BENUE INVESTMENT AND PROPERTY COMPANY LIMITED

ANNUAL REPORTS AND ACCOUNTS

FOR THE YEAR ENDED

31st December, 2019

BENUE INVESTMENT AND PROPERTY COMPANY LIMITED

ANNUAL REPORTS AND ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER, 2019

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BENUE INVESTMENT AND PROPERTY COMPANY LIMITED
CORPORATE INFORMATION

BOARD OF DIRECTORS

Hon. Mike Mku	Chairman
Michael Gusa	- Member-Benue State Min. of Justice.
Bar. Merga Kachina	- Member-Benue State Min. of Industry Trade and Investment.
Hon. Daniel Onda	- Member
Hon. James Gwabo	- Member
Mr. Terna Iorkaan	- Member
Mr. Alfred Adem	- Managing Director/CEO (Up to 19th Aug. 2019)
Barr. Adum, Ter Alex	- Managing Director/CEO (20th Aug., 2019- to Date)

COMPANY SECRETARY/ LEGAL ADVISER

Barrister Prince Ter Toryem

MANAGEMENT AND PRINCIPAL OFFICERS

Mr. Alfred Adem	- Managing Director/CEO (Up to 19th Aug. 2019)
Barr. Adum, Ter Alex	- Managing Director/CEO (20th Aug., 2019- to Date)
Barr. Prince Ter Toryem	- GM, Corporate Services/CS
Joyce M. Agu	- AGM, Invest. & Risk Asset Management
Mr. Akpenkasen, Ter-ese	- AGM , Real Estate & Infrastructure
Mr. Terungwa C. Surma	- AGM Business Development & Strategy

BANKERS

Union Bank Plc.
Heritage Bank
Zenith Bank Plc
FCMB Plc
First Bank of Nigeria Ltd.
Eco Bank Plc
Guaranty Trust Bank Plc
Access Bank Plc
UBA Plc

CORPERATE OFFICE ADDRESS

Benue Investment House
Plot BNA 6178, New Bridge Road,
P.M.B. 102372,
Makurdi, Benue State

AUDITORS

Abuja Office
Nongomin Ter & Co.
(Chartered Accountants),
Suite C106, 1st Floor, Crowther Plaza,
Gudu District,
Apo, Abuja.,
Federal Capital Territory (FCT).
Tel: 08036004620
www.ntc.org.ng

Makurdi Office
No. 1 off Ugbokolo Street,
High Level,
Makurdi.
Benue State.

REPORTING ENTITY

Benue Investment and Property Company Limited, was incorporated on 18 October, 1979 and commenced business in October, 1980. The Company was formerly Benue Investment Company limited and later changed by Special Resolution on the 27th May, 2002.

The Company was established for the purpose of investment in properties, shares and service project.

The Company is being regulated by:

1. Corporate Affairs Commission (CAC)
2. Financial Reporting Council of Nigeria

CORPORATE GOVERNANCE REPORT
FOR THE YEAR ENDED 31 DECEMBER 2019

Code of Corporate Governance

The Company has in place Code of Corporate Governance which is modelled after the Code of Corporate Governance for public Companies in Nigeria. The aim of CCG is:

i Define minmun standards of Corporate Governance expected of BIPC

ii Ensure the commitment of the Board in managing the Company in a transparent manner in order to maximise long term value of the Company for its shareholders and other partners;

iii Facilitating sound corporate practice and behaviour, and

iv Improving the informationgranted to the Board

The Board and its Composition

The Company's Board of Directors comprises:

Chairman

All the Directors

Membership of the Board during the year was not less than Five (5) and comprises a mixture of Executive and Non Executive Directors as stipulated in the Company's CCG.

Board Appointment/Rotation

The membership of the board of directors is based on appointment.

The Shareholders of the Company determines the Terms of the Directors; if no term is expressly stated in the letter of appointment, the directors will be entitled to four (4) year term; subject to satisfactory performance and the provisions of CAMA, all directors of the Company may be eligible for re-appintment or re-elected (whichever is applicable).

Duties and Responsibilities of the Board

The Duties and responsibilties of Board are contained in the Company's CCG

Board Meetings

Board meetings are held quarterly, but could meet more often as determined by the chairman. The meeting is chaired by the board chairman and documented by the company's secretary, who also ensures that all minutes of the BOD meetings are made available to the directors before the next meeting.

A two-third of the board of directors must agree/disagree on an issue by voting for/against it before conclusions are made. All pending matters are adjourned to the next board meeting.

Board Committees

There are at present Three (3) board committees namely;

1 Risk Management Committee

2 Audit Committee

3 Governance/Nomination/Remuneration Committee

The Duties and Responsibilties of the Committes are contained in the CCG of the Company.

Internal Audit

The Company's internal audit reports directly to the Board Audit Committee, and are charged with the following responsibilities:

(a) Ensuring adequate accountability of all financial and operating transactions of each of the company's department, including activities of all locations;

(b) Preparation of periodic reports on the review of the company's financial and operational procedures;

(c) Ensuring compliance with applicable laws and regulation as well as with laid down internal rules and procedures;

(d) Liaising with the Financial Controller in ensuring a smooth annual audit and attending to all audit queries and related matters.

External Auditors

The external auditors are appointed by, and they report to, the Shareholders. The appointment is renewed annually by the Board for a maximun period of three (3) years.

AUDITED ACCOUNTS

FOR THE YEAR ENDED

31-Dec-19

The Board of Directors has the pleasure of presenting their report and audited accounts of our great Organization, Benue Benue Investment and Property Company ltd. ("the Company") for the year ended 31 December, 2019.

A. Results

The results of the company at a glance for the year under review are as follows:

	2019	2018
	NGN	NGN
Revenue	392,656,307	796,021,649
Net Profit/(Loss) After Tax	(880,317,315)	(563,770,971)

B. Legal Form

Benue Investment and Property Company ltd was incorporated on 18th October, 1979 and commenced business in October, 1980

C. Principal Activities

The principal activities of the company during the year under review remains investment in properties, shares and service projects.

D. Property, Plant and Equipment

Movement in Property, Plant and Equipment (PPE) are shown on page 9 on the PPE Schedules in the Notes to the Accounts.

E. Directors

The names of the Directors of the organization are:

Name	Designation	Nationality
Hon. Mike Mku	Chairman	Nigerian
Michael Gusa	Member	Nigerian
Bar. Merga Kachina	Member	Nigerian
Hon. Daniel Onda	Member	Nigerian
Hon. James Gwabo	Member	Nigerian
Mr. Terna Iorkaan	Member	Nigerian
Barr. Adum, Ter Alex	MD/CEO	Nigerian

F. Directors Responsibilities

The Directors are responsible for the preparation of the Financial Statements, which give a true and fair view of the state of affairs of the organization at the end of the financial year and of the financial position of the Company. In doing so they ensured that:

1. Adequate internal control procedures are in place to safeguard the assets, prevent and detect frauds and other irregularities;
2. Proper accounting records are maintained;
3. Applicable accounting standards are followed;
4. Suitable accounting policies are adopted and consistently applied;
5. Judgment and estimates made are reasonable and prudent;
6. The financial statements are made on the going concern basis.

G. Managements' Interest In Shares

None of the management Staff, who held office, had any direct interest in the issued share capital of the Company

G. Directors' Interest In Contracts

None of the Directors has notified the Company for the purpose of section 227 of the Companies and Allied Matters Act, CAP C20, Laws of the Federation of Nigeria 2004 of any disclosable interest in contract with which the Company is involved as at 31 December, 2019.

H. Post Statement of Financial Position Events

There are no post Statement of Financial Position events which could have material effect on the state of affairs of the company as at 31st December, 2019.

Auditors

Our appointed Auditors, MESSRS NONGOMIN TER & CO (Chartered Accountants) having indicated their willingness are expected to continue in the Office.

BY ORDER OF THE BOARD

Board 's Secretary

BENUE INVESTMENT AND PROPERTY COMPANY LIMITED
REPORT OF THE AUDITORS TO THE BOARD MEMBERS

We have examined the financial statements of *Benue Investment and Property Company Limited* on pages 18 to 32 which comprises of Statement of Financial Position as at 31 December, 2019, Statement of Profit or Loss and other Comprehensive Income, Statement of Cashflow, Statement of Changes in Net/Equity and Notes which have been prepared on the basis of Accounting Policies set out on page 10 to 17.

Responsibilities of the Directors to the Financial Statements.

The Directors of the Company are responsible for the preparation and presentation of the financial statements in accordance with the provisions of International Financial Reporting Standards, Companies and Allied Matters Act, CAP C20 Laws of the Federation of Nigeria 2004 and Financial Reporting Council of Nigeria Act, No.6 2011.

Responsibilities of Auditors to the Financial Statements

It is our responsibility as Auditors to form our independent opinion, based on our audit, on these statements and to report our opinion to you.

Basis of Opinion

We conducted our audit in accordance with generally accepted auditing standards in Nigeria. An audit includes examination, on test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgments made by the members in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material mis- statements whether caused by fraud, error or other irregularities. In forming our opinion, we also evaluate the overall adequacy of the presentation of information in the financial statements. The financial statements are to some extent in agreement with books of accounts, which have been properly kept, and we obtained the information and explanations we required.

HEAD OFFICE:
Suite A101, 1st Floor, Crowther Plaza,
Joseph Gomwalk Street, Gudu District, Abuja.

BRANCH OFFICE:
No.1 Off Ugbokolo Street,
High Level, Makurdi, Benue State.

Tel: +234 (0) 803 600 4620, (0)802 710 3361
Email: nongomintercompany@ntc.org.ng
Website: www.ntc.org.ng

Area of Emphasis

The Company made a Provision for Losses in the sum of ₦997,035,143 during the year in respect of liquidation of Investment in Securities- Tak Asset Limited whose proceeds could not be accounted for during the year under review.

Opinion

The Financial Statements in our opinion give a true and fair view of the state of affairs of the Company as at 31 December, 2019 and of its Loss and Cash flow for the period ended on that date, and have been properly kept in accordance with the relevant provisions of International Financial Reporting Standards, Companies and Allied Matters Act, CAP C20 LFN 2004.

Nongomin Ter Joshua, FCA, FCTI,

FRC/2016/ICAN/00000014275

For: NONGOMIN TER & CO
(CHARTERED ACCOUNTANTS)
ABUJA



DATE 8TH - 6 - 2021

ACCOUNTING POLICIES FOR THE YEAR ENDED 31 DECEMBER 2019

1 Basis of preparation

1.1 Statement of compliance

The financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRSs") as issued by the International Accounting Standards Board ("IASB"). The Company's first financial statements prepared in accordance with IFRSs and IFRS 1 First-time Adoption of International Financial Reporting Standards has been applied.

The financial statements were authorized for issue by the Board of Directors of Benue Investment and Property Company Limited on .....2019.

1.2 Basis of measurement

The financial statements have been prepared on the historical cost basis except for the following material items in the statement of financial position:

The liability for defined benefit obligations is recognized as the present value of the defined benefit the net total of plan assets, plus unrecognized actuarial gains, less unrecognized past service cost and unrecognised obligation less actuarial losses. However, the Company currently operates defined contributory pension plan in line with the provision of the Pension Reform Act 2004 as amended.
The contributions of 10% by the Company and 8% by staff are based on current salaries and designated allowances. Employee contributions are funded through payroll deductions, while the Comapany's contribution is charged to the Statement of Profit or Loss and Other Comprehensive income.

1.3 Functional and presentation currency

These financial statements are presented in Nigerian Naira which is the Company's functional currency.

1.4 Use of estimates and judgments

The preparation of the financial statements in conformity with IFRSs requires management to make Estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected

2 Financial instruments

2.1 Recognition and measurement

Financial assets and financial liabilities are recognised in the statement of financial position when the company becomes a party to the contractual provisions of the instrument. Financial assets and financial liabilities are initially recognised at their fair value plus in the case of all financial assets not carried at fair value through profit or loss, transaction costs that are directly attributable to their acquisition. Purchases and sales of financial instruments are measured on a trade-date basis.

Financial liabilities and equity instruments, issued by the company, are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Financial assets are derecognised when and only when:

a. The contractual rights to the cash flows from the financial assets expire; or
b. The company transfers the financial asset, including substantially all the risks and rewards of ownership of the asset.

A financial liability is derecognised when and only when the liability is extinguished, that is, when the obligation specified in the contract is discharged, cancelled or has expired. The difference between the carrying amount of a financial liability (or part thereof) extinguished or transferred to another party and consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss.

Investments made by the company which are classified as either held at fair value through profit or loss or available-for-sale, and are measured at subsequent reporting dates at fair value.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.
The fair values of quoted investments and unit trusts in active markets are based on current market prices.
Since actual market prices are available in determining fair values, no significant estimates or valuation models are applied in determining the fair value of quoted financial instruments.
However, the company does not current have any financial assets except the debenture which is a financial liability to the company.

2.2 Fair value hierarchy

Fair values are determined according to the following hierarchy based on the requirements in IFRS 7 'Financial Instruments:

Disclosures':
– Level 1: quoted market prices: financial assets and liabilities with quoted prices for identical instruments in active markets.

– Level 2: valuation techniques using observable inputs: quoted prices for similar instruments in active markets or quoted prices for identical or similar instruments in inactive markets and financial assets and liabilities valued using models where all significant inputs are observable.

– Level 3: valuation techniques using significant unobservable inputs: financial assets and liabilities valued using valuation techniques where one or more significant inputs are unobservable. The best evidence of fair value is a quoted price in an active market. In the event that the market for a financial asset or liability is not active, a valuation technique is used.

2.3 De-recognition of financial instruments

Financial assets are derecognised when the contractual right to receive cash flows from the investments have expired or on trade date when they have been transferred and the Company has also transferred substantially all risks and rewards of ownership. Non-cash financial assets pledged, where the counterparty has the right to sell or re-pledge the assets to a third party, are classified as pledged assets.

Financial liabilities are derecognised when they are extinguished, that is when the obligation is discharged, cancelled or expires.

2.4 Financial assets

Financial assets are classified into the following categories: financial assets at fair value through profit or loss; loans and receivables, held-to-maturity and available-for-sale financial assets. Management determines the classification of financial assets at initial recognition; this classification depends on the nature and purpose of the financial asset.

I. *Financial assets at fair value through profit or loss*

This category has two components: those held for trading, and those designated at fair value through profit or loss at inception. A financial asset is classified in this category if acquired principally for the purpose of generating a profit from short-term fluctuations in price or dealer's margin, or a security is included in a portfolio in which a pattern of short-term profit taking exists or if so designated by management at inception as held at fair value through profit or loss.

Financial assets designated at fair value through profit or loss at inception is those that are:
Held to maturity liabilities that are linked to changes in fair value of these assets. The designation of these assets at fair value through profit or loss eliminates or significantly reduces a measurement or recognition inconsistency (sometimes referred to as 'an accounting mismatch') that would otherwise arise from measuring assets or liabilities or recognizing gains and losses on them on different bases; or managed and whose performance is evaluated on a fair value basis. Information about these financial assets is provided internally on a fair value basis to the company's key management personnel.

The company's investment strategy is to invest in equity and debt securities, and to evaluate them with reference to their fair values. Assets that are part of these portfolios are designated upon initial recognition at fair value through profit or loss.

ii. *Loans and receivables*

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. These arise when the company provides money, goods or services directly to a debtor with no intention of trading the receivable. Subsequent to initial recognition loans and receivables are measured at amortised cost using the effective interest method, less impairment losses. The amortised cost of a financial asset or liability is the amount at which the financial asset or liability is measured on initial recognition, minus principal repayments, plus or minus the cumulative amortisation using the effective interest method of any difference between the initial amount recognised and the maturity amount, minus any reductions for impairment of financial assets. The carrying amount represents its fair value.

Loans and advances are stated after deduction of general and specific allowance for debts considered to be doubtful of recovery.

iii. *Available-for-sale*

Available-for-sale instruments are those intended to be 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. Subsequent to initial recognition, financial assets classified as available-for-sale are measured at fair value on the statement of financial position.

iv. *Held-to-maturity*

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that management has both the positive intent and ability to hold to maturity. Were the group to sell more than an insignificant amount of held-to-maturity investments, the entire category would be tainted and reclassified as available-for-sale assets with the difference between amortised cost and fair value being accounted for in OCI.

Held-to-maturity investments are carried at amortised cost, using the effective interest method, less any impairment losses.

2.5 Financial liabilities

Financial liabilities are recognised initially at fair value, generally being their issue proceeds net of transaction costs incurred.

Financial liabilities are subsequently stated at amortised cost and interest is recognised over the period of the borrowing using the effective interest method.

2.6 *Gains and losses*

Gains and losses arising from changes in the fair value of the 'financial assets at fair value through profit or category are included in profit or loss in the period in which they arise. Gains and losses arising from changes loss' in the fair value of available-for-sale financial assets are recognised in comprehensive income, until the financial asset is derecognised or impaired at which time the cumulative gain or loss previously recognised in comprehensive income is recognised in profit or loss. Interest income, calculated using the effective interest method, is recognised in profit or loss except for short term receivables where the recognition of interest would be immaterial. Dividends on available-for-sale equity instruments are recognised in the profit or loss when the company's right to receive payment is established.

2.7 *Effective interest method*

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees on points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

2.8 *Offsetting of financial instruments*

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

3 Impairment of financial assets

3.1 Assets carried at amortised cost

At each reporting date, the company assesses 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 recognised 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 asset (a 'loss event') and that loss event (or events) has an the estimated future cash flows of the financial asset or group of financial assets that can be reliably estimated.

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

3.2 Assets carried at fair value

At each reporting date, the company assesses whether there is objective evidence that a financial asset or a group of financial assets is impaired. In the case of investments classified as available-for-sale, a significant or prolonged decline in the fair value of the security below its cost is considered in determining whether the assets are impaired. If any such evidence exists for available-for-sale financial assets, the cumulative loss – measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in profit or loss – is removed from comprehensive income and recognised in profit or loss.

Impairment losses recognised in profit or loss on equity instruments classified as available-for-sale are not subsequently reversed through profit or loss, any increase in fair value subsequent to an impairment loss is recognised in other comprehensive income. However, if in a subsequent period the fair value of a debt instrument classified as available-for-sale increases and the increase can be objectively related to an event occurring after the impairment loss was recognised in profit or loss, the impairment loss is reversed through profit or loss.

4 Intangible assets

Purchased computer software

Intangible assets are measured initially at cost and are amortised on a straight-line basis over their useful lives.

After initial recognition, intangible assets are carried at cost less accumulated amortisation and accumulated impairment losses. The average amortisation period is as follows:

Intangible asset	Useful economic life	Valuation method
Computer software	10 years	Cost model

The residual value of intangible assets is assumed to be zero.

An asset's carrying amount is written down to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

5 Property, Plant and Equipment

Property, Plant and Equipment and other tangible assets are stated at historical cost less accumulated depreciation and accumulated impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

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

Depreciation on assets is calculated using the straight-line method to allocate their cost to their residual value on a systematic basis over their estimated useful lives. The average useful lives are as follows:

		Rate (%)
Leasehold Land & Building	40 years	2.5
Professional Books	10 years	10
Office Equipment:	5 years	20
Furniture, fixtures and fittings	5 years	20
Plant and Machinery:	5 years	20
Motor vehicles	5 years	25

6 Share capital

6.1 Ordinary shares

Ordinary shares are classified as equity and are recorded at the proceeds received net of incremental external costs directly attributable to the issue.

7 Employee benefits

7.1 *Pension fund obligations*

The Company operates a contributory pension scheme in line with the provisions of the Pension Reform Act 2014 (as amended). The contributions of 10% from the Company and 8% from the employees are based on the current salaries and designated allowances.

Employee contributions are funded through payroll deductions while the Company's contribution is charged to the Income Statement.

Contributions to defined contribution pension schemes are charged to the consolidated statement of comprehensive income in the year to which they relate. The scheme is managed by various Pension Fund Administration (PFAs) chosen by employees.

7.2 *Short-term employee benefits*

The cost of short-term employee benefits (those payable within 12 months after service is rendered) such as paid vacation, leave pay, sick leave and bonuses are recognised in the period in which the service is rendered and is not discounted. The expected cost of short-term accumulating compensated absences is recognised as an expense as the employees render service that increases their entitlement or, in the case of non-accumulating absences, when the absences occur. The expected cost of bonus payments is recognised as an expense when when there is a legal or constructive obligation to make such payments as a result of past performance

Provisions for leave pay and bonuses are recognised as a liability in the financial statements.

8 Taxation

8.1 Income Tax

The tax expense represents the sum of the current tax payable.

The current tax payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the statement of Profit of Loss and Other Comprehensive Income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

8.2 Deferred Tax

Deferred tax is the tax expected to be payable or recoverable on 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, and is accounted for using the liability method. Deferred tax liabilities are generally recognised all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that for taxable profits will be available against which deductible temporary differences can be utilised.

Such assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

9 Provisions

Provisions are liabilities of uncertain timing or amount, and are recognised when the company has a present obligation as a result of a past event, and it is probable that the company will be required to settle that obligation

Provisions are measured at the directors' estimate of the expenditure required to settle that obligation at the end of each reporting period, and are discounted (at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability) to present value where the effect is material.

Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

10 Revenue recognition

Income is measured at the fair value of the consideration received or receivable and represents amounts receivable for services provided in the normal course of business net of VAT and other related sales taxes.

10.1 *Other Income*

10.2.1 *Investment income*

Investment income comprises of realised and unrealised gains on investments, interest income and dividend income.

Dividend income is recognised when the right to receive payment is established.

10.2.2 *Interest income*

Interest income is accrued on a time basis, by reference to the principal outstanding and the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount.

Credits to the Statement of Profit or Loss and Other Comprehensive are recognised as follows:

Interest overdue for more than 90 days is suspended and recognised on cash basis.

11 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and other short term, highly liquid, investments that are convertible to a known amount of cash which are subject to insignificant risk of changes in value, all of which are available for use by the company unless otherwise stated. In the statement of financial position, bank overdrafts are included in current liabilities.

12 Leasing

Leases are classified as finance leases whenever the terms of the lease transfers substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Rentals payable under operating leases are charged to profit or loss on a straight-line basis over the term of the lease. Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the lease term.

13 Related Parties Transactions

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions.

Related parties include:

a. Entities over which the company exercises significant influence

b. Shareholders and key management personnel of the company

c. Close family members of key management personnel

d. Post-employment benefit plan which is for the benefit of employees of the company or of any entity that is a related party of the company.

Key management personnel comprise the Board of Directors and key members of management having authority and responsibility for planning, directing and controlling the activities of the company.

The company has no related parties and therefore no disclosure of such is required.

14 Basic Earnings Per Share

Basic earnings per share is calculated by dividing the net profit for the year attributable to equity holders of the company by the weighted average number of ordinary shares outstanding at the statement of financial position date.

15 Dividend

Dividends on ordinary shares are appropriated from Retained Earnings and recognised as a liability in the year in which they are declared and PAID. Dividends are proposed and declared by the shareholders at the Annual General Meeting of the Company.

16 Inventory

Inventories of stocks are valued at the lower of cost on a weighted average basis and net realizable value. Any identified impairment is recognised immediately in the Statement of Profit or Loss and Other Comprehensive Income.

17 Borrowing Costs

The Company capitalise borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset as part of the cost of that asset. The Company recognise other borrowing costs as an expense in the period in which it incurs them.

BENUE INVESTMENT AND PROPERTY COMPANY LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2019

	NOTE	2019 NGN	NGN	2018 NGN	NGN
ASSETS					
Non-Current Assets					
Property, Plant and Equipment	2	4,963,954,674		4,996,519,835	
Intangible Assets	3	35,086,783		39,472,631	
Investments	4	2,822,265,941		3,805,203,034	
Susidiary Companies	5	544,819,360		544,819,360	
Total Non-Current Assets		8,366,126,758		9,386,014,860	
			8,366,126,758		9,386,014,860
Current Assets					
Inventories	6	376,491,655		377,257,837	
Receivables	7.1	387,743,752		369,001,749	
Prepayments	7.2	127,790,486		34,916,361	
Cash and Cash Equivalents	8	9,298,057		21,365,264	
Total Current Assets		901,323,949		802,541,211	
			901,323,949		802,541,211
TOTAL ASSETS			9,267,450,708		10,188,556,071
EQUITY & LIABILITIES					
Equity					
Ordinary Share Capital	9	50,000,000		50,000,000	
Revenue Reserve	10	5,660,947,797		6,493,916,062	
Government Grants	11	2,445,625,000		2,445,625,000	
Revaluation Surplus Reserve	12	241,589,346		241,589,346	
Total Equity		8,398,162,143		9,231,130,408	
			8,398,162,143		9,231,130,408
Liabilities					
Non-current Liabilities					
Long Term Borrowing - FMBN Loan	13	135,352,614		135,352,614	
Deferred Tax Liability	14	635,956,670		635,956,670	
Total Non-current Liabilities		771,309,284		771,309,284	
Current Liabilities					
Short Term Borrowing	15	0		58,200,000	
Payables	16	57,509,763		49,657,143	
Accruals	17	9,500,000		10,000,000	
Current Tax Payables	18	30,969,517		68,259,236	
Total Current Liabilities		97,979,281		186,116,379	
Total Liabilities		869,288,565		957,425,663	
			869,288,565		957,425,663
TOTAL EQUITY & LIABILITIES			9,267,450,708		10,188,556,071

Approved by the Board of Directors on the.....

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BOARD MEMBERS

The accounting Policies in page 10 to 17 and the notes on pages 22 to 32 form an integral part of these Audited Report.

BENUE INVESTMENT AND PROPERTY COMPANY LIMITED
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2019

	NOTE	2019 NGN	2018 NGN
Revenue	19	392,656,307	796,021,649
Cost of Sales	20	0	-192,824,343
Gross Profit/(Loss)		392,656,307	603,197,307
Less:			
Operating Expenses	21	806,543,267	1,054,620,047
Provission for Losses	22	997,035,143	-
Depreciation	23	67,223,268	65,419,788
Profit/(Loss) on Ordinary Activities Before Tax (PBT)		-1,478,145,371	(516,842,528)
Tax Payable		(261,124)	(46,928,444)
Deferred Tax Provision		-	-
Profit/(Loss) on Ordinary Activities after Tax (PAT)		-1,478,406,495	-563,770,971
Other Comprehensive Income for the Year, Net of Income Tax		0	0
Sale of Land/Houses	24	598,089,180	-
Items that will not be reclassified to Profit or Loss			
Gains/ (Loss) on Property Revaluation			0
Dividend Paid		0	0
Items that may be reclassified subsequently to Profit or Loss			
Loss on asset disposal		0	0
Available for sale Financial Assets		0	0
Total Comprehensive Income after Tax		-880,317,315	-563,770,971
Earnings Per Share (EPS)- Basic		(29.57)	(11.28)
Earnings Per Share (EPS)- Diluted		(29.57)	(11.28)

The accounting Policies in page 10 to 19 and the notes on pages 24 to 32 form an integral part of these Financial Statements.

The accounting Policies in page 10 to 17 and the notes on pages 22 to 33 form an integral part of these Audited Report.

BENUE INVESTMENT AND PROPERTY COMPANY LIMITED

STATEMENT OF CASH FLOW

FOR THE YEAR ENDED 31ST DECEMBER 2019

	2019		2018	
Cash Flow from Operating Activities	NGN	NGN	NGN	NGN
Cash Receipts from Customers	96,748,346		534,440,907	
Cash received from other sources	553,565,571		10,462,647	
Cash Payment to Suppliers and Consultants	-507,672,475		-900,120,329	
Cash paid to and on behalf of employees	-374,665,931		-382,528,645	
Tax Paid	-12,202,000		-16,000,000	
Loss on Asset Disposal	-		-	
Net cashflow from operating activity		-244,226,489		-753,745,420
Cash Flow from Investing Activities				
Interest Income	0		20,098,642	
Dividend received	340,431,570		231,019,453	
Proceeds from sale of Non-Current Assets	-		0	
Acquisition of Non-Current Assets	-30,272,259		(5,812,500)	
Acquisition of Intagible Assets	0		(43,858,479)	
Other Assets	-		-	
Net Cash Flow from Investing Activities		310,159,311		201,447,116
Cash Flow from Financing Activities				
Proceeds from issue of shares	-		-	
Interest Expenses	-		-	
Long term loan	-		(35,710,553)	
Short term loan	(78,000,000)		58,200,000	
Dividend Paid	-		-	
Net Cashflow from financing activity		(78,000,000)		22,489,447
Net Cash Increase for the Period		-12,067,178		-529,808,857
Cash and cash equivalents at the Beginning of the Period		21,365,235		551,174,092
Cash and cash equivalents at the End of the Period		9,298,057		21,365,235

Cash and cash equivalent includes investments that are readily convertible to cash

Cash and Cash Equivalent Comprises of:		
Cash at bank	13,111,892	550,352,842
Cash on hand	8,253,372	821,250
Total	9,298,058	21,365,264

BENUE INVESTMENT AND PROPERTY COMPANY LIMITED

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2019

	Ordinary Share Capital	Government Grant	Other Reserve	Retained Earnings	Total Equity
	NGN	NGN	NGN	NGN	NGN
Balance as at 1st January 2018	50,000,000	2,445,625,000	241,589,346	6,946,337,685	9,683,552,031
Reclassification					-
Prior Period Adjustments	-	-		111,349,348.00	111,349,348
Increase/ (Decrease) in Other Comprehensive Income					-
Profit/(Loss) for the Year	-	-	-	(563,770,971)	(563,770,971)
Dividends	-	-	-	-	-
Balance as at 31st December, 2018	50,000,000	2,445,625,000	241,589,346	6,493,916,062	9,231,130,408
Prior Period Adjustments	-	-	-	47,349,050.02	47,349,050.02
Increase/ (Decrease) in Other Comprehensive Income					
Profit/(Loss) for the Year	-	-	-	(880,317,315)	(880,317,315)
Dividends	-	-	-	-	-
Balance as at 31st December, 2019	50,000,000	2,445,625,000	241,589,346	5,660,947,797	8,398,162,143

All ordinary shares have a face/par value of NGN1.00 per share and carry equal rights

SHARE BASED PAYMENTS:

There was no share-based payment (whether to employees, directors or third parties) in the year ended 31st December, 2019

There is no contract or guarantee that could possibly be redeeemed by share issue

EQUITY RESTRICTION:

There is no minimum capital requirement or any other equity restriction on the Company.

1. Financial Risk management

1.1 Introduction

Risk management is essential to help ensure business sustainability thereby providing customers and the Shareholders with a long-term value proposition.

Key elements of risk management are:

a. Strong corporate governance including relevant and reliable management information and internal control processes;
b. Ensuring significant and relevant skills and services are available consistently to the company;
c. Influencing the business and environment by being active participants in the relevant regulatory and business forums; and
d. Keeping abreast of technology and consumer trends and investing capital and resources where required.

The overall company focus within an appropriate risk framework is to give value to the customers through effective and efficient financing.

The board of directors acknowledges its responsibility for establishing, monitoring and communicating appropriate risk and control policies.

1.2. Significant risks

The Company has been exposure to significant risks which are categorised as follows:

* Regulatory (capital adequacy, legal, accounting and taxation);
* Business environment (reputation and strategic);
* Operational (people, information technology and internal control processes);
* Market (equity prices, interest rate and currency);
* Liquidity; and
* Concentration.

1.3 Accounting classification and fair value of financial assets and liabilities

The table below sets out the carrying amounts and fair values of the Company's financial assets and financial liabilities:

	NOTE	Other Amortised Costs	Total Carrying Amount	Fair Value
31-Dec-19		NGN'000	NGN'000	NGN'000
Cash and cash equivalents		9,298,057	9,298,057	9,298,057
Investment securities		2,822,265,941	2,822,265,941	2,822,265,941
Other assets		6,435,886,710	6,435,886,710	6,435,886,710
		9,267,450,708	9,267,450,708	9,267,450,708
Borrowings		135,352,614	135,352,614	135,352,614
Other liabilities		733,935,951	733,935,951	733,935,951
		869,288,565	869,288,565	869,288,565
31-Dec-18				
Cash and cash equivalents		21,365,264	21,365,264	21,365,264
Investment securities		3,805,203,034	3,805,203,034	3,805,203,034
Other assets		6,361,987,773	6,361,987,773	6,361,987,773
		10,188,556,071	10,188,556,071	10,188,556,071
Borrowings		222,925,792	222,925,792	222,925,792
Other liabilities		1,348,617,505	1,348,617,505	1,348,617,505
		1,571,543,297	1,571,543,297	1,571,543,297

NOTES (DISCLOSURES) TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2019

2 Property, Plant and Equipment

COST	Land & Non Investment Building	Investment Building	Motor Vehicle	Office Furnitures, Fittings & Equipment	Plant & Machinery	Professional Books	TOTAL
	N	N	N	N	N	N	N
As at 31st December, 2018	477,409,075	4,401,217,541	190,596,400	195,745,048	42,827,350	12,607,700	5,320,403,114
Additions	500,000	20,761,584	-	1,730,500	7,280,175	-	30,272,259
Disposal/Transfer	-	-	-	-	-	-	-
As at 31st December, 2019	477,909,075	4,421,979,125	190,596,400	197,475,548	50,107,525	12,607,700	5,350,675,373
DEPRECIATION							
As at 31st December, 2018	47,574,920	-	75,839,917	160,106,274	33,008,688	7,353,480	323,883,279
Charge for the year	11,947,727		29,529,182	12,839,819	7,269,215	1,251,477	62,837,420
Charge on Disposal	-	-	-	-	-	-	-
As at 31st December, 2019	59,522,647	-	105,369,099	172,946,093	40,277,903	8,604,957	386,720,699
IMPAIRMENT							
As at 31st December, 2018	-	-	-	-	-	-	-
Restated Balance	-	-	-	-	-	-	-
Charge for the year	-	-	-	-	-	-	-
Charge on Disposal	-	-	-	-	-	-	-
As at 31st December, 2019	-	-	-	-	-	-	-
CARRYING VALUE							
31st December, 2019	418,386,428	4,421,979,125	85,227,301	24,529,455	9,829,622	4,002,743	4,963,954,674
31st December, 2018	429,834,155	4,401,217,541	114,756,483	35,638,774	9,818,662	5,254,220	4,996,519,835

NOTES (DISCLOSURES) TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2019

3 Intagible Assets

SUMMARY SCHEDULE

COST	Software N	License N	TOTAL N
As at 31st December, 2018	-	-	-
Additions	43,858,479	-	43,858,479
Disposal/Transfer	-	-	-
As at 31st December, 2019	43,858,479	-	43,858,479
AMORTISATION RATES			
As at 31st December, 2018	4,385,848	-	4,385,848
Charge for the year	4,385,848	-	4,385,848
Charge on Disposal	-	-	-
As at 31st December, 2019	8,771,696	-	8,771,696
IMPAIRMENT			
As at 31st December, 2018	-	-	-
Restated Balance	-	-	-
Charge for the year	-	-	-
Charge on Disposal	-	-	-
Impairment Reversals	-	-	-
As at 31st December, 2019	-	-	-
CARRYING VALUE			
31st December, 2019	35,086,783	-	35,086,783
31st December, 2018	39,472,631	-	39,472,631

3.1 Basis

The cost model has been adopted for accounting for Intangible Assets

3.2 Effect of IFRS 1

The Company's assets were all assessed and those that meets the definition, and satisfies the requirements of *IAS 38: Intangible Assets*. were recognised in the financial statements.

3.3 Amortisation

This is charged using the estimated useful life method on a straight-line basis

3.4 Impairment

During the year under review no indication for Impairment. As such no Impairment

Impairment will be conducted by comparing their carrying values to their recoverable values (that is, the HIGHER of *Value in Use* and *Fair Value less Costs to Sell).*

NOTES (DISCLOSURES) TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2019

	2019	2018
4 Investment	N	N
Unquoted Shares		
Investment in Nyor - Igyungu	144,652,906	144,652,906
Investment in Mining	84,110,150	70,012,100
Investment in Meat Processing	73,036,572	73,036,572
Investment in Mbatiav Cement Plant	10,325,040	10,325,040
Investment in Land (Adaka & Others)	235,000	235,000
Investment in Securities - TAK Assets	510,922,028	510,922,028
Quoted Shares on NSE	997,035,143	997,035,143
Store @ International Market	2,153,813,191	2,153,813,191
	-	-
	3,974,130,030	3,960,031,980
Less: Provision for Bad Investments	(10,560,040)	(10,560,040)
Provision for unaccountable Investments	(997,035,143)	-
Provision for Diminution in the value of shares	-144,268,906	-144,268,906
	2,822,265,941	3,805,203,034
5 SUBSIDIARY COMPANIES		
BIPC Micro-Finance Bank Ltd.	228,223,410	228,223,410
BIPC Oil and Gas Ltd	316,595,950	316,595,950
	544,819,360	544,819,360
The Companies are wholly owned by BIPC Limited.		
6 INVENTORY		
Plot No. 802 Mabushi	375,325,465	374,872,445
Stock at Benue Guest House Kaduna	-	601,971
Invetory Commodity Trading	1,166,190	1,166,190
BIPC Guest House -Northbank Inventory	-	617,231
	376,491,655	377,257,837

	2019 NGN	2018 NGN
7 RECEIVABLE & PREPAYMENTS		
.1 RECEIVABLES		
Staff Debtors BIPC Guest House Kaduna	-	23,340
Staff Debtors BIPC Guest House Northbank	-	19200
Staff Debtors main office	92,346,091	93,897,028
BIPC Nyiman Estate - Debtors	144,859,437	144,859,437
BIPC North Bank Estate	105,714,810	105,714,810
Trade Receivables - Commodity Trading	14,164,075	14,164,075
Refund Deposit for Mabushi Houses Suspense	8,475,000	8,475,000
BAM	2,384,339	880,359
Loan Granted (LOCIN WANDELENT LTD)	19,800,000	-
Trade Receivables - BIPC Guest House Kaduna	-	968,500
	387,743,752	369,001,749
2 PREPAYMENTS		
Rent	-	-
Insurance	22,343,015	22,343,015
Staff Furniture Allowance	105,447,471	12,573,346
	127,790,486	34,916,361
CASH AND CASH EQUIVALENT		
Cash in Hand - Main Office	9,316,031	7,556,855
Cash in Hand - Guest House Kaduna	696,517	696,517
Cash in Hand - Guest House North Bank	-	-
Service Charge - Guest House Kaduna	-	-
Access Bank Plc. A/C - 0025457957	449,743	8,782
GT Bank Plc. A/C - 0027866325	2,360,382	1,640,972
Union Bank Plc. A/C - 0025370505	6,453	256,931
Heritage Bank A/C - 5100236714	460,454	453,370
Access Bank Plc. A/C - 0025457964	1,253,274	153,600
FCMB Plc. A/C - 1354488015	847,452	133,003
Zenith Bank Plc. A/C. 1010431479	376,040	376,040
Zenith Bank Plc. A/C. 1010849993	(465,212)	947,103
Eco Bank Plc. A/C - 0412000280	1,054,989	247,793
First Bank Plc. A/C - 2016273157	(8,835,333)	(9,481,507)
Providus Bank Ltd. - (short term deposit STD)		-
Heritage Bank (Fixed Deposits)		-
GT BANK Plc. A/C - 0027866325 (KD GH)	99,330	99,330
Zenith Bank Plc. A/C - 1012398048 (KD GH)	57,224	57,224
Access Bank Plc. (KD GH)	10,000	10,000
First Bank Plc. A/C - 2031513933 (NB GH)	1,530,140	1,530,140
UBA Plc. A/ C - 1001544380 (Commodity Market)	80,572	16,679,110
	9,298,057	21,365,264
SHARE CAPITAL		
Authourised Issued And Fully Paid		
50,000,000 Ordinary Shares at N1.00 each.	50,000,000	50,000,000

	2019 NGN	2018 NGN
10 REVENUE RESERVES		
Balance Brought Forward	6,493,916,062	6,946,337,685
Adjustment (note 23)	47,349,050	111,349,348
Profit/(Loss) for the year	-880,317,315	-563,770,971
	5,660,947,797	6,493,916,062
11 GOVERNMENT GRANTS		
Grants represent cash and value of assets transferred to the company by Benue state Government.	2,445,625,000	2,445,625,000
12 REVALUATION SURPLUS RESERVE		
Land and Non - Investment Buildings		
(i) These represent revaluation surplus obtained from the revaluation of the company prorety.	241,589,346	241,589,346
(ii) The exercise was carried out in 2015 by Ngobar and Co. Surveyors and Valuers		
13 LONG TERM BORROWINGS		
Federal Mortgage of Nigeria Loan		
Principal		
This represents the outstanding balance on the FMBN Estate Development Loan.	135,352,614	135,352,614
14 DEFERRED TAX PROVISION		
As at 1st January	635,956,670	635,956,670
Charges on Profit on Continuing Operation	-	-
Balance as at 31 December	635,956,670	635,956,670
15 SHORT TERM BORROWINS		
First Bank of Nigeria Ltd.	-	-
Heritage Bank Plc.	-	-
Loan Granted (LOCIN WANDELENT LTD)	-	58,200,000
	-	58,200,000

	2019 NGN	2018 NGN
16 PAYABLES		
PAYE and WHT due to BIRS	13,848,311	5,775,174
PAYE - KDS BIRS	-	254,125
PAYE BIPC GH NB	-	82,380
Leadway Pension Fund Admin LTD	1,362,757	1,362,757
Trust Fund Plc. Pension Fund Admin	6,373,280	6,373,280
ASSI BIFIE/NUBIFE	0	789,550
Deposit for BIPC Mabushi Houses	0	12,000,000
5% VAT Deduction FIRS	1,274,333	1,274,333
5% VAT Deduction FIRS - Northbank GH	0	1,877,199
5% VAT Deduction FIRS - Kaduna GH	0	218,254
2% Tourism Development Levy KDS BIRS	0	1,180,270
5% HRET (KADUNA GH)	0	1,060,910
10% SERVICE CHARGE (KADUNA GH)	0	267,134
Payables BIPC GH Kaduna	0	307,500
Staff wedding Contribution	0	(137,000)
Staff Welfare Deduction	0	146,107
Staff Welfare Deduction - Northbank GH	1,288,400	1288400
National Housing Fund	290,323	54,753
Sigma Pension	91,736	91,736
A & N DUES	-	1,574,500
NSITF	-894,386	900,192
Pesion Contribution	23,460,475	4,799,606
Accrued Interest on Loan Payable	4,020,000	4,020,000
Salary Payable	0	4,095,984
Audit Bam	0	-
BSS Repayment	6,394,535	-
	57,509,763	49,657,143
17 ACCRUALS		
Audit Fees	9,500,000	10,000,000
18 CURRENT TAX PAYABLES		
Balance Brought Forward	68,259,236	37,330,792
Understatement of 2015 CIT ILiabilities	(25,348,842)	-
Base on these Financial Statement	261,124	46,928,444
Payement in the year	-12,202,000	(16,000,000)
Balance Carried Forward	30,969,517	68,259,236

	2019 NGN	2018 NGN
19 REVENUE		
Dividend Received (Net)	340,431,570	231,019,453
Interest on Term Deposit	0	20,098,642
Miscellaneous Income	25,069,737	10,462,647
Income from BIPC Guest House Kaduna	2,100,000	43,554,218
income from BIPC Guest House Northbank	2,680,000	29,216,299
Profit on sale of Shares/investment	-	200,000,000
Rent/Lease of Plaza	22,375,000	78,900,000
Commodity Sales	-	182,770,390
	392,656,307	796,021,649
20 COST OF SALES		
Opening Inventory		3,448,985,055
Add :		
purchases		198,615,706
purchases - North bank Guest House		9,653,896
purchases - Kaduna Guest House		11883490
		3,669,138,147
Less closing Inventory		3,476,313,804
	-	192,824,343
21 OPERATING EXPENSES		
Administrative Expenses	152,355,589	348,316,520
Administrative Expenses - Northbank Guest house	-	24,810,423
Administrative Expenses - Kaduna Guest house	-	18,685,948
Repairs and Maintenance	6,194,932	35,913,481
Legal Expenses	13,155,000	31,786,000
Board meeting Expenses & Allowance	31,741,300	30,458,480
Consultancy And Professional Services	85,660,315	49,750,091
Transport and Travelling	32,822,415	73,522,946
Licence and Insurance	20,821,322	36,717,912
Staff Cost	328,308,163	309,410,063
Other Staff Cost	31,204,932	34,556,961
Staff Cost - North bank Guest house	-	8,394,167
Staff Cost - Kaduna Guest house	-	12,283,000
Pension & Gratuity	2,828,401	22,660,019
Audit Fees	9,500,000	10,000,000
Bank Charges/Interest on Loan	775,321	354,037
Corporate Social Responsibility	17,100,000	-
Utility Management	51,479,077	-
Security Expenses	22,596,500	
Rent	-	7,000,000
	806,543,267	1,054,620,047

	2019 NGN	2018 NGN
22 PROVISION FOR LOSSES		
Unaccounted Investments	997,035,143	0
	997,035,143	0
23 DEPRECIATION & AMORTISATION		
Land & Non Investment Building	11,947,727	11,946,382
Motor Vehicle	29,529,182	29,529,182
Office Furnitures, Fittings & Equipment	12,839,819	12,493,719
Plant & Machinery	7,269,215	5,813,180
Professional Books	1,251,477	1,251,477
Software amortisation	4,385,848	4,385,848
	67,223,268	65,419,788
24 OTHER COMPREHENSIVE INCOME		
Profit from Sale of Shares	528,495,834	0
Sale of Land/Houses	69,593,346	-
	598,089,180	-
25 PRIOR YEAR ADJUSTMENT		
Prior year adjustment (vat)	-	(2,726,915)
Store @ International Market	-	(8,500)
Uncleared/Unpresented Cheques etc	0	61,667,047
Premium Account	0	82,800
BIPC North Bank Estate Payables	-	472,261
First Bank of Nigeria	0	12,191,372
Heritage Bank Plc	0	39,671,283
Tax Liability Adjusment	25,348,842	
Account Payables	18,982,678	-
Guest House Account Rec'bles and Inventory	-2,230,242	-
Guest House Account Payables	5,247,772	-
	47,349,050	111,349,348

26 Contingent Liabilities and Capital Commitments

26.1 Contingent Liabilities

There are no contingent liabilities as at 31 December, 2018 (2017, nil)

26.2 Capital Commitments

Contracted Capital Expenditure	0	0
Capital expenditure authorized but not yet contracted	0	0

0.5% of Turnover Less franked Investments (0.5% of N392,656,307 less N340,431,570)	N	261,124

0.5% of Turnover Less franked Investments 0.5% of N456,884,678 less N406,631,489)	N	125,633

BENUE INVESTMENT AND PROPERTY COMPANY LIMITED

STATEMENT OF VALUE ADDED

FOR THE YEAR ENDED 31ST DECEMBER 2019

	NOTE	31st December, 2019 NGN		31st December, 2018 NGN	
Revenue		392,656,307		796,021,649	
Other Income		-		-	
		392,656,307		796,021,649	
Less: Bought in Materials and Services- Local		830,182,575		-893,352,844	
Value Added/(Lost)		-437,526,268	100	-97,331,194	100
Applied as Follows:					
			%		%
To Pay Employees' Wages, Salaries and Other Benefits		375,306,655	-85.78	382,528,645	-393.02
To External Provider of Capital as Interest on Loan		-	-	-	-
To Pay Government as Taxes		261,124	(0)	46,928,444	(48.22)
To Provide for Enhancement of Assets and Expansion:					
Depreciation		67,223,268	-15.36	65,419,788	-67.21
Retained in the Business		-880,317,315	201.20	-563,770,971	579.23
		-437,526,268	100.06	-97,331,194	70.78

Earnings Per Share (EPS)- Basic

Earnings Per Share (EPS)- Diluted

BENUE INVESTMENT AND PROPERTY COMPANY LIMITED
STATEMENT OF VALUE ADDED
FOR THE YEAR ENDED 31ST DECEMBER 2020

	NOTE	31st December, 2020 NGN		31st December, 2019 NGN	
Revenue		456,884,678		392,656,307	
Other Income		-		-	
		456,884,678		392,656,307	
Less: Bought in Materials and Services- Local		188,275,646		872,510,697	
Value Added/(Lost)		268,609,032	100	-479,854,390	100
Applied as Follows:			%		%
To Pay Employees' Wages, Salaries and Other Benefits		263,283,160	98.02	375,306,655	-78.21
To External Provider of Capital as Interest on Loan		-	-	-	-
To Pay Government as Taxes		125,633	0	261,124	-
To Provide for Enhancement of Assets and Expansion:					
Depreciation		68,980,318	25.68	67,223,268	-14.01
Retained in the Business		-63,780,079	-23.74	-922,384,313	192.22
		268,609,032	99.95	-479,854,390	100.00

Earnings Per Share (EPS)- Basic

Earnings Per Share (EPS)- Diluted