the Assets and Liabilities Committee (ALCO) provide another line of defence, while the Business units, support functions and control own the Risk management and promote risk culture; develops policies and standards and assurances on the effectiveness of Risk management.

#### 4.5 Financial Risk Management

Financial risk is the potential for financial loss as a result of lending, operations and intermediating activities. The following financial risks are inherent in LBIC business.

- Market Risk
- Credit Risk
- Liquidity Risk and
- Operational Risk

Others are:

- Strategic Risk
- Reputational Risk
- Legal and Regulatory Compliance Risk
- Environmental and Social Risk

The business of Mortgage Banking is inherently about risk management and also as a fund manager in its intermediation role, the Bank's looks forward to decent returns on their investment: it is right to state that this has to go along with commensurate risk.

Significant efforts are devoted to the process of managing risk by LBIC through the Identification, measurement, monitoring and controlling of risks. LBIC's business, financial condition, operating results or non-operating results could be materially adversely affected by different risks the Bank is exposed to.

#### 4.5.1 Market Risk

This is the risk that the value and cash flow of a financial instrument will fluctuate due to changes in market interest rates.

The Bank devotes resources to identifying, measuring, analyzing, monitoring and managing both operational and market risks including the management of its own funds/portfolios. The Bank does not take positions in the equities market but the Finance and Treasury department takes responsibility for investing the company funds in Fixed Income Securities which include Bank Placement and Treasury Bills. Due to the nature of the investments, the bank is primarily exposed to interest rate risk which could be as a result of rollover risk or movements in rates during the period of investments which impacts on the prices of the instruments. LBIC is currently not exposed to any form of Foreign Exchange risks.

##### 4.5.1.1 Market Risk governance

The Board of Directors is responsible for the overall governance of market risk as well as defining the terms of reference and delegating responsibilities to the Board Audit, Risk and Compliance Committee. The Committee is charged with ensuring that market risks are managed homogeneously in all areas of operation. The Asset and Liabilities committee ensures that the company complies with Market risk limit set by the Board.

The following investments held at their fair value, will be directly impacted by changes in market interest rates.

At December 31, 2023, the Company was exposed to Interest rate risk primarily because of its exposures, which stood at **N5.915billion** in Fixed Income Securities.

Financial Assets In millions of Naira	Carrying Value exposed to cash flow	Interest rate risk
<b>December 31, 2023</b>		
Financial instruments	N5.915 billion	N440.906 million
Measured at amortised cost	N5.915 billion	
Cash and cash equivalents	N6.248 billion	
Measured at fair value through profit or loss	N167.778 million	

Financial Assets In millions of Naira	Carrying Value exposed to cash flow	Interest rate risk
<b>December 31, 2022</b>		
Financial instruments	N4.163 billion	N388.600 million
Measured at amortised cost	N4.163 billion	
Cash and cash equivalents	N4.497 billion	
Measured at fair value through profit or loss	N181.111 million	

## 4.5.2 Credit Risk

### 4.5.2.1 Credit Risk Management

Credit risk is the risk of financial loss to the company if a customer or counterparty to a Mortgage or construction finance fails to meet its contractual obligations. Credit risk is the single largest risk for the Company's business; management therefore carefully manages its exposure to credit risk. The credit risk management and control are centralized in Mortgage & Credit team, which reports to the Management Credit Committee.

The roles and responsibilities of the Board Credit Committee (BCC) include (but not limited to):

- Setting and approving credit policy
- Approving large exposures within pre-defined BCC limits
- Reviewing watch listed/delinquent exposures and approving remedial/corrective measures as required  
- Approve write-offs presented by Management
- Reviewing portfolio reports and taking decisions as required
- Ensuring appropriate provisions for loan losses are made

### Principal Credit Policies

The principal credit policies of the Bank are as follows:

- Establishing an appropriate credit risk environment;
- Operating under a sound credit granting process taking into considerations the requirements of CBNs prudential guidelines;
- Maintaining an appropriate credit administration, measurement and monitoring process;
- Ensuring adequate controls over credit risk;
- Credit is not extended to customers where the source of repayment is not known or speculative in nature;
- Risk considerations will always have priority over business and profit considerations.
- Ensuring that extensions of credit are made on an arms-length basis. In particular, credits to related parties are authorized on an exception basis, monitored with particular care and other appropriate steps taken to control or mitigate the risks of non-arm's length lending,

Credit risk is adequately managed and measured in the Bank. Part of the strategy in place for managing credit risk includes: ensuring that consistent standards are applied by Mortgage Department in respect of credit decision making process, The Management Credit Committee approved all loans. Most importantly, all credit decisions are guided by the Company's credit risk

policy as well as consideration being given to the requirements of CBN's prudential guidelines. The approval of credit limits for counterparties and the management of individual credit exposures must also fit within the Bank's portfolio guidelines and our credit strategies, and each decision also involves a risk-versus-return analysis.

#### **4.5.2.2 Methodology for Risk Rating**

The Bank has developed a robust credit scoring and assessment methodology used to appraise and rate credits prior to approval. Additionally, there are scorecards and rating scales for evaluating the creditworthiness of our counterparties. The rating scale, which is calibrated on a probability of default measure is based upon a statistical analysis of historical defaults in our portfolio, this enables us to compare our internal ratings with common market practice and ensure comparability between different sub-portfolios of our institution. While we generally rate all our credit exposures individually, at times we rely on rating averages especially industry average for measuring risk. When we assign our internal risk ratings, we compare them with external risk ratings assigned to our counterparties by the major international rating agencies, where possible.

#### **Credit Scoring System**

The Bank's credit scoring system operates by assigning values to various factors. These values will be weighted based upon their correlation to default predictions and the organization's business objectives. They are added and averaged to determine a credit score for application. The scoring system either recommends for approval or decline or refers the application for further analysis. Factors taken into consideration include the following: Personal characteristics, economic characteristics, financial capacity and credit history. Others are:

#### **(a) Market segmentation**

This is based on the customer's turnover which is classified into upper market (structured/unstructured), Middle market structured/unstructured and small businesses/individuals.

#### **(b) Facility type and tenor**

This is either mortgage loan or construction financing subject to internal and regulatory limits. The tenor is dependent on the borrower's preference but with

consideration to the age of the borrower or the number of years left in service.

#### **(c) Sales/Turnover**

The lower the sales turnover the riskier the business. This is grouped into upper, middle and small business.

#### **(d) Management**

A proper diagnosis of management is important for sound credit judgment. This is grouped into upper market (structured/unstructured), Middle market (structured/unstructured and small business/individual.

#### **(e) Collateral security**

The collateral pledged is legally sound, properly documented and continuously reviewed for its value and marketability. The bank takes delight in legal mortgages.

#### **(f) Character**

Fundamental to every credit decision is the honesty and integrity of the individuals to whom the Company lends directly or who manage the enterprises to which the Company lends. Character is one of the important factors in the credit decision. This is grouped into approved Credit Bureau Report (Negative/Positive).

#### **(g) Profitability/Liquidity**

The acceptance of a credit depends upon an objective evaluation of the customer's ability to repay the borrowed funds. To establish this, Profitability and Liquidity ratios will be used. In the case of an individual, affordability is key as this will enable the Bank knows if the prospective customer can repay the loans as and when due.

#### **(h) Capital**

The borrowers are expected to provide a personal stake or equity contribution of not less than 30% depending on the risk evaluation of the proposal.

#### **(i) Cash collateralized facilities**

Cash collateralized facilities are not subjected to this scoring method, unless the character of the customer is questionable, in which case, the application is rejected. For cash collateralized facilities the key issue is the safety margin, which should not be less than 20%. This margin should not also be cleaned up by accrued interest within the tenor of the facility. If a credit application satisfies these criteria the score shall remain 100.

**(j) Pricing**

The average score computed determines the minimum level of interest chargeable. The interest rate determined would be a guide. For the purposes of clarity, a prime rate is determined by Credit Risk Management. However, the Committee reserves the right to accept or reject a recommendation if in its opinion there are other factors fundamental to the interest of the Bank that will warrant overriding such recommendation(s).

**4.5.2.3 Credit Risk Measurement**

In line with IFRS 9, the bank has adopted Expected Credit Loss (ECL) approach effective January 1, 2018. IFRS 9 adopts dual measurement approach in determining expected credit loss.

IFRS 9 Expected Credit Loss measurement approach is a proactive way of determining the extent of future losses associated with risk exposures in the bank’s portfolio. The major aspect of ECL approach is the incorporation of the macroeconomic indicators (forecast) into the computation of the future credit loss. The credit impairment under IFRS 9 is determined using a forward looking method of impairment evaluation by assuming that every risk exposure have inherent credit loss. The Bank accepts lending activities after careful analysis of the borrowers’ character, capacity to repay, cash flow, credit history, industry conditions and other factors. In the analysis, the applied parameters are determined by each business segment because of the differences in the inherent risks. The Bank’s rating grades reflect the range of parameters internally developed to predict the default probabilities of each rating class in line with international best practices. The grades are validated by the Risk department.

**4.5.2.4 The Bank’s Internal Rating Scale is presented below:**

*Index of Risk Assessment*

Rating Grade	Description	Characteristics
1 (AAA)	Extremely Low Risk	<ul style="list-style-type: none"> <li>• Exceptional credit quality</li> <li>• Obligors with overwhelming capacity to meet obligation</li> <li>• Top multinationals / corporations</li> <li>• Good track record</li> <li>• Strong brand name</li> <li>• Strong equity and assets</li> <li>• Strong cash flows</li> <li>• Full cash coverage</li> </ul>
2 (AA)	Very Low Risk	<ul style="list-style-type: none"> <li>• Very high credit quality</li> <li>• Exceptionally high cash flow coverage (historical and projected)</li> <li>• Very strong balance sheets with high liquid assets</li> <li>• Excellent asset quality</li> <li>• Access to global capital markets</li> <li>• Typically large national corporate in stable industries and with significant market share.</li> </ul>
3 (A)	Low Risk	<ul style="list-style-type: none"> <li>• High quality borrowers</li> <li>• Good asset quality and liquidity position</li> <li>• Strong debt repayment capacity and coverage</li> <li>• Very good management</li> <li>• Though credit fundamentals are strong, it may suffer some temporary setback if any of them are adversely affected</li> <li>• Typically in stable industries</li> </ul>

**Index of Risk Assessment (contd.)**

Rating Grade	Description	Characteristics
4 (BBB)	Acceptable Risk	<ul style="list-style-type: none"> <li>• Good asset quality and liquidity</li> <li>• Very good debt capacity but smaller margins of debt service coverage</li> <li>• Good management in key areas</li> <li>• Temporary difficulties can be overcome to meet debt obligations</li> <li>• Good management but depth may be an issue</li> <li>• Good character of owner</li> <li>• Typically good companies in cyclical industries.</li> </ul>
5 (BB)	Moderately High Risk	<ul style="list-style-type: none"> <li>• Satisfactory asset quality and liquidity</li> <li>• Good debt capacity but smaller margins of debt service coverage</li> <li>• Reasonable management in key areas</li> <li>• Temporary difficulties can be overcome to meet debt obligations</li> <li>• Good management but depth may be an issue</li> <li>• Satisfactory character of owner</li> <li>• Typically good companies in cyclical industries</li> </ul>
6 (B)	High Risk	<ul style="list-style-type: none"> <li>• Limited debt capacity and modest debt service coverage</li> <li>• Could be currently performing but susceptible to poor industry conditions and operational difficulties</li> <li>• Declining collateral quality</li> <li>• Management and owners are good or passable</li> <li>• Typically borrowers in declining markets or with small market share and operating in cyclical industries.</li> </ul>
7 (CCC)	Very High Risk	<ul style="list-style-type: none"> <li>• Eliciting signs of deterioration as a result of well-defined weaknesses that may impair repayment</li> <li>• Typically start-ups/declining markets/deteriorating industries with high industry risk</li> <li>• Financial fundamentals below average</li> <li>• Weak management</li> <li>• Poor information disclosure</li> </ul>
8 (CC)	Extremely High Risk	<ul style="list-style-type: none"> <li>• Well-defined weaknesses though significant loss unlikely; orderly liquidation of debt under threat</li> <li>• Continued strength is on collateral or residual repayment capacity of Obligor</li> <li>• Partial losses of principal and interest possible if weaknesses are not promptly rectified</li> <li>• Questionable management skills</li> </ul>
9 (C)	High likelihood of default	<ul style="list-style-type: none"> <li>• High probability of partial loss</li> <li>• Very weak credit fundamentals which make full debt repayment in serious doubt</li> <li>• Factors exist that may mitigate the potential loss but awaiting appropriate time to determine final status</li> <li>• Demonstrable management weaknesses, poor repayment weaknesses and poor repayment profile</li> </ul>
10 (D)	Lost	<ul style="list-style-type: none"> <li>• A definite loss of principal and interest</li> <li>• Lack of capacity to repay unsecured debt</li> <li>• Bleak economic prospects</li> <li>• Though it is still possible to recover sometime in the future, it is imprudent to defer write-offs</li> </ul>

#### 4.5.2.5 (A) Analysis of loans by credit rating

This reflects the credit quality of the Bank's loan portfolio.

Rating	December 31, 2023 (₦)	December 31, 2022 (₦)	December 31, 2021 (₦)	December 31, 2020 (₦)	December 31, 2019 (₦)
AAA	8,318,701	-	-	-	-
AA	481,482,985	493,348,451	551,721,771	440,786,128	315,630,748
A	170,679,321	80,479,493	50,564,936	19,624,996	29,264,159
BBB	34,949,992	-	31,196,506	5,363,119	-
BB	43,773,523	-	1,639,528	34,610,189	11,657,679
B	-	-	4,641,245	2,949,568	-
CCC	-	-	-	1,744,654	5,568,985
CC	-	-	-	5,273,986	1,517,963
C	-	-	-	3,654,516	-
D	-	-	-	-	9,609,491
<b>Total</b>	<b>739,204,522</b>	<b>573,827,944</b>	<b>639,763,986</b>	<b>514,007,155</b>	<b>373,449,025</b>

#### 4.5.2.5 (B) Analysis of loans by credit staging

Schedule of Movement in Gross Carry Amount				
Loans & Advances	Stage 1 ₦000	Stage 2 ₦000	Stage 3 ₦000	Total ₦000
Dec-23				
Strong Capacity	735,974			735,974
Significant Increase in Credit Risk		-		-
Default		-	3,230	3,230
	<b>735,974</b>	<b>-</b>	<b>3,230</b>	<b>739,204</b>

Loans & Advances	Stage 1 ₦000	Stage 2 ₦000	Stage 3 ₦000	Total ₦000
Dec-22				
Strong Capacity	448,737			448,737
Significant Increase in Credit Risk		121,141		121,141
Default			3,949	3,949
	<b>448,737</b>	<b>121,141</b>	<b>3,949</b>	<b>573,827</b>

<b>Schedule of Movement in Expected Credit Loss (ECL)</b>				
<b>ECL on Loans and Advances</b>	<b>Stage 1 ₦000</b>	<b>Stage 2 ₦000</b>	<b>Stage 3 ₦000</b>	<b>Total ₦000</b>
Dec-23				-
Strong Capacity	2,591			2,591
Significant Increase in Credit Risk				-
Default				-
	<b>2,591</b>	<b>-</b>	<b>-</b>	<b>2,591</b>

<b>Loans &amp; Advances</b>	<b>Stage 1 ₦000</b>	<b>Stage 2 ₦000</b>	<b>Stage 3 ₦000</b>	<b>Total ₦000</b>
Dec-22				
Strong Capacity	1,954			1,954
Significant Increase in Credit Risk		4		4
Default			250	250
	<b>1954</b>	<b>4</b>	<b>250</b>	<b>2,208</b>

#### 4.5.2.6 Risk Limit Setting

- i. LBIC's credit risk management unit shall establish exposure limits for single obligors and groups of connected obligors which shall be within the exposure limits set by regulatory/supervisory bodies.
- ii. The size of the limits shall be based on the credit strength of the obligor, genuine requirement of credit, economic conditions, quality of collateral and LBIC Plc's risk tolerance.
- iii. Appropriate limits shall be set for respective products and activities, specific industries, and economic sector to avoid concentration risk.
- iv. In a situation where the obligor wants to share its facility limits with its related Companies, LBIC shall review such arrangements and impose necessary limits if the transactions are frequent and significant.
- v. The Bank shall ensure that credit limits are reviewed at least annually and immediately an obligor's credit quality shows sign of deterioration.

#### 4.5.2.7 Loan Restructuring

"Restructuring" is defined to include rescheduling, deferral of principal repayment, interest capitalization, review of cost of funds and modification of the terms of the loan in any way that will make it possible for the Borrower to become financially viable to enable it to service the loan facility. With the provision of relevant information regarding the deteriorating quality of a risk asset, the Board Credit Committee shall direct that such an account be placed on watch list, for close monitoring. The loan restructuring must be initiated by the relevant department after all necessary approval has been granted.

##### Criteria for Identifying Facility for Restructuring

In carrying out restructuring proposals, only facilities which satisfy the following criteria shall be eligible:

- a) Non-performing loans in line with CBN prudential guidelines
- b) Low level of operations due to changes in policies/environmental developments which can be sorted out within 90 Days
- c) Inappropriate loan tenor and payment schedule
- d) Where the borrower is undergoing minor or temporary financial crisis

#### **i. Procedure for Loan Restructuring**

Restructuring of any loan shall not be done more than three (3) times in the lifetime of the Loan. The process of loan restructuring shall be carried out by the Mortgage and Credit Department of the Bank. The procedure to be adopted shall be as follows:

- a) Upon receipt of the letter of request from the borrower, the Restructuring Unit shall review to determine if it meets any of the above stated criteria.
- b) The Mortgage and Credit Officer shall prepare a restructuring report for consideration and shall be approved by the MCC or Board Credit Committee depending on the value of the loan.
- c) If approved, a letter will be issued to the BORROWER conveying the terms and conditions of restructuring for acceptance and payment of the necessary fees by the borrower.
- d) Thereafter, the Mortgage and Credit Officer shall duly inform the Credit Monitoring Unit which shall proceed to effect the restructuring. The loan shall be tagged "restructured."

#### **4.5.3 Liquidity Risk**

Liquidity risk is the potential for loss to an organization arising from either its inability to meet its obligations or to fund increases in assets as they fall due without incurring unacceptable cost or losses.

Liquidity risk arises when cushion provided by the liquid assets is not sufficient to meet its obligation (Funding-Liquidity Risk). The liquidity risk management framework outlined below has been developed to ensure that LBIC Plc. is not unduly exposed to liquidity risk and is in compliance with regulatory requirements and international best practice with respect to liquidity risk management.

The framework defines the responsibilities of the Board and Finance and Treasury department as well as the liquidity risk management processes and Procedure.

##### **(a) Board of Directors oversight**

The primary responsibility of the Board of Directors is to understand the liquidity risk profile of LBIC Plc. and the tools used to manage liquidity risk; and to provide oversight.

##### **(b) Financial Control**

Finance and Treasury is responsible for managing the overall liquidity of the Bank. The department is responsible for implementing the Bank's funding policies and perform additional responsibilities as delegated by the Management or Board.

##### **(c) Liquidity Risk Management Process**

The key elements of the Bank's liquidity risk management process are:

- Definition of LBIC Plc.'s liquidity strategy
- Identification of liquidity risk
- Measurement of liquidity risk
- Monitoring and reporting liquidity risk

##### **(d) Liquidity Strategy**

Liquidity risk management process

The Bank has a liquidity risk management framework that ensures adequate liquidity at all times to enable the Bank withstand a range of stress events, including those that might involve loss or impairment of funding sources. The liquidity risk exposure is monitored and managed by the Asset and Liability Management Committee (ALCO) on a regular basis.

The strategy is documented and outlined below:

- a. Projecting cash flows and considering the level of liquid assets to be maintained;
- b. Monitoring deposit concentration in order to avoid undue reliance on large individual depositors and ensure a satisfactory overall funding mix;
- c. Monitoring balance sheet liquidity ratios against internal and regulatory requirements;
- d. Managing the concentration and profile of debt maturities;
- e. Maintaining a diverse range of funding sources with adequate back-up facilities;
- f. Making funding arrangement should liquidity crisis arises which did not happen during the year under review;
- g. Regular conduct of stress testing.

##### **(e) Maturity analysis**

The table below analyses the financial assets and liabilities of the Bank into relevant maturities on the remaining period at reporting date to the contractual maturity date. The table includes both principal and interest cash flows.

2023							
		0-30 days	31-90 days	91-180 days	181-360 days	>360 days	Total
<b>Financial Assets</b>		<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
Cash and Cash Equivalents		952,158	2,177,353	1,262,951	1,772,343	83,604	6,248,409
Loans and Receivables		8,089	16,578	24,640	52,692	637,334	739,333
Other Asset		12,282	20,851	0	16,978	-	50,111
<b>Total Financial assets</b>		<b>972,529</b>	<b>2,214,782</b>	<b>1,287,591</b>	<b>1,842,013</b>	<b>720,938</b>	<b>7,037,853</b>
<b>Financial Liabilities</b>							
Account Payables		98,548	502,740	23,368	126,780	-	751,437
Customer deposit		2,629,521	541,506	9,203	280,363	1,134,908	4,595,501
<b>Total Financial Liabilities</b>		<b>2,728,069</b>	<b>1,044,246</b>	<b>32,571</b>	<b>407,143</b>	<b>1,134,908</b>	<b>5,346,938</b>
<b>Liquidity Gap</b>		<b>(1,755,540)</b>	<b>1,170,536</b>	<b>1,255,019</b>	<b>1,434,870</b>	<b>(413,970)</b>	<b>1,690,916</b>

2022							
		0-30 days	31-90 days	91-180 days	181-360 days	>360 days	Total days
<b>Financial Assets</b>		<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
Cash and Cash Equivalents		2,428,590	1,202,488	150,156	632,422	83,604	4,497,260
Loans and Receivables		1,526	8,376	12,867	28,426	522,632	573,827
Other Asset		5,613	49,906	5,549	0	0	61,068
<b>Total Financial assets</b>		<b>2,435,729</b>	<b>1,260,770</b>	<b>168,572</b>	<b>660,848</b>	<b>606,236</b>	<b>5,132,155</b>
<b>Financial Liabilities</b>							
Account Payables		208,339	44,794	96,513	137,149	0	486,795
Customer deposit		2,674,313	209,109	81,662	29,146	1,172,458	4,166,688
<b>Total Financial Liabilities</b>		<b>2,882,652</b>	<b>253,903</b>	<b>178,175</b>	<b>166,295</b>	<b>1,172,458</b>	<b>4,653,483</b>
<b>Liquidity Gap</b>		<b>(446,923)</b>	<b>1,006,867</b>	<b>(9,603.00)</b>	<b>494,553</b>	<b>(566,222.00)</b>	<b>478,672</b>

## 4.5.4 Strategic Risk Management

### 4.5.4.1 Overview

Strategic risk is the potential for loss arising from ineffective business strategies, the absence of integrated business strategies, inability to implement those strategies and the inability to adapt the strategies to changes in the business environment.

This policy provides a framework for the management of strategic risk in LBIC Plc. It offers guidance to control

growth plans, dealing initiatives, service diversification, technology changes and other related strategic initiatives.

### 4.5.4.2 Responsibilities and Functions

#### Board of Directors

The Board of Directors has the ultimate responsibility for establishing and approving LBIC Plc.'s strategy using an integrated planning process, which aligns strategies, goals, tactics and resources. Such plans are then

cascaded to the various operating units so as to integrate all units' plans to be aligned with the overall Bank's plans and objectives. The Board ensures that it:

- a. Oversees the strategic risk management process
- b. That the Bank has in place an appropriate strategic risk management framework which suits its own circumstances and needs;
- c. Ensures that the strategic goals and objectives are set in accordance with its corporate mission and values, culture, business direction;
- d. Approves the strategic plan and any subsequent changes, and review the plan (at least annually) to ensure its appropriateness;
- e. Ensures the bank's structure, and infrastructure, as well as systems and controls are appropriate and adequate to support the implementation of its strategies and receive report therein.

#### 4.5.4.3 Authority and Responsibility

The Managing Director/Chief Executive is the chief driver of the strategic risk through the departmental heads of the various operating units. He has the authority to request the units to respond to specific or special initiatives in order to carry out the corporate objectives. The financial control department is responsible for the coordination of the necessary tasks under strategic risk management for now.

The Financial control department is involved with the following:

- Ensure that risk management practices are integrated into LBIC Plc.'s overall strategic planning effort.
- Develop strategic goals, objectives and future planning initiative, which balance risk and profitability.
- Implement processes for monitoring business performance viz a viz the set goals.
- Maintain a complete set of all strategic risk, corporate governance documents and supporting materials and;
- Report to the Managing Director on strategic policy issues.
- Maintain a complete set of all strategic risk, corporate governance documents and supporting materials and;
- Report to the Managing Director on strategic policy issues.

#### 4.5.4.4 Strategic Risk Management Process

LBIC's strategic risk management process involves the following steps:

- i. Monitoring the internal and external environment
- ii. Assessing the strategic implications of changes in the environment.
- iii. Formulating strategies in response to the changes in the environment.
- iv. Allocating resources to execute strategies.
- v. Monitoring organization and business unit performance.
- vi. Continuously improving the strategic control process.
- vii. Competitors' analysis.

The effective application of the above steps shall aid Bank in the identification and measurement of risks.

#### 4.5.4.5 Monitoring Strategic Risk

- All strategic risks identified are prioritized based on a combination of impact and likelihood of occurrence.
- For all significant strategic risks, key performance indicators shall be defined to provide a measure of the risk to Bank's capital, cash flow and earnings.
- Resource requirements and action plans to manage each significant risk shall be defined and approved by the management.
- Analysis of strategic risk shall include undertaking reasonable efforts to anticipate risk, establishing tolerances for certain types of risk and managing changes in established strategic direction or in risk tolerance.

#### 4.5.4.6 Strategic Risk Control

- The management of LBIC Plc. shall ensure that strategic risk management encompasses sound planning and procedures, identifiable internal controls to address strategic risk, and periodic adjustment of such controls throughout the organization.
- The management of LBIC Plc. shall review the appropriateness of the Bank's strategic risk management system, given its scope, nature, and the complexity of its tasks.
- The management of LBIC Plc. shall review the validity of scenarios used in the strategic risk management system.

- Strategic plans are approved and monitored by the Board.
- Regular environmental scan, business strategy session and workshops are set up to discuss business decisions.
- Close monitoring to ensure that strategic plans are properly aligned with the business model,
- Regular performance review by Executive Management and business plans are approved by the Board.

#### 4.5.5 Operational Risk Management

Operational risk is the potential loss resulting from inadequate or failed internal processes, people and systems or from external events.

The Bank's objective is to manage operational risk so as to minimize financial losses and to avoid control procedures that restrict initiative and creativity. Framework to Manage Operational Risk Management includes:

- Ownership of the risk by the business units and support functions;
- Oversight by risk management;
- Independent review by Internal Audit and Control.
- External Auditors review

Operational risk exposures are managed through a consistent set of management processes that drive risk identification, assessment, control and monitoring. The goal is to keep operational risk at appropriate levels relative to our business. There are controls to forestall operational losses although issues arise but no significant loss was sustained.

Our operational risk strategy seeks to minimize the impact that operational risk can have on shareholders' value. The Bank's strategy includes:

- a. Reducing the likelihood of occurrence of expected events and related cost by managing the risk elements and implementing loss prevention or reduction techniques to reduce variation to earnings;
- b. Improve performance through a well designed and implemented internal controls.

#### 4.5.5.1 Management and Control Responsibilities

The business unit form the first line of governance for managing operational risk, they report any identified breakdowns in control and any risk events that may result in financial loss and/or reputation damage. They are to ensure that processes for identifying and addressing ineffective controls and the mitigation of risk events are implemented. The Risk Management teams form the secondary line of governance by ensuring that processes to identify weaknesses are effective and that identified weaknesses are acted upon. The Bank's operational risk profile is presented to the Board quarterly. Control effectiveness is monitor by the Internal Audit and Control department.

#### 4.5.5.2 Complaints Profile

The Bank monitors its customers' complaints and get necessary feedback, where issues raised needs to be escalated this is done in order to ensure customers satisfaction. All complaints were treated within the allowable time without any complaints escalated to regulatory authorities. However, no financial losses were sustained during the period under review. Below is the breakdown of complaints received during the year under review.

2023 SCHEDULE OF CUSTOMERS' COMPLAINTS					
MONTH	NO OF COMPLAINTS	RESOLVED	UNRESOLVED WITHIN STIPULATED TIME	STATUS	UNRESOLVED DISPLUTE(S) ESCALATED TO CBN
JAN	20	20	0	CLOSED	NIL
FEB	29	29	0	CLOSED	NIL
MAR	13	13	0	CLOSED	NIL
APR	8	8	0	CLOSED	NIL
MAY	20	20	0	CLOSED	NIL
JUN	26	26	0	CLOSED	NIL
JUL	20	20	0	CLOSED	NIL
AUG	22	22	0	CLOSED	NIL
SEP	5	5	0	DEFECTIVE	CARD
OCT	8	8	0	CLOSED	NIL
NOV	32	32	0	CLOSED	NIL
DEC	17	17	0	CLOSED	NIL
<b>TOTAL</b>	<b>220</b>	<b>220</b>	<b>0</b>		

No financial losses were sustained and all complaints raised were closed, none was escalated to the Regulatory Authorities.

#### 4.5.6 Reputational Risk Management

Reputational Risk is a risk of loss resulting from damages to the Bank's reputation. The Bank will deliver on its promises and conduct its affairs in a manner that engender public confidence. The Bank will endeavour to Promote its image and perception in the mind of the public and maximize the value of its brand.

#### 4.5.7 Compliance Risk Management

LBIC is committed to complying with laws, regulations, code, guidelines that borders on its operations. In doing this there is a compliance unit that ensures that regulatory expectations are codified into the operations of the Bank. The Bank put in place structure, processes and policies to prevent and detect any breaches. It also ensures that recommendations from regulatory bodies and other control functions are implemented.

The Board of Directors ensures strict compliance with relevant laws, codes, rules and standards issued by the regulators, codes of practices promoted by industry

associations and internal policies. The compliance function, under the leadership of the Chief Compliance Officer of the Bank, has put in place a robust compliance framework, which includes:

- i. Comprehensive compliance manual detailing the roles and responsibilities of all stakeholders in the compliance process;
- ii. Review and analysis of all relevant laws and regulations, which are adopted into policy statements to ensure business is conducted professionally;
- iii. Review of the Bank's Anti-Money Laundering Policy in accordance with changes in the Money Laundering Prohibition Act 2011 and Anti-Terrorism Act 2011 as amended; and
- iv. Incorporation of new guidelines in the Bank's "Know Your Customer" policies in line with the Central Bank of Nigeria's Anti-Money Laundering/Combating Finance of Terrorism Compliance Manual.

#### 4.5.7.1 Compliance with Code of Corporate Governance

The Bank had applied the Code of Corporate Governance developed by the Central Bank of Nigeria (CBN) and Securities and Exchange Commission (SEC), Code of Corporate Governance by Financial Reporting Council of Nigeria (FRCN). Reports on the level of compliance are rendered to the Institutions as required.

#### 4.5.7.2 Anti-Money Laundering/Combating Financing of Terrorism (AML/CFT)

LBIC is committed to cooperating with relevant Agencies charged with the responsibilities of Administering the AML/CFT laws and regulations.

The Bank's AML/CFT programme as approved is running. This is to ensure that the risks arising from money laundering and terrorism financing are prevented and managed. And that relevant statutory and regulatory obligations are complied with. The Leadership shall ensure that the reputation and integrity of the Bank and its employees are protected.

Reports are being rendered to the relevant authorities as required.

Trainings are conducted on AML/CFT to enable employees apprise themselves with the necessary information that will keep the bank from being used as to launder money.

#### 4.3.7.3 Whistle Blowing

The Board of Directors prioritizes high ethical standards and probity, and expects all its employees and officers to observe such standards in all their dealings within the Bank.

All employees of the Bank are encouraged to raise genuine concerns about misconduct, malpractices and unethical behaviour at the earliest opportunity and in an appropriate manner.

The Bank has a dedicated phone line and an email for reporting cases concerning wrong doing and unethical behaviour in the organization. Reports can also be made via the Bank's website.

#### 4.3.8 Environmental and Social Risk Management

On Sustainable and Environmental Issues; the Bank conducts its business in a manner that protects the health and safety of all stakeholders. We are delighted to report that during the period under review there were no recorded cases of incidents in our operations.

The Bank will avoid, minimize or offset the negative impacts of our business operations on the environment and local communities in which we operate and where possible, promote positive impacts.

We shall continue to promote employee involvement and accountability in identifying, preventing and eliminating hazards and risks of injury.

The Bank is very proactive in adopting preventative methods to avoid contracting serious diseases by its employees through enlightenment via the Human Capital Development department and any reported cases of illness are proactively managed.

In our Head Office building reservation is made for the physically challenged to park their vehicles while access to the building is also made friendly to them.

The Bank is building up capacity in the area of environmental and social risk. It had incorporated this into its lending activities and developing footprint in its operations.

The Bank conduct environmental and social screening on all intending loans and will not finance construction or give mortgages on property:

1. Deemed illegal or non-compliant with applicable laws and regulations.
2. Involving outstanding land disputes
3. Properties built in locations and / or in a manner that involves significant degradation or adverse impacts on critical cultural heritage.
4. Property that contravene the approved uses.
5. Locations prone to natural disasters
6. Locations hazardous to human habitation

The Bank have for example, adopted the following in our sustainable banking practices:

- a. The use of renewable energy when off public grid

- b. Use of recycle bins for paper, plastic, bottles and cans.
- c. Turn off electronic equipment and lights when not in use
- d. Re-use office supplies or equipment before purchasing new ones.
- e. Set our monitor to sleep after 5 minutes of inactivity.
- f. Use of energy efficient bulbs
- g. Reduce use of disposables by using water dispensers

#### **4.3.9 Data Privacy and Protection**

The Bank has a duly approved Data Protection Policy which is revised on an ad-hoc basis to reflect the legal, regulatory and operating environment. The Bank adheres strictly to both local and international data protection policies such as the National Data Protection Regulations in countries where we operate and the European Union General Data Protection Regulation (EU GDPR.)

## NOTES TO THE FINANCIAL STATEMENTS (contd.)

	December, 2023	December, 2022
	N'000	N'000
<b>5a Interest Income</b>		
Interest on New Mortgage Loans	105,556	100,727
Interest on Short Term Placement	440,906	388,600
<b>Net Interest Income</b>	<b>546,462</b>	<b>489,327</b>
Loan impairment (charges)/Recovered	(384)	-
<b>Net interest income after loan impairment charges</b>	<b>546,078</b>	<b>489,327</b>
<b>5b Interest Expense</b>		
Interest Expense on Demand Deposit	23,578	39,284
Interest Expenses on Saving Deposit	10,836	9,301
Interest Expenses on Term Deposit	23,145	37,955
Interest on NHF Loans	3,346	3,425
<b>Net interest Expense</b>	<b>60,905</b>	<b>89,965</b>
<b>6 Fee and Commission Income</b>		
Account Maintenance Fees & Commission	1,763	1,264
Fees and Credit Related Fees	338,449	295,104
Other Income	-	-
<b>Net Fee and Commission Income</b>	<b>340,212</b>	<b>296,368</b>
<b>7 Net Trading Income</b>		
Property and Lease Rentals	-	-
Other Incomes	713,541	462,845
Dividend Income	7,520	7,360
	<b>721,061</b>	<b>470,205</b>
<b>8 Net Gain/(Loss) through Profit or Loss</b>		
Gain/Loss on fair valuation of quoted equities through profit or loss	-	-
Gain/Loss on fair valuation of Investment Property	-	-
	-	-
<b>Gross Earnings</b>	<b>1,607,735</b>	<b>1,255,900</b>

	December, 2023	December, 2022
	N'000	N'000
<b>9 Other Operating Expenses by Nature</b>		
Auditor's Remuneration	4,300	3,000
Advertisement and Publicity	2,978	305
Legal , Professional Charges and Subscriptions	43,416	54,916
Insurance Expenses	26,252	24,688
Utility Services	12,017	13,385
Printing and Stationery	4,599	2,573
Bank Charges and Commission	9,502	11,331
Bad and Doubtful debts/Investment	-	18,973
Business Promotion	16,681	11,330
General, Maintenance and Office Expenses	131,845	125,683
Staff Training and Development	1,823	70
Fuel and Lubricants	31,100	23,668
Security Expenses	10,004	8,318
Transport and Travelling	27,970	13,525
Directors' Fees and Allowance	5,500	4,500
	<b>327,985</b>	<b>316,265</b>

Other general and office expenses include repairs and maintenance of property, plants and Equipment; hardware and software costs, rents and rates.

	December, 2023	December, 2022
	N'000	N'000
<b>10 Impairment on loans and advances and Other Known losees</b>		
Net Impairment on Loans and Advances	(384)	-
Net Impairment on Cash & Cash Equivalent	-	-
Net Impairment on Non-Current Assets Held for Sales	-	-
Net Impairment on Other Assets	-	-
	<b>(384)</b>	<b>-</b>

<b>11a Personal Expenses</b>		
Wages and Salaries	226,200	175,151
Contribution to defined contribution plans	18,144	18,020
Restructuring Cost/Terminal Benefit	29,472	1,561
Medical Expenses	21,134	26,943
	<b>294,950</b>	<b>221,675</b>

	December, 2023	December, 2022
	N'000	N'000
<b>11b Number</b>		
The average number of person employed during the year excluding directors were:		
Managing staff	6	6
Senior Staff	26	28
Junior Staff	5	5
	<b>37</b>	<b>39</b>

<b>11c Staff Cost</b>		
The related staff cost excluding employer's contribution to pension scheme & medical		
<b>Cost per Staff</b>	<b>6,114</b>	<b>4,491</b>

<b>11d Executive Directors' Emoluments</b>		
Sitting Expense	-	-
Director's Fees	-	-
Salaries (Included in Wages & Salaries in (10a)	56,167	60,121
Contribution to defined contribution plans	5,617	6,012
<b>Total</b>	<b>61,784</b>	<b>66,133</b>

**11e** The table below shows the number of directors of the company, whose remuneration, excluding pension contributions, fell within the bands shown.

N100,001-N500,000	-	-
N500,001-N100,000	-	-
N5,000,001-N6,000,000	-	-
N6,000,001-N7,000,000	-	-
N7,000,001-N8,000,000	-	-
N10,000,001-and above	3	3
<b>Total</b>	<b>3</b>	<b>3</b>

	December, 2023	December, 2022
	N'000	N'000
<b>12 Depreciation and other operating cost</b>		
<b>12a</b> Depreciation	94,101	105,474
Amortization	748	-
	<b>94,849</b>	<b>105,474</b>

	December, 2023	December, 2022
	N'000	N'000
<b>13 Earnings per share</b>		
Profit attributable to ordinary equity shareholders	579,234	435,685
Basic earnings per share (kobo)	14.92	11.22

<b>14 Dividends</b>		
Dividend paid	-	-
Unpaid Dividend	Nil	Nil

There was no amount recognised as distributions to ordinary shareholders in the year and there is no unclaimed dividend as at December 31, 2023.

<b>15 Cash and Cash Equivalents</b>		
Cash in hand	7,684	6,013
Current accounts with other banks	242,370	244,648
	<b>250,054</b>	<b>250,661</b>
CBN Cash Reserve Deposits	83,604	83,604
	<b>333,658</b>	<b>334,265</b>
Money Market Placements	5,914,751	4,162,994
Impairment doubtful investments	-	-
Impairment on Current Account	-	-
	<b>6,248,409</b>	<b>4,497,259</b>

<b>16 Financial Assets</b>		
<b>Quoted Equities</b>		
Opening Balance	181,181	181,181
Net gain/(loss) on assets at fair value through profit or loss	-	-
Additions during the year	-	-
Reclassification	(70,000)	-
Impairment/Revaluation on investment	(13,333)	-
	<b>97,778</b>	<b>181,111</b>
<b>Unquoted Equities</b>		
Opening Balance	-	14,673
Additional during the year	-	(14,673)
Reclassification	70,000	-
Impairment on investment	-	-
<b>Carrying amount</b>	<b>70,000</b>	<b>-</b>
<b>Carrying amount of Quoted &amp; Unquoted Investments</b>	<b>167,778</b>	<b>181,111</b>

Unquoted equities represent the company's investments in non-quoted company, which is still at the boarding stage, hence, value at cost.

	December, 2023	December, 2022
	N'000	N'000
<b>17</b>		
<b>Income Tax Expenses</b>		
<b>17b</b>		
<b>Income Statement current tax:</b>		
Income Tax	212,608	65,267
Tertiary Education Tax	28,493	16,317
Police Trust Fund Levy	41	26
NASENI	8,287	5,225
	<b>249,429</b>	<b>86,834</b>
<b>(b) Reconciliation of effective tax rate</b>		
Profit before income tax	828,662	522,520
<b>Tax rate (2022: 30%)</b>	<b>248,599</b>	<b>156,756</b>
<b>Effect of:</b>		
Income exempted from tax	-	-
Disallowable expenses	36,330	39,049
Unrelieved Loss	-	-
Capital allowance	(72,327)	(130,536)
Deferred Tax Recovery	-	-
Tertiary Education Tax	28,493	16,317
Police Trust Fund	41	26
NITDEF	8,287	5,225
Minimum tax adjustment	-	-
Income Tax Expense in the Statement of Profit or Loss	<b>249,423</b>	<b>86,834</b>
<b>Effective Tax Rate</b>		
<b>(c) Statement of Financial Position:</b>		
At 1 January	96,512	61,808
Charge for the year	249,429	86,834
	<b>345,941</b>	<b>148,642</b>
Payment during the year	(75,747)	(17,965)
WHT Utilised	(43,177)	(34,165)
	<b>227,017</b>	<b>96,512</b>

		December, 2023	December, 2022
		N'000	N'000
<b>18</b>	<b>Mortgage Loans and Receivables</b>		
<b>18a</b>	<b>Loans and Advances at Amortised Cost</b>		
	Active Mortgage Loan	656,465	489,188
	NHF Loans	82,740	84,640
	Staff Loans and Advances	129	-
	Short term Loans	-	-
	<b>Gross Amount</b>	<b>739,334</b>	<b>573,828</b>
	Portfolio Impairment	(2,591)	(2,208)
		<b>736,743</b>	<b>571,620</b>
<b>18b</b>	Performing Loans	739,334	573,828
	Non-Performing Loans	-	-
		<b>739,334</b>	<b>573,828</b>
	Specific Allowance for Impairment	2,591	2,208
	Collective Allowance for Impairment	-	-
	Expected Credit Loss Allowance based on IFRS 9	<b>2,591</b>	<b>2,208</b>
<b>18c</b>	<b>Allowance for Impairment</b>		
	Opening Balance	2,208	2,208
	(Increase)/Decrease in Impairment	384	-
		<b>2,591</b>	<b>2,208</b>
<b>18d</b>	<b>Gross Value of Loans and Advance is analyzed as follows</b>		
	Performing	1 7,393	739,334
	Non-performing :	-	-
	Watch-List	5	-
	Substandard	20	-
	Doubtful	50	-
	Lost	100	-
		<b>7,393</b>	<b>739,334</b>
			<b>573,828</b>
<b>18e</b>	Analyzed by maturity as follows:		
	Maturity between 1-3 months	16,379	9,902
	Maturity between 3-6 months	32,928	12,867
	Maturity between 6-12 months	52,692	28,426
	Maturity above 1 year	637,334	522,632
		<b>739,334</b>	<b>573,827</b>
<b>18f</b>	<b>Mortgage Assets Admin Lagos-Homs Mortgage Loan</b>		

The accounts of the Mortgage Loan Administration with Lagos State Ministry of Housing in the books of LBIC Plc were treated as off-balance sheet events.

	December, 2023	December, 2022
	N'000	N'000
<b>19 Non-Current Assets Held for Sale</b>		
Balance, beginning of year	802,247	802,348
Additions/(Disposal) during the year	(76,564)	4,199
Write-off during the year	-	(4,300)
<b>Gross Amount</b>	<b>725,683</b>	<b>802,247</b>
Impairment on Non-Current Asset	(3,314)	(3,314)
<b>Net Carrying Amount</b>	<b>722,369</b>	<b>798,933</b>
<b>Allowance for Impairment</b>		
Opening balance	3,314	53,314
Impairment Recovered for the year	-	(50,000)
Impairment Recovered for the year	-	-
	<b>3,314</b>	<b>3,314</b>

<b>19b Investment Property</b>		
Balance, beginning of year	429,743	429,743
Additions/(Disposal) during the year	(429,743)	-
	<b>-</b>	<b>429,743</b>

The Investment Property has been sold and fully realised.

	N'000	N'000
<b>20 Other Assets</b>		
Sundry Assets	16,978	5,438
Prepayments	17,662	24,461
Interest and Other Receivables	15,471	31,169
Gross Amount	50,111	61,067
Charge for Impairment	-	-
<b>Net Carrying amount</b>	<b>50,111</b>	<b>61,067</b>

Sundry Assets, Prepayment, Interest and other Receivables relates to employee share scheme, advance payment to vendors, Interest receivables on loans and WHT recoverable.

**20b The maturity analysis of other assets is analyzed as follows:**

	Between 0-3 Months	Between 3-6 Months	Between 6-12 Months	Above 12 Months
Sundry Debtors	-	-	-	-
Sundry Assets	-	-	-	16,978
Prepayments	8,831	8,831	-	-
Interest and Other receivables	3,451	12,020	-	-
	<b>12,282</b>	<b>20,851</b>	<b>-</b>	<b>16,978</b>

	December, 2023	December, 2022
	N'000	N'000
<b>21 Intangible Assets</b>		
Opening Balance	-	-
Additions during the year	2,692	-
Amortisation for the Year	(748)	-
Reclassification	-	-
<b>Net Carrying amount</b>	<b>1,944</b>	<b>-</b>
<b>22 Financial Liabilities</b>		
Bank Loans and Overdrafts	-	-
NMRC Loans	-	-
NHF Loans	82,733	84,735
Bank Loans	-	-
	<b>82,733</b>	<b>84,735</b>

## 23 Property, Plants and Equipment

	Land	Office Building/ WIP	Motor Vehicle	Generator, Plants & Machinery	Electronics & Computer	Office Equip, Furniture & Fittings	Total
	N'000	N'000	N'000	N'000	N'000	N'000	N'000
<b>Cost:</b>							
At 1 January 2023	1,152,578	374,296	375,903	75,318	132,366	73,980	2,184,440
Additions	-	-	-	-	3,950	2,536	6,486
Adjustments/Reclassification	-	-	-	-	-	-	-
Disposal	-	-	(156,317)	-	(912)	-	(157,229)
<b>At 31 December 2023</b>	<b>1,152,578</b>	<b>374,296</b>	<b>219,586</b>	<b>75,318</b>	<b>135,404</b>	<b>76,516</b>	<b>2,033,698</b>
<b>Depreciation:</b>							
At 1 January 2023	-	53,243	231,391	40,264	114,890	38,327	478,115
Charge for the Year	-	7,103	65,883	4,459	11,086	5,570	94,101
Adjustment/Reclassification	-	-	-	-	-	-	-
Disposal	-	-	(126,997)	-	(760)	-	(127,757)
<b>At 31 December 2023</b>	<b>-</b>	<b>60,346</b>	<b>170,277</b>	<b>44,723</b>	<b>125,216</b>	<b>43,897</b>	<b>444,459</b>
	N'000	N'000	N'000	N'000	N'000	N'000	N'000
<b>Cost:</b>							
At 1 January 2022	1,152,578	369,795	350,903	74,696	127,557	63,972	2,139,501
Additions	-	4,501	25,000	622	4,809	10,008	44,940
Adjustments/Reclassification	-	-	-	-	-	-	-
Disposal	-	-	-	-	-	-	-
<b>At 31 December 2022</b>	<b>1,152,578</b>	<b>374,296</b>	<b>375,903</b>	<b>75,318</b>	<b>132,366</b>	<b>73,980</b>	<b>2,184,441</b>
<b>Depreciation:</b>							
At 1 January 2022	-	65,236	154,213	30,334	92,456	30,401	372,640
Charge for the Year	-	7,832	69,620	4,501	18,306	5,215	105,474
Adjustment/Reclassification	-	(19,825)	7,558	5,429	4,128	2,711	-
Disposal	-	-	-	-	-	-	-
<b>At 31 December 2022</b>	<b>-</b>	<b>53,243</b>	<b>231,391</b>	<b>40,264</b>	<b>114,890</b>	<b>38,327</b>	<b>478,114</b>
<b>CARRYING AMOUNT:</b>							
<b>At 31 December 2023</b>	<b>1,152,578</b>	<b>313,950</b>	<b>49,309</b>	<b>30,595</b>	<b>10,188</b>	<b>32,619</b>	<b>1,589,238</b>
<b>At 31 December 2022</b>	<b>1,152,578</b>	<b>321,053</b>	<b>144,512</b>	<b>35,054</b>	<b>17,476</b>	<b>35,653</b>	<b>1,706,328</b>

	December, 2023	December, 2022
	N'000	N'000
<b>24</b>		
<b>Deposit From Customers</b>		
Demand deposit	2,591,049	1,987,232
Savings deposit	1,511,575	1,180,004
Term deposit	492,878	999,451
	<b>4,595,501</b>	<b>4,166,687</b>

<b>25</b>		
<b>Other Liabilities</b>		
Accounts Payable	242,892	308,833
Interbranch / Suspense Balances	23,368	27,879
Deposits for projects	233,559	16,842
FMBN/NHF deductions	157	180
Audit Fees Payable	4,300	3,000
Statutory Deductions	5,904	18,574
Staff pension fund/NSITF/ITF	14,239	14,973
	<b>524,419</b>	<b>390,281</b>

**26. Share Capital**

All ordinary shares rank pari passu with the same rights and benefits of the company. They are also

	Unit	Unit
<b>Issued and fully paid Ordinary shares of N1 each</b>	<b>3,882,047</b>	<b>3,882,047</b>

**26a. Movement during the year**

**27. Share Premium**

Share Premium is the excess paid by shareholders over the nominal value of their shares

	December, 2023	December, 2022
	N'000	N'000
At 1 January	119,802	119,802
New issue		
At 31 December	<b>119,802</b>	<b>119,802</b>

**28. Profit and Loss Appropriation and Retained Earnings**

**28a Profit or Loss Appropriation**

Profit after tax for the year	579,233.75	435,685
<b>Appropriation:</b>		
Transfer to Retained Earnings	579,233.75	435,685
Transfer to Statutory Reserve	-	-

## 28b. Retained Earning/(Accumulated Losses)

Retained Earnings are carried forward, recognized income net of expenses plus current profit attributable to shareholders.

	December, 2023	December, 2022
	N'000	N'000
<b>28c. Movement during the year</b>		
As at 1 January	(609,190)	(1,044,875)
Prior Year Adjustment	-	-
Transfer from Statement of Profit or Loss	579,234	435,685
Transfer to Non Regulatory Risk Reserve	(4,802)	-
<b>As at 31 December</b>	<b>(34,758)</b>	<b>(609,190)</b>

## 29. Statutory Reserve

S5(4) of the Banks and Other Financial Institutions Act of 1991 as amended, requires every Primary Mortgage Bank to maintain a reserve fund and shall out of its net profit after taxation and before any dividend is declared, transfer to the statutory reserves as follows:

- Where the reserve fund is less than the paid-up share capital, a minimum of 20% of the net profits; or
- Where the reserve fund is equal to or in excess of the paid-up share capital, a minimum of 10% of net profits; and
- No transfer to the reserve fund shall be made until all identifiable losses have been made.

	December, 2023	December, 2022
	N'000	N'000
As at 1 January	56,123	56,123
Transfer from Retained Earnings	-	-
<b>As at 31 December</b>	<b>56,123</b>	<b>56,123</b>
Transfer to Non Regulatory Risk Reserve	(4,802)	-
<b>As at 31 December</b>	<b>(34,758)</b>	<b>(609,190)</b>

## 30 Assets Revaluation

Opening Balance	27,016	27,016
(Written Off)/ Increase during the year	(157)	-
<b>As at 31 December</b>	<b>26,859</b>	<b>27,016</b>

### 31 Statement of Regulatory Risk Reserve

The Regulatory Body, Central Bank of Nigeria (CBN) / National Deposit Insurance Commission (NDIC) stipulates that provisions for loans recognized in the profit or loss account shall be determined based on the requirements of IFRS. The IFRS provisions should be compared with provisions determined under prudential guidelines and the expected impact/changes in general reserve should be treated as follows:

- (i) Prudential Provisions is greater than IFRS provisions; transfer the difference from the retained earnings to a non-distributable regulatory reserve.
- (ii) Prudential Provisions is less than IFRS provisions; the excess charges resulting should be transferred from the regulatory risk reserve account to the retained earnings to the extent of the non-distributable reserve previously recognized.

#### Statement of Prudential Adjustments

	December, 2023	December, 2022
	N'000	N'000
<b>PRUDENTIAL GUIDELINES PROVISION:</b>		
Specific Provision on loans to customers	-	-
General Provision on loans to customers	7,393	5,738
Interest in Suspense	-	245
Specific Provision on investment Securities	-	-
Specific impairment on equity investment	-	-
Specific impairment on non-current assets	-	3,314
Provision for Other Known Losses	-	-
<b>Total</b>	<b>7,393</b>	<b>9,297</b>
<b>IFRS Based Impairment</b>		
Expected Credit Loss Allowance based on IFRS9	2,591	2,208
Specific impairment on investment securities	-	-
Specific impairment on equity investment	-	-
Specific impairment on non current assets	-	3,314
Specific impairment on other assets	-	-
	<b>2,591</b>	<b>5,522</b>
<b>IFRS Impairment allowance is lower than CBN</b>		
<b>prudential provision</b>	<b>4,802</b>	<b>3,775</b>
Required amount in Non-Distributable Regulatory Reserve	-	3,376
Amount maintained in Non-Distributable Regulatory Reserve	-	(32,048)
<b>Excess over required regulatory provision</b>	<b>-</b>	<b>(28,672)</b>
<b>Non-Distributable Regulatory Reserve</b>		
Opening Balance	32,048	32,048
Transfer From/(To) Retained Earnings	4,802	-
<b>Carrying Amount</b>	<b>36,850</b>	<b>32,048</b>

	December, 2023	December, 2022
	N'000	N'000
<b>32 Non-distributable Risk Reserve</b>		
As at 1 January	32,048	32,048
(Diminution)/Addition in the year	4,802	-
<b>As at 31 December</b>	<b>36,850</b>	<b>32,048</b>

The non-distributable risk reserve warehouses the difference between the impairment allowance on loans as required by the Central Bank of Nigeria's prudential guidelines and the IFRS 9 expected credit loss model used under IFRS.

### 33 Statement of Cash flows

The statement of cash flows has been drawn using the indirect method. Working capital comprises receivables, other assets, current liabilities, and financial liabilities. The cash flow from investing activities relates to the net amount of investments and disposals whilst the cash position consists of cash in hand, CBN Reserve Deposits and money market placements.

#### Reconciliation for net cash flow from operating activities

	December, 2023	December, 2022
	N'000	N'000
Profit before Income Tax	828,662	522,520
<b>Adjustment for</b>		
Depreciation on Property Assets and Amortization	94,849	105,474
Adjustment on (interest Income and expenses and earnings)	(1,650)	(103,619)
Profit/Loss on Disposal of Property Assets/FX Loss or Gain	29,475	17,530
Financial Assets / Investment Write-off	(157)	18,973
Dividend Received	(7,520)	(7,360)
<b>Cash flow before changes in Working Capital</b>	<b>943,659</b>	<b>553,518</b>
<b>Movement in Working Capital</b>		
(Increase)/Decrease in Mortgage Loans	(165,123)	65,936
(Increase)/Decrease in Other Assets	10,956	(17,293)
(Increase)/Decrease in Financial Assets	13,333	-
Decrease in Deposit from Customers	428,814	(98,398)
Increase/(Decrease) in Changes in Liabilities	132,136	(387,763)
	<b>420,116</b>	<b>(437,518)</b>
<b>Net Cash Flow from Operating Activities</b>	<b>1,363,775</b>	<b>116,000</b>

### 34 Contraventions

The Bank needs to improve on the following CBN Prudential Guideline Ratio Assets Quality -Mortgage Asset to Total Asset ratio (Minimum), Assets Quality -Mortgage Asset to Loanable Fund ratio (Minimum), Earnings Quality (Minimum).

### 35. Financial Commitments and Contingent Liabilities

There were no Financial Commitments and Contingent Liabilities during the year ended (2022 - Nil)

### 37. Related Parties Transaction

Parties are considered to be related if one party has the ability to control the other party or exercise influence over the other party in making financial and operational decisions, or one other party controls both. The definition includes joint ventures, shareholders, key management personnel and group pension schemes.

#### (a) Transactions with Key Management Personnel

The Bank's key management personnel, and persons connected with them, are also considered to be related parties. The definition of key management includes the close members of key personnel and entity over which they exercise control. The key management personnel have been identified as Assistant General Managers, Deputy General Managers, General Managers, Executive and Non- Executive directors of the Bank. Close members of the family are those family members who may be expected to influence, or to be influenced by that individual in their dealing with LBIC Plc.

#### (i) Directors' interest in Contracts

There were no recorded directors' interests or dealings in contracts in the year under consideration.

#### (ii) Other Key Personnel's interests in Contracts

There were no known dealings of other key personnel's and their immediate families in interests or dealings in contracts in the year under review.

#### (iii) Shareholders interest in Contracts

LBIC Plc manages Lagos Homs mortgages which are under the supervision of Lagos Mortgage Board for the Lagos State Government.

#### (iv) List of All Directors Loan Deposit- Names

	Loan Balances	Deposit
	N'000	N'000
Mr. Hakeem Ogunniran	NIL	395
Mr. Tobiloba Lawal	NIL	71
Mr. Afolabi Omilabu	NIL	23,001
Mr. Layiwola Okoya	NIL	614
Mr. Femi Adewole	NIL	11,621
Mr. Tunde Owolabi	NIL	50
Mrs. Bolanle Banjo	NIL	246
Mr. Adewale Okesola	NIL	1,378
<b>Total</b>		<b>37,376</b>

### 38. Events After the Reporting Period

Mr. Tobiloba Lawal resigned as the Managing Director of the Company with effect from 31st December, 2023.

### **39. Contingent Liabilities**

The Bank in its ordinary course of business, is presently involved in 35 cases as defendants and 9 cases as plaintiffs. The total amount claimed in the 35 cases against the Bank is estimated at N500 million while the total amount claimed in the cases instituted by the Bank is about N75 million. However, the solicitors of the Bank are of the opinion that the probable liability arising from the cases pending against the Bank is not likely to exceed N100million.

Arising from the above, the bank's retained solicitors and the Directors of the Bank are of the view that none of the aforementioned cases is likely to have a material adverse effect on the Bank and they are not aware of any other pending and or threatened claims or litigations which may be material to the financial statements.

### **40. Comparative Figures**

Some comparative figures have been expressed differently to reflect a more meaningful comparison in the current year.

### **41. Approval of The Financial Statements**

The Financial Statements were approved by the Board of Directors on **May 10th, 2024**.

## STATEMENT OF VALUE ADDED

For the Year Ended 31 December,

	December, 2023		December, 2022	
	N'000	%	N'000	%
Gross Earnings	1,607,735		1,255,900	
Interest Expenses	(60,905)		(89,965)	
	1,546,830		1,165,935	
Loan loss impairment written back/(charged)	-		-	
Administrative and other expenses	(267,464)		(316,265)	
<b>Value Added</b>	<b>1,279,366</b>	<b>100</b>	<b>939,635</b>	<b>100</b>
<b>Distributed As Follows:</b>				
<b>To Pay Employees</b>				
Personnel Cost	294,950	23	221,676	24
<b>To Pay External Capital Providers</b>				
Interest Expenses	60,905	5	89,965	10
<b>To Pay Government</b>				
Income Tax Expense	249,429	19	86,835	9
<b>Retained for future replacement of assets and expansion of business</b>				
Depreciation charge on assets and Amortization	94,849	7	105,474	11
Profit for the year	579,234	45	435,685	46
	<b>1,279,366</b>	<b>100</b>	<b>939,635</b>	<b>100</b>

Value added represents the additional wealth which the Bank has been able to create on its own and by its employees' efforts. This statement shows the allocation of that wealth among employees, government, providers of funds and that which is retained for future creation of more wealth.

## FIVE-YEAR FINANCIAL SUMMARY (NON-IFRS)

For the Year Ended 31 December,

	IFRS				
	12 Months	12 Months	12 Months	12 Months	12 Months
	Dec 23	Dec 22	Dec 21	Dec 20	Dec 19
Statement of Financial Position	N'000	N'000	N'000	N'000	N'000
<b>Assets employed</b>					
Cash and Bank Balances	6,248,409	4,497,259	4,441,003	2,647,316	984,843
Financial Assets at Fair Value	167,778	181,111	195,784	195,854	195,854
Mortgage Loans and Receivables	736,743	571,620	637,556	511,417	362,227
Non-Current Assets Held for Sale	722,369	798,933	749,034	779,323	948,186
Investment Properties	-	429,743	429,743	429,743	429,743
Other Assets	50,111	61,067	43,774	30,685	1,653,364
Property, Plant and Equipment (NBV)	1,589,238	1,706,328	1,766,861	1,641,200	1,684,738
Intangible Assets	1,944	-	-	21,516	56,846
	<b>9,516,593</b>	<b>8,246,063</b>	<b>8,263,757</b>	<b>6,257,054</b>	<b>6,315,803</b>
<b>Financed by:</b>					
Ordinary Share Capital	3,882,047	3,882,047	3,882,047	3,882,047	3,882,047
Share Premium	119,802	119,802	119,802	119,802	119,802
Non-Distributive Reserve	36,850	32,048	32,048	32,048	24,844
Statutory Reserve	56,123	56,123	56,123	56,123	56,123
Accumulated Losses	(34,758)	(609,190)	(1,044,875)	(1,253,902)	(1,298,281)
Asset Revaluation Reserve	26,859	27,016	27,016	27,086	27,086
Financial Liabilities	82,733	84,735	86,658	32,130	-
Deposit from Customer	4,595,501	4,166,687	4,265,085	3,107,320	2,394,989
Other Liabilities	524,419	390,282	778,045	233,393	1,103,463
Income Tax Liabilities	227,017	96,513	61,808	21,006	5,729
	<b>9,516,593</b>	<b>8,246,063</b>	<b>8,263,757</b>	<b>6,257,054</b>	<b>6,315,803</b>

	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
<b>Statement of Profit or Loss</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
Gross Earnings	1,607,735	1,255,900	916,036	581,134	603,659
Loss Before Income Tax Expenses	828,662	522,520	254,430	72,340	(18,040)
Income Tax Expense	(249,429)	(86,835)	(45,402)	(20,756)	(5,729)
Loss After Income Tax Expenses	579,234	435,685	209,027	51,583	(23,769)
EPS - Kobo	<b>14.92</b>	<b>11.22</b>	<b>5.38</b>	<b>1.33</b>	<b>(0.61)</b>
Net Assets per N1 Share	<b>1.05</b>	<b>0.90</b>	<b>0.79</b>	<b>0.74</b>	<b>0.72</b>
Total Assets per N1 Share	<b>2.45</b>	<b>2.12</b>	<b>2.13</b>	<b>1.61</b>	<b>1.63</b>

**Note:**

Earnings Dividends, Net Assets and Total Assets per share are based on the issued and fully paid ordinary shares at the respective balance sheet dates, as disclosed in the audited financial statements. Earnings per share are based on the profit after taxation.

**PROXY FORM**

**FOR THE PERIOD ENDED 31<sup>ST</sup> DECEMBER 2023**

The 19<sup>th</sup> Annual General Meeting of Lagos Building Investment Company Plc. will be held at the Conference Hall, LBIC Building, Plot 1, ASSBIFI Road, Central Business District, Alausa, Ikeja Lagos on Thursday, 12<sup>th</sup> September 2024 at 11.00am prompt.

I/We ..... Being member/members of Lagos Building Investment Company Plc. hereby appoint

-----  
 Or failing him/her, the Chairman of the Meeting as my/our proxy to vote for me/us on my /our behalf at the 19<sup>th</sup> Annual General Meeting of our Company to be held on 12<sup>th</sup> September 2024 and at any adjournment thereof.

Signed this ..... day of ..... 2024. Shareholder's Signature:.....

A member (shareholder) who is unable to attend an Annual General Meeting may by law vote by proxy. The form has been prepared to enable you exercise your vote if you cannot attend.

**Before posting the above card tear off this part and retain it**

**(TEAR OFF THIS PART)**

**ADMISSION CARD**

Please admit.....to the Annual General Meeting of Lagos Building Investment Company Plc. which will be held at the Conference Hall, LBIC Building, Plot 1, ASSBIFI Road, Central Business District, Ikeja, Lagos on Thursday, 12<sup>th</sup> September 2024.

Signature .....

Important

- (A) This admission card must be produced by the shareholder or his proxy in order to obtain entrance to the General Meeting.
- (B) Shareholders or their proxies are requested to sign the admission card before attending the Meeting.

**For Company's use only**

Full Name and Address of Shareholder	
Number of shares	

Resolutions	For	Against
<b>Ordinary Business</b>		
1. To receive and approve the Audited Financial Statements for the Year ended 31 <sup>st</sup> December 2023, together with the reports of the Directors, Auditor, and Audit Committee result thereon		
2. To re - appoint Cbenga Badejo & Co as External Auditors and authorize the Directors to fix the remuneration of the External Auditors so appointed		
3. To re-elect the following retiring Directors: <ul style="list-style-type: none"> <li>• Mrs. Bolanle Banjo</li> <li>• Mr. Adewale Okesola</li> </ul>		
4. To elect members of the Statutory Audit committee		
5. To disclose Remuneration of Managers		
<b>Special Business</b>		
6. To approve the appointment of Mr Olusola John Faleye as Managing Director/CEO of the Lagos Building Investment Company Plc.		
7. That the Directors' fees for the financial year ending 31 <sup>st</sup> December 2024 be and is hereby fixed at ₦10,275,000.00 (Ten Million Two Hundred and Seventy - Five Thousand Naira only).		

**Africa Prudential Registrars**  
 220B, Ikorodu Road, Palmgrove, Lagos

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## Note





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