11 PLC

UNAUDITED CONSOLIDATED AND SEPARATE FINANCIAL STATEMENTS FOR THE PERIOD ENDED SEPTEMBER 30, 2022.

1 Mobil Road, Apapa, Lagos.

Mobil ™

Financial Highlights

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	Group			Company		
	2022	2021	Change %	2022	2021	Change %
Revenue	269,010,114	167,393,644	61	262,846,134	165,225,314	59
Profit before taxation	13,920,806	6,637,689	110	13,679,579	8,105,811	69
Taxation	(4,512,789)	(2,647,634)	70	(4,434,390)	(2,647,634)	67
Profit for the Year	9,408,017	3,990,054	136	9,245,189	5,458,177	69
Total Comprehensive Income	9,408,017	3,990,054	136	9,245,189	5,458,177	69
Earnings per 50k share (kobo)	2,609	1,107	136	2,564	1,514	69
Total assets	124,913,048	123,220,435	1	126,086,293	126,528,305	0
Capital expenditure	3,975,197	6,418,510	(38)	625,365	5,298,382	(88)
Authorised share capital	200,000	200,000	-	200,000	200,000	-
Number of 50k shares issued and fully paid up (absolute figures in units)	360,595,261	360,595,261	-	360,595,261	360,595,261	-

11Plc
Unaudited Consolidated and Separate Statements of Financial Position
As at September 30, 2022

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	Note	Group		Company	
		September 2022	**December 2021**	**September 2022**	**December 2021**
Assets					
Non-current assets					
Property plant and equipment	2	46,032,603	44,071,307	22,400,477	22,447,962
Intangible assets	3	8,652	9,216	8,652	9,216
Investment property	4	13,556,145	15,485,562	13,556,145	15,485,562
Right-of-use assets	23	1,592,746	1,810,224	1,592,746	1,810,224
Investments in Subsidiary	2	-	-	22,100,000	22,100,000
Prepayments	5	15,525	23,673	15,525	23,673
Total non-current assets		61,205,671	61,399,982	59,673,545	61,876,637
Current assets					
Inventories	6	13,614,416	18,080,574	13,221,319	17,870,814
Prepayments	5	8,222,143	11,116,964	8,222,143	11,081,479
Trade and other receivables	7	17,196,921	14,610,841	20,636,467	18,006,106
Cash & Cash equivalent	19	24,673,897	18,012,074	24,332,819	17,693,269
Total current asset		63,707,377	61,820,453	66,412,748	64,651,668
Total assets		124,913,048	123,220,435	126,086,293	126,528,305
Equity and Liabilities					
Equity					
Share capital		180,298	180,298	180,298	180,298
Share premium		14,380	14,380	14,380	14,380
Retained income and other reserves	21	48,814,987	42,472,030	53,096,916	46,916,787
Total equity		49,009,665	42,666,708	53,291,594	47,111,465
Current liabilities					
Current tax payable	15	3,114,295	1,964,809	3,035,897	1,964,809
Borrowings	11	-	4,000,000	-	4,000,000
Trade and other payables	8	48,459,290	43,961,720	45,429,006	42,824,833
Current portion of deferred income	10	1,573,653	6,796,501	1,573,652	6,796,501
Total current liabilities		53,147,238	56,723,030	50,038,555	55,586,143
Non current liabilities					
Deferred tax liability	12	6,232,955	5,622,110	6,232,955	5,622,110
Borrowings	11	10,000,000	10,000,000	10,000,000	10,000,000
Deferred income	10	6,523,189	8,208,587	6,523,189	8,208,587
Total non-current liabilities		22,756,144	23,830,697	22,756,144	23,830,697
Total liabilities		75,903,382	80,553,727	72,794,699	79,416,840
Total Equity and Liabilities		124,913,048	123,220,435	126,086,293	126,528,305

The accounting policies and notes form and integral part of these financial statement.

The financial statements, accounting policies and the notes were signed on behalf of the Board of Directors on October 26, 2022 by:

A. A. OYEBANJI
FRC/2014/IODN/00000007151
MANAGING DIRECTOR

RAMESH VIRWANI
FRC/2014/ANAN/00000009240
EXECUTIVE DIRECTOR

ADENIKE PEARCE
FRC/2017/ICAN/00000017335
ACCOUNTING MANAGER

11Plc
Unaudited Consolidated and Separate Statements of Profit or Loss & Total Comprehensive Income
for the period ended September 30, 2022

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	Group				Company			
Statement of Income	**Jul - Sep 2022**	**Jul - Sep 2021**	**Jan - Sep 2022**	**Jan - Sep 2021**	**Jul - Sep 2022**	**Jul - Sep 2021**	**Jan - Sep 2022**	**Jan - Sep 2021**
Revenue	108,278,243	120,189,099	269,010,114	167,393,644	106,205,880	54,276,555	262,846,134	165,225,314
Cost of sales	(99,254,407)	(110,801,274)	(242,661,643)	(153,180,824)	(98,695,534)	(50,296,192)	(241,652,341)	(152,937,121)
Gross profit	**9,023,836**	**9,387,829**	**26,348,471**	**14,212,819**	**7,510,346**	**3,980,363**	**21,193,793**	**12,288,193**
			-	-	-	-		
Other income	2,142,162	4,858,680	6,460,514	6,159,743	2,142,162	2,092,462	6,460,514	6,159,743
Selling and distribution expenses	(3,835,022)	(4,757,358)	(9,637,049)	(6,690,383)	(3,835,022)	(2,329,138)	(9,637,049)	(6,690,383)
Administrative expenses	(2,791,221)	(4,237,396)	(8,229,701)	(6,735,934)	(1,008,834)	(618,037)	(3,316,250)	(3,343,185)
Other operating income/(expense)	-	(27,934)	-	(31,875)	-	-	-	(31,875)
Operating profit	**4,539,755**	**5,223,821**	**14,942,236**	**6,914,371**	**4,808,652**	**3,125,650**	**14,701,008**	**8,382,493**
Finance income	51,213	107,147	109,340	144,982	51,213	37,146	109,340	144,982
Finance costs	(422,736)	(250,305)	(1,130,770)	(421,664)	(422,736)	(79,044)	(1,130,770)	(421,664)
Profit before taxation	**4,168,232**	**5,080,663**	**13,920,806**	**6,637,689**	**4,437,129**	**3,083,753**	**13,679,579**	**8,105,811**
Income tax expense	(1,519,560)	(1,901,801)	(4,512,789)	(2,647,634)	(1,441,161)	(1,004,687)	(4,434,390)	(2,647,634)
			-	-				
Profit for the year	**2,648,672**	**3,178,862**	**9,403,017**	**3,990,054**	**2,995,968**	**2,079,066**	**9,245,189**	**5,458,177**
			-	-	-	-		
Basic earnings per share (kobo)	735	882	2,609	1,107	831	577	2,564	1,514

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Unaudited Consolidated and Separate Changes in Equity
for the period ended September 30, 2022

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September 2022	Share capital	Share premium	Total share capital	Retained earnings	Other Reserves	Total equity
Balance as at January 1, 2022	180,298	14,380	194,678	42,472,030	-	42,666,708
Profit for the year	-	-	-	9,408,017	-	9,408,017
Dividend payment	-	-	-	(3,065,060)	-	(3,065,060)
Other Comprehensive Income/(loss) for the year	-	-	-	-	-	-
Balance as at September 30, 2022	180,298	14,380	194,678	48,814,987	-	49,009,665

September 2021	Share capital	Share premium	Total share capital	Retained earnings	Other Reserves	Total equity
Balance as at January 1, 2021	180,298	14,380	194,678	39,456,210	-	39,650,887
Profit for the year	-	-	-	3,990,055	-	3,990,055
Prior year adjustment - Asset write off				170		170
Dividend payment	-	-	-	(3,065,060)	-	(3,065,060)
Balance as at September 30, 2021	180,298	14,380	194,678	40,381,375	-	40,576,053

11 PLC

September 2022	Share capital	Share premium	Total share capital	Retained earnings	Other Reserves	Total equity
Balance as at January 1, 2022	180,298	14,380	194,678	46,916,787	-	47,111,465
Profit for the year	-	-	-	9,245,189	-	9,245,189
Dividend payment	-	-	-	(3,065,060)	-	(3,065,060)
Balance as at September 30, 2022	180,298	14,380	194,678	53,096,916	-	53,291,595

September 2021	Share capital	Share premium	Total share capital	Retained earnings	Other Reserves	Total equity
Balance as at January 1, 2021	180,298	14,380	194,678	42,742,892	-	42,937,570
Profit for the year	-	-	-	5,458,177	-	5,458,177
Dividend payment	-	-	-	(3,065,060)	-	(3,065,060)
Prior year adjustment - Asset write off				170		170
Balance as at September 30, 2021	180,298	14,380	194,678	43,957,113	-	45,330,857

The accounting policies and notes form and integral part of these financial statement.

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Unaudited Consolidated and Separate Statements of Cash Flow

for the period ended September 30, 2022

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	Note	Group		Company	
		Jan - Sep 2022	Jan - Sep 2021	Jan - Sep 2022	Jan - Sep 2021
OPERATING ACTIVITIES					
Operating Profit		14,942,236	6,914,371	14,701,008	8,382,493
Adjustment for non cash items					
Depreciation of fixed assets	2	4,010,497	3,842,935	2,669,447	2,699,963
Depreciation of right-of-use asset	22	202,301	170	202,301	170
Amortization of intangible assets	3	564	147,343	564	147,343
Excpected credit loss		-			10,642
(Gain) / Loss on disposal of fixed assets	18	-	31,875	-	31,875
Total non cash items		4,213,362	4,022,323	2,872,312	2,889,993
Changes in current assets and liabilities					
Decrease/(Increase) in inventories	6	4,466,158	(8,324,302)	4,649,495	(8,236,204)
Decrease/(Increase) in due from associated companies	7	(781,873)	(2,223,335)	(781,873)	(2,223,335)
Decrease/(Increase) in trade debtors and bridging claims	7	(1,385,926)	45,299	(1,420,240)	45,299
Decrease/(Increase) in other debtors and prepayments	7	1,702,401	(2,520,463)	2,438,821	(962,363)
Increase/(Decrease) in due to associated companies	8	(10,335,903)	8,139,815	(10,975,109)	6,060,231
Increase/(Decrease) in trade creditors and bridging allowance	8	(7,777,158)	134,377	(9,091,686)	84,569
Increase/(Decrease) in other creditors and accruals	8	23,392,503	11,640,774	22,670,966	10,591,168
Increase/(Decrease) in unamortised rental income	10	(6,908,246)	(5,285,281)	(6,908,246)	(5,285,281)
Net changes in current assets and liabilities		2,371,954	1,606,884	582,128	74,085
Income taxes paid	15	(2,752,043)	(1,326,334)	(2,752,043)	(1,326,334)
Net cash generated from operating activities		18,775,509	11,217,243	15,403,405	10,020,237
INVESTING ACTIVITIES					
Purchase of fixed assets	2	(3,975,197)	(6,418,510)	(625,365)	(5,298,382)
Proceeds from disposal of assets		-	1,405	-	1,405
Interest received		109,340	144,982	109,340	144,982
Net cash used in investing activities		(3,865,857)	(6,272,122)	(516,025)	(5,151,995)
FINANCING ACTIVITIES					
Dividend paid		(3,065,060)	(3,065,060)	(3,065,060)	(3,065,060)
Finance to purchase leased assets	22	(52,000)	(205,440)	(52,000)	(205,440)
Increase/(Decrease) in borrowings	11	(4,000,000)	5,000,000	(4,000,000)	5,000,000
Interest charges		(1,130,770)	(421,664)	(1,130,770)	(421,664)
Net cash used in financing activities		(8,247,830)	1,307,836	(8,247,830)	1,307,836
Net Increase/(Decrease) in cash and cash equivalents		6,661,823	6,263,598	6,639,550	6,176,078
Cash and cash equivalents at beginning of the period		18,012,074	10,286,023	17,693,269	10,037,370
Cash and cash equivalents at end of the period		24,673,897	16,549,621	24,332,819	16,213,448

The accounting policies and notes form and integral part of these financial statement.

Notes to the Financial Statements

Reporting Entity

11Plc (**formerly Mobil Oil Nigeria plc**) was incorporated as a Private Limited Liability Company in 1951. It became a public limited liability company in 1978 and its share capital was listed on the Nigerian Stock Exchange (the Exchange) until Friday, May 7, 2021.

Further to its voluntary delisting from the Exchange, 11Plc shares are now listed on the platform of NASD OTC Securities Exchange with effect from June 18, 2021.

ExxonMobil plc conducted the transfer/sale of her 60% holding in Mobil Oil Nigeria plc. (MON) to NIPCO Investment Limited, a wholly-owned subsidiary of Nipco Plc in 2017. As at December 31, 2021, Nipco Group shareholding in 11Plc is 84.03% while other investors hold 15.97%.

The Change in Control (CIC) resulted in the change of the Company name to 11Plc (Double One plc).

The Company was formed principally for the marketing of petroleum products. The Petroleum products the Company sells include; Petrol, Diesel, Aviation fuel, Liquefied petroleum gas, Kerosene and Lubricants. Petrol, Diesel, Liquefied petroleum gas and Kerosene are mainly sold through the Company's service stations while Lubricants are sold through distributors. Aviation fuel is sold at Murtala Muhammed Airport.

All the fuels which the Company sells are purchased either from the Nigerian National Petroleum Corporation or from other third party suppliers. Lubricants are blended locally or purchased from ExxonMobil Corporation through a related party.

In 2020, 11Plc acquired the full and complete ownership of Lagos Continental hotel as her wholly owned subsidiary. The Company also has some investment properties which are leased for office and residential purposes at market rate.

Significant accounting policies

1. Statement of compliance

The consolidated financial statement of the Company has been prepared in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and in conformity with the Financial Reporting Council (FRC) of Nigeria Act 2011 and the Companies and Allied Matters Act. The financial statements were authorized for issue by the board of directors on October 27, 2022.

2. Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiary as at September 30, 2022. Control is achieved when the Company is exposed, or has rights, to variable returns from its involvement with investee and has the ability to affect those returns through its power over the investee. 11Plc has 100% control of her wholly owned subsidiary 11 Hospitality formerly called Lagos Continental hotel.

3. Business Combination

Business combination are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred, which is measured at acquisition date fair value, and the amount of any non-controlling interest in the acquiree. When the Company acquired its subsidiary 11 Hospitality it acquired all the assets "without recourse" to any outstanding liability. The value of the asset was assessed as appropriate and of same value with the purchase consideration. For business combination acquisition-related cost are expensed as incurred and included in administrative expenses. No contingent liability/asset was transferred at acquisition.

4. Investment in Subsidiary

11Plc adopts a policy of accounting for its investments in subsidiary at cost less impairment. The reference to 'cost' includes an amount which applies to shares issued as consideration for the acquisition of a subsidiary. The cost is stated based on the nominal value of the shares issued rather than at fair value.

5. Functional and presentation currency

These financial statements are presented in Nigerian Naira which is the Groups' functional currency. The financial statements have been rounded to the nearest thousands, except where stated otherwise.

6. Basis of measurement

The financial statements have been prepared under the historical cost convention except for the following items in the statement of financial position:

- employee loans measured at amortized cost
- inventory measured at lower of cost and net realizable value
- trade receivables measured at amortized cost.

7. Going concern

The financial statements have been prepared on a going concern basis and there are no uncertainties that may cast doubt on the Company's ability to continue as such.

8. Use of estimates and judgment

In preparing the financial statements, management is required to make use of estimates and assumptions that affects the amounts represented in the financial statements and related disclosures. Use of available information and the application of judgment are inherent in the formation of estimates. Actual results in the future could differ from these estimates which may be material to the financial statements. The statement of accounting policies forms an integral part of these financial statements.

9. Current versus non-current classification

The Group presents assets and liabilities in the statement of financial position based on current and/or non-current classification. An asset is current when it is:

- Expected to be realized or intended to be sold or consumed in the normal operating cycle
- Held primarily for the purpose of trading
- Is due to be realized within 12 months after the reporting period

Or

- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

Non-current assets are due to be settled more than 12 months after the reporting period.

A liability is current when:

- It is expected to be settled in the normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period

Or

- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Company classifies all other liabilities as non-current.

10. Interest in Joint Operations

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement.

A joint arrangement is an arrangement of which two or more parties have joint control. A joint arrangement has the following characteristics:

- the parties are bound by a contractual arrangement, and
- the contractual arrangement gives two or more of those parties joint control of the arrangement.

A joint arrangement is either a joint operation or a joint venture.

Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

Group accounts for the assets, liabilities and expenses relating to its interest in its joint operations in accordance with applicable IFRSs.

11. Investment property

Investment property is recognized as an asset when it is probable that the future economic benefits associated with the investment property will flow to the Group and the cost of the investment property can be measured reliably.

Investment property is initially recognized at cost. Transaction costs are included in the initial measurement.

Costs include costs incurred initially and costs incurred subsequently to add to, or to replace a part of, or service a property.

Subsequent costs are included in the carrying amount of the investment property or recognized as a separate asset as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably.

Cost model

Investment property is carried at cost, less depreciation and any impairment losses.

Assets under Construction is not subject to depreciation until they are completed.

Depreciation is calculated on a straight line basis to write down the cost to their residual values over their estimated useful lives of the property as follows:

Item	Average useful life (years)
Land	Infinite
Buildings	20 - 50
Plant and equipment	10 - 30
Fixtures and fittings	5 – 15
Motor vehicles	4 – 5

Residual values, method of depreciation and useful lives of the assets are reviewed annually and adjusted when appropriate.

Investment properties are derecognized either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of derecognition.

12. Property, plant and equipment

All categories of property, plant and equipment are initially recorded at cost. Cost includes expenditures that are directly attributable to the acquisition of the asset. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. Interest is capitalized as an increase in property, plant and equipment on major capital projects during construction. All property, plant and equipment are stated at historical cost less depreciation.

Assets under Construction are included in property, plant and equipment but are not subject to depreciation until they are completed

Property and equipment are derecognized on disposal, or when no future economic benefits are expected from their use or disposal and gains and losses on disposal are determined by comparing proceeds with carrying amount.

Depreciation is calculated on a straight line basis and impairment losses and gains and losses on disposals of property, plant and equipment are included in profit or loss.

Repairs and maintenance costs are charged to profit or loss during the period in which they are incurred.

Residual values, method of depreciation and useful lives of the assets are reviewed annually and adjusted when appropriate.

The Group depreciates significant parts of plant and equipment which are replaced at intervals separately based on their specific useful lives.

The useful lives of items of property, plant and equipment have been assessed as follows:

Item	Average useful life (years)
Land	Infinite
Buildings	20 - 50
Plant and equipment	10 - 30
Fixtures and fittings	5 – 15
Motor vehicles	4 – 5

13. Intangible assets

The Group's intangible assets are classified into three groups:

a) Software License:

These are acquired computer software licenses and are capitalized on the basis of costs incurred to acquire and bring to use the specific software. The costs are amortized on a straight line basis over 15 years which is the estimated useful life of the software. Upgrades are amortized over the remaining useful life of the asset and costs associated with maintaining computer software programs are recognized in expense as incurred.

b) Franchise costs:

These are capitalized amounts paid to UAC Nigeria plc. (UAC), which gives the Company the right to use the "Mr. Biggs" Brand in its retail outlets. Amortization is calculated using the straight line method to allocate the franchise costs over the period of the agreement between 11Plc and UAC, which has a contractual life of 10 years.

c) Permits

These are capitalized amounts paid to a third-party for a right of way permit. The permit is for 20 years and it is amortized using the straight line method.

Intangible assets amortization is recognized in profit or loss. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the assets are considered to modify the amortization period or method, as appropriate, and are treated as changes in accounting estimates. These are reviewed annually and adjusted when appropriate.

Intangible assets are derecognized on disposal or when no future economic benefits are expected from their use or disposal.

14. Financial instruments

a) Initial recognition and measurement

Financial instruments are recognized initially when the Group becomes a party to the contractual provisions of the instruments. The Group initially measures its financial instruments at fair value. See accounting policy 29 on fair value measurement.

b) Subsequent measurement

Subsequent to initial measurement, financial instruments are measured at amortized cost. The amortized 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 rate method of any difference between the initial amount recognized and the maturity amount, minus any reduction for impairment.

c) Derecognition

In determining whether the financial asset is due for derecognition, the Group considers the following factors:

- an asset in its entirety or
- specifically identified cash flows from an asset (or a group of similar financial assets) or
- a fully proportionate (pro rata) share of the cash flows from an asset (or a group of similar financial assets). or
- a fully proportionate (pro rata) share of specifically identified cash flows from a financial asset (or a group of similar financial assets)

Derecognition is appropriate after the group assess that all control has been relinquished and it has neither retained nor transferred substantially all of the risks and rewards of the asset.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.

d) Classification

Financial assets

Subsequent to initial recognition, all financial assets of the Group are measured at amortized costs. The Group's financial assets include:

I. Trade receivables: fair value approximates the amortized cost as the difference is deemed immaterial

II. Employee loans: amortized cost using the effective interest rate.

III. Cash equivalents; fair value approximates the amortized cost as the difference is deemed immaterial

The Group's financial assets are subsequently measured at amortized cost if they meet both of the following criteria:

- 'Hold to collect' business model test - The asset is held within a business model whose objective is to hold the financial asset in other to collect contractual cash flows; and
- 'SPPI' contractual cash flow characteristics test - The contractual terms of the financial asset give rise to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding on a specified date. Interest in this context is the consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time.

Financial liabilities

Subsequent to initial recognition, all financial liabilities of the Group are measured at amortized costs. The Group's financial liabilities include:

I. Trade & other payables: fair value approximates the amortized cost as the difference is deemed immaterial

II. Borrowings: measured at amortized cost using the effective interest rate method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognized over the term of the borrowings in accordance with the Company's accounting policy for borrowing costs.

Fees paid on the establishment of loan facilities are recognized as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs, to the extent there is no evidence that it is probable that some or all of the facility will be drawn down; the fee is capitalized as a pre-payment for liquidity services and amortized over the period of the facility to which it relates.

Financial liabilities are measured at amortized cost by the Group unless either:

- The financial liability is held for trading and is therefore required to be measured at FVTPL, or
- The Company elects to measure the financial liability at FVTPL (using the fair value option).

e) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the consolidated statement of financial position if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle it on a net basis, to realize the assets and settle the liabilities simultaneously.

f) Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, deposit received from customers and other short-term highly liquid investments. Bank overdrafts that form an integral part of the Group's cash management are included as a component of cash and cash equivalents for the purpose of statement of cash flows. Bank overdrafts are shown in current liabilities on the statement of financial position.

g) Impairment

The Group recognizes loss allowances for expected credit losses (ECL) on trade receivables. The Group applies the simplified approach which requires expected lifetime losses to be recognized from initial recognition of the receivables.

Measurement of ECL

To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due. The historical loss rates are adjusted to reflect current and forward-looking information on economic factors that may affect the ability of the customers to settle the receivables. The amount of expected credit loss is recognized in the profit or loss account and deducted from the carrying amount in the statement of financial position

At each reporting date, the Group assesses whether one or more events that have a detrimental impact on the estimated future cash flows of the receivables has occurred.

Evidence that the future cash flow may be impaired includes the following observable data:

- Significant financial difficulty of the customer
- A breach of contract
- It is becoming probable that the customer will enter bankruptcy or other financial reorganization; or

In making an assessment of whether a customer is credit worthy and in determining the loss rate, the Group considers the following factors.

- The credit ratings, and payment terms of trade customers.
- Financial risk assessments, TAR trend analysis,
- Legal framework, management quality, Business ethics and integrity,
- Risk behavior and vulnerability,
- Competitive position and payment performance of the customers.

Employee loans

Employee loans are limited to 25% of employee's emoluments in line with human resource policy. There has been no history of default as repayment are deducted from the employee's monthly salary. If the employee retires or is separated, the outstanding loan balance is deducted from the final entitlement. Expected credit loss is nil.

15. Current and deferred income tax

Income tax expense is the aggregate of the charge to the profit or loss account in respect of current income tax, education tax and deferred tax.

Current income tax liabilities are recognized in line with the provisions of the Companies Income Tax Act and Tertiary Education Trust Fund Act. Income tax is determined at 30% of taxable profit and education tax is determined at 2% of assessable profits. Capital gains tax liability is charged on applicable capital asset disposals where the proceeds are not to be reinvested in a similar asset.

Deferred tax is provided using the liability method on all temporary differences arising between the tax basis of assets and liabilities and their carrying values for financial reporting purposes in accordance with the provisions of IAS 12. Current tax rates are used to determine deferred taxes.

Income taxes are recognized in profit or loss except when they relate to items recognized in other comprehensive income, in which case the tax is also recognized in other comprehensive income.

Deferred tax liabilities are recognized for all taxable temporary differences, except: When the deferred tax liability arises from the Initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

Deferred tax assets arise from deductible temporary difference, unused tax losses and unutilized tax credit. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized, except: When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current assets against current liabilities. Deferred income taxes assets and liabilities relate to income levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized.

16. Leases: Right-of-use

An arrangement is recorded (or contains) as a lease based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfillment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

The lease contract is for the service station land and building.

IFRS 16 replaces existing leasing guidance, including IAS 17 'Leases' and IFRIC 4 'Determining whether an arrangement contains a lease'.

Lessees are to be to accounted for most contracts under an on-balance sheet model, with the distinction between operating and finance leases being removed.

<u>As a lessee</u>

Recognize right-of-use lease assets and lease liabilities on the balance sheet:

The right-of-use asset is measured at cost less accumulated depreciation and impairment losses. The lease term over which the asset will be depreciated is based on the contract terms. This can range from 5 - 99 years.

The Company also has certain leases with lease terms of 12 months or less and low value leases. The Company has elected to apply the 'short-term lease' and 'lease of low-value assets' recognition exemptions for those leases.

Liabilities are measured based on the present value of future lease payments over the lease term. The Company pays the total lease amount on inception of the lease, as such, recognition of liability is not applicable.

<u>As a lessor</u>

The policy remains the same.

a) Operating leases

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases.

The Company owns investment properties which are leased out under operating lease agreements to a third party.

The lease income from the operating leases is recognized in income on a straight-line basis over the lease term. Costs, including depreciation, incurred in earning the lease income are recognized as an expense.

17. Inventories

Inventories are stated at the lower of cost and net realizable value. Cost includes expenditure incurred in acquiring and transporting the stock to its present location. Cost is determined using the first-in, first-out (FIFO) method for lubricant products and weighted average method for fuels products. Net realizable value is the estimated selling price in the ordinary course of business, less applicable variable selling expenses. If the carrying value exceeds the net realizable value, an inventory writes down is recognized.

Spare parts which are expected to be fully utilized in production and other consumables are valued at historical cost.

18. Employee benefits

The Group operates a defined contribution plan for all its active employees and defined benefit plan for its Annuitants.

a) Short term benefits

The cost of short-term employee benefits, (those payable within 12 months after the service is rendered, such as paid vacation and sick leave, and non-monetary benefits such as medical care), are recognized in the profit or loss in the period in which the service is rendered and are not discounted.

The expected cost of compensated absences is recognized as an expense as the employees render services that increase their entitlement or, in the case of non-accumulating absences, when the absence occurs.

b) Post-employment benefits

Defined Benefit - Pension

This plan defines the amount of pension benefit to be provided and it is generally funded by payments to independent pension fund administrators.

The Company still adopts the defined benefit scheme for its Annuitants.

The defined benefit plan defines the amount of pension benefit that an employee will receive on retirement which is dependent on one or more factors as determined by the actuary. The defined benefit obligation is calculated by the actuary using the projected unit credit method.

Defined Contribution

In compliance with the PENCOM Act of 2014, the Company adopted a defined contribution scheme in 2014 for new employees. This is a pension scheme under which 11Plc pays fixed contributions into a Pension Fund as an amount or as a percentage of the pay of participants under the scheme as disclosed in retirement benefits Notes13. Employer's contribution is 10% and Employee's contribution is 8%.

Defined contribution payments are funded from the operating expense on a monthly basis and there is no outstanding obligation after the funding.

When the employee renders services, pension costs are recognized as expenses in the Statement of profit or loss.

All active employees were migrated fully to the defined contribution scheme on February 1st, 2017.

Termination benefits

Termination benefits are recognized an expense when the Group is committed demonstrably, without realistic possibility of withdrawal, to a formal detailed plan to either terminate employment before the normal retirement date, or to provide termination benefits as a result of an offer made to encourage voluntary redundancy. The Group settles termination benefits within twelve months and are accounted for as short-term benefits.

19. Provisions and contingencies

Provisions are recognized as best estimates on statement of financial position date. They are recognized when the Group has a legal or constructive obligation as a result of past events and where it is more likely than not that an outflow of resources will be required to settle the obligation. A reliable estimate of the amount to settle the obligation must also be possible before a provision is made. The measurement of provisions takes into consideration the time value of money and risk specific to the obligation. The increase in provision due to the passage of time is recognized as an interest expense.

The carrying amount of provisions are regularly reviewed and adjusted for new facts, changes in law or regulation.

Where the above conditions are not met, a contingent asset/liability is disclosed in the notes to the financial statements.

20. Revenue recognition

The Group recognizes revenue in accordance with the core principles below:

a) Identify the contract(s) with a customer

A customer is a party that has contracted with the Company to buy petroleum products (Petrol, Aviation fuel, Diesel, Liquefied petroleum gas, Kerosene and Lubricants) or rendering of service (by providing a room, sales of food and beverages to hotel guest) in exchange for a consideration. The subsidiary is a hospitality company which largely offer lodging, meals and guest services to clients. Revenue from contracts with customers is recognize when it is established that a transfer of goods and service has taken place at a consideration that the subsidiary expects to be entitle in exchange for such manner of goods and services.

b) Identify the performance obligations in the contract

Sales are recognised when control is transferred to the customer. This could be at the point of delivery/service confirmation, or at the point of load confirmation for pick-ups. Rooms/accommodation service is deemed performed at the time of checking in by the customer. Revenue is recognized over the time period of stay as the customer utilizes the provision of the benefit from the accommodation. The performance obligation lapses after ownership has been transferred.

c) Determine the transaction price

Transaction price is the agreed amount identified in the contract. It represents that amount of revenue to be recognized as the performance obligation is satisfied.

Revenue from these sales is recognised based on the price specified in the contract, net of the applicable volume discounts. No element of financing is deemed present. Revenue from hospitality business is recognized based on the contract price net of any agreed discount and commissions

d) Allocate the transaction price to the performance obligations in the contract

The price is recognised in the statement of comprehensive income.

e) Recognise revenue when (or as) the entity satisfies a performance obligation

Revenue is recognized at the point in time.

Disaggregation of revenue from contracts with customers

The Group derives revenue from four major categories namely: fuels, liquefied petroleum gas, lubricants and hospitality service. The Group has determined that the disaggregation of revenue based on the criteria of types of products meet the disclosure requirements of IFRS 15 as it depicts how the nature, amount, timing and uncertainty of revenue and cash flows are affected by economic factors. See further details on page 24.

21. Interest Income

Interest income related to employee benefits are recognized in the Group's financial statements using the effective interest rate method and interest rate on short-term deposits are recognized in the Group's financial statements at fair value.

22. Other Income

Other income refers to all other sources of income apart from the sale of petroleum products and hospitality service which the Group receives. The Group generate revenue from other stream which includes amongst others, rental income, backcourt income, laundry service, business center, gym, space rental and secretarial service.

Rental income refers to rent the Company gets from its investment property and service stations. This income is recognised on a straight line basis over the lease term.

Backcourt income refers to income recognised from the use of the backcourt on some of the Company's service stations by UAC, Devyani, Finger licking, Eat n go, Food concept, Sommes, Royalty bakery, Abraham seed, Mandillas and UPS.

23. Borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of that asset until such time as the asset is ready for its intended use. The amount of borrowing costs eligible for capitalisation is determined as follows:

Actual borrowing costs on funds specifically borrowed for the purpose of obtaining a qualifying asset less any temporary investment of those borrowings.
Weighted average of the borrowing costs applicable to the entity on funds generally borrowed for the purpose of obtaining a qualifying asset. The borrowing costs capitalised do not exceed the total borrowing costs incurred. The capitalisation of borrowing costs commences when:

- expenditures for the asset have occurred;
- borrowing costs have been incurred, and
- activities that are necessary to prepare the asset for its intended use or sale are in progress.

Capitalisation is suspended during extended periods in which active development is interrupted and ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete. All other borrowing costs are recognised as expense in the period they are incurred.

24. Translation of foreign currencies

Transactions in foreign currencies are recorded at the official rates of exchange on the transaction date. At the end of each reporting period, monetary items denominated in foreign currency are translated at the official rates prevailing at that day while non-monetary items that are measured in terms of historical cost in foreign currency are not translated.

Assets and liabilities denominated in foreign currency are translated at the applicable official rates of exchange on the reporting date. Exchange gains and losses are included in the profit or loss of the period in which they arise.

Exchange differences on monetary items are recognised in profit or loss in the period in which they occur.

25. Segment reporting

The Company has two business segments - Petroleum Products Marketing & Property Business. The Directors have determined operating segments based on the nature of the Company's business and performance reports reported to the Chief Operating Decision Maker (CODM). See further details in note 23.

These business segments have been grouped in a manner consistent with internal reporting and as provided to the chief operating decision maker (Executive Directors). The Company's activities that are significantly integrated or interdependent are not considered as separate business segments and no operating segments have been aggregated.

The Petroleum Products Marketing segment generates revenue from the sale of white products and company lubricants while the Property business generates income from the rent paid on its investment properties and service stations; and income from recently acquired Lagos Continental Hotel.

26. Share capital and reserves

a) Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of shares are recognized as a deduction from equity

b) Dividend payable

Proposed dividends for the year are recognised as a liability after the statement of financial position date, when declared and approved by shareholders at the Annual General Meeting.

c) Share premium

Premiums from the issue of shares are reported in share premium.

d) Retained earnings

Retained earnings comprise the undistributed profits from previous periods which have not been reclassified to any specified reserves.

e) Earnings per share

Basic earnings per share are calculated by dividing the profit attributable to ordinary shareholders of the Company by the number of shares outstanding during the year.

27. Deferred income

This relates to advance rent received from investment property. The current portion is amortized to income within one year on a straight line basis while the non-current portion is initially carried at initial cost and subsequently at face value.

28. Impairment of non-financial assets

The Group assesses at the end of each reporting period whether there is any indication that an asset other than deferred tax assets may be impaired. If any such indication exists, the Group estimates the recoverable amount of the asset.

If there is any indication that an asset may be impaired, the recoverable amount is estimated for the individual asset. If it is not possible to estimate the recoverable amount of the individual asset, the recoverable amount of the cash-generating unit to which the asset belongs is determined.
The recoverable amount of an asset or a cash-generating unit is the higher of its fair value less cost to sell and its value in use.

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.

If the recoverable amount of an asset is less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. That reduction is recognised as an impairment loss.

An impairment loss of assets carried at cost less any accumulated depreciation or amortisation is recognised immediately in profit or loss. Any impairment loss of a revalued asset is treated as a revaluation decrease.

29. Fair value measurement

The fair value of the 11Plc's employee loans and its investment properties are reported for disclosure in the financial statements. The Directors oversee all policies, procedures, significant valuation techniques and inputs for fair value measurement.

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 value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

External valuers are involved for valuation of significant assets, such as investment properties and significant liabilities, such as contingent consideration.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

• Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

• Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

• Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy, as explained above.

The fair value of investment properties and employee loans are categorized as Level 3.

In determining the fair value of the investment properties, the market approach valuation technique was used. There was no change in valuation technique during the year. In estimating the fair value of the investment properties the highest and best use of the properties is their current use.

Amortised cost using the effective interest rate is used in valuing employee loans.

30. Key accounting assumptions

The key assumptions concerning the future and other key sources of estimating uncertainty at the reporting date which may have a significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the next financial year are described below.11Plc based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

Valuation of Investment properties

11Plc carries its investment properties at cost. The Company engaged 2 independent valuation specialists to assess the fair value as at April 2019.

The investment property assets were valued by reference to market-based evidence, using comparable prices adjusted for specific market factors such as nature, location and condition of the property.

There is no significant risk or uncertainty as at September 30, 2022 that will lead to material adjustment of the carrying amounts of assets and liabilities within the next financial year.

31. Key accounting Judgments

In the process of applying the Group's accounting policies, the Directors have made the following judgments, which have the most significant effect on the amounts recognised in the consolidated financial statements:

Lease commitments – 11Plc as lessor

The Company has entered into commercial property leases on its investment property portfolio. The Directors have determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the commercial property and the present value of the minimum lease payments not amounting to substantially all of the fair value of the commercial property, that it retains all the significant risks and rewards of ownership of these properties.

1 The Group

11Plc (formerly Mobil Oil Nigeria plc) was incorporated as a Private Limited Liability Company in 1951.
It became a public limited liability company in 1978 and its share capital was listed on the Nigerian Stock Exchange (the Exchange) until Friday, May 7, 2021.

Further to its voluntary delisting from the Exchange, 11Plc shares are now listed on the platform of NASD OTC Securities Exchange with effect from June 18, 2021.

Nipco Plc hold 84.03% of the issued share capital while other investors hold 15.97%.

The Company was formed principally for the marketing of petroleum products. All the fuels which the Company sells are purchased from the Nigerian National Petroleum Corporation and other third party suppliers. Lubricants are blended locally or purchased from ExxonMobil Corporation through a related party.

2 Property, plant and equipment

Group

September 2022	Land	Buildings	Plant and Equipment	Fixtures and Fittings	Motor Vehicles	Asset under Construction	Total
		N'000	N'000	N'000	N'000	N'000	N'000
Cost							
At beginning of the year	1,895,153	21,253,183	22,256,515	3,073,466	589,942	6,748,949	55,817,208
Realignment of asset classes	-	(171,045)	96,670	13,742	7,066	194,854	141,287
Transfer from aasets under Construction	147,500	5,276	7,620	-	-	(160,396)	(0)
Additions	-	2,073,009	1,007,104	380,224	31,946	550,091	4,042,374
Transfer between asset classes	-	-	3,352	(3,352)	-	-	-
Transfers from asset under Construction	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-
At the end of the period	2,042,653	23,160,423	23,371,261	3,464,080	628,954	7,333,498	60,000,870
Depreciation							
At beginning of the year	-	(3,636,920)	(6,487,661)	(1,332,470)	(430,138)		(11,887,189)
Charge for year	-	(427,488)	(1,125,448)	(497,191)	(30,950)		(2,081,077)
Transfer between asset classes							-
Disposals							-
At the end of the period	-	(4,064,408)	(7,613,109)	(1,829,661)	(461,088)	-	(13,968,266)
Net book value							
September 30, 2022	2,042,653	19,096,016	15,758,152	1,634,419	167,866	7,333,498	46,032,603

December 2021	Land	Buildings	Plant and Equipment	Fixtures and Fittings	Motor Vehicles	Asset under Construction	Total
		N'000	N'000	N'000	N'000	N'000	N'000
Cost							
At beginning of the year	1,895,153	19,747,184	21,827,457	3,027,360	610,071	190,221	47,297,445
Additions	-	1,474,792	364,881	46,106	-	6,681,481	8,567,260
Transfer between asset classes	-	-	-	-	-		-
Transfers from asset under Construction	-	36,218	86,535	-	-	(122,753)	-
Disposals	-	(5,011)	(22,358)	-	(20,129)	-	(47,497)
At end of the year	1,895,153	21,253,183	22,256,515	3,073,466	589,942	6,748,949	55,817,208
Depreciation							
At beginning of the year	-	(3,087,942)	(5,157,043)	(758,740)	(393,549)		(9,397,274)
Charge for year	-	(550,562)	(1,349,441)	(573,729)	(53,783)		(2,527,515)
Transfer between asset classes	-	-	-	-			-
Disposals	-	1,584	18,823	-	17,194	-	37,601
At end of the year	-	(3,636,920)	(6,487,661)	(1,332,470)	(430,138)	-	(11,887,188)
		(171,045)	96,670	13,742	7,066	194,854	141,287
Net book value							
December 31, 2021	1,895,153	17,445,219	15,865,524	1,754,739	166,869	6,943,803	44,071,307

Property, plant and equipment

Company

September 2022	Land	Buildings	Plant and Equipment	Fixtures and Fittings	Motor Vehicles	Asset under Construction	Total
	N'000	N'000	N'000	N'000	N'000	N'000	N'000
Cost							
At beginning of the year	1,895,153	7,641,744	15,440,537	228,484	558,935	5,424,363	31,189,216
Realignment of asset classes	-	(171,045)	96,670	13,742	7,066	194,854	141,287
Transfer from aasets under Construction	147,500	5,276	7,620			(160,396)	(1.00)
Additions		23,885	83,750	2,869	31,946	550,091	692,541
At the end of the period	2,042,653	7,499,860	15,628,577	245,095	597,947	6,008,912	32,023,044
Depreciation							
At beginning of the year	-	(3,128,847)	(5,129,672)	(209,387)	(414,635)	-	(8,882,541)
Charge for period	-	(210,816)	(496,214)	(7,860)	(25,136)	-	(740,026)
At the end of the period	-	(3,339,663)	(5,625,886)	(217,247)	(439,771)	-	(9,622,567)
Net book value							
September 30, 2022	2,042,653	4,160,197	10,002,691	27,848	158,176	6,008,912	22,400,477
INV IN SUB						22,100,000	22,100,000

December 2021	Land	Buildings	Plant and Equipment	Fixtures and Fittings	Motor Vehicles	Asset under Construction	Total
		N'000	N'000	N'000	N'000	N'000	N'000
Cost							
At beginning of the year	1,895,153	7,422,792	15,335,763	228,484	579,064	190,221	25,651,477
Additions	-	187,745	40,597			5,356,895	5,585,237
Transfer between asset classes							0
Transfers from asset under Construction	-	36,218	86,535			(122,753)	-
Disposals	-	(5,011)	(22,358)	-	(20,129)		(47,498)
At end of the year	1,895,153	7,641,744	15,440,537	228,484	558,935	5,424,363	31,189,216
Depreciation							
At beginning of the year	-	(2,841,454)	(4,482,291)	(198,965)	(385,797)	-	(7,908,507)
Charge for year	-	(288,977)	(666,204)	(10,422)	(46,032)	-	(1,011,635)
Transfer between asset classes	-						-
Disposals	-	1,584	18,823		17,194	-	37,601
At end of the year	-	(3,128,847)	(5,129,672)	(209,387)	(414,635)	-	(8,882,541)
Realignment of asset classes		(171,045)	96,670	13,742	7,066	194,854	141,287
Net book value							
December 31, 2021	1,895,153	4,341,852	10,407,536	32,839	151,366	5,619,217	22,447,962
INV IN SUB						22,100,000	22,100,000

3 Intangible assets

Company

September 2022	Software Costs	Permit	Total
	N'000	N'000	N'000
Cost			
At beginning of the year	-	15,045	15,045
Additions	-	-	-
Disposals	-	-	-
At the end of the period	-	**15,045**	**15,045**
Amortization			
At beginning of the year	-	(5,829)	(5,829)
Amortization for the period charged to expense		(564)	(564)
Disposals	-	-	-
At the end of the period	-	**(6,393)**	**(6,393)**
Net Book Value			
September 30, 2022	-	**8,652**	**8,652**

December 2021	Software Costs	Permit	Total
	N'000	N'000	N'000
Cost			
At beginning of the year	229,582	15,045	244,627
At the end of the period	229,582	15,045	244,627
Amortization			
At beginning of the year	(218,386)	(5,077)	(223,463)
Amortization for the period charged to expense	(11,196)	(752)	(11,948)
Disposals	-	-	-
At the end of the period	(229,582)	(5,829)	(235,411)
Net Book Value			
December 31, 2020	-	**9,216**	**9,216**

These are capitalized amounts paid to a third-party for a right of way permit. The permit is for 20 years and it is amortized using the straight line method.

	Group		Company	
	September 2022	Dec 2021	September 2022	Dec 2021
4 Investment Property				
Opening balance	15,485,567	18,222,889	15,485,567	18,222,889
Disposals	-	(23,384)	-	(23,384)
Depreciation	(1,929,422)	(2,572,828)	(1,929,422)	(2,572,828)
Realignment of asset class	-	(141,114)	-	(141,114)
Closing balance	13,556,145	15,485,567	13,556,145	15,485,567
Amounts recognized in statement of comprehensive				
Rental income from investment property	6,115,368	7,866,401	6,115,368	7,866,401
Direct operating expenses from rental generating	(1,929,422)	(2,581,207)	(1,929,422)	(2,581,207)
5 Prepayments (Non-Current)				
Employee benefits	15,525	23,673	15,525	23,673
Prepayment and deferred charges	15,525	23,673	15,525	23,673
Prepayments (Current)				
Rent			-	-
Trade	8,180,332	11,065,194	8,180,332	11,039,819
Insurance	41,811	51,770	41,811	41,660
Total Prepayments	8,237,668	11,140,637	8,237,668	11,105,152
6 Inventories				
Raw materials	9,491,267	12,812,632	9,368,861	12,699,655
Finished products	3,773,923	5,082,683	3,741,297	5,059,998
Consumable equipment and spares	349,226	185,259	111,161	111,161
Total	13,614,416	18,080,574	13,221,319	17,870,814
7 Trade debtors and other receivables				
Trade debtors	13,361,526	11,975,599	13,015,868	11,595,627
Other debtors	2,996,639.63	1,377,109	1,201,517	353,891
Witholding tax receivable	502,232	867,563	502,232	867,563
Advances and employee receivables	336,523	390,570	336,523	390,570
Due from associated companies:				
11 Hospitality	-	-	5,580,328	4,798,455
Total	17,196,921	14,610,841	20,636,467	18,006,106
8 Payables and other liabilities				
Trade creditors	6,411,717	13,575,346	4,489,046	12,967,199
Other creditors	28,515,017	5,407,010	27,450,781	5,070,436
Accruals	84,034	87,533	40,665	38,036
Bridging allowance	1,545,607	2,159,139	1,545,607	2,159,138
Unclaimed dividend and payments	1,604,554	1,247,892	1,604,554	1,247,891
Value Added Tax	196,588	498,000	196,588	497,999
Witholding tax payable	313,515	80,775	313,515	80,775
Due to associated companies:				
Agri Chem	7,475,526	8,214,648	7,475,526	8,214,648
Purebond	1,892,888	3,198,514	1,892,888	3,198,514
Nipco	419,844	9,492,862	419,836	9,350,197
Total	48,459,290	43,961,720	45,429,006	42,824,833

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	Group		Company	
	Sep 2022	Dec 2021	Sep 2022	Dec 2021
9 Financial Instruments				
(a) Financial Assets				
Trade receivables	13,361,527	11,595,627	13,015,868	11,595,627
Other receivables (excluding VAT and WHT)	8,913,489	6,566,135	7,118,368	5,542,917
Cash and cash equivalents	24,673,897	18,012,075	24,332,819	17,693,269
Total	46,948,913	36,173,837	44,467,055	34,831,813
Impairment				
Trade receivables	13,379,183	12,014,020	13,038,383	11,629,191
Allowance for expected credit losses	(27,372)	(38,421)	(22,515)	(33,564)
Total	13,351,811	11,975,598	13,015,868	11,595,627
(b) Financial Liabilities				
Trade and other payables (excluding VAT and WHT)	49,741,019	44,982,892	41,480,408	39,047,550
Borrowings	10,000,000	14,000,000	10,000,000	14,000,000
Total	59,741,019	58,982,892	51,480,408	53,047,550
10 Deferred revenue				
(a) Portion of deferred revenue due after one year (Non-current)	6,523,189	8,208,587	6,523,189	8,208,587
(b) Portion of deferred revenue due within a year (Current)	1,573,652	6,796,501	1,573,652	6,796,501
11 Borrowings				
(a) Borrowings due after one year (Non-current)	10,000,000	10,000,000	10,000,000	10,000,000
The lender of the term loan is Zenith Bank.				
(a) Borrowings due within one year (Current)	-	4,000,000	-	4,000,000
12 Deferred income tax				
(a) Deferred tax movement				
At beginning of the period	(5,622,110)	(4,829,400)	(5,622,110)	(4,829,400)
Current period charge/(provision)	(610,845)	(792,711)	(610,845)	(792,711)
At the end of the period	(6,232,955)	(5,622,110)	(6,232,955)	(5,622,110)
(b) Deferred tax				
Deferred tax asset				
Advance rent	1,702,430	2,291,270	1,702,430	2,291,270
Bad debt & unrealised forex	547,949	495,460	547,949	495,460
Total deferred tax asset	2,250,379	2,786,730	2,250,379	2,291,270
Net deferred tax asset/(liability)	2,250,378	2,786,730	2,250,379	2,291,270

13 Pension plan liability

On the 1st February, 2017, the active members transferred to the Defined Contribution Scheme, leaving annuitants to continue with the Defined Benefit Schei

	Sep 2022	Dec 2021	Sep 2022	Dec 2021
(b) Defined contribution	46,173	63,949	46,173	63,949

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	September 2022	September 2021

14 Disaggregated revenue information

This relates to the disaggregation of the Group's revenue from contracts with customers:

Segments

Types of goods

	September 2022	September 2021
Fuels	190,277,388	114,392,559
Lubes	56,431,438	41,261,646
Liquefied petroleum gas(LPG)	16,137,307	9,571,109
Revenue from Hospitality Business	6,163,980	2,168,329
Total revenue from contracts with customers	269,010,113	167,393,643

Geographical markets

	September 2022	September 2021
Nigeria	269,010,113	167,393,643

Timing of revenue recognition

	September 2022	September 2021
Goods transferred at a point in time	269,010,113	167,393,643

Revenue

	September 2022	September 2021
Third party sales	241,182,648	153,979,367
Intercompany sales	27,827,465	13,414,276
Total	269,010,113	167,393,643

	September 2022	September 2021
Assets and liabilities related to contracts with customers	13,361,526	9,178,812

Trade receivables are non-interest bearing and are generally on terms of 30 to 90 days

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		Group		Company	
		Sep 2022	Dec 2021	Sep 2022	Dec 2021
15	**Current tax analysis:**				
	Movement in current income tax balance				
	At beginning of the period	1,964,809	583,250	1,964,809	583,250
	Payments	(2,752,043)	(1,332,553)	(2,752,043)	(1,332,553)
	Provision for the period	3,901,944	2,714,526	3,823,545	2,714,526
	Withholding tax credit	(415)	(415)	(415)	(415)
	At the end of the period	3,114,295	1,964,809	3,035,897	1,964,809
		Sep 2022	Sept 2021	Sep 2022	Sept 2021
	Taxation charge for the period				
	Based on profit for the period :				
	Company income tax	3,608,794	2,077,196	3,536,427	2,077,196
	Education tax	293,148	175,776	287,118	175,776
	Current taxes	3,901,942	2,252,972	3,823,545	2,252,972
	Deferred tax Profit & Loss	610,846	394,662	610,845	394,662
	Total Company Deferred taxes	610,846	394,662	610,845	394,662
	Taxation Charge Profit & Loss	4,512,789	2,647,634	4,434,390	2,647,634
	Total company Taxation charge	4,512,789	2,647,634	4,434,390	2,647,634

The tax charge comprises of company income tax at 30% of taxable income plus education tax at 2% of taxable income before capital allowances.

		Sep 2022	Sept 2021	Sep 2022	Sept 2021
16	**Other income**				
	Rent income	6,294,813	6,011,922	6,294,813	6,011,922
	Back-court income	30,612	45,499	30,612	45,499
	Others	135,089	102,324	135,089	102,324
	Total	6,460,514	6,159,744	6,460,514	6,159,743

Included in the Rent Income is N6,115M relating to rents received from investment properties

		Sep 2022	Sept 2021	Sep 2022	Sept 2021
17	**Finance Income**				
	Interest income	109,340	144,982	109,340	144,982
	Total	109,340	144,982	109,340	144,982
18	**Other non-operating income /(expense)**				
	Profit/(Loss) on disposal of property, plant & equipment	-	(31,875)	-	(31,875)
	Total	-	(31,875)	-	(31,875)
19	**Cash and cash equivalents**				
	Bank balance	10,534,895	4,546,600	10,193,817	4,210,427
	Short-term bank deposits	14,139,002	12,021,850	14,139,002	12,021,850
	Overdraft	-	(18,829)		(18,829)
	At the end of the period	24,673,897	16,549,622	24,332,819	16,213,449

4,340M is domiciled in dollars and subject to exchange rate fluctuations.

		Sep 2022	December 2021	Sep 2022	December 2021
20	**Dividends**				
	Dividend Proposed	3,065,060	3,065,060	3,065,060	3,065,060
	Dividend Paid	(3,065,060)	(3,065,060)	(3,065,060)	(3,065,060)
	At the end of the period	-	-	-	-
21	**Reserves**				
	At the beginning of the period	42,472,030	61,556,210	46,916,787	42,742,892
	Profit for the period	9,408,018	5,770,663	9,245,189	7,238,785
	Asset write off	-	170	-	170
	Dividend paid	(3,065,060)	(3,065,060)	(3,065,060)	(3,065,060)
	At the end of the period	48,814,988	64,261,982	53,096,916	46,916,787

22 RIGHT OF USE ASSET

September 2022	
Cost	
At beginning of the year	2,483,629
Additions	52,000
Reclass to Land	(67,177)
At the end of the period	**2,468,452**
Depreciation	
At beginning of the year	(673,405)
Charge for year	(202,301)
At the end of the period	**(875,706)**
Net book value	
September 30, 2022	**1,592,746**

December 2021	
Cost	
At beginning of the year	2,257,189
Additions	226,440
Transfers from asset under Construction	-
At the end of the period	**2,483,629**
Depreciation	
At beginning of the year	(410,934)
Charge for year	(262,471)
At the end of the period	**(673,405)**
Net book value	
December 30, 2021	**1,810,224**
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23 Segmental Information

As at September 30, 2022, the Group had two reportable business segments:
(i) Petroleum Products Marketing (ii) Property Business

All MON's assets are located within Nigeria and there were no export sales made as at September 30, 2022. (2021: Nil)

Segment revenue reported below represents revenue generated from external customers. There were also no intersegment sales as at September 30, 2022 (2021: nil). The accounting policy of the reportable segments below are the same as 11Plc's accounting policies disclosed in the financial statements.

	Petroleum Products Marketing (N'000)	Property Business Investment property (N'000)	Property Business Hospitality (N'000)	Total (N'000)
A The segment results for the period ended September 30, 2022 are as follows:				
Revenue	262,846,134	-	6,163,980	269,010,114
Cost of sales	(241,652,341)	-	(1,009,302)	(242,661,643)
Operating expense	(11,023,877)	(1,929,422)	(4,913,451)	(17,866,750)
Other income	345,146	6,115,368	-	6,460,514
Finance income	109,340	-	-	109,340
Finance costs	(1,130,770)	-	-	(1,130,770)
Profit\(Loss) before tax	9,493,632	4,185,946	241,227	13,920,806
Taxation credit/charge	(3,056,299)	(1,378,091)	(78,399)	(4,512,789)
Profit\(Loss) after tax	6,437,333	2,807,855	162,828	9,408,017
The segment results for the period ended September 30, 2021 are as follows:				
Revenue	165,225,313	-	2,168,329	167,393,643
Cost of sales	(152,937,121)	-	(243,703)	(153,180,824)
Operating expense	(8,135,806)	(1,929,636)	(3,392,748)	(13,458,190)
Other income	2,277,066	3,882,677	-	6,159,743
Finance income	144,982	-	-	144,982
Finance costs	(421,664)	-	-	(421,664)
Profit\(Loss) before tax	6,152,770	1,953,041	(1,468,122)	6,637,689
Taxation	(1,984,236)	(663,398)		(2,647,634)
Profit\(Loss) before tax	4,168,534	1,289,643	(1,468,122)	3,990,055
B Reconciliation of segment assets and liabilities to total assets and liabilities as at September 30, 2022:				
Intangible assets	8,652	-	-	8,652
Segmented total assets (excl. cash and cash equivalents & deferred tax)	60,441,416	13,556,142	26,232,941	100,230,499
Segmented total liabilities (excl.bank overdraft, borrowings & deferred tax)	(51,964,937)	(9,474,932)	(8,230,557)	(69,670,427)
Deferred tax	-	(6,232,955)	-	(6,232,955)
Cash and cash equivalents	24,149,786	-	183,033	24,332,819
Segmented net assets	32,634,917	(2,151,746)	18,185,417	48,668,588
Capital expenditure	193,287	-	3,349,832	3,543,119
Depreciation charge for the year	(942,891)	(1,929,422)	(1,341,050)	(4,213,362)
Reconciliation of segment assets and liabilities to total assets and liabilities as at December 31, 2021:				
Intangible assets	-	-	-	-
Segmented total assets (excl. cash and cash equivalents & deferred tax)	66,451,019	15,485,563	23,271,780	105,208,362
Segmented total liabilities (excl.bank overdraft, borrowings & deferred tax)	(52,196,110)	(16,800,174)	(5,935,342)	(74,931,626)
Deferred tax	-	(5,622,110)	-	(5,622,110)
Cash and cash equivalents	17,693,269	-	318,805	18,012,074
Segmented net assets	31,948,178	(6,936,721)	17,655,243	42,666,699
Capital expenditure	5,585,237	-	2,982,023	8,567,260
Depreciation charge for the year	(1,286,055)	(2,572,828)	(1,515,880)	(5,374,763)

Segment assets consist primarily of Investment properties, property, plant and equipment, intangible assets, Inventory, long term receivables, debtors and other receivables. Deferred taxation and cash and short term deposits are not allocated to segments as they are managed on a total company basis.

Segment liabilities comprise current taxation, unamortized rental income, payables and other liabilities and provision for liabilities & charges. Unallocated liability is deferred taxation.

Capital expenditure comprises additions to property, plant and equipment, Investment property and intangible assets.