INFINITY TRUST MORTGAGE BANK PLC

Creating Shelter and Wealth

ANNUAL REPORT 2024

Contents

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INFINITY TRUST MORTGAGE BANK PLC

Creating Shelter and Wealth

Notice of annual General Meeting of Infinity Trust Mortgage Bank plc

NOTICE IS HEREBY GIVEN that the 19th Annual General Meeting ("AGM") of members of Infinity Trust Mortgage Bank Plc ("the Bank") is scheduled to hold virtually on Tuesday, 20th May, 2025 at 10:00 a.m., or so soon thereafter to transact the following businesses:

Ordinary Business

1. To receive and consider the Audited Financial Statements of the Bank for the year ended 31st December, 2024, together with the Reports of the Directors, Auditor, Board Appraisers and the Audit Committee thereon.

2. To declare a dividend.

3. To elect/re-elect the following Directors:

- Dr. Olabanjo Obaleye as a Non-Executive Director
- To re-elect the following Directors who retire by rotation and being eligible, offer themselves for re-election:
- Dr. Nkechi Bibilari as a Non-Executive Director
- Mr. James Ahmed as an Independent Non-Executive Director

4. To authorize the Directors to fix the remuneration of the Auditors for the 2025 financial year.
5. To disclose the remuneration of Managers of the Company.
6. To elect members of the Audit Committee.

Special Business

To fix the Directors' fees for the year ending 31 December, 2025

Notes:

1. Proxy

Any member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend and vote in his/her stead. A proxy need not be a member of the Company. For the appointment of the proxy to be valid, a proxy form must be completed and deposited either at the office of the Company's Registrar, Africa Prudential Plc, Plot 220B Ikorodu Road, Palmgrove, Lagos, or via email at corporatemeetings@africaprudential.com not later than 48 hours before the date and time scheduled for holding the meeting. A blank proxy form is attached to the notice of the meeting posted to all members.

2. **Virtual Meeting Link**

This meeting would be held virtually in line with the provisions of the Business Facilitation (Miscellaneous Provisions) Act 2022, which provides that Public Companies may hold meetings electronically. The meeting link will be made available to all members and on the Company's website at www.infinitytrustmortgagebank.com.

3. **Dividend**

If the dividend recommended by the Directors is approved by the shareholders at the AGM, the dividend will be paid on Wednesday, 21st of May, 2025, to the shareholders whose names appear in the Bank's Register of Members at the close of business on Friday, 18th of April, 2025. Shareholders who have completed the e-dividend Mandate forms will receive a direct credit of the dividend into their bank accounts.

4. **Closure of Register of Members**
In accordance with Section 114 of the Companies and Allied Matters Act (CAMA) 2020, the Register of Members and Transfer Books of the Company will be closed from Monday, 21st of April to Monday, 25th of April, 2025 (both dates inclusive) to enable the Registrars update the Register in preparation for the payment of dividend.

5. **Nomination to the Audit Committee**
In accordance with Section 404 (6) of The Companies and Allied Matters Act, 2020 (CAMA), any member may nominate a Shareholder for election as a member of the Statutory Audit Committee by giving notice in writing of such nomination to the Company Secretary at least 21 days before the AGM.

The Central Bank of Nigeria's Code of Corporate Governance; the Code of Corporate Governance of the Financial Reporting Council; Securities and Exchange Commission (SEC) Corporate Governance Guidelines, respectively, provide that some members of the Audit Committee should be financially literate. We would therefore request that nominations be accompanied by a copy of the nominee's Curriculum Vitae.

6. **E-Dividend Registration**
Notice is hereby given to all shareholders who have not done so, to open stockbroking accounts and CSCS accounts for the purpose of receiving dividend payments electronically. A detachable application form for e-dividend is attached to the Annual Report to enable all shareholders furnish particulars of their accounts to the Registrar as soon as possible.

7. **Profile of Directors for Appointment and Re-Election**

a. Dr. Olabanjo Obaleye was appointed as a Non-Executive Director on 1st January, 2025. He will be presented for shareholders' approval at the 19th Annual General Meeting.
b. Dr. Nkechi Bibilari was re-appointed as a Non-Executive Director on 5th February, 2025. She will be presented for shareholders' approval at the 19th Annual General Meeting.
c. Mr. James Ahmed was re-appointed as a Non-Executive Director on 5th February, 2025. He will be presented for shareholders' approval at the 19th Annual General Meeting.

8. **Right of Shareholders to ask Questions**
Shareholders have a right to ask questions and may ask questions during the meeting or may send such questions in writing prior to the meeting and such written questions must be submitted to the Company Secretary not later than two weeks before the date of the meeting.

Dated this 25th Day of April, 2025

BY ORDER OF THE BOARD

Tolu Osho (Mrs.)
Company Secretary
FRC/2017/NBA/00000016418
11, Kaura Namoda, Area 3, Garki, Abuja

Financial Highlights

Major items in statement of financial position	2024 ₦	2023 ₦
Loans and advances to customers	16,194,181,832	15,357,898,363
Property and equipment	2,669,294,803	2,637,046,867
Deposit from customers	5,964,395,242	4,414,311,408
Borrowed funds	8,317,497,229	7,093,876,365
Share capital	2,085,222,860	2,085,222,860
Shareholders fund	9,210,620,473	7,864,324,617
Total assets	25,149,973,995	20,655,087,797
Major items in statement of profit or loss and other		
Gross earnings	4,393,655,073	2,903,385,116
Impairment loss charge	(199,383,197)	(66,446,005)
Profit before taxation	1,722,594,254	1,203,307,288
Taxation	(241,364,871)	(202,934,492)
Profit after taxation	1,481,229,383	1,000,372,796
Ratios	%	%
Cost to income	41.07	43.32
Return on assets	5.89	4.84
Return on shareholders fund	16.08	12.72
Capital adequacy	74.66	73.59
Liquidity	89.57	60.90
Earnings per share (kobo)	35.52	23.99
Non-performing Loan NPL	3.05	2.90
Others	Number	Number
Number of branches	5	5
Number of staff	90	102
Number of shares in issue	4,170,445,720	4,170,445,720
Dividend paid	625,566,858	250,226,743
Ratings (GCR)	BBB	
(Agusto)		BBB+

Corporate Information

Registration Number	-	RC 226959
Nature of business	-	The Bank is primarily involved in business of Residential and Commercial Mortgage financing as well as construction finance among other financial services.

Board of Directors:

Names	**Designation**
Mrs. Okwa Ene Iyana (FCA)	Chairman
Ngozi Chukwu	Ag. MD/CEO
Dr. Olufemi Adeoye Fabanwo	Independent Director
Mr. James Odegwai Ahmed	Independent Director
Dr Nkechi Bibilari	Non-Executive Director
Mrs Abisola Obaleye (FCA)	Non-Executive Director
Alh. Abubakar Muhammad	Non-Executive Director
Engr. Eniola Bibilari	Non-Executive Director
Registered Office	No 11, Kaura Namoda Street, Off Faskari Crescent, Area 3, Garki, Abuja, Nigeria

Operational Offices -

No 11, Kaura Namoda Street,
Off Faskari Crescent, Area 3,
Garki, Abuja, Nigeria

Lagos Branch
Plot 28, Ilupeju Byepass,
Ilupeju, Lagos

Mararaba Office
Keffi Road, Mararaba,
Nasarawa State, Nigeria

Sun City Office
Sun City Estate,
Galadimawa District, Abuja

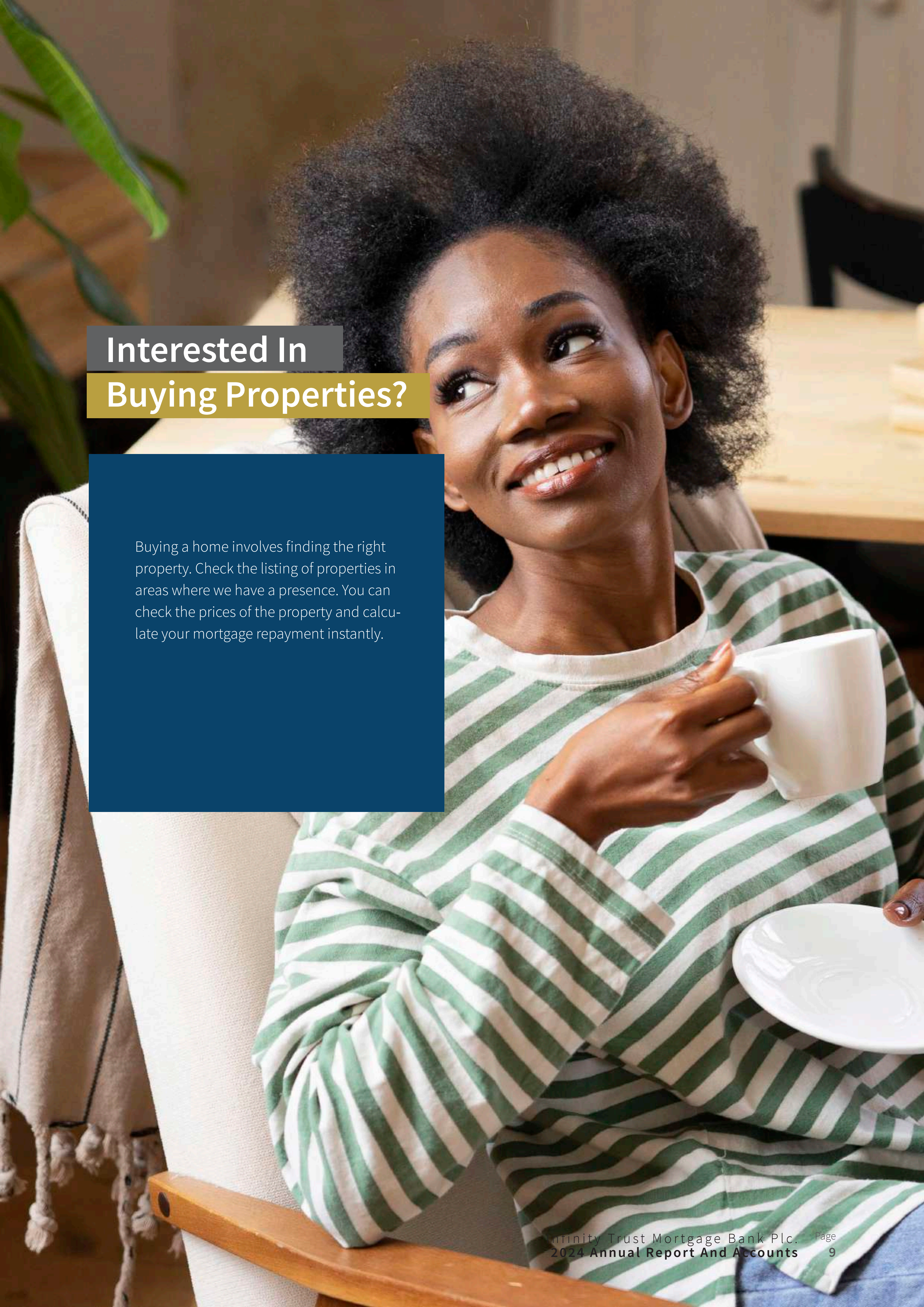
Kaduna Office
FMBN Building.
No. 4 Ali Akilu Road,Kaduna

Company Secretary
Mrs. Tolu Osho
11, Kaura Namoda Street

Independent Auditors
PKF Professional Services (Chartered
Accountants) PKF House,
205A Ikorodu Road,Obanikoro, Lagos.
www.pkf-ng.com

Company Registrar
Africa Prudential Registrar Plc,
220B, Ikorodu Road, Palmgroove, Lagos

Bankers -
Eco Bank Nigeria Ltd
Guaranty Trust Bank Plc
Central Bank Of Nigeria -Crr
Keystone Bank Limited
Fidelity Bank Plc
First Bank Of Nig Plc
Stanbic Ibtc Bank Plc
Access Bank Plc

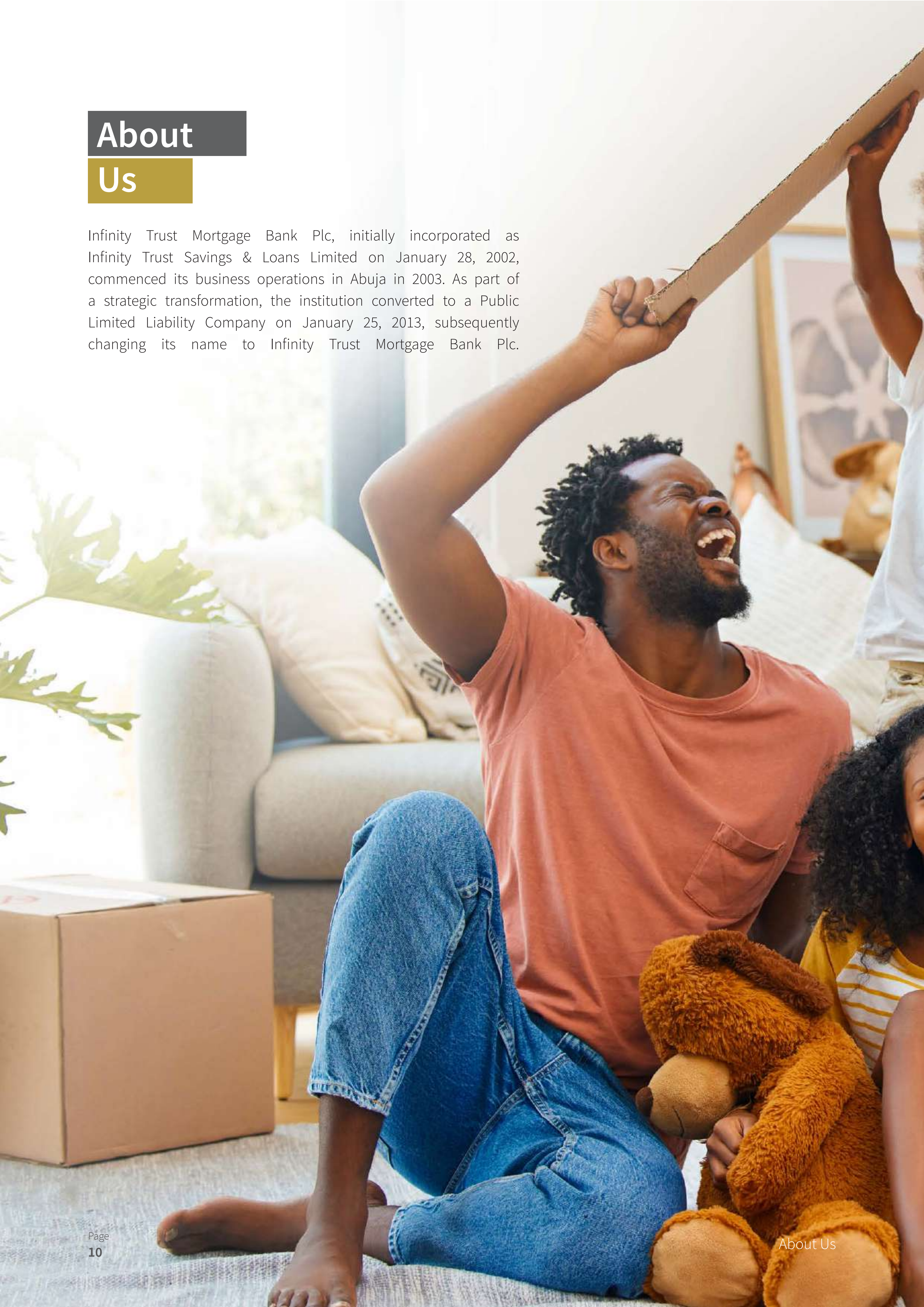


Interested In Buying Properties?

Buying a home involves finding the right property. Check the listing of properties in areas where we have a presence. You can check the prices of the property and calculate your mortgage repayment instantly.

About Us

Infinity Trust Mortgage Bank Plc, initially incorporated as Infinity Trust Savings & Loans Limited on January 28, 2002, commenced its business operations in Abuja in 2003. As part of a strategic transformation, the institution converted to a Public Limited Liability Company on January 25, 2013, subsequently changing its name to Infinity Trust Mortgage Bank Plc.



Following this conversion, the bank's shares were listed on the main floor of the Nigerian Stock Exchange on December 11, 2013. By 2014, it had become a National Mortgage Bank. Currently, Infinity Trust Mortgage Bank Plc holds an equity shareholding in the Nigeria Mortgage Refinance Company (NMRC). The bank has achieved substantial growth in its shareholders' funds, increasing from under N50 million in 2003 to approximately N9.2 billion. Notably, it has maintained a consistent record of profitability and dividend payments to its shareholders for fourteen consecutive years.

Infinity Trust Mortgage Bank Plc has played a significant role in financing the development of at least 20 modern estates across Nigeria, facilitating decent and affordable accommodation for over 10,000 Nigerian families. For two decades and counting, its registered trademark, Infinity Homes, has symbolized its unwavering dedication to providing Nigerians with continuous opportunities for affordable home ownership.

The bank's strong financial and corporate governance performance has been recognized by leading credit rating agencies. In 2023, Agusto & Co. rated the bank BBB+. Further recognition came in 2025 based on its 2024 financial results, Global Credit Rating (GCR), Africa's premier credit rating agency, affirmed Infinity Trust Mortgage Bank Plc's BBB long-term credit rating with a positive outlook and an A3(NG) short-term rating with a positive outlook. These ratings highlight the Bank's robust capitalization, adequate liquidity and funding profile, competent management team, satisfactory asset quality, effective risk management processes, leadership succession planning, comprehensive business continuity framework, sound collection and recovery procedures, and a strong commitment to staff development.

OUR VISION

To be the IDEAL customer focused Mortgage Bank in Africa.

OUR MISSION

To be a role model for mortgage businesses through excellent customer service, leveraging the best in technology, abiding by ethical and professional standards, while creating shelter and wealth for all stakeholders

Board of Directors

Mrs. Okwa Ene Iyana is a versatile consultant and academician who brings on board 30 years of distinguished career experience cutting across public and private sectors.

She holds a BSc in Accounting from the prestigious Ahmadu Bello University Zaria in 1986, and a Master's degree in Finance from the University of Calabar, Nigeria. She also has a Ph.D. (in view) in Accounting and Finance from the Nasarawa State University.

She is a Fellow of the Institute of Chartered Accountants of Nigeria (ICAN) and Chartered Institute of Taxation of Nigeria (CITN). She is also an Associate of the Nigerian Institute of Management and holds a certification in International Financial Reporting Standards (IFRS) from the Institute of Chartered Accountants of Nigeria.

Mrs. Okwa started her accounting career in 1988 with the firm of Egwu Ogah & Co. (Chartered Accountants), Makurdi as an Audit Trainee. Thereafter, she joined Tonabok Management Service as a Training Management Consultant. From 1991, she worked with Nicon Hilton Hotel (now Transcorp Hilton) as Assistant Financial Controller until July 2005 when she joined Visiere Consulting Services Abuja where she worked in a leading capacity as the Managing Partner. In October 2012, she ventured into lecturing at Kwararafa University Wukari and in 2013 joined the Federal University, Wukari lecturing various accounting subjects at various levels and has served as student Adviser in the Department of Accounting till date.

She was appointed to the Board as an Independent Director of the Bank in April 2017.
She was made the Chairman of the Board in 2024.

MRS IYANA ENE OKWA FCA

CHAIRMAN

Mrs. Ngozi Chukwu is a seasoned Business Development Manager with over 15 years of professional experience. Her wealth of experience in product development, business strategy, marketing, sales, and organizational transformation have been invaluable to the overall development of the Bank.

Prior to joining the Bank; she worked briefly as an advert executive with Nigerian News World Magazine. Within a few years of her joining, she stood out in terms of consistent strategic marketing, which improved the Bank's bottom line. She rose through the ranks to become the Group Head of Business Development and was recently elevated as the acting MD/CEO.

Ngozi interpreted the Bank's vision, which led to innovative steps to position the Bank as a leading profit-oriented national primary mortgage bank in Nigeria. Her dynamic style of leadership and quick decision skills make her exemplary.

She has attended several specialized trainings, including the International Housing Finance Systems (MBAN—Canada), Behavioral Intelligence Workshop, and Credit and Risk Management in the Mortgage Banking Sub-Sector, among others.

Ngozi is a member of the Nigeria Institute of Management and holds an MBA from Ahmadu Bello University, Zaria, an MPHIL from Nile University, Abuja and a B. Sc in Biochemistry from the University of Uyo, Akwa Ibom State, She also currently working on a PHd in finance.

MRS NGOZI CHUKWU

Ag. MANAGING DIRECTOR / CEO

Dr. Nkechi Bibilari

Is a graduate of Bachelor of Medicine and Surgery from the University of Calabar, Nigeria. She holds a Diploma in Tropical Medicine and Hygiene and a Master's in Public Health from the London School of Tropical Medicine and Hygiene, University of London. She also has an MBA in International Healthcare Management from the Frankfurt School of Finance & Management, Germany.

Dr. Nkechi Bibilari has a wealth of experience in Medicine and Public Healthcare as she has worked in various capacities in both State and Federal Ministries of Health, which prepared her for her role as CEO of Mayfield Specialist Hospital, Abuja. Her experience is not only tied to Medicine, she has served on the board of all subsidiaries under the Adkan Group's businesses, most notably, Royal Mills and Veritas Plastics for over 10 years and has been directly involved in guiding the companies through periods of major strategic change and growth.

DR.NKECHI BIBILARI

NON-EXECUTIVE DIRECTOR

Mrs. Abisola Obaleye -

Non-Executive Director Mrs. Abisola Obaleye is a Chartered Accountant and commenced her career as a Banker with Access Bank and rose to the position of Head of Operations at the defunct Pacific Bank in Abuja. She has nearly two decades experience in managing the logistics and operations of grant funded DFIDs and USAID projects in Nigeria. Abisola has considerable internal and external experience in senior corporate finance roles.

Mrs. Abisola Obaleye has held series of leadership positions, including the Director of Operations (Consultancy) – DevTech Systems Inc, Financial Accountant (Consultancy) – Malaria Consortium, Financial Accountant - USAID among other roles. She has an expertise in budget management, personnel administration and procurement.

Mrs. Abisola Obaleye is a Fellow, Institute of Chartered Accountants of Nigeria (ICAN), and Associate, Chartered Institute of Taxation of Nigeria (CITN). She holds a Bsc in Accounting from the Obafemi Awolowo University, Ile-Ife, Nigeria and an MBA (Business Administration) from the University of Abuja.

MRS ABISOLA OBALEYE – FCA

NON-EXECUTIVE DIRECTOR

Dr. Olufemi Fabamwo is an accomplished banker with an illustrious banking career spanning three and a half decades in the Central Bank of Nigeria (CBN) until 2017. He served in various capacities: Director, Other Financial Institutions Supervision Department between 2010 and 2014, he superintended over the regulation, supervision and reform of Primary Mortgage Banks (PMBs), Finance Companies (FCs), Development Finance Institutions (DFIs), Microfinance Banks (MFBs), and Bureaux de Change (BDCs). He was the Director of currency operation from 2014 to 2017.

Dr. Fabamwo is a Fellow of the Chartered Institute of Bankers of Nigeria (FCIB). He graduated from Atlantic International University USA with a Ph.D. in Business Administration.

DR. OLUFEMI ADEOYE FABANWO

INDEPENDENT NON-EXECUTIVE DIRECTOR

Engr. Eniola Bibilari – Non-Executive Director Eniola Bibilari, a graduate of the University of Windsor with a Bachelor of Science in Civil Engineering and Western University, London Ontario, with a Master of Engineering in Structural Engineering, brings expertise in Engineering, Operations, Project Management, and Team Leadership. With roles spanning from Construction Estimation to Civil Engineering, Eniola has proven himself as a strategic pla ner and effective leader. Currently serving as Director of Projects at Adkan Services Nigeria Limited, he oversees operational activities, formulates policies, and manages external partnerships to drive business success. Eniola also holds executive positions as Chief Executive Officer/Managing Director at Maple Kitchens and Confectionery, Paramount Furniture Manufacturing Limited, Zuma Paints and Chemicals Limited, and Deroyal Drinkables and Refreshments. Additionally, he serves as a Non-Executive Director in various companies, contributing his insights to support strategic direction and growth.

ENGR. ENIOLA BIBILARI

NON-EXECUTIVE DIRECTOR

Alhaji Abubakar Muhammad
– Non-Executive Director Alhaji Abubakar Muhammad previously servedasanIndependentNon-ExecutiveDirectoroftheBankbetween October 2014 - 2022. He holds a BSc in Business Administration with specialization in Banking and Finance from Ahmadu Bello University, Zaria and a Master of Business Administration (MBA) with Specialization in Management from the same university.

He is a Member of the Institute of Trainings & Development UK, Nigeria Institute of Management and Nigeria Institute for Training & Development. He got certified in Curriculum Innovation in the UK and is an Honorary Senior Member of the Chartered Institute of Bankers of Nigeria.

He retired as a Deputy Director of the Other Financial Institutions Supervision Department, CBN after 35 years of meritorious service in academic and the public service.

ALH. ABUBAKAR MUHAMMAD

NON-EXECUTIVE DIRECTOR

Independent Director Mr. James Ahmed holds a bachelor's degree in Geology from ABU, Zaria in 1978. He has over 45 years working experience. The first 35 years in Shell Petroleum Development Company where he rose from a youth corps member to the position of an Executive Director. In Shell, he held various positions both locally and internationally as a Geologist/ Seismologist, Technical and Reserves Auditor. He served on the Shell Nigeria Business Integrity Committee for more than 7 years, with 5 years in internal audit. He was responsible for formulating strategies and polices guiding Shell's external relationship with the Nigerian Government, her agencies and the National Assembly.

He retired from Shell in 2014 after 35 years of meritorious service.
Mr. James Ahmed is currently the principal consultant at OJA Petroleum Services Limited and MD/CEO of ASO Energy Resources Limited.

MR. JAMES ODEGWAI AHMED

INDEPENDENT NON-EXECUTIVE DIRECTOR

Executive Management

1 **Mrs Ngozi Chukwu**
Ag MD/CEO

2 **Afariogun Bukola**
GH-Finance/CFO

3 **Oyetunde Egbewale**
GH Risk & Strategy

4 **Adefolalu Adedeji**
GH-Operation

5 **Ibrahim Adeyanju**
Group Head IT

6 **Olusola Adetiba**
Head HR/Admin

7 **Chinenye Orji**
Head, Legal Services

8 **Josiah.Unuane**
Chief Internal'Auditor

9 **Olukunle Joseph**
Head IC

10 **Fortune Musa**
Head Communication

11 **Eric Okafor**
Ag GH BDU

Chairman's Statement

Mrs Iyana Ene Okwa
Chairman

Introduction

Dear Esteemed Shareholders, Guests, Ladies, and Gentlemen,
It's a pleasure to welcome you to our Bank's 19th Annual General Meeting. I'm delighted to present the Annual Report and Financial Statements for the fiscal year ending December 31st, 2024.
For the past 21 years, our nation's challenges have posed a significant threat to the Bank. Insecurity, currency devaluation, high inflation, and political instability continue to affect every aspect of our society. We acknowledge these threats and have implemented robust customer relationship management and business risk management strategies to maintain our focus on becoming a leader in the mortgage sector. I'm pleased to report that we've consistently focused on creating sustainable and profitable value for our customers and shareholders throughout our history.

The Global Economy

Despite coordinated monetary policy tightening worldwide, the global economy has shown remarkable resilience during this disinflationary period, avoiding a global recession. Growth is projected to remain steady at 3.2 percent in 2024, although some low-income developing countries have experienced significant downward growth revisions due to increased conflicts. In many regions, services price inflation remains high, highlighting the importance of understanding sector-specific dynamics in calibrating monetary policy.

In 2024, the global economy was impacted by geopolitical tensions, threats to globalization and the multilateral economic system, the Israel-Palestine conflict, the Yemen and Saudi Arabia conflict, and the emergence of the "Oropouche" virus in the Amazon basin. Sharp increases in commodity prices, driven by the war in Ukraine, negatively affected the cost of living, leading to financial crises and tighter financial conditions in many regions. This has presented challenges to the mortgage business globally, as affordability has decreased.

Global growth is projected to be 3.2 percent in 2025. Structural reforms, such as subsidy abolition, reduced government spending, and floating currency regimes, are urgently needed, but may face significant social resistance. Governments must consider the factors that influence the social acceptability of these reforms. Effective communication to build trust between the government and its people—a two-way process throughout policy design—and the inclusion of appropriate compensatory measures to mitigate distributional effects will be crucial in 2025.

The Domestic Economy

According to the National Bureau of Statistics, using the 2009 base year, headline inflation reached 34.80 percent year-on-year in December 2024, moderating to 2.66 percent month-on-month. Both food and core components were major contributors. Following rebasing and revised consumption basket weights, headline inflation for January 2025 is now 24.48 percent year-on-year, with food and core components at 26.08 and 22.59 percent, respectively.

Real GDP grew by 3.46 percent year-on-year in the third quarter of 2024, compared to 3.19 and 2.54 percent in the preceding and corresponding periods. Both the oil and non-oil sectors contributed to this growth, with the services sector being the primary driver. While the non-oil sector is expected to continue to lead output growth in the near term, increased oil production will enhance the oil sector's contribution to GDP growth.

External reserves remained strong at US39.4 billion as of February 14th, 2025, providing 9.6 months of import cover for goods and services. Additionally, the Balance of Payments remains robust, with a positive current account balance of US6.06 billion as of the end of the third quarter of 2024.

The Nigerian economy is on the right path. We hope that the Central Bank of Nigeria (CBN) will sustain its monetary and fiscal stimulus efforts to stabilize the economy.

Financial and Mortgage Bank Industry Overview

In 2024, the Nigerian banking and finance sector faced regulatory changes from the CBN. These changes aimed to foster monetary and exchange rate stability, encourage innovation in financial services, and strengthen banks to support a projected USD 1 trillion economy by 2030 and compete globally.

Key reforms, including updates to regulatory capital requirements and prudential guidelines, along with increased compliance obligations, were designed to enhance the resilience of financial institutions amidst macroeconomic challenges. Measures to deepen the Nigerian Autonomous Foreign Exchange Market (FX Market), attract foreign direct and portfolio investments, and promote a robust financial system were central to the CBN's regulatory priorities. However, these measures contributed to imported inflation. In response to rising inflation, the CBN tightened monetary policy, raising the Monetary Policy Rate (MPR) from 22.75% at the beginning of 2024 to 27.5% by December 2024. This has negatively impacted the mortgage business, as high interest rates, now in the double digits, have made housing less affordable and increased the risk of default.

Nigerian mortgage banks are capitalizing on the high demand for properties by increasing financing to customers, with loans growing by 43.5 percent. Despite economic fluctuations, real estate finance remained a resilient investment option in 2024, offering long-term financial stability and wealth accumulation. Analysis indicates that interest income from mortgage loans and advances to customers increased significantly across the industry due to high interest rates. However, we must proceed cautiously.

Performance Review

Dear fellow shareholders, members of the Board of Directors, I'm pleased to share our Bank's 2024 achievements. It was a remarkable year with strong financial results. The Bank generated N4.3 billion, and our loan assets increased from N15.3 billion in 2023 to N16.1 billion, demonstrating our commitment to achieving our short-term and long-term goals. Our Profit Before Tax (PBT) and Profit After Tax (PAT) both exceeded one billion naira.

Gross earnings increased by 51%, from N2.9 billion in 2023 to N4.3 billion in 2024, driven by increased income from loan assets. The Bank disbursed N7.1 billion in loans in 2024, ending the year with loan assets valued at N16.1 billion. Total expenses increased by 38%, primarily due to inflation caused by Naira instability.

Our Bank achieved a 43% increase in profit before taxation (PBT) to N1.722 billion, compared to N1.203 billion in 2023. The Bank has maintained consistent profitability for eighteen consecutive years. The quality of our loan portfolio will continue to ensure stable income.

Our balance sheet expanded by 22%, from N20.6 billion in 2023 to N25.1 billion in 2024. Shareholders' funds grew by 17%, demonstrating the Bank's strength in implementing its strategy to meet corporate objectives. Customer deposits increased from N4.4 billion in 2023 to N5.9 billion in 2024, while our debt on-lending and refinancing activities grew by 17%, from N7.09 billion in 2023 to N8.31 billion in 2024, reflecting investor confidence in the Bank.

Dividend

The Bank has consistently paid dividends over the past 18 years. Our strong performance, combined with the Board's assessment of the company's cash needs, has allowed us to continue this practice. We prioritize increasing shareholder wealth and reinforcing their confidence in the Board, Management, and Staff's ability to preserve and enhance their investment by consistently paying dividends. This year, we propose a dividend of 21k per share, a 44% increase from the 14.55k paid in 2023.

Board Composition

During the period under review, some of our Directors retired – Maj Gen ISHAKU PENNAP (RTD) in April 2024 . To fill these vacancies, Mr. James Odegwai Ahmed was appointed as an Independent Non-Executive Director, and Eng Eniola Bibilari as a Non-Executive Director. Dr Obaleye Olabanjo was also appointed as a Non-Executive Director, effective from January 1st, 2025, as approved by the CBN.

On behalf of the Board of Directors, I welcome Mrs Ngozi Chukwu as the new Ag-MD/CEO, a after the exit of Mr. Sunday Olumorin. Mrs. Ngozi Chukwu has served the Bank for over 17 years in various capacities. We look forward to the changes and developments she will bring to the Bank.

The Board comprises seven members: the Chairman, four Non-Executive Directors, and two Independent Directors.

Retirement

I acknowledge the retirement of Maj Gen ISHAKU PENNAP (RTD) after completing his tenure as stipulated by CBN guidelines. He made significant contributions to the Bank's success. We thank him for his service.

The retired Directors have been replaced, and the Board is working to bring additional professionals on board.
As Chairman, I will also be retiring in August 2025, having served for eight years. On behalf of the Board, I thank you all for your unwavering support during my tenure. The Board will appoint a new Chairman in due course.

Outlook

Global growth is projected at 3.3 percent for both 2025 and 2026, below the historical average of 3.7 percent (2000–2019). The 2025 forecast is largely unchanged from the October 2024 World Economic Outlook (WEO). Global headline inflation is expected to decrease to 4.2 percent in 2025 and 3.5 percent in 2026, returning to target more quickly in advanced economies than in emerging market and developing economies.

Looking ahead to the local economy, the outlook for 2025 emphasizes deepening financial system stability and fostering sustainable growth. The CBN is expected to introduce measures to enhance supervisory frameworks. We anticipate that progressive policies will guide the CBN's agenda to ensure Nigeria's banking and finance sector remains resilient and competitive in the global financial landscape.

The demand for mortgage finance will continue to rise, particularly from individual mortgagors. While high interest rates and affordability constraints remain significant challenges, we will persist in our goal to capture a larger market share. We are well-positioned to capitalize on the opportunities that will undoubtedly emerge this year.
Although interest rate challenges will persist in 2025, the mortgage sub-sector presents numerous opportunities. We are optimistic that our Bank will achieve even stronger performance. We will remain vigilant and focused, prioritizing the key drivers of our business.

We will leverage our strengths in risk management and sound corporate governance. We will continue to strengthen our relationships with the Government, Development Partners, and other stakeholders to improve our bottom line. To further our vision, we will focus on reducing interest expenses to offer more affordable mortgage finance products to our valued customers.

Conclusion

I am optimistic and energized about the future. 2024 was a challenging year for the Bank, marked by structural changes to the Board and management, and one of the most difficult macroeconomic environments in recent memory. Nevertheless, we achieved N1.722 billion in profit before tax. I want to emphasize that our unity is our strength. Despite the challenges and uncertainties of recent years, I urge us to remain committed to developing strategies that will grow our Bank and make it the preferred mortgage Bank in Nigeria.

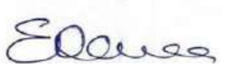
The Board, Shareholders, Staff, and Stakeholders, thank you for your support. I look forward to your continued collaboration, which will enable the Bank to fulfill its corporate responsibilities to all Stakeholders.

Appreciation

On behalf of our founder, Engr Dr. Adeyinka Bibilari, and the Board of Directors, I express my deep appreciation for the opportunity to serve the Bank. Our strong performance this year was made possible by the collective efforts of all our stakeholders. I thank our customers for their unwavering loyalty and our Board for their dedication and commitment. I also thank the Managing Director/CEO, senior executive team, Management Team, and staff for their outstanding efforts throughout the year. Finally, we thank our supporting Partners and Regulators for their dedication to serving the industry.

Our path to sustainable growth and prosperity is assured only if we continue to work together as one united family, with a shared vision. The opportunities ahead are limitless, and the Business is well-positioned for continued success. Let us continue to work together for even greater success in 2025.

Thank you.
God bless you, and God bless INFINITY TRUST MORTGAGE BANK.



Mrs Okwa Ene Iyana
Chairman, Board of Directors
FRC/2019/ICAN/00000019097

Managing Director's Statement

Introduction

I'm delighted to be introducing INFINITY TRUST MORTGAGE Bank 2024 Annual Report to you; my first as MD/CEO. And also to welcome you to the 18th Annual General Meeting of our Bank.

Distinguish shareholders, and board of Directors, ladies and gentlemen. Today, as we celebrate our achievement in 2024 Annual General Meeting, I also want us to reflect on the unique challenges we face during the year – a period of profound change in our industry coupled with the ongoing Federal Government structural policy, CBN new Capital regime and uncontrollable rising in inflation. It is truly remarkable how much we have accomplished together.

It is my pleasure to report another year of good performance with loan, deposit, Net Asset and earnings witnessing tremendous growth which is creating value for our investors and shareholders. I can confidently say that 2024 was a much better year than 2023. On the back of successful business operation that hit a PBT of N1.722billion Naira and NPL of 3.2% even-though our economy is facing an unprecedented challenges.

The global battle against inflation has largely been won, even though price pressures persist in some countries. The change in global monetary conditions is easing the pressure on emerging market economies, with their currencies strengthening against the US dollar and financial conditions improving. This help reduce imported inflation pressures, allowing these countries to pursue more easily their own disinflation path.

The surge and subsequent decline in global inflation reflects a unique combination of shocks: These shocks led to an upward shift and a steepening of the relationship between activity and inflation, clearly, much of the disinflation can be attributed to the unwinding of the shocks themselves, followed by improvements in labor supply, often linked to immigration. But monetary policy played an important role too by helping to keep inflation expectations anchored, avoiding deleterious wage-price spirals and a repeat of the disastrous inflation experience of the 1970s. Moreover, despite a sharp and synchronized tightening of monetary policy around the world, the global economy has remained unusually resilient throughout the disinflationary process, avoiding a global recession. Growth is projected to hold steady at 3.2 percent in 2024 and 2025, (World Bank report - Policy Pivot and Rising Threat)

However, Nigeria economy moved in opposite direction of the global trend, the inflation is uncontrollable. Although Nigeria's Gross Domestic Product (GDP) showed some positive growth in 2024. The National Bureau of Statistics reported that GDP grew by 3.19% (year-on-year) in real terms in the second quarter of 2024. This growth was driven mainly by the service sector. Inflation remained a major challenge. Headline inflation was high, driven by both food and core components. The Central Bank of Nigeria (CBN) implemented tight monetary policies, such as increasing the Monetary Policy Rate (MPR), to try and curb inflationary pressures.

The Nigerian government implemented significant policy reforms, including the removal of fuel subsidies and the unification of foreign exchange rates. These reforms aimed to stabilize the economy, attract foreign investment, and improve the government's fiscal position. The value of the Naira experienced significant fluctuations. The unification of the exchange rate, while intended to create a more market-driven system, led to depreciation. The economy faced several challenges, including: High cost of living for households, Persistent insecurity Structural weaknesses in key sectors like agriculture and manufacturing. All which have negative impact on our Business. High MPR rate is a big challenge to mobilize resources to finance the available opportunities.

Industry Review

Since starting in this role, it has become increasingly clear to me that while the Mortgage industry remains an attractive sector, it is entering a period of significant change bringing both challenges and opportunities. In addition, despite improved result in recent years, it is also clear there are several areas that needs to be explore to remain sustainable to the future.

The Nigerian mortgage sector in 2024 presents a complex picture, shaped by both growth and persistent challenges even though We believe in safe affordable housing to be the fundamental need for all family and housing is one of the surest means for the creation of jobs, eradication of poverty, reduction of corruption and ensuring the security of the Nation. In Addition, meeting the housing demand in a big challenge . Nigeria's housing deficit is estimated to be between 20 million and 28 million units. The Minister of Housing and Urban Development stated that addressing the deficit would require over N5.5 trillion per year for the next 10 years. While DFI suggested that Nigeria needs an investment of N59 trillion over the next 20 years to meet the housing needs of its growing population. This is huge opportunity for the Bank.

No opportunity without challenges, High Interest Rates is a major obstacle. This significantly impacts affordability and increases the risk of default. The CBN's monetary policy, which increased the Monetary Policy Rate (MPR) to curb inflation, contributed to these high rates, coupled with broader economic challenges like inflation and exchange rate volatility make housing less affordable for many Nigerians.

The banking and finance sector, including mortgage banks, faced regulatory changes imposed by the CBN. These reforms, while aimed at strengthening the financial system, present compliance challenges and liquidity crisis in the market as many investors focus on purchasing Commercial Bank shares, opportunity presented by Commercial Bank Capital raising struggle.

Federal Mortgage Bank of Nigeria (FMBN) plays a crucial role in promoting affordable homeownership. In 2024, they recorded significant growth in mortgage loan approvals and National Housing Fund (NHF) collections. The Bank received N63million loans FMBN. Also the Nigeria Mortgage Refinance Company Limited (NMRC) and Development Bank of Nigeria (DBN) have continued to refinance qualifying mortgages and deepening participation in the sub sector. The Bank received N1.6billion naira on-lending from DBN while NMRC is currently in the Market to raise Fund for refinancing.

There is no doubt that one of the foremost challenges of the Nigerian economy is that of developing a sustainable housing and mortgage finance system which befits a dynamic, competitive and equitable economic & financial system such as ours. The demand for mortgage will continue to grow even now and to the future.

Our People

Our people are central to our values; the engine that propel our Bank , these values will continue to guide our decisions as we move forward in 2025. This will help us identify meaningful ways to make a positive impact. With a strong foundation, an outstanding team, and an ambitious strategy, we are confident in our ability to achieve continued growth and future success.

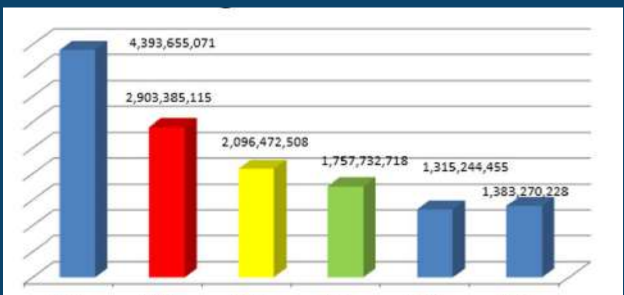
Our people are our most important asset, and we are committed to creating structures that improve their lives, empower them, and support their professional growth. To uphold this commitment, the Bank recently adjusted staff salaries to align with current economic realities.

Performance review

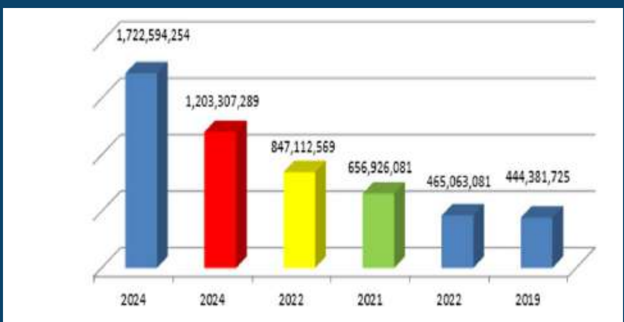
We have taken decisive and immediate action on the challenges facing the Industry as result of CBN tightening monetary of policies curb inflationary pressures by focusing on mobilizing cheap funds strong risk management and increase the oversight in loan monitory , these have led to significant improve across all KPI parameters .

The Bank delivered a strong 2024 financial result .The revenue grew by 38% for the year, with broad contributions across our mortgage lending activities from all geographical location and sectors. The Bank remained profitable for the eighteenth consecutive year. The Bank has set another record to create value for its stakeholders by hit a profit before tax of 1.2billion for the first time.

Gross earning



Profit before Tax



The Bank has consistently increased its revenue over the years. The revenue increased by 51% from N2.9billion in 2023 to N4.3billion in 2024 due to increase in interest income from loans and advances to our core customers while profit before tax also increased by 43%. The Bank balance sheet grew by 22% from N20.6billion to N24.1billion reflecting our commitment to our stakeholders.

As a Bank, we have continued to meet all regulatory, prudential, and internal operating ratios. With a Capital Adequacy Ratio of 41.2% and Liquidity Ratio of 74.7%, the Bank is well positioned to take advantage of profitable business opportunities and meet its maturing obligations.

Despite the negative impact of inflation on business, we were able to improve operational efficiency by reducing the Bank's cost to income from 43% in 2023 to 41% in 2024. With a turnover of over N4.3billion, profit after tax stood at N1.4billion which represents a 49% growth over 2023's PAT of N1.203billion.

During the year, the Bank was rated low by CBN composite rating while the Bank was further rated by Global Credit Rating (GCR), an International rating agency. GCR assigned SQ2-(NG) for servicer rating and BBB for obligor rating. The ratings showcase the Bank's strong capitalization, adequate liquidity and funding profile, qualified management team, satisfactory asset quality, efficient risk management processes, succession planning at the leadership level, ample business continuity framework, sound collection and recovery procedures as well as strong commitment to staff development.

2025 Outlook

The year 2025 presents a complex economic landscape for Nigeria, marked by both promising prospects and significant challenges. The World Bank is forecasting growth of 3.5%, while the Central Bank of Nigeria (CBN) anticipates 4.17%. Growth is expected to be driven by increased oil production, the operation of the Dangote Refinery, and improvements in agriculture and manufacturing. Inflation is expected to gradually decline in 2025. Factors contributing to this decline include increased domestic refining capacity, a potentially stronger naira, and government reforms. We expect the CBN to begin lowering interest rates in the latter half of 2025 if inflation declines as projected.

Increased oil production and the operation of the Dangote Refinery are expected to boost the sector, reduce reliance on fuel imports, and potentially lead to Nigeria becoming a regional supplier of refined petroleum products. However Structural challenges will persist, such as inadequate infrastructure, power supply deficits, and insecurity, continue to pose risks to economic growth.

Nigeria's economic outlook for 2025 is cautiously optimistic. In 2025, the demand for mortgage finance is unlimited and the future is bright but our competence will be challenged by digital economic impact. The ability to mobilize deposit by Mortgage Banks remains the greatest success factor for the Bank. As part of our response, the Bank will complete its second phase of the digital journey in 2025.

Corporate Social Responsibility and Impact

At the heart of our Banking Business lies a commitment to putting people and planet first. We do our banking business with cautious recognition of our environment; this includes the society we operate, green and Cultural environment. In 2024, we started a new program called Financial Literacy club which intends to introduce young school children into the world of financial discipline. We had the privilege of sharing valuable knowledge on money management with school students and pupils. As part of the interactive session, students were tasked with creating three jars labeled Save, Share, and Spend. This hands-on exercise taught them the importance of allocating their resources wisely. To make the experience even more engaging, we introduced a friendly competition.

Through this initiative, we aimed to instill essential life skills in the next generation. By teaching them the value of saving, sharing, and responsible spending, we hope to empower them to make informed financial decisions in the future.

Awards

In year under review (2024), the Bank won two awards namely:

I. Africa's Most Innovative Mortgage Bank of the Year- Africa Financial Industry Leadership Awards 2024.
II. Africa's Most Innovative Primary Mortgage Institution of the year- African Brands Congress 2024.

Conclusion

Distinguish shareholders and the Board of Directors; I thank you for the privilege to serve as MD/CEO of Infinity mortgage Trust Bank Plc. I would like to thank all our team for their passion and commitment to supporting our customers and delivering the best solutions to drive a positive impact. In this period of uncertainties, I am extremely proud to be part of this winning team despite the social, economic, and unforeseen disruptions in our operational environment.

Together, we are INFINITY TRUST MORTGAGE BANK PLC – the best Mortgage Bank brand in Nigeria.

I'm excited about this next chapter in our transformation and our ability to turn ideas into meaningful, positive outcomes that bring benefits to all our Stakeholders. I indeed appreciate the support of all our Stakeholders (Regulators, Vendors, Suppliers, and Customers) over the years. I want us to work together again in 2025 to move Infinity Trust Mortgage Bank Plc to greater heights. Please do not relax in building a better Bank for our generation to come.

Thank You and God Bless INFINITY TRUST MORTGAGE BANK PLC

Ngozi Chukwu
Managing Director /CEO

Reports of Directors

The Directors present their annual report on the affairs of Infinity Trust Mortgage Bank Plc ("the Bank") together with the financial statements and Auditor's report for the twelve months ended 31st December, 2024.

1. **Representation**
   The Board of Directors represents all shareholders and acts in the best interest of the company. Each Director represents the company's shareholders regardless of the manner in which he/she was appointed. Each Director undertakes not to seek, nor to accept, any benefit liable to compromise his/her independence.

2. **Legal Form**
   The Bank was incorporated in 28th of November 2002 as INFINITY TRUST SAVINGs & LOANS LIMITED. It commenced operations in 2003. The Bank was converted to a Public Limited Liability Company on 25th January, 2013 and changed its name to INFINITY TRUST MORTGAGE BANK PLC. The Bank obtained its listing on the Nigerian Stock Exchange on 11th December 2013 where its shares are being publicly traded.

3. **Principal Activities**
   The principal activity of the Bank is the provision of mortgage banking, construction finance and other financial intermediation services to corporate and individual customers.

4. **Business Review**
   The Bank carried out Mortgage Banking activities in accordance with its Memorandum and Articles of Association as prescribed by the CBN Guidelines. A comprehensive review of the business for the year and the prospects for the ensuing year is contained in the Chairman's and Managing Director's reports.

5. **Property, Plant & Equipment**
   Information relating to the movements in the Property, Plant & Equipment of the Bank during the year is provided in the note 22 to the audited financial statements. In the opinion of the Directors, the market value of the Bank's properties is not less than the value shown in the accounts.

6. **Operating Results**
   Gross earnings increased by 51.3%. Highlights of the Bank's operating results for the year under review are as follows:

	2024	2023
	₦	₦
Gross earnings	4,393,655,073	2,903,385,116
Net interest income	2,450,936,632	1,876,161,029
Total operating income	3,261,285,512	2,240,196,463
Impairment allowance loss charge	(199,383,197)	(66,446,005)
Net operating income	3,061,902,315	2,173,750,458
Profit before tax	1,722,594,254	1,203,307,288
Income tax expense	(241,364,871)	(202,934,492)
Profit after taxation	1,481,229,383	1,000,372,796

7. **Shareholding Analysis and Register**

i) Paid Up Share Capital: 4,170,445,720 have been fully paid up and amount to 2,085,222,860

ii) The shareholding pattern of the Bank as at 31stDecember, 2024 is as stated below:

Range	No. of Shareholders	% of Shareholders	No. of Holdings	% of Shareholdings
1 - 5,000,000	485	97.4	20,487,048	0.5
5000001 - 10,000,000	3	0.6	29,980,972	0.7
10,000,001 - 250,000,000	6	1.2	1,400,000,000	33.6
250,000,001 - 1,000,000,000	4	0.8	2,719,977,700	65.2
TOTAL	**498**	**100**	**4,170,445,720**	**100**

iii) Share Capital History

The movement in the Bank's authorized and paid up ordinary share capital from commencement to date is shown below:

AUTHORISED SHARE CAPITAL

DATE	AUTHORIZED	ISSUED AND FULLY PAID					
	INCREASE	Cumulative	INCREASE	UNIT PRICE	UNITS	N	CONSIDER-ATION
2002	100,000,000	100,000,000	100,000,000	1.0	100,000,000	100,000,000	Cash
2003	-	100,000,000	-	1.00	100,000,000	100,000,000	
2004	-	100,000,000	-	1.00	100,000,000	100,000,000	
2005	62,000,000	162,000,000	62,000,000	1.00	162,000,000	162,000,000	Cash
2006	338,000,000	500,000,000	338,000,000	1.00	500,000,000	500,000,000	Cash
2007	500,000,000	500,000,000	500,000,000	0.50	1,000,000,000	500,000,000	Cash
2008	1,500,00,000	2,000,000,000	-	0.50	2,000,000,000	1,000,000,000	
2009	-	2,000,000,000	-	0.50	2,000,000,000	1,000,000,000	
2010	1,000,000,000	3,000,000,000	500,000,000	0.50	3,000,000,000	1,500,000,000	
2011	1,000,000,000	4,000,000,000	-	0.50	3,000,000,000	1,500,000,000	
2012	6,000,000,000	10,000,000,000	233,644,860	0.50	3,467,289,720	1,733,644,860	Cash
2013	-	10,000,000,000	351,578,000	0.50	4,170,445,720	2,085,222,860	Cash
2014	-	10,000,000,000	-	0.50	4,170,445,720	2,085,222,860	
2015	-	10,000,000,000	-	0.50	4,170,445,720	2,085,222,860	
2016	-	10,000,000,000	-	0.50	4,170,445,720	2,085,222,860	
2017	-	10,000,000,000	-	0.50	4,170,445,720	2,085,222,860	

2018	-	10,000,000,000	-	0.50	4,170,445,720	2,085,222,860	
2019	-	10,000,000,000	-	0.50	4,170,445,720	2,085,222,860	
			2,085,222,860		**44,622,409,760**	**22,792,204,880**	

8. **SUBSTANTIAL INTEREST IN SHARES**

According to the register of members as at 31st December 2024, no shareholder held more than 5% of the issued share capital of the Bank except the following:

S/N	NAME OFSHAREHOLDERS	HOLDINGS	PERCENTAGE
1	Engr. Dr. Adeyinka Bibilari	1,278,219,720	30.65%
2	Adkan Services Nig. Ltd	691,757,980	16.59%
3	Labid Investment Ltd	450,000,000	10.79%
4	Royal Mills Foods	300,000,000	7.19%
5	Dr. Olabanjo Obaleye	250,000,000	6.00%
6	Decimal Links Limited	250,000,000	6.00%
7	Notec Ventures Limited	250,000,000	6.00%
8	Veritas Packaging Company Limited	250,000,000	6.00%
		3,719,977,700	**89.22%**

9. **ACQUISITION OF OWN SHARES**

The Bank did not purchase it own shares during the period.

10. **DIRECTORS**

The names of the Directors during the year ended 31st December, 2024 are as follows:

S/N	NAMES	POSITION
1	Mrs. Okwa Ene Iyana	Chairman - Independent Director
2	Dr. Nkechi Bibilari	Non-Executive Director
3	Mrs. Abisola Obaleye	Non-Executive Director
4	Dr. Olufemi Adeoye Fabanwo	Independent Director
5	Mr. James Odegwai Ahmed	Independent Director
6	Alh. Abubakar Muhammad	Non-Executive Director
7	Engr. Eniola Bibilari	Non-Executive Director

11. **DIRECTORS SHAREHOLDING**

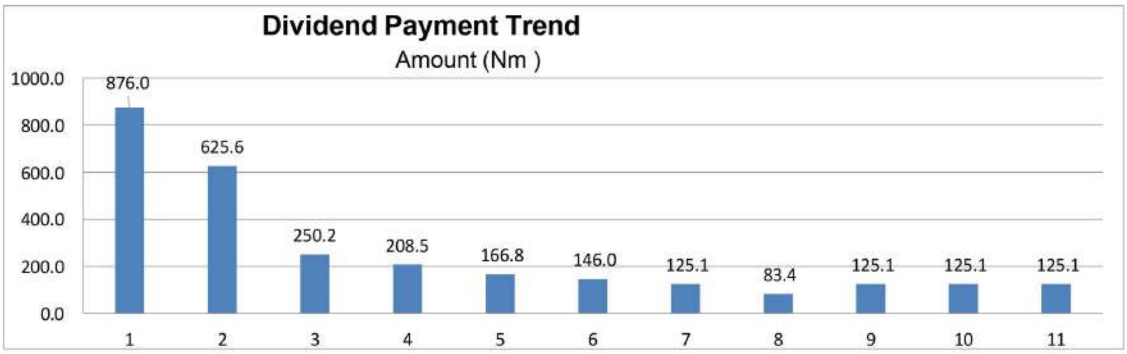
The direct and indirect interests of directors in the issued share capital of the Bank as recorded in the register of directors' shareholding and/or as notified by the directors for the purposes of sections 275 and 276 of the Companies and Allied Matters Act and the listing requirements of the Nigerian Stock Exchange is as stated below:

		31-Dec-24				
S/N	NAME OF DIRECTORS	DIRECT HOLDINGS	PERCENTAGE (%)	INDIRECT HOLDINGS	PERCENTAGE (%)	TOTAL
1	Dr. Nkechi Bibilari	200,000.00	0	Nil	Nil	200,000.00
2	Mr. James Odegwai Ahmed	123,490.00	0	Nil	Nil	123,490.00
3	Engr. Eniola Bibilari	100,000.00	0	Nil	Nil	100,000.00
4	Maj. Gen. Ishaku Pennap (Rtd)*	1,000,000.00	0	Nil	Nil	1,000,000.00
5	Sunday Olumorin**	4,000,000.00	0.1	Nil	Nil	4,000,000.00
	Total Director Share	5,423,490.00	0.13			5,423,490.00
	Total share of Non Director					4,164,922,230
	Total shares					**4,170,345,720.00**

*Director that retired April 2024
**Director that retired June 2024

12. **DIVIDEND PAYMENT**

As a result of its profitable operations, the Bank has consistently rewarded its shareholders with returns on their investments by paying dividend. The year 2024 financial year would mark the 19th year the Bank paid dividend to its shareholders. The graph below shows the history of the Bank's dividend payment over the years.



13. **CORPORATE SOCIAL RESPONSIBILITY**

The Bank continues its tradition of making contributions to charitable and non-political organizations. The donations and corporate social responsibility projects embarked upon by the Bank during the year are shown in sustainability report section.

14. **POST BALANCE SHEET EVENTS**

There were no post balance sheet events that could have had a material effect on the affairs of the Bank as at 31st December, 2024 which have not been adequately provided for or disclosed.

15. **HUMAN RESOURCES: COMMITMENT TO EQUAL EMPLOYMENT OPPORTUNITY** The Bank is committed to maintaining positive work environment and to conduct business in a positive professional manner by consistently ensuring equal employment opportunity to all irrespective of gender. Directors and staff analysis by gender are given in the tables below:

ANALYSIS OF EXECUTIVE MANAGEMENT AND BOARD BY GENDER					
NUMBER		**PERCENTAGE**			
Grade	Male	Female	Total	Male	Female
Executive Director to Managing Director	0	1	1	0%	100%
Non-Executive Directors	2	2	4	50%	50%
Independent Non-Executive Directors	2	1	3	66%	34%
Senior Manager to General Manager	7	1	8	88%	12%
ANALYSIS OF STAFF BY GENDER					
Employees	Total Number	%	Employed during the year	%	
Male	56	62	12	63	
Female	34	38	7	37	
Total	**90**	**100**	**19**	**100**	

Employment of Disabled Persons

The Bank continues to maintain a policy of giving a fair consideration to the application for employment made by disabled persons with due regard to their abilities and aptitudes. The company's policy prohibits discrimination of disabled persons in the recruitment, training and career development of its employees. In the event of members of staff becoming disabled, efforts are made to ensure that their employment with the Bank continues and appropriate training arranged to ensure that they fit into the Bank's working environment.

Health, Safety and Welfare at Work

The Bank enforces strict health and safety rules and practices at the work environment, which are reviewed and tested regularly and employees are aware of existing regulations. The Bank provides subsidies to all levels of employees for transportation, housing, lunch and also medical expenses for both staff and their immediate families. Fire prevention and fire-fighting equipment are installed in strategic locations within the Bank's premises. The Bank also operates Group Life Insurance and Workmen Compensation Insurance covers for the benefit of its employees. It also operates a contributory pension plan in line with the Pension Reform Act 2004.

Employee Involvement and Training

The Bank is committed to keeping employees fully informed as much as possible regarding the Bank's performance and progress and seeking their opinion where practicable on matters which particularly affect them as employees.
In accordance with the Bank's policy of continuous development, trainings are carried out at various levels and employees are nominated to attend both local and international courses. These are equally complimented by on-the–job training.

Formal and informal channels are also employed in communicating with employees with an appropriate two-way feedback mechanism. Incentive schemes designed to encourage involvement of employees in the Bank's performance are implemented whenever appropriate.

16. **Audit Committee**

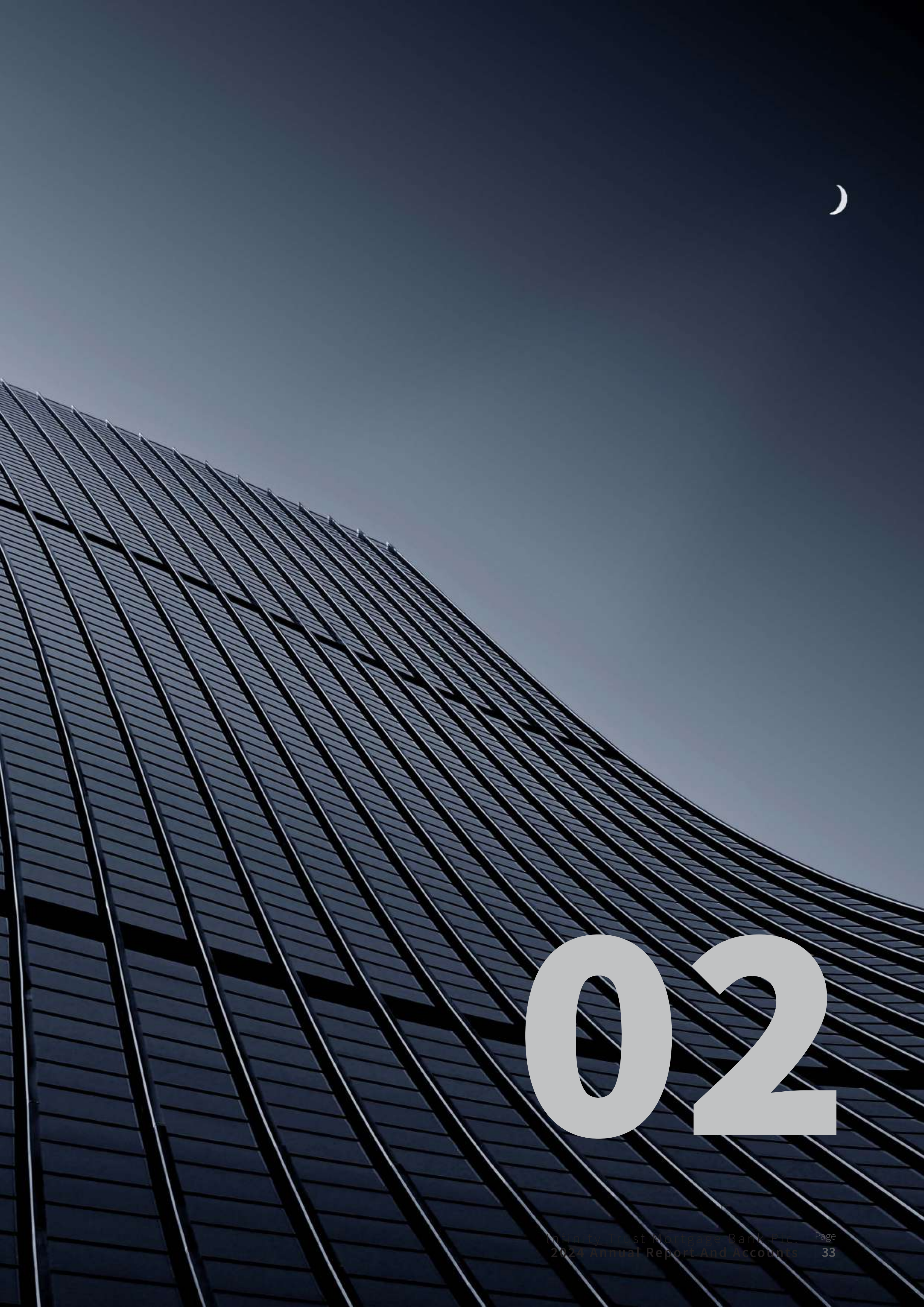
Pursuant to Section 404 (3) of the Companies and Allied Matters Act, CAP C20 LFN 2020, the Bank has in place an Audit Committee comprising two Directors and three Shareholders as follows:

	Non - Executive Directors		
1	Mrs. Abisola Obaleye	Non-Executive Director	Chairman
2	Dr. Olufemi Fabamwo	Independent Director	Member
	Shareholders		
3	Mr. Lawrence Welle	Shareholder representative	Member
4	Dr. Franklin Akinyosoye	Shareholder representative	Member
5	Mr. Segun Owoeye	Shareholder representative	Member

17. **Auditors**
The Board approved the engagement of Messrs. PKF Professional Services (Chartered Accountants) as the Bank's new auditors in 2024, which was ratified in the Annual General Meeting held in 2024 in accordance with Section 357 (2) of the Companies and Allied Matters Act 1990 following the expiration of Messrs. Aminu Ibrahim& Co (Chartered Accountants) tenor in Dec 31,2023 after 10 years of a continuous audit of the Bank.

BY ORDER OF THE BOARD

Tolu Osho (Mrs.)
Company Secretary
FRC/2017/NBA/00000016418
11, Kaura Namoda, Area 3, Garki, Abuja



02

Corporate Governance Report

The Central Bank of Nigeria in its Circular BSD/04/2006 of March 2, 2006 released a new Corporate Governance Code which includes the protection of equity ownership, enhancement of sound organizational structure and promotion of industry transparency. The Code requires Banks to include in their annual report and accounts, compliance report to the Code of Corporate Governance. In compliance therefore, we state below our Compliance Report as at 31 December 2024. A new code of corporate governance issued by the CBN was effective 1st of April, 2019. However, the Bank did a gap analysis between the current and new one and put machinery in place to comply with all requirements of the new policy.

1. **Compliance Status**

In line with the provisions of the new Code, the Bank has put in place a robust internal control and risk management framework that will ensure optimal compliance with internationally acceptable corporate governance indices in all its operations. In the opinion of the Board of Directors, the Bank has substantially complied with the new Code of Corporate Governance during the 2024 financial year.

2. **Statutory Bodies**

In line with the provisions of the new Code, the Bank has put in place, robust internal control and risk management frameworks that will ensure optimal compliance with the new code of corporate governance as well as internationally acceptable corporate governance indices in all its operations. In the opinion of the Board of Directors, the Bank has substantially complied with the new Code of Corporate Governance during the 2024 financial year.

3. **Shareholders' Meeting**

The shareholders remain the highest decision making of Infinity Trust Mortgage Bank Plc., subject however to the provisions of the Memorandum and Articles of Association of the Bank, and other applicable legislation. At the Annual General Meetings (AGM), decisions affecting the Management and strategic objectives of the Bank are taken through a fair and transparent process. Such AGM are attended by the shareholders or their proxies and proceedings at such meetings are monitored by members of the press and representatives of the Nigerian Stock Exchange, Central Bank of Nigeria, Nigeria Deposit Insurance Commission, Corporate Affairs Commission, Securities and Exchange Commission and the Bank's statutory auditors.

4. **Ownership Structure**

There is no public sector or foreign participation in the ownership of the Bank. The Bank is owned by shareholders in the private sector. The list of shareholders consist of both individual and institutional investors

5. **Board of Directors and Membership**

The Board of Directors consists of the Chairman, Managing Director/Chief Executive Officer (MD/CEO), Non-Executive Directors (Non-EDs) and Independent Directors. The Directors have diverse background covering Academics, Economics, Management, Accounting, Psychology, Information Technology, Public Administration, Law, Engineering, and Business Administration. These competences have impacted on the Bank's stability and growth. The office of the Chairman of the Board is distinct and separate from that of the Managing Director/Chief Executive Officer and the Chairman does not participate in running the daily activities of the Bank. We confirm that the Chairman of the Board is not a member of any Board Committee and appointment to the Board is made by the shareholders at the Annual General Meeting upon the recommendation of the Board of Directors.
Memberships of the Board of Directors during the year ended 31 December, 2024 was as follows:

S/N	Name		Position Held
1	Mrs. Ene Iyana Okwa	Independent	Chairman
2	Dr. Nkechi Bibilari	-	Director (Non-Executive)
3	Mrs. Abisola Obaleye	-	Director (Non-Executive)
4	Dr. Olufemi Fabamwo	Independent	Director (Non-Executive)
5	Alh. Abubakar Muhammad	-	Director (Non-Executive)
6	Mr. James Ahmed	Independent	Director (Non-Executive)
7	Engr. Eniola Bibilari	-	Director (Non-Executive)
8	Dr. Obaleye Olabanjo Johnson**		Director (Non-Executive)

** Director appointed effective from Jan 2025 as approved by CBN, and awaiting ratification at the AGM

Tenure of Office – Election/Re-election of Directors

The tenure of office of an Executive and a Non-Executive Director is a renewable term of four (4) years each for a maximum of three (3) terms. The tenure of office of an Independent Director is a renewable term of five (5) years each for a maximum of two (2) terms. The tenure of the Managing Director/CEO is limited to two terms of five (5) years each.

Delegation of Powers

The Board of Directors delegates any of their powers to Committees consisting of such members of their body as they think fit and have oversight functions on the Committees. The Board also delegates authority to Management in line with best practices, for the day-to-day Management of the Bank through the MD/CEO, who is supported in this task by the Executive Management Staff.

Standing Board Committees

The Board carries out its oversight responsibilities through Seven (7) standing Committees whose terms of reference it reviews regularly. All the Committees have clearly defined terms of references, which set out their roles, responsibilities and functions, scope of authority and procedures for reporting to the Board.
In Compliance with the code on industry transparency, due process, data integrity and disclosure requirement, the Board has in place the following Committees and reporting structures through which its oversight functions are performed:

» Statutory Audit Committee;
» Board Audit Committee;
» Board Credit and Investment Committee;
» Board Risk Management Committee;
» Board Information Technology Steering Committee;
» Board Governance and Nominations Committee;
» Board Finance & General Purpose Committee.

Statutory Audit Committee

This is a joint shareholders/Board Committee that comprise of an equal number of three (3) Shareholders and two (2) Directors. The Committee has oversight function on Internal Control system and financial reporting. The Committee's terms of reference are:

General

The Committee shall:

1. Ensure that there is an open avenue of communication between the External Auditors and the Board and confirm the Auditors' respective authority and responsibilities.
2. Oversee and appraise the scope and quality of the audits conducted by the Internal and External Auditors.
3. Review annually, and if necessary propose for formal Board adoption, amendments to the Committee's terms of reference.

Whistle Blowing

4. Review arrangement by which staff of the Bank may, in confidence, raise concerns about possible impropery in matters of financial reporting or other matters.
5. As global best practice however that a direct channel of communication is established between the whistle blower and the authority to take action, investigate or cause to be investigated the matter being blown, the Committee shall ensure that arrangements are in place for the proportionate and independent investigation and follow-up of such matters.

Regulatory Reports

The Committee shall also:

6. Examine CBN/NDIC examination Reports and make recommendations thereof.
7. Monitor and review the standards of risk management and internal control, including the processes and procedures for ensuring that material business risks, including risks relating to IT security, fraud and related matters, are properly identified and managed, the effectiveness of internal control, financial reporting, accounting policies and procedures, and the Bank's statements on internal controls before they are agreed by the Board for each year's Annual Report.
8. Consider and review the process for risk management annually to ensure adequate oversight of risk faced by the Bank and the system of internal controls and reporting of those risks within the Bank.
9. Receive regular reports on significant litigations and financial commitments and potential liability (including tax) issues involving the Bank.

Membership

The Committee comprises of a total number of Five (5) members made up of Two (2) Non-Executive Directors and three (3) Shareholders as follows:

Non - Executive Directors		
1	Mrs. Abisola Obaleye	Chairman
2	Mr. James Ahmed	Member
	Shareholders	
1	Mr. Lawrence Welle	Member
2	Dr. Franklin Akinyosoye	Member
3	Mr. Segun Owoeye	Member

Quorum: Four (4) members, 2 (Two) Non-executive directors and 2 (Two) shareholders.

Board Credit and Investment Committee

The Board Credit Committee is charged with the responsibility of evaluating and or approving all credits beyond the powers of Management from N20 Million to N1 Billion for fund based facilities. The following are its terms of reference and roles:

Roles

i. Oversee Management's establishment of policies and guidelines, to be adopted by the Board
ii. Articulate the Bank's tolerances with respect to credit risk, and oversee Management's administration of, and compliance with, these policies and guidelines.
iii. Oversee Management's establishment of appropriate systems (including policies, procedures, management and credit risk stress testing) that support measurement and control of credit risk.
iv. Periodic review of Management's strategies, policies and procedures for managing credit risk, including credit quality administration, underwriting standards and the establishment and testing of provisioning for credit losses.

v. Oversee the administration of the Bank's credit portfolio, including Management's responses to trends in credit risk, credit concentration and asset quality.
vi. Coordinate as appropriate its oversight of credit risk with the Board Risk Management Committee in order to assist the Committee in its task of overseeing the Bank's overall management and handling of risk.
vii. Evaluate and or approve all credits beyond the powers of the Executive Management.
viii. Ensure that a qualitative and profitable credit portfolio exist for the Bank.
ix. Evaluate and recommend to the Board all credits beyond the Committee's powers.
x. Review of credit portfolio within its limit in line with set objectives.
xi. Review of classification of credit advances of the Bank based on prudential guidelines on quarterly basis.
xii. Approve the restructuring and rescheduling of credit facilities within its powers;
xiii. Write-off and grant of waivers within powers delegated by the Board;
xiv. Review and monitor the recovery of non-performing insider related loans.

Membership
The Committee has Four (4) members comprising of two (2) Non-Executive Directors, One (1) Independent Director and the Managing Director/CEO. The committee members are as follows:

1	Mrs. Abisola Obaleye	Chairman
2	Dr. Olufemi Fabamwo	Member
3	Engr. Eniola Bibilari	Member
4	Mrs. Ngozi Chukwu	Ag.MD/CEO

Quorum: Three (3) members with two (2) Non-Executive Directors and the Managing Director.

2. BOARD AUDIT COMMITTEE

S/N	MEMBERS
1	Mrs. Abisola Obaleye
2	Dr. Olufemi Fabamwo
3	Mr. James Ahmed*
4	Maj. Gen. Ishaku Pennap**

Quorum: Three (3) members with two (2) Non-Executive Directors and the Managing Director.

* Mr. Ahmed was appointed as a Director in April 2024

** Maj. Gen. Ishaku Pennap (Rtd.) completed his term and retired as a Director in April 2024

Board Risk Management Committee (BRMC)
The Board Risk Management Committee has the oversight function of insulating the Bank from operational and lending risks and is charged with the following responsibilities:

Roles
i. Overseeing the overall Risk Management of the Bank;
ii. Reviewing periodically, Risk Management objectives and other specific Risk Policies for consideration of the full Board;
iii. Evaluating the Risk Rating Agencies, Credit Bureau and other related Service Providers to be engaged by the Bank;
iv. Approving the internal Risk Rating Mechanism.
v. Reviewing the Risk Compliance reports for Regulatory Authorities;
vi. Reviewing and approving exceptions to The Bank's Risk Policies;
vii. Review of policy violations on Risk issues at Senior Management Level;
viii. Certifying Risk Reports for Credits, Operations, Market/Liquidity subject to limits set by the Board;
ix. Evaluating the risk profile and risk management plans for major projects and new ventures to determine the impact on the Bank's risk profile.

x. Ensuring compliance with global best practice standards as required by the Regulators.
xi. Monitoring the market, Operational, Reputational, Liquidity, Compliance, Strategic, Legal and other Risks as determined by the Board.
xii. Any other oversight functions as may be expressly requested by the Board, from time to time.

Membership
The Committee has (3) members; One (1) Non-Executive Director, Two (2) Independent Directors and the Managing Director/CEO. The committee members are as follows:

1	Dr. Olufemi Fabamwo	Chairman
2	Mr. James A hmed	Member
3	Engr. Eniola Bibilari	Member
4	Mrs. Ngozi Chukwu	Ag.MD/CEO

Quorum: Any Two (2) members and the Managing Director.

The Board Governance and Nominations Committee:
The committee is responsible for the overall governance and personnel function of the Board. Its roles include the following:
Roles
i. To consider and make recommendations to the Board on acquisition of fixed assets, review and recommend nomination of directors to the Board based on a proper selection process.
ii. To establish the criteria for Board and Committee membership, review candidates' qualifications and any other potential conflict of interest.
iii. To establish a clearly defined, formal, rigorous and transparent procedure for the appointment of Directors to the Board.
iv. The Committee is to conduct background checks on Board nominees to determine to a reasonable extent that the nominee is a fit and proper person.
v. To ensure adequate succession planning for Board of Directors and the Chief Executive Officer.
vi. To ensure the orientation and continuous education of Directors.
vii. To monitor the procedures established for compliance with regulatory requirements for related party transactions.
viii. To monitor staff compliance with the Code of Ethics and Business Conduct of the Bank.
ix. Overseeing the Board's annual evaluation of its performance and the performance of other Committees.
x. To ensure compliance with regulatory standards of Corporate Governance and regularly identify international best practices of corporate governance and close any identified gaps.
xi. Recruitment/promotion of staff to Assistant General Manager and above, including the approval of their remuneration.
xii. To decide on the benefits and other terms and conditions of the service contracts of such officers and recommend to the Board.
xiii. To review and approve of policies on staff welfare and fringe benefits.
xiv. Annual review of the Board Charter.
xv. To ensure the annual review of the Board and Board committees' performance.

Membership
The membership of the Committee is made up of two (2) Non-Executive Directors and one (1) Independent Director:

1	Alh. Abubakar Muhammad	Chairman
2	Dr. Nkechi Bibilari	Member
3	Mr. James Ahmed	Member

Quorum: Two (2) members

Board Information Technology (I.T.) Committee

The IT Steering Committee, on behalf of the Board, drives the Bank's computerization process and ensures value is derived from expenditure on computerization. Specifically, the Committee has the following functions:

Roles

i. Ensuring that IT strategies are aligned with bank as well as the bank's strategic and corporate objectives, Service Delivery Plans and Results and Services Plan (RSP), budget funding and Asset Strategy.
ii. Improving the quality, management and value of information, business systems and information and communication technology.
iii. Prioritizing strategies and projects as High Medium and Low, in consultation with the Management Team and responsible Business Unit Managers, so as to provide a true indication of the areas that need to be addressed first.
iv. Ensuring strategies and projects are realistic and achievable during the life of the IT Strategic Plan.
v. Providing oversight to ensure that the IT Strategic Plan is delivered within the agreed budget and timeframe.
vi. Ensuring that the bank adopts a structured project management methodology that is used for all IT initiatives and projects. Ensuring also that there is a standard process adopted which guides Project Managers through the process of customizing the methodology to suit individual projects.
vii. Considering new projects that emerge outside the IT Strategic Planning cycle and investigate the impact of their implementation on other projects, priorities, budget etc. in the ICT Strategic Plan.
viii. Reviewing and approving major Information Management and Information Technology policies, procedures and standards for use by the bank, including the IT and IT project governance frameworks.
ix. Ensuring that the information architecture, systems architecture and technology platforms proposed in new projects are consistent with the strategic architecture and plans of the bank.
x. Establishing the priority of projects, and resolving competing demands for resources and funds.
xi. Monitoring the implementation of IT projects against approved project plans, with particular emphasis on quality, risk management, benefits realization and change management.
xii. Reviewing and approving the detailed IT project implementation plans and project management documents such as risk management, change management, benefits realization register, benefits management plan, information security.

Membership

The Committee's membership is made up of three (3) Non-Executive Directors and the Managing Director. The committee members are as follows:

1	Dr. Nkechi Bibilari	Chairman
2	Alh. Abubakar Muhammad	Member
3	Engr. Eniola Bibilari	Member
	Mrs. Ngozi Chukwu	Ag.MD/CE

Quorum: Three (3), two (2) Non-Executive directors and the Managing Director.

Board Finance & General Purpose Committee

Roles

i. Review the performance of the bank vis-a-vis budgets, regulatory and internally stressed ratios.
ii. Review the optimum deployment of the Bank's liquidity.

iii. Review capital adequacy.
iv. Review compliance to prudential operating ratios
v. Review efficient deployment and matching of assets and liabilities, balancing risk and returns.
vi. Review the funding opportunities and gaps in the bank.
vii. Review exposures to market risks generally.

Membership

The Committee's membership is four (4), made up of three (3) Non-Executive Directors and the Managing Director. The Committee consist of the following members:

1	Dr. Nkechi Bibilari	Chairman
2	Mrs. Abisola Obaleye	Member
3	Alh. Abubakar Muhammad	Member
4	Mrs. Ngozi Chukwu	Ag.MD/CE

Quorum: Two (2) Non-Executive Directors and the Managing Director.

03

Remuneration Of Directors

The Shareholders, at the Bank's Annual General Meeting, set and approved the annual remuneration of members of the Board of Directors. The annual emoluments of the Directors are stated in the Annual Report.

Attendance of Board and Committee Meetings
The table below shows the frequency of meetings of the Board of Directors and Board Committees, as well as Members' attendance from 1st January, 2024 to 31 December, 2024

1. STATUTORY AUDIT COMMITTEE

S/N	MEMBER	Meeting Dates		
		02/02/2024	23/09/2024	25/11/2024
1	Mrs. Abisola Obaleye	√	√	√
2	Mr. James Ahmed*	N/A	√	√
3	Mr. Segun Owoeye	√	√	√
4	Dr. Franklyn Akinyosoye	√	√	√
5	Mr. Lawrence Welle	√	√	√

*Mr. Ahmed was appointed as a Director in April 2024

- Not all members of BAC are members of SAC and Composition of SAC changed during the course of 2023 due to provisions of CAMA.

2. BOARD AUDIT COMMITTEE

S/N	MEMBERS	02/02/2024	02/05/2024	22/07/2024	23/09/2024	25/11/2024
1	Mrs. Abisola Obaleye	√	√	√	√	√
2	Dr. Olufemi Fabamwo	√	√	√	√	√
3	Mr. James Ahmed*	N/A	√	√	√	√
4	Maj. Gen. Ishaku Pennap**	√	'Ω	'Ω	'Ω	'Ω

*Mr. Ahmed was appointed as a Director in April 2024
'Ω Maj. Gen. Ishaku Pennap (Rtd.) completed his term and retired as a Director in April 2024

3. BOARD GOVERNANCE, NOMINATION AND REMUNERATION COMMITTEE

S/N	MEMBERS	06/02/2024	03/05/2024	24/07/2024	12/09/2024	17/09/2024	26/11/2024
1	Alh. Abubakar Muhammad	NA	√	√	√	√	√
2	Dr. Nkechi Bibilari	√	√	√	√	√	√
3	Mr. James Ahmed	NA	√	√	√	√	√
4	Dr. Olufemi Fabamwo*	√	o	o	o	o	o

*Alh. Muhammad was appointed as a Director in April 2024
*Dr. Olufemi Fabamwo was re-assigned to other Committees in April 2024

S/N	MEMBERS	06/02/2024	08/05/2024	18/09/2024	28/11/2024
1	Dr. Olufemi Fabamwo	√	√	√	√
2	Mrs. Abisola Obaleye	√	√	√	√
3	Mr. James Ahmed*	N/A	√	√	√
4	Maj. Gen. Ishaku Pennap 'Ω	√	'Ω	'Ω	'Ω

4. BOARD RISK MANAGEMENT COMMITTEE

S/N	MEMBERS	06/02/2024	08/05/2024	18/09/2024	28/11/2024
1	Dr. Olufemi Fabamwo	√	√	√	√
2	Mrs. Abisola Obaleye	√	√	√	√
3	Mr. James Ahmed*	N/A	√	√	√
4	Maj. Gen. Ishaku Pennap 'Ω	√	'Ω	'Ω	'Ω

*Mr. Ahmed was appointed as a Director in April 2024
'Ω Maj. Gen. Ishaku Pennap (Rtd.) completed his term and retired as a Director in April 2024

5. BOARD FINANCE AND GENERAL PURPOSE COMMITTEE

S/N	MEMBERS	07/02/2024	04/05/2024	20/09/2024	20/11/2024
1	Dr. Nkechi Bibilari	√	√	√	√
2	Mrs. Abisola Obaleye	√	√	√	√
3	Alh. Abubakar Muhammad*	N/A	√	√	√
4	Maj. Gen. Ishaku Pennap 'Ω	√	'Ω	'Ω	'Ω

*Alh. Muhammad was appointed as a Director in April 2024
'Ω Maj. Gen. Ishaku Pennap (Rtd.) completed his term and retired as a Director in April 2024

6. BOARD CREDIT COMMITTEE (BCC)

S/N	MEMBERS	05/02/2024	06/05/2024	18/09/2024	28/11/2024
1	Mrs. Abisola Obaleye	√	√	√	√
2	Dr. Olufemi Fabamwo	√	√	√	√
3	Engr. Eniola Bibilari	N/A	√	√	√

*Engr. Eniola Bibilari was appointed as a Director in April 2024

S/N	MEMBERS	07/02/2024	04/05/2024	20/09/2024	20/11/2024
1	Dr. Nkechi Bibilari	√	√	√	√
2	Alh. Abubakar Muhammad*	√	√	√	√
3	Engr. Eniola Bibilari*	N/A	√	√	√
4	Maj. Gen. Ishaku Pennap 'Ω	√	'Ω	'Ω	'Ω

*Alh. Abubakar Muhammad was appointed as a Director in April 2024
*Engr. Eniola Bibilari was appointed as a Director in April 2024
'Ω Maj. Gen. Ishaku Pennap (Rtd.) completed his term and retired as a Director in April 2024

The table below shows the frequency of meetings of the Board of Directors and Board Committees, as well as Members' attendance from January 2024 to December 2024

Attendance of Board and Committee Meetings

S/N		Main Board of Directors	Board Credit Comm	Board Risk Mgt Comm	Board Audit Comm	Board Gov., Nom. & Rem Comm	Board I.T. Comm	Board Finance & G.P Comm
	Meeting Dates	9/2/2024; 26/4/2024 9/5/2024; 11/6/2024 3/7/2024; 24/9/2024 5/12/2024	5/2/2024; 6/5/2024; 18/9/2024; 28/11/2024	6/2/2024; 8/5/2024; 18/9/2024; 28/11/2024	2/2/2024; 2/5/2024; 22/7/2024; 23/9/2024; 25/11/2024	6/2/2024; 3/5/2024; 24/7/2024; 26/11/2024; 12/9/2024; 17/9/2024	5/2/2024 2/5/2024 17/9/2024 26/11/2024	7/2/2024 6/5/2024 20/9/2024 29/11/2024 2/12/2024
	Name of Directors	No. of Meetings attended						
1	Mrs. Ene Okwa	7	N/A	N/A	N/A	N/A	N/A	N/A
2	Maj. Gen. Ishaku Pennap (Rtd.)**	1	N/A	N/A	1	1	1	1
3	Dr. Nkechi Bibilari	7	N/A	N/A	N/A	6	4	5
4	Mrs. Abisola Obaleye	7	4	4	5	N/A	N/A	5
5	Dr. Olufemi Fabamwo	7	4	4	5	N/A	N/A	N/A
6	Alh. Abuba-kar Muham-mad*	6	N/A	N/A	N/A	5	3	4
7	Mr. James Ahmed	6	N/A	3	4	5	N/A	N/A
8	Engr. Eniola Bibilari*	6	3	3	N/A	N/A	3	N/A

*Alh. Abubakar Muhammad was appointed as a Director in April 2024
*Engr. Eniola Bibilari was appointed as a Director in April 2024
**Maj. Gen. Ishaku Pennap (Rtd.) completed his term and retired as a Director in April 2024

the Internal Audit Division from the control and influence of Executive Management, so as to independently review the Bank's operations. Under the Charter, the Internal Auditors' report is submitted directly to the Board Audit Committee.

Compliance
The Bank has in place a compliance department in line with regulatory provisions. The compliance department is responsible for monitoring the Bank's compliance with legislative and regulatory provisions, circulars and pronouncements. It is also responsible for monitoring the compliance of the Bank's operations, processes and procedures with its internal policies. The compliance department is independent of the internal control function and reports directly to the Managing Director.

Executive Management
The Executive Management Committee (EXCO) reviews and approves credit facilities up to its limit and any amount above its limit, goes to the Board Credit Committee for review and approval. The Committee meets at least once a month or as often as the need arises.

Membership of the Executive Management Committee (EXCO) is made up of the Managing Director/Chief Executive Officer as Chairman and all Executive Management Staff.

Risk Management
The Board of Directors and Management of Infinity Trust Mortgage Bank Plc are committed to establishing and sustaining international best practices in the Bank's Risk Management. In other to achieve this purpose, the Bank operates a centralized Enterprise Risk Management and Control Division, with the responsibility to ensure that the Risk Management processes are implemented in compliance with Policies approved by the Board of Directors.

The Board of Directors determines the Bank's goals, in terms of risk, by issuing a Risk Policy. The Policy both defines acceptable levels of risk for its day-to-day operations, as well as, the Bank's willingness to incur risk, weighed against the expected rewards. The Risk Policy is detailed in the Enterprise Risk Management (ERM) Framework, which is a structured approach to identifying opportunities, assessing the risk inherent in these opportunities and managing these risks proactively in a cost effective manner. It is a top-level integrated approach to events identification, analysis, assessment, monitoring and identification of business opportunities.

Specific policies are also in place for managing risks in the different risk area of Credit, Market and Operational Risks.

The evolving nature of Risk Management practices and the dynamic character of the banking industry necessitate regular review of the effectiveness of each Enterprise Risk Management component. In the light of this, the Bank's Enterprise Risk Management Framework is subject to continuous review to ensure effective Risk Management. The review is done in either or both of the following ways:

» Continuous self-evaluation and monitoring by the Risk Management Division in conjunction with Internal Control; and
» Independent evaluation by external Auditors and Examiners.

Implementation of the Code of
In compliance with the Code of Corporate Governance, the Bank has a Compliance Department responsible for the implementation of the Code and monitoring the Bank's compliance with all the Anti-Money Laundering requirements.

» The Chairman of the Board does not serve as Chairman/Member of any of the Board Committees;
» The Bank's organizational chart approved by CBN reflects clearly defined lines of responsibility and hierarchy;
» The Bank also has in place, a system of internal control, designed to achieve efficiency, effectiveness of operations, reliability and compliance with the regulations at all levels of financial reporting and compliance with applicable laws.

Breaches of the Code
The Bank is not aware of any violation of the existing Code of Corporate Governance.

CORPORATE SERVICES LIMITED

25th March 2025

REPORT OF THE EXTERNAL CONSULTANTS ON THE PERFORMANCE APPRAISAL OF THE BOARD OF DIRECTORS OF INFINITY TRUST MORTGAGE BANK PLC FOR THE YEAR ENDED 31ST DECEMBER 2024

DCSL Corporate Services Limited was appointed to undertake an appraisal of the Board of Directors of Infinity Trust Mortgage Bank Plc ("the Bank") for the year-ended 31st December 2024 in line with the provisions of **Section 2.8 of the Central Bank of Nigeria (CBN) Code of Corporate Governance for Primary Mortgage Banks in Nigeria, Section 9 of the Securities and Exchange Commission Corporate Governance Guidelines ("SCGG")** and **Principle 14 of the Nigerian Code of Corporate Governance, 2018 ("NCCG")**. The evaluation entailed a comprehensive review of the Bank's corporate and statutory documents, the Minutes of Board and Committee meetings, policies currently in place, other ancillary documents made available to us, responses to Board and Peer Review Surveys administered to Directors.

The appraisal centered on confirming the level of the Board's compliance with corporate governance practices with reference to the provisions of the CBN Code, SCGG and NCCG, using the following seven key corporate governance parameters:

1. Board Structure and Composition
2. Strategy and Planning
3. Board Operations and Effectiveness
4. Measuring and Monitoring Performance
5. Risk Management and Compliance
6. Corporate Citizenship; and
7. Transparency and Disclosure.

Our review of the corporate governance standards and processes confirm that the Board has complied with the provisions of the CBN Code, SCGG, the Nigerian Code of Corporate Governance, and other relevant corporate governance standards. The activities of the Board and the Bank are also in compliance with corporate governance best practice and individual Directors remain committed to enhancing the Bank's growth.

We have proffered recommendations to address the areas requiring improvement and trust that the Board will take appropriate steps to implement these. Details of our key findings and recommendations are contained in our Report.

Yours faithfully,
For: DCSL Corporate Services Limited

Bisi Adeyemi
Managing Director
FRC/2013/PRO/DIR/003/00000002716

04

Sustainability Report

ABOUT THIS REPORT

As part of our sustainability strategy, we are committed to issuing an annual sustainability report that follows the Global Reporting Initiative's (GRI) standards. This is our seventh sustainability report, and the report has been prepared in accordance with the GRI Standards: Comprehensive option.

This report provides information on our social, environmental and governance achievements and commitments until December 31, 2024, and covers data and activities from Infinity Trust Mortgage Bank's operations in Nigeria, the main operating market of Infinity Trust Mortgage Bank PLC. This focus more on the three pillars of sustainability.

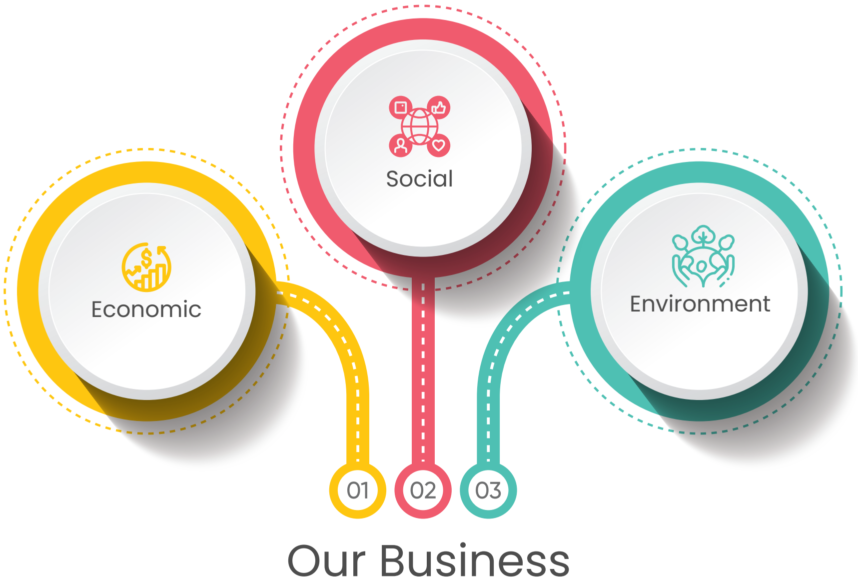
Environmental

This detailed how our organization impact the environment relating carbon footprint, conserving resources, and promoting biodiversity?

Social – We look atour social impact on employees, diversity, and engagement with local communities?

Governance - This drawn our investor closer to understand how our organisation is governed, the controls process, transparent decision-making processes, and independent oversight of the Board

Sustainability



The 2024 Infinity Trust Mortgage Bank Sustainability Report presents our sustainability performance for the period ranging from the 1st of January 2024 to the 31st of December 2024. Material events after this date and up to the 31st of January 2025 have also been included. We consider an issue to be material if it is likely to impact our ability to achieve our strategy, to remain commercially sustainable and socially relevant.

A comprehensive overview of our impact and engagement across economic, social and environmental sectors are covered in the different chapters of this report, with a special emphasis on the role of stakeholders in our sustainability management program.

OUR PROFITABILITY CENTERED FINANCIAL RESULT

Economic Value Added

Economic Performance Below is an analysis of how value was created and distributed to relevant stakeholders during the period:

	31-Dec-24	31-Dec-23	31-Dec-22
	N	N	N
Economic Value Generated	3,767,418,029	2,347,919,460	1,687,988,376
Economic Value Distributed			
Employees			
Salaries, wages and pensions	433,733,012	240,860,710	212,739,557
Providers of Capital			
Dividend	667,566,858	292,226,743	250,522,286
Government			
Government taxes, levies, dues	234,456,053	187,934,492	198,548,437
Corporate Social Impact			
Community Investments & Charitable Donations	6,602,600	5,029,185	1,186,167
Providers of Finance			
Institutional Lenders	846,224,343	540,143,713	315,987,663
Retained in Business	1,481,535,601	100,372,797	
Maintenance of assets and growth	97,299,562	81,351,820	709,004,266
Economic Value Generated	3,767,418,029	2,347,919,460	1,687,988,376

AWARDS AND RECOGNITIONS

In recognition of its sterling performances and passionate commitment to its vision and mission statements, the Bank through the year received several awards and recognitions from leading national organizations. Some of these awards are:

i. Africa's Most Innovative Mortgage Bank of the Year- Africa Financial Industry Leadership Awards 2024.
ii. Africa's Most Innovative Primary Mortgage Institution of the year- African Brands Congress 2024.

CORPORATE GOVERNANCE

The Bank's performance on Corporate Governance is continuously being monitored and reported. We carry out quarterly and annual reviews of our compliance with the CBN Code and the SEC Code respectively, and render reports to the regulators. The Board has also established a system of independent annual evaluation of its performance, that of its committees and individual directors. The evaluation is done by an independent consultant approved by the Board. In 2024, DCSL Corporate Services Ltd. was engaged to conduct the performance evaluation. The independent consultant does not have any connection with the Bank or any of its directors. The Board believes that the use of an independent consultant not only encourages directors to be more candid in their evaluation of the Board performance, but also enhances the objectivity and transparency of the evaluation process. The result of the Board performance evaluation was presented by the independent consultant to the Board.

The evaluation was a 360 degree exercise covering directors' self-assessment, peer assessment and evaluation of the Board and the Committees. The effectiveness of the Independent Directors vis-à-vis the CBN Guidelines on Independent Directors of Banks was also evaluated. The result confirmed that the individual directors and the Board continue to operate at a very high level of effectiveness and efficiency. The review also covered the effectiveness of the corporate governance structure in place in the Bank.

Appointment, Retirement and Re-election of Directors

The Board has put in place a formal process for the selection of new directors to ensure the transparency of the nomination process. The process is documented in the Fit and Proper Person policy and is led by the Board Governance and Nominations Committee. The Committee identifies candidates for appointment as director in consultation with the Chairman, the Group Managing Director and/or any other director, or through the use of search firms or such other methods as the Committee deems helpful to identify candidates. Once candidates have been identified, the Committee shall confirm that the candidates meet the minimum qualifications for director nominees set forth in the policy.

The Committee may gather information about the candidates through interviews, questionnaires, background checks, or any other means that the Committee deems helpful in the evaluation process. The Committee meets to discuss and evaluate the qualities and skills of each candidate, taking into account the overall composition and needs of the Board. Based on the results of the evaluation process, the Committee shall recommend candidates to the Board for appointment as a director subject to shareholders and Central Bank of Nigeria's approval.

ENGAGING OUR STAKEHOLDERS

At Infinity Trust Mortgage Bank Plc, we engage our stakeholders and respond to their expectations and priorities as a cornerstone to enhancing our strategy and operations by creating a two-way channel for communicating stakeholder needs and the Bank's impact.

To better understand our stakeholders' needs, we regularly map their needs to capture our methods of engagement, identify priority issues for both the Bank and the stakeholders, and track the Bank's response to these issues. The results guide the Bank's efforts in fulfilling stakeholders' needs through the strategic objectives and initiatives we implement.

Stakeholders Group and Dialogue Platform	Our Approach	Impact
Shareholders, Investors and Analysts Annual General Meetings and Minutes, Face-to-Face, Presentations and Briefings via Press), Public Disclosure Platform, Annual Report, Press Releases, and Investor Presentations	The dialogue mechanism that was developed to ensure continuous communication between Infinity Trust Mortgage Bank Plc's management and stakeholders is based upon the principles of transparency, accountability, and regular information disclosure.	ITMB's Investor Relations Department informs investors regularly on the Bank's environmental, social and economic sustainability performance both in writing and verbally.
Employees Regular Meetings, ITMB Intrane portal, Emails, Annual reports and sustainability reports, Face-to face awareness training on several topics, Meetings and workshops, Award ceremonies, Internal newsletters, and circulars.	Infinity Trust Mortgage Bank Plc is aware that high motivation and satisfaction levels among its employees are determinant in ensuring long-standing business performance. Infinity Trust Mortgage Bank is aware that high motivation and satisfaction levels among its employees are determinant i ensuring long- standing business performance. The Bank takes heed of regularly eliciting its employees' opinions and expectations and tries to bring related practices to life.	Infinity Trust Mortgage Bank Plc established effective channels of communication to ensure effective internal communication. Messages of the senior management and the Bank's quarterly performance results are communicated first- hand to employees via the quarterly-newsletter. This aims to keep internal synergy dynamic, improve bilateral communication, and increase all employees' motivation to reach common goals. Important information is disseminated to staff through the intranet and email on a regular basis.

Customers Contact Us via our website, Social Media, E-Mail Notifications, Customer Business Development Meetings, the Media, Advertising and Promotional Campaigns, E-Mail Messages, Corporate TVs features, advertisements, service channels, and Customer care line.	Customer satisfaction is ITMB's top priority. Opinions and expectations of customers guide the Bank in developing products and services. In order to sustain customer satisfaction, ITMB implements numerous practices: information security, responsible marketing communications, innovative and environmentally friendly products, and supporting customers in business development.	ITMB is in constant contact with customers via phone calls, andall our active social media accounts. Our personnel, specially trained for this media and offering services 24/7, respond to customers query instantly, offer solutions to complaints, and record suggestions by customers.
Public Authority and Regulators Workshops, meetings, forums, conferences, reports, press releases, verbal and written communications	ITMB is committed to thoroughly complying with all related laws and policies in all its activities. Infinity Trust Mortgage Bank Plc is thoroughly complying with all related laws and regulations in all its activities. ITMB participates in forums, conferences and workshops with the aim of closely following the agenda, identifying trends, and developing and adapting its products and services in line with expectations of customers and legislators in a timely manner. Furthermore, the Bank closely monitors developments related to the mortgage banking industry and present its opinions on legislative and regulatory amendments to related authorities.	ITMB has abided with all the stated policies and regulations and did not have or record any infraction or sanction in 2024.
Suppliers Supplier Identification Forms, Meetings, Internal code of ethics for suppliers	ITMB expects the suppliers to cooperate in the scope of its operations to act in accordance with the Bank's principles and values. The Bank also supports their develo ment through continuous information transfer.	ITMB informs the companies in its supplier portfolio of our Ethical Principles and Sustainability Policies
Local Community Infinity Trust Mortgage Bank Organizes and Participates in, Local Sponsorship, women empowerment, sport activities, Press Releases, financial literacy initiatives	ITMB strives to support numerous activities that offer social benefits and impact to local communities in areas where it operates.	We were able to touch over 25,000 lives with social responsibility efforts in the year.

Media Press Conferences, Press Releases, Daily News highlight	ITMB aims to maintain continuous dialogue with national and international media, to inform them promptly and accurately through press releases, sector focused programs on both conventional and social media and to share opinions with opinion leaders at press conferences and corporate events.	ITMB's senior management and relevant spokespersons regularly meet with prominent figures of the media community and exchange opinions at press conferences organized to discuss industry trends and the Bank's products and services

SHAREHOLDERS ENGAGEMENT

The Board recognizes the importance of ensuring the flow of complete, adequate and timely information to shareholders to enable them make informed decisions. The Bank is committed to maintaining high standards of corporate disclosure.

Shareholders meetings are convenedand held in an open manner in line with the Bank's Articles of Association and existing statutory and regulatory regimes, for the purpose of deliberating on issues affecting the Bank's strategic direction. The Annual General Meeting is a medium for promoting interaction between the board, management and shareholders. Attendance at the Annual General Meeting is open to shareholders or their proxies, while proceedings at such meetings are usually monitored by members of the press, representatives of the Nigerian Stock Exchange, the Central Bank of Nigeria and the Securities and Exchange Commission. The Board ensures that shareholders are provided with adequate notice of meetings.

The Bank has a dedicated Investors Relations Personnel, who focuses on facilitating communication with shareholders and analysts on a regular basis and addressing their queries and concerns. Investors and stakeholders frequently are provided with information about the Bank through various channels, including the General Meeting, the website, the Annual Reports and Accounts, the Sustainability Report and the Investors Forum at the Stock Exchange.

The Bank has a robust Investors Communication and Disclosure Policy. As provided in the policy, the Board and management ensure that communication with the investing public about the Bank is timely, factual, broadly disseminated and accurate in accordance with all applicable legal and regulatory requirements. The Bank's reports and communication to shareholders and other stakeholders are in plain, readable and understandable format. The Bank's website: www.infinitytrustmortgagebank.com is regularly updated with both financial and non-financial information.
The Board ensures that shareholders' statutory and general rights are protected at all times, particularly their right to vote at general meetings. The Board also ensures that all shareholders are treated equally regardless of the size of their shareholding and social conditions.

Our shareholders are encouraged to share in the responsibility of sustaining the Bank's corporate values by exercising their rights as protected by law.

Determining Materiality

Materiality

Material issues are those that reflect our organization's most significant environmental, social and governance impacts, or those that influence the assessments and decisions of our internal and external stakeholders. Comprehensive assessment of the Bank's material issues takes place on an annual basis. As we have done in previous years, we have analyzed all the relevant material issues and examined them with our sustainability champions. As a result of our materiality process, we have revised our materiality issues and succeeded in identifying 16 material sustainability issues;

- Governance and Accountability
- Transparent Disclosure of Performance
- Customer Experience and Satisfaction
- Training and Development
- Anti-Corruption Processes
- Responsible and Ethical Behavior
- Competitive Benefits
- Process Digitization
- Supporting Local Communities
- Accessibility to Products and Services
- Transparent Communication with Customers
- Sustainable Products and Services
- Diversity and Equal Opportunity
- Employees Wellbeing and Engagement
- Emission Reduction
- Energy Usage

Macroeconomic stability

ITMB conducts stress tests and scenario analyses to reposition the Bank against likely exposure to macroeconomic pressure.

Regulatory headwinds

The Bank operates an internal watch system, tasked with consistently ensuring that we stay above regulatory limits by having adequate capital (both financial and human) to support our growth in an increasingly turbulent environment.

Financial disclosures

- Adherence to regulatory (local and international) standards of disclosures
- Timely and organized disclosure (voluntary information)
- Ensure Management is accessible to relevant stakeholders

APPROACH TO SUSTAINABILITY

The Premise

OUR VISION: To be the ideal customer focused Mortgage Bank

OUR MISSION: To be the role model for mortgage businesses through excellent customer service, leveraging the best in technology, abiding by ethical and professional standards while creating shelter and wealth for all stakeholders

Our Core Values

SWATT

Service Excellence – to our clients - Surpassing regular expectations, to be the best in all that we
We live to serve our customers

- » Setting the standards for what it means to be outstanding;
- » We are unrepentantly committed to excellence, even when the going gets tough;
- » Keeping in mind that excellence requires dedication and commitment; and
- » Our approach is not 'excellence at all costs' but 'excellence on all fronts' so that we deliver outcomes that are economically, environmentally and socially responsible.

Wealth Creation through Shelter - for all stakeholders internal and external - Economic empowerment: Enabling people to achieve more through provision of finance, lifting people up throughout the value chain;

- Financial/Mortgage education: Helping people clearly understand how our products and services work;
- Financial/Mortgage inclusion: Providing finance to those individuals and communities that traditionally have limited or no ITMB to finance for housing; and – Treating customers fairly: Building long-term relationships based on trust, fairness and transparency.

Ace – Industry leader, bringing to bear the highest standards of professionalism and ethics

- » Leading by example, leading with guts;
- » Being first, being the best, sometimes being the only;
- » Setting the standard;
- » Challenging the status quo; and
- » Market making

Technology– employing the best of resource in technology to drive optimum service

- » Going from concept to market/ reality; and
- » Anticipating and responding quickly to market needs with the right technology, products and services to achieve customer objectives.

Team Work– we know that as a united work-force, we are limitless – Infinity

- » Recruiting and retaining the right people and teams based on shared values and vision;
- » Developing our people to become world-class professionals;
- » Encouraging a sense of ownership at the individual level whilst fostering team spirit and loyalty to a shared vision;
- » Promoting a sense of belonging and community;
- » Facilitating continuous learning by providing the training, tools and coaching to help our people grow;
- » Helping them take care of their health;
- » Pursuing a positive work/life balance for increased productivity and improved employee satisfaction; and
- » Encouraging a diverse workforce; respect for and appreciation of differences in ethnicity, gender, age, national origin, disability and religion.

Our Strategy

As a Bank, we are not only in business to maximize shareholders' value; we consider the social and environmental impact of every aspect of our banking operations. The Bank's Management has a high level of focus on sustainability and the Bank's strategy is to integrate sustainability into our operations for the long term success of our business. ITMB's Board of Directors, through an established CSR/ Sustainability Policy, provides the highest level of governance oversight for sustainability management. The CSR/ Sustainability Policy ensure proper oversight of the delivery of the Bank's sustainable business strategy, to ensure the Bank's sustainability ambitions in each of its strategic priorities are achieved. We adopt global best practice principles, frameworks and standards, to support the effective mainstreaming of sustainability in the Bank.

In 2024, our sustainability approach focused on responsible business practice, community investment and strategic positioning on sustainability. Our banking philosophy promotes economic development and sustainable social and environmental causes across a range of stakeholders. Our responsible business practice encompasses economic development and advocacy; employee and stakeholder relations; treating customers fairly; the environment; and employee empowerment. In the period under review, we made progress in our sustainability performance with regards to our environmental, social and economic impacts.

Our strategic result areas include:

» Environment: By focusing and applying our resources and experience, we have become a powerful force in managing operational impact of business on the environment by mainstreaming environmentally friendly policies into our business.

» People and culture: We have continued to attain business unit buy-in for a broad Environmental and Social Risk Management (ESRM) Policy which is applied in our lending decision. We also continue to pursue our aspiration to be the employer of choice in the communities where we operate.

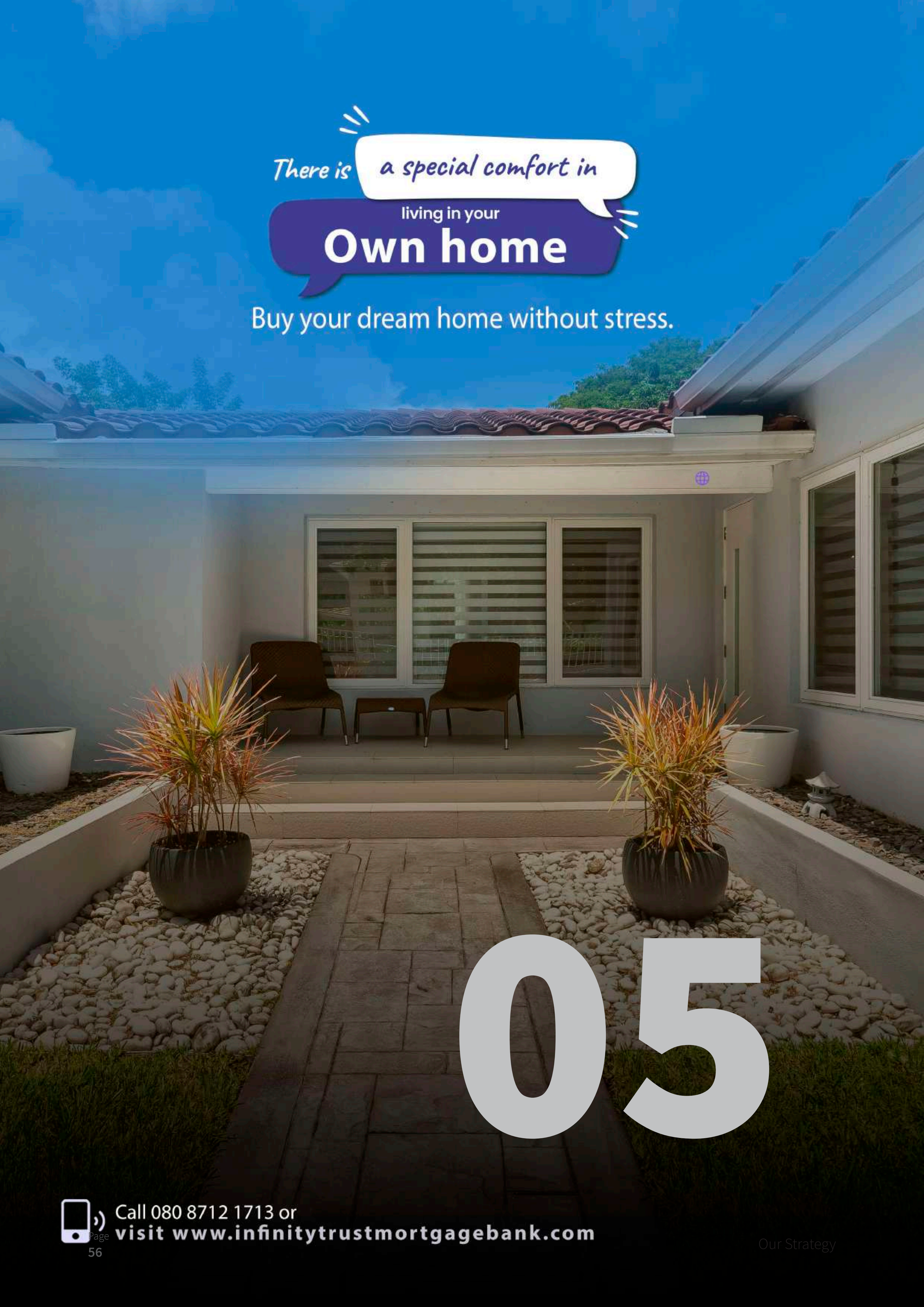
» Community: Putting the community at the center of everything we do is critical to our success. Our business is focused on listening to the needs of the communities in which we operate and provide genuine solutions that help improve such communities.

RISK/OPPORTUNITIES ASSESSMENT

Sustainability opportunities are identifiedthrough growth of the business and implementation of sustainability solutions at business unit level, as well as the Bank's participation in sustainability forum. These forums provide platforms to actively pursue sustainability opportunities and, where necessary, incubate new projects until they mature enough to be fully integrated into the operations of the business unit concerned.

We ensure that our risk management systems cover governance, regulatory, compliance and reputational risks associated with direct and indirect environmental and social impacts.

These risk reporting systems have been informed by the Environmental,Social and Governance (ESG) framework. The Bank's environmental, social and governance risks are addressed by a policy guideline, which assesses environmental and social risk issues in credit and lending. This forms part of the Bank's wide framework for addressing the Equator Principles (EP), and provides for internal monitoring and management of ESG performance.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05

Prudent Risk Management of ESG Issues

As a leading Nigerian Mortgage institution, we recognize that our leading activities can have an impact on the environment and society. As such, we use sound risk management practices to identify, evaluate and mitigate, to the extent practical, the environmental and social impacts of our lending and financing lending activities, and we avoid dealing with borrowers who have poor environmental and social risk management track records.

As part of the Bank's risk governance structure, the Risk Management Department (RMD) is responsible for ensuring that the Bank has a robust system for identifying and managing lending and financing risks that the Bank is exposed to through our financial activities. This is done by the Credit Risk Management Department through addressing environmental and social risks at the Bank Credit Policies. For further details about our Risk Management approach, see page 143 of this report.

Responsible Lending

Our responsible financing in lending is two folds; selling the right products and services to the right person, and working on enhancing their financial literacy.

ITMB continues to adopt a responsible lending approach to ensure that credit provided to individuals does not place a burden on customers in the future. This is achieved by providing customers with the necessary information to help them make the right decision when it comes to their borrowing needs, and then this is matched with products risks to ensure our customers receive the right products with minimal risks through implementing the relevant credit approval policies. These policies, which are reviewed on an annual basis, consider the customer's ability to repay in a manner that reduces risk to the individual and the Bank.

EXCEEDING CUSTOMERS EXPECTATIONS

The Bank's customers represent the core of our business as it our vision; to be an ideal customer focused bank, so we ensure that we align our operations to meet their evolving needs and expectations through the extensive range of banking services we offer them, along with other non banking activities. Ultimately, this enables our mission of becoming the leading mortgage bank in Nigeria

Infinity Trust Mortgage Bank is achieving this through:

- Continuouslydeveloping our products and services to meet the evolving needs of our customers.
- Excelling in our customer services across our banking channels

Continuous Product Development

Our philosophy revolves around providing our customers with responsive banking solutions. This philosophy is manifested through offering a wide range of value propositions supported by seamless channels to optimize their banking experience. We are constantly developing products that meet up with customers' expectations. We constantly review our product categories to ensure that it exceeds the expectation of customers.

We have developed variety of mortgage products for the different categories of customers; this is to ensure that our tagline of 'creating shelter for all' isn't just a phrase but what we are truly committed to.

Providing Customers with a Seamless Banking Experience

At Infinity Trust Mortgage Bank Plc, we are committed to improving our service proposition through the constant development of our banking channels, thus we invest considerable resources in identifying ways to better serve our customers and adapt to their evolving needs. In the process, we ensure that our customers enjoy a seamless banking experience at the different touch points.

The Bank utilizes an array of banking channels to engage with customers. The tools provide our customer with different convenient banking options.

Empowering Our Employees to Deliver Outstanding Customer Experience

The Bank believes that having empowered, motivated and professional employees who meet our customers' financial and non financial needs is key to achieving service excellence. Our approach to achieve this is through having knowledgeable and experienced employees, who understand our customers' needs and expectations.
Knowledgeable and Experienced Employees
To ensure that we increase the level of knowledge and experience of our branch staff, ITMB continuously conduct training courses in order to pave the way for employee career growth and excellent service delivery to customers.

Customer Experience Monitoring Tools
The Bank continued to implement monitoring to measure and boost the level of knowledge and awareness about specific products, services, campaigns, policies and procedures among front office employees.

Customer Engagement and Fair Treatment
Clear and transparent engagement is an essential component of providing excellent services to our customers, maintaining their trust and loyalty, empowering them to make the right financial decisions.

Infinity Trust Mortgage Bank utilizes its social media channels to engage with its stakeholders on all levels. This includes informing them about important updates and news from the Bank, helpful tips about maintaining information security and how to make the most of the Bank's services. The Bank also actively engages with the youth segment from lifestyle perspective in line with the Bank's commitment to reaching out and engaging with young people in Nigeria.

Currently on our social media platforms, we have achieved the following:
Face-book: over 4,900 followers
Instagram: over 2,560 followers
Twitter: over 1,800 followers
LinkedIn: over 1500 followers

A special policy was developed to ensure that transparent, ethical and fair treatment and engagement with customers was a core part of our operations. The fairness policy requires us to design products and services to meet the needs of each identified customer group, and provide them with professional advice appropriate to their circumstances. This also involves making information fully and clearly available before, during and after every point of transaction

OUR FIVE-YEAR STRATEGIC FOCUS	
Areas of Focus	**Key Strategic drivers**
Expansion: Geographic and organic growth	» Geographic expansion to enable the bank access to new-markets » Identifying locationsfor specific expansion » Upgrading the direct and electronic channels » Product innovation » Developing products and services with higher levels of-risk-adjusted profitability. » Increasing in market share: New customers

OUR FIVE-YEAR STRATEGIC FOCUS	
Profit and Balance Sheet Growth	» Increasing market share » Increased Profitability » Reduced Cost to income ratio » Increasing Income Margins » Reduced finance costs
Strengthening and Optimizing Capital	» Capital Increase » Investor base development » Organic capital Generation » Active liquidity portfolio management and cost efficiency in mobilizing short and long-term funding » Refinancing » Drawing Special Funds » Syndication participation
Enhanced Information Technology Process, Human Resources and Reputation Management	» Create value by delivering IT services, products, and innovative solutions to enable business growth and meet future challenges. » Cybersecurity » Digital Banking » Attract, engage and retain a highly skilled work force » Top bottom succession planning across all cadre » Capacity Building » Corporate culture » Compensation and Promotion policies » Performance measurement » Brand Awareness » Corporate Social Impact
Enterprise Risk Management (ERM)	» Risk ownership » Risk management competency » Periodic risk monitoring, reporting and communication

UNGC Principles		ITMB's Corresponding Initiatives in 2019
Labour	Principle 3: Businesses should uphold the freedom of associa-tion and the effective recognition of the right to collective bargaining. Principle 4: The elimination of all forms of forced and compulsory labour	ITMB is a responsible employer of labour. Our clearly document-ed human resources policies have been built upon the foundations of the Nigerian Labour Laws and, where applicable, international best practices such as the International Labour Organization (ILO) conven-tions. The Bank communicates and makes these policies available to all staff. Thus, we keep our people aware of their rights, privileges and responsi-bilities within the provisions of these local and international labourbest practices. In addition, our whistle- blower lines provide our employees with confidence to report all cases of labour and employee relations abuses experienced. ITMB did not receive any such complaints during the year.
	Principle 4: The elimination of all forms of forced and compulsory labour. Principle5: The effective abli-tion of child labour Principle 6: The elimination of discrimination in respect of eployment and occupation.	Thus, we keep our people aware of their rights, privileges and responsi-bilities within the provisions of these local and international labourbest practices. In addition, our whistle- blower lines provide our employees with confidence to report all cases of labour and employee relations abuses experienced. ITMB did not receive any such complaints during the year. Our human resources policies are well furnished with conditions of ser-vice that truly recognize and allow for, continuous dialogue between the management and employees whenever key decisions, which concern employees are to be made. These commitments are indeed acknowl-edged by line managers, team- ITMB strongly upholds a positive corporate culture, which re-spects all employees and as such forced and compulsory labour is elim-inated. In addition, ITMB frowns strongly on child labour, neither does the Bank approve business with vendors or borrowers who engage in the use of underage workers or any form of coerced labour.

UNGC Principles		ITMB's Corresponding Initiatives in 2019
		The Bank is also making significant progress in its diversity agenda. We have continued to demonstrate our superior commitment to policies and practices related to supporting the empowerment ofwomen and advancing gender equality in our workplaces. The Bank subscribes to the Women's Empowerment Principles and has gradually begun to eliminate traditional banking stereotypes in which women for example, were excluded from certain roles and opportunities. This progress can be seen, for example, in the status of female employment, whereby there is an uptrend for women in senior management, as well as women on the Bank's Board. In addition, the Bank makes equal remuneration to both men and women who work at the same level, and promotes continued support, employment and non-discrimination of women during cases of preg-nancy and after childbirth. For example, the Bank makes provision for maternity leaves, and more flexible work options during periods after child birth, such that retention rates after such parental leaves stand at about 100%.
	Principle 7: Businesses should support a precautionary approach to environmental challenges. Principle 8: Undertake initiatives to promote greater envi-ronmental responsibility. Principle 9: Encourage the development and diffusion of environmentally-friendly technologies.	The rapidly-increasing urgency and need for action to alleviate global environmental challenges continue to increase the Bank's climate change awareness. Several other initiatives are also ongoing in the Bank to ensure that the businesses we lend to and finance do not have adverse environmental impacts, or at least have impacts that can be mitigated. Amongst oth-ers, key instruments we use to do this, have primarily in-cluded environ-mental impact assessments and due diligence audits of prospective projects, clients and suppliers.
Anti-corruption	Principle 10:Businesses should work against corruption in all its forms, including extortion and bribery	ITMB has a corporate framework in place for this purpose, establishing the basic guiding principles and policies concerning this matter and the minimum standards that must be adhered to by all units responsible for managing and coordinating the systems and procedures for the prevention of all forms of extortion, bribery, and money laun-dering. Our framework also entails investigating and dealing with any reports of suspicious activities and any requests for information from our compliance officers.

UNGC Principles		ITMB’s Corresponding Initiatives in 2019
		These officers help to instill the highest ethical and legal standards amongst the Banks employees, and track compliance by screening our operations practices against relevant and applicable local and international laws relating to corruption, bribery and anti- competitive behaviour. A good proportion of our staff have been trained in Anti-Money Laundering and Combating the Financing of Terrorism and the training is ongoing as being expanded to more staff. In addition, the Bank has imbibed a strict culture towards corruption and bribery defaulters in which the Bank adopts disciplinary/punitive approaches, which may, for instance, lead to dismissal of staff and perhaps blacklisting, in case of non-com-plying suppliers. No legal action was taken against ITMB in 2021 with respect to corruption, bribery, anti- competitive behaviour or violations of any related local and/or international laws.


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Corporate Responsibility and Sustainability Community Engagement

In line with our key focus areas – community, workplace, marketplace and environment - we have responded to the issues that matter most to our stakeholders and to our operations.

Community

The communities where we operate are crucial to our quest for sustainable development. We understand that our presence and operations have direct and indirect effects on the livelihoods of these communities, and we have pledged to operate in a manner that promotes peaceful and mutual coexistence to ensure undisrupted business continuity.
As part of our sustainable community investments, we initiated several projects through which we were brought closer to our communities and we responded to their need for capacity building & awareness creation, and enhanced communication. Some areas of involvement during the year are:

External

» Education/ Capacity Building
» Sports Development
» Professional and Industry Development
» Hospitality and Community Development

A more detailed description of engagement under each heading above can be found in page 215 of the annual report and accounts.

The Impact

Orphanage Support Programme
The Bank provides support to organizations that improve the quality of lives with the required tools needed to prepare them to be integrated into society and become self reliant and productive member of their communities. An orphanage home benefited from our outreach in 2024.

Financial/Mortgage Literacy Programme and Advocacy Initiatives

Through our strategic partnership with conventional and social media platforms, our targeted advocacy on mortgage literacy, reached over 60,000 people. We also physically impacted the younger generation through our infinity Club initiative in primary and secondary schools.

Sponsorship of Sport Competitions

ITMB Plc as part of its responsibility contributes to the growing importance of CSR for sports by funding competitions, and providing sporting items for a better sporting experience. We sponsored several golf competitions during the year 2025.

Market Relationships

Better mortgage market penetration was encouraged and championed by the Bank as it participated in the Mortgage Banking Association of Nigeria (MBAN) industry activities, conferences and training in the course of the year. The bank also participated, collaborated and sponsored related industry events including the Abuja Business and Investment Summit 2024, The International Housing Show among others.

Health & Safety

Safety is a priority to us at the ITMB Plc. The ITMB security unit conducts on-the- job training and refreshers as well as other regular training sessions. Areas covered include security role and expectations, guard duties, emergency response, relationship with staff and stakeholders HSE thrust. We also engage third parties to provide pre- deployment training which cover topics like the requirements of the security function, security procedures, ethics/conduct and personal hygiene to deployed guards. Following our strategic measure, we did not record any major workplace disaster.

Workplace Recycling

To reduce our waste and impact on the environment, ITMB has maintained and improved its already established Workplace Recycling Initiative to ensure safe and reliable disposal and recycling of waste generated on its premises.

Energy Efficiency/Green Energy

Infinity Trust Mortgage Bank has installed inverter power infrastructure to further expand the green energy initiative of the bank. The installed capacity powered about 40% of the energy need at the Head Office Building especially the IT infrastructure and has improved operational efficiency. The bank is replicating this feat across its branches.

Employee Empowerment

Our vision, mission and core values guide the code of conduct of our employees and create a workforce that supports productivity. At ITMB, our employees can communicate their concerns and questions confidentially. We understand and value diversity and inclusion, and, therefore, maintain a workplace free from harassment, and report potential violations to the company without fear of retaliation. Fortunately, we did not have any reported grievances about labor practices during the reporting period and no reported incidence of discrimination. ITMB does not practice collective bargaining and as such, none of our employees are bound by collective bargaining agreement.

We also offer our employees attractive jobs with sound work-life balance, comprehensive development and training opportunities and a good long-term career pros¬pect. We strategically manage and motivate our employ¬ees because we believe that the more satisfied, motivated, and engaged they are, the more passionate and productive they would be in delivering unique, high quality services to our customers and stakeholders.

Diversity and Equal Opportunities

At ITMB, we believe in the art of thinking inde¬pendently together; hence, there is strength in our diver¬sity. Our business practices and commitment to diversity of all kinds – including gender, age, race, religion, state of origin, – is a strategic action area for us and it is reflected in every aspect of our business. Our diversity drives innovation and it is integral to the success of our business. Therefore, it is vital that all employees un¬derstand the importance of diversity in the workplace and appreciate each other's contribution to the bank.

The Bank considers enhancement of intercultural understanding as a strategic issue for success. We know that our ability to build an inclusive environment with diverse skills and expertise is critical to meeting our customers' needs, and attracting, developing and retaining talent. We strive to create a workplace in which our employees are empowered and engaged, providing them with opportunities and platforms to grow. Compensation level is also based
on merit and is determined by qualification, experience level, special skills, if available, and performance.
We held 4 editions of 'National Day Celebration' during the course of 2024 amongst other observances such as the customer service week 2024. On National days, staff members are encouraged to dress up in national attires to reflect their ethnic nationalities and share cultural exchanges of food, refreshments and other information at the workplace, fostering intercultural understanding and respect.

Enabling Conducive Work Environment

At ITMB, our employees are important to us. Their safety and satisfaction is our responsibility hence, we operate according to the UNGC and GRI principles regarding human rights and labor. We have a work environment that fosters inclusiveness, diversity and equal opportunities for all; an environment where highest standards of behavior are established, demonstrated and maintained.

Competitive Benefits

The Bank provides competitive salary packages and benefits, with a standard entry wage significantly above the national minimum wage. Salary packages are commensurate with know-how, experience and skills.

Salaries are determined independently of gender, as pay scales are based on market studies conducted by renowned consultancy companies on a regular basis. The Bank also discretionally grants its employee annual increases, cost of living and performance bonuses to reward performance, and adjust salaries in line with economic realities.

With at least over 90% of employees working on a full-time basis, the Bank continually introduces additional benefits including, but not limited to, upgrading health insurance coverage, performance induced pay, educational loans, and loans for employees without an interest.

Health, Safety and Wellbeing

The Bank is committed to providing a work environment that is safe, secure and productive, and where all employees are treated fairly and with respect, upholding the highest standard of integrity and trust, with ultimate objective of achieving high level of satisfaction.

While the risk of major health and safety incidents is relatively low in the service industry, Infinity Trust Mortgage Bank is committed to continuously minimizing this risk to ensure zero workplace-related injuries and fatalities.

Automatic emergency alarms are installed at our offices in the case of events that can lead to fire or major disaster.

Employee Engagement and Transparent Communications

The Bank believes that proactive engagement with all employees contributes to enhanced productivity, creativity, and satisfaction.

The Bank's internal regulations comply with Nigeria's labor laws. The Bank operates under a set of internal policies that ensure a respectful work environment that does not tolerate any form of discrimination, bullying or harassment.

Annual Performance Review

All ITMB employees have a career development plan, and receive annual performance reviews with their supervisor or line manager to identify personal achievements and areas for improvement. This facilitates openness and dialogue between employees and their supervisors, and enables the Bank to provide appropriate and targeted training opportunities.

Intranet

This internal communication portal (Intranet) includes the Bank's information, news, circulars, phone directory, and special offers for employees and the Bank's policy center.

The ITMB's home page features special banner that presents unique employee engaging tool used in campaigns and internal communications.

Internal Newsletter

Infinity Trust Mortgage Bank publishes an electronic internal newsletter to keep employees updated with the Bank's latest events and programs every quarter.

Gender Diversity/Employee Distribution Report

	MALE	FEMALE	TOTAL
TOTAL NUMBER OF EMPLOYEES	61	29	90
PERCENTAGE	68	32	100
	SENIOR STAFF	JUNIOR STAFF	TOTAL
MALE	38	23	61
FEMALE	25	4	29
TOTAL	63	27	90

EMPLOYEES IN FUNCTIONAL ROLE	MALE	FEMALE	TOTAL
	61	29	90
Operations	9	7	16
Business Development Department	10	12	22
Administration/Human Resource	1	2	3
Communication	1	1	2
E-Business	2	0	2
Treasury	1	1	2
Information Technology	4	0	4
Internal Audit	2	1	3
Compliance	2	0	2
Secondary Market	1	1	2
Strategy& Risk Management	2	1	3
Legal	3	1	4
Mobility	19	0	19
Security	1	0	1
Financial Control	2	0	2
MD's Office	1	2	3

OTHER MGT ROLE/UNIT/TEAM LEADS	MALE	FEMALE
	20	4
Operations	1	0
Business Development Department	7	2
Administration/Human Resources	1	0
Communication	1	0
E- business	1	0
Treasury	0	1

Information Technology	1	0
Internal Audit	1	0
Compliance	1	0
Secondary Market Operations	1	0
Strategy & Risk Management	1	0
Legal Department	1	0
Mobility	1	0
Security	1	0
Financial Control	1	0
MD'S OFFICE	0	1

PROMOTIONS IN 2024	SENIOR STAFF	JUNIOR STAFF
MALE	6	12
FEMALE	4	8

RETENTION IN 2024	2024	2023	CHURN
MALE	55	44	11
FEMALE	25	19	6
TOTAL RETAINED	80	63	17
TOTAL NO OF STAFF	90	83	

TOLU OSHO
FRC/2017/NBA/00000016418
Company Secretary
Infinity Trust Mortgage Bank Plc
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Area 3, Garki, Abuja.

Statement of Directors' Responsibilities In Relation to the Preparation of Financial Statements

In accordance with the provisions of the Companies and Allied Matters Act 2020, Sections 23 and 27 of the Banks and Other Financial Institutions Act, 2020 and the Financial Reporting Council Act No. 42, 2023 (as amended), the Directors are responsible for the preparation of annual financial statements which give a true and fair view of the state of affairs of the Bank, and of the financial performance for the year. The responsibilities include ensuring that:

a. Appropriate internal controls are established both to safeguard the assets of the Bank and to prevent and detect fraud and other irregularities;

b. The Bank keeps accounting records which disclose with reasonable accuracy the financial position of the Bank and which ensure that the financial statements comply with requirements of International Financial Reporting Standards and the Companies and Allied Matters Act, 2020, Banks and Other Financial Institutions Act 2020, the Financial Reporting Council Act No. 42, 2023 (as amended), Revised Prudential Guidelines and relevant circulars issued by the Central Bank of Nigeria;

c. The Bank has used appropriate accounting policies, consistently applied and supported by reasonable and prudent judgments and estimates, and that all applicable accounting standards have been followed; and

d. It is appropriate for the financial statements to be prepared on a going concern basis unless it is presumed that the Bank will not continue in business.

The Directors accept responsibility for the preparation of the accompanying financial statements, which have been prepared using appropriate accounting policies supported by reasonable and prudent judgments and estimates in conformity with International Financial Reporting Standards and in the manner required by the Companies and Allied Matters Act, 2020, Banks and Other Financial Institutions Act, 2020, the Financial Reporting Council Act No. 42, 2023 (as amended), Revised Prudential Guidelines, and relevant circulars issued by the Central Bank of Nigeria.

The Directors are of the opinion that the accompanying financial statements give a true and fair view of the state of the financial affairs of the Bank, in accordance with the International Financial Reporting Standards and in the manner required by the Companies and Allied Matters Act, 2020 and the Financial Reporting Council Act No 42, 2023 (as amended).

The Directors further accept responsibility for the maintenance of adequate accounting records as required by the Companies and Allied Matters Act, 2020 and for such internal controls as the Directors determine is necessary to enable the preparation of the financial statements that are free from material misstatement whether due to fraud or error. The Directors have made assessment of the Bank's ability to continue as a going concern and have no reason to believe that the bank will not remain as a going concern in the year ahead.

Signed on behalf of the Directors by:

Mrs Okwa Ene Iyana	Mrs Obaleye Abisola
Chairman	*Director*
FRC/2019/ICAN/00000019097	FRC/2024/PRO/ICAN/004/685184
Dated:…………………	Dated:…………………

Statement of Corporate Responsibility
For the Financial Statements

Further to the provisions of section 405 of the Companies and Allied Matters Act, 2020, we, the undersigned, hereby certify the following with regards to our audited financial statements for the year ended 31 December, 2024 that:

i. **We have reviewed the report and to the best of our knowledge, the report does not contain:**

- Any untrue statement of a material fact, or
- Omission to state a material fact, which would make the statements, misleading in the light of circumstances under which such statements were made;
- To the best of our knowledge, the financial statements and other financial information included in the report fairly present in all material respects the financial condition and results of operation of the Bank as of, and for the years presented in the report.

ii. **We**

- are responsible for establishing and maintaining internal controls;
- have designed such internal controls to ensure that material information relating to the Bank is made known to the responsible officers during the year in which the reports are being prepared;
- have evaluated the effectiveness of the Bank's internal controls as of date of the report;
- have presented in the report our conclusions about the effectiveness of our internal controls based on our evaluation as of that date;

iii. **We have disclosed to the auditors of the Bank**

- All significant deficiencies in the design or operation of internal controls which would adversely affect the Bank's ability to record, process, summarize and report financial data and have identified for the Bank's auditors' any material weakness in internal controls, and.
- Any fraud, whether material or not material, that involves management or other employees who have significant role in the Bank's internal controls;
- We have identified in the report whether or not there were significant changes in internal controls or other factors that could significantly affect internal controls subsequent to the date of our evaluation, including any corrective actions with regards to significant deficiencies and material weaknesses.

Dated: ……………………..2025

Mrs Okwa Ene Iyana
Chairman
FRC/2019/ICAN/00000019097

Mrs Obaleye Abisola
Director
FRC/2024/PRO/ICAN/004/685184

Certification Pursuant

To Section 60(2) of the Investments and Securities Act No. 29 of 2007
We the undersigned hereby certify the following with regard to Audited Accounts for the year ended 31st December, 2024 that:

1. We have reviewed the report and to the best of our knowledge, the report does not contain:
a. Any untrue statement of a material fact, or
b. Any omission of material fact, which would make the statements, misleading in the light of the circumstances under which such statements were made.

2. To the best of our knowledge, the financial statement and other financial information included in the report fairly present in all material respects the financial state and results of operations of the company as at and for the periods presented in the report.

3. We are responsible for:
a. Establishing and maintaining internal controls
b. The design of such internal controls and to ensure that material information relating to the company is made known to the officers within the company particularly during the period in which the periodic reports are being prepared.
c. Evaluating the effectiveness of the company's internal controls within 90 days prior to the report;
d. Presenting in the report our conclusions about the effectiveness of the company's internal control based on our evaluation as of that date.

4. We have disclosed to the auditors of the company and Audit Committee:
a. All significant deficiencies in the design or operation of internal controls which would adversely affect the company's ability to record process, summarize and report financial data and have identified for the Company's Auditor any material weakness in internal controls, and
b. Any fraud, whether or not material, that involves management or other employees who have significant role in the company's internal controls.

5. We have identified in the report whether or not there were significant changes in the internal controls or other factors that could significantly affect internal control subsequent to the date of our evaluation, including any corrective actions with regard to significant deficiencies and material weaknesses.

Bukola Afariogun
Chief Financial Officer
FRC/2021/002/00000024781

Mrs Abisola Obaleye
Director
FRC/2024/PRO/ICAN/004/685184

Report of the Audit Committee

In compliance with the provisions of section 404(4) of the companies and Allied matters Act, 2020, we confirm that the accounting and reporting policies of the Bank were in accordance with statutory requirement and agreed ethical practices.

In our opinion, the scope and planning of both the internal and external audits for the year ended 31st December 2024 were adequate. We have also received, reviewed and discussed the audit report on Management matters and were satisfied with the departmental responses thereon.

The Members of the Audit Committee reviewed the Audit report on related party transactions and are satisfied with their status as required by Central Bank of Nigeria (CBN). The Committee also reviewed the IFRS disclosure requirements and is satisfied with the disclosures thereon.

The internal control system of the bank was also being constantly effectively monitored.

Mrs Abisola Obaleye
FRC/2024/PRO/ICAN/004/685184
(Chairman, Audit Committee)

Members of the Audit Committee		
1.	Mrs. Abisola Obaleye	Non-Executive Director,
2.	Mr. Mr. James Odegwai	Independent Director,
3.	Mr. Lawrence Welle	Shareholder, Member
4.	Dr. Franklin Akinyosoye	Shareholder, Member
5.	Mr. Segun Owoeye	Shareholder, Member

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Independent Auditor’s Attestation Report on Management’s Assessment of Internal Controls over Financial Reporting To the Shareholders of Infintiy Trust Mortgage Bank Plc

Attestation

We have performed a limited review assurance engagement on management’s assessment of the effectiveness of internal control over financial reporting of Infinity Trust Mortgage Bank Plc (“the Bank”) as at 31 December 2024,incompliance with the SEC Guidance on Implementation of Section 60-63 of the Investments and Securities Act 2007 issued by the Securities and Exchange Commission and in accordance with the FRC Guidance on Assurance Engagement Report on Internal Control Over Financial Reporting(‘’the Guidance”) issued by the Financial Reporting Council of Nigeria.

Based on the procedures performed and evidence obtained,nothing has come to our attention to cause us to believe that the Bank’s internal control over financial reporting as of 31 December 2024 is not effective,incompliance with the SEC Guidance on Implementation of Section 60-63 of the Investments and Securities Act 2007 issued by the Securities and Exchange Commission and the FRC Guidance on Assurance Engagement Report on Internal Control Over Financial Reporting(‘’the Guidance”)issued by the Financial Reporting Council of Nigeria.

Basis for Attestation

We conducted a limited review assurance engagement on management’s assessment of the effectiveness of internal control over financial reporting of Infinity Trust Mortgage Bank Plc (“the Bank”) as of 31 December 2024, based on FRC Guidance on Assurance Engagement Report on Internal Control Over Financial Reporting (‘’the Guidance”) issued by the Financial Reporting Council of Nigeria.

Our responsibilities under those sections and the guidance are further described in the Auditor’s Responsibilities for the Audit of the internal control procedures over financial reporting section of our report
We are independent of the Bank in accordance with the requirements of the International Ethics Standards Board for Accountants’ International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) together with the ethical requirements that are relevant to our audit of the internal control procedures over financial reporting in Nigeria

We have fulfilled our other ethical responsibilities in accordance with the IESBA Code and other ethical requirements that are relevant to our audit of Internal control procedures over financial reporting in Nigeria.

Responsibilities of the Directors and Those Charged with Governance for maintaining effective internal control over financial reporting

The directors are responsible for maintaining effective internal control over financial reporting, and for its assessment of the effectiveness of internal control over financial reporting, in accordance with requirement of Section 405 of the Companies and Allied Matters Act, 2020, in connection with Section 1.3 of SEC Guidance on implementation of Sections 60-63 of the Investments and Securities Act, No. 29, 2007 and in compliance with the FRC Guidance on Assurance Engagement Report on Internal Control Over. Financial Reporting (‘’the Guidance”) issued by the Financial Reporting Council of Nigeria.

Auditor’s Responsibilities for the Audit of the internal control procedures over financial reporting

Our responsibility is to express an opinion on the management’s assessment of the effectiveness of the Bank’s internal control over financial reporting based on our limited review.

We conducted our limited review assurance engagement in accordance with “the Guidance”, which requires that we planned and performed the assurance engagement and provide a limited assurance report on the entity’s internal control over financial reporting based on our assurance engagement.

As prescribed in the Guidance, the procedures we performed included:

» Obtaining an understanding of internal control over financial reporting,
» Assessed the risks that a material weakness may exists, and
» Evaluated the result of the test of design and operating effectiveness of internal control based on the assessed risks.

Our engagement also included performing such other procedures as we considered necessary in the circumstances. We believe the procedures performed provide a basis for our report on the internal control put in place by management over financial reporting.

Definition of Internal Control over Financial Reporting

The Banks’s internal control over financial reporting is process designed by, or under the supervision of, the entity’s principal executive and principal financial officers, or persons performing similar functions, and effected by the entity’s board of directors, management, and other personnel, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with Generally Acceptable Accounting Principles and includes those policies and procedures that:

a. Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Bank.
b. Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Bank are being made only in accordance with authorisations of management and direction of the Bank; and
c. Provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Bank’s assets that could have a material effect on the financial statements.

Limitations of Internal Control over Financial Reporting

Because of such limitations, Internal Control over Financial Reporting cannot prevent or detect all misstatements, whether unintentional errors or fraud. However, these inherent limitations are known features of the financial reporting process, therefore, it is possible to design into the process safeguards to reduce, though not eliminate, this risk. The major limitation are:

a. Internal Control over Financial Reporting cannot provide absolute assurance due to its inherent limitations;
b. It is a process that involves human diligence and compliance and is subject to lapses in judgment and breakdowns resulting from human failures.
c. It can be circumvented by collusion or improper management override.

Other Information

We have also audited, in accordance with the requirements of International Standards on Auditing, the financial statements of the Infinity Trust Mortgage Bank Plc (“the Bank”) and our report dated February 2025

Najeeb A. Abdussalaam
FRC/2013/PRO/ICAN/002/00000000753
For: PKF Professional Services
Chartered Accountants

PKF Professional Services
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Independent Auditor's Report to the Shareholders of Infinity Trust Mortgage Bank Plc

Opinion

We have audited the financial statements of Infinity Trust Mortgage Bank Plc ("the Bank") which comprise the statement of financial position as at 31 December 2024, and the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Bank as at 31 December 2024, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) and in the manner required by the Companies and Allied Matters Act, 2020, the Banks and Other Financial Institutions Act, 2020, the Financial Reporting Council of Nigeria Act, No 42, 2023 (as amended) and relevant Central Bank of Nigeria Guidelines and Circulars.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report.

We are independent of the Bank in accordance with the requirements of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements in Nigeria. We have fulfilled our other ethical responsibilities in accordance with the IESBA Code and other ethical requirements that are relevant to our audit of financial statements in Nigeria. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

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

Key Audit Matter	How the matter was addressed in the audit
Impairment allowance on loans and advances to customers Loans and advances to customers constitute significant portion of the Bank's total assets, as a major component of the Bank's financial intermediation function revolves round financial assets. The determination of impairment allowance using the Expected Credit Loss (ECL) model requires the application of certain financial indices estimated from historical financial data outside the Bank in determining the level of impairment allowance required.	Our procedures included the following: We reviewed the ECL model prepared by management for the computation of impairment on loans and advances to customers. Obtained an understanding of the default definition(s) used in the ECL calculation, and focused on the most significant model assumptions including PD and LGD.
The ECL model involves the application of considerable level of judgement and estimation in determining inputs for ECL calculation such as: • Determining criteria for assigning Probability of Default (PD) rates. • Assessing the relationship between the quantitative factors such as default and qualitative factors such as macro-economic variables. • Incorporating forward looking information in the model building process.	• Tested the underlying data behind the determination of the probability of defaults and loss given defaults by agreeing same to underlying supporting documentation. • Critically evaluated the determination of the expected cash flows used in assessing and estimating impairments and the reasonableness of any assumptions. • Evaluated whether the model used to calculate the recoverable amount complies with the requirements of IFRS 9.
• Factors incorporated in determining the Probability of Default (PD), the Loss Given Default (LGD), the Recovery Rate and the Exposure at Default (EAD). • Factors considered in cash flows estimation including timing and amount.	• Examined the criteria used to allocate loans and advances to customers under stages 1, 2 and 3. • For loans and advances to customers classified under stages 1 and 2, we selected material balances and reviewed the repayment history for possible repayment default.
Given the level of complexity and judgement involved in determining of the ECL, and also the material nature of the balance. We considered the impairment of the loans and advances to customers' to be a key audit matter in the financial statements.	• For loans and advances to customers classified under stage 3, we tested all the assumptions considered in the estimation of recovery cash flows, the discount factor, and timing of realization.
The Bank's accounting judgement and estimates, accounting policy on impairment and loans and advances to customers are disclosed in notes 2c, 4.12 and 19 respectively.	• Reviewed the disclosures for reasonableness to ensure conformity with the IFRSs. • Based on the work we have performed, we consider the level of impairment allowance acceptable.

Other Information

The directors are responsible for the other information. The other information comprises the Chairman's statement, Directors' Report; Audit Committee's Report, Corporate Governance Report Corporate responsibility report and Company Secretary's report and Other National Disclosures (i.e. statement of value added and five-year financial summary as required by the Companies and Allied Matters Act, 2020 and the Financial Reporting Council Act No. 42, 2023 (as amended) but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

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

We have also performed an assurance engagement, in accordance with FRC Guidance on Assurance Engagement Report on Internal Control Over Financial Reporting issued by the Financial Reporting Council of Nigeria, on the Internal control over financial reporting of LivingTrust Mortgage Bank Plc and our report dated 4 March 2024 expressed an unqualified opinion.

Responsibilities of the Directors and Those Charged with Governance for the Financial Statements
The directors are responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards (IFRSs) and in the manner required by the Companies and Allied Matters Act, 2020, the Banks and Other Financial Institutions Act, 2020, the Financial Reporting Council of Nigeria Act No 42, 2023 (as amended) and relevant Central Bank of Nigeria Guidelines and Circulars and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Bank's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Bank or to cease operations, or have no realistic alternative but to do so. Those charged with governance are responsible for overseeing the Bank's financial reporting process.

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

As part of an audit in accordance with ISAs, we exercise professional judgment and maintained professional skepticism throughout the audit. We also:
- Identified and assessed the risks of material misstatement of the financial statements, whether due to fraud or error, designed and performed audit procedures responsive to those risks, and obtained audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentionalomissions, misrepresentations, or the override of internal control.
- Obtained an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Bank's internal control.
- Evaluated the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- Concluded on the appropriateness of the director's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Bank's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Bank to cease to continue as a going concern.
- Evaluated the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

Report on Other Legal and Regulatory Requirements

In accordance with the requirement of the fifth schedule of the Companies and Allied Matters Act, 2020, we confirm that:

i. We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
ii. Proper books of account have been kept by the Bank, in so far as it appears from our examination of those books;
iii. The Bank's statement of financial position and statement of profit or loss and other comprehensive income are in agreement with the books of account.

In compliance with the Banks and Other Financial Institutions Act, 2020 and circulars issued by Central Bank of Nigeria, we confirm that:

i. As disclosed in Note 36, to the financial statements, no contravention of the provisions of the Banks and Other Financial Institutions Act, 2020 and Central Bank of Nigeria circulars was brought to our attention.
ii. Related party transactions and balances are disclosed in Note 33 to the financial statements in compliance with Central Bank of Nigeria circular BSD/1/2004.

Najeeb A. Abdussalaam
FRC/2013/PRO/ICAN/002/00000000753
For: PKF Professional Services
Chartered Accountants
FRC/2023/COY/141906
Abuja, Nigeria

Statement of Financial Position

Assets	Notes	2024 ₦	2023 ₦
Cash and balances with the Central Bank of Nigeria	17	**113,036,360**	107,297,284
Due from banks	18	**3,478,016,130**	1,668,775,407
Loans and advances to customers	19	**16,194,181,832**	15,357,898,363
Investment securities:			
- Debt instruments at amortised cost	20.1	**719,837,745**	172,640,212
- FVOCI	20.2	**908,133,329**	375,499,998
Other assets	21	**1,031,169,241**	301,963,859
Property and equipment	22	**2,669,294,803**	2,637,046,867
Intangible assets	23	**36,304,555**	18,965,807
Deferred tax assets	15.4	**-**	15,000,000
		25,149,973,995	20,655,087,797
Total assets		**25,149,973,995**	20,655,087,797
Liabilities and equity			
Liabilities			
Deposit from customers	25	**5,964,395,242**	4,414,311,408
Borrowings	26	**8,317,497,229**	7,093,876,365
Current income tax liability	15.3	**271,440,022**	129,383,712
Deferred tax liability	15.5	**10,406,456**	-
Other liabilities	27	**1,375,614,573**	1,153,191,695
Total liabilities		**15,939,353,522**	12,790,763,180
Equity			
Issued ordinary share capital	28	**2,085,222,860**	2,085,222,860
Share premium		**1,227,369,465**	1,227,369,465
Preference Shares		**600,000,000**	600,000,000
Retained earnings	29.1	**2,797,635,443**	2,264,659,317
Statutory reserve	29.2	**1,458,233,884**	1,161,988,007
Revaluation Reserve		**204,597,313**	204,597,313
Regulatory risk reserve	29.3	**234,428,179**	249,987,657
Fair value reserve	29.4	**603,133,329**	70,499,998
Total equity		**9,210,620,473**	7,864,324,617
Total liabilities and equity		**25,149,973,995**	20,655,087,797

The financial statements were approved by the Board of Directors on ____________ **2025** and signed on its behalf by:

Mrs Obaleye Abisola	**Mrs Okwa Ene Iyana**	**Bukola Afariogun**
Director	**Chairman**	**Chief Financial Officer**
FRC/2024/PRO/ICAN/004/685184	**FRC/2019/ICAN/00000019097**	**FRC/2021/002/00000024781**

The accompanying notes and significant accounting policies form an integral part of these financial statements.

Statement of Profit or Loss and Other Comprehensive Income

	Notes	2024 ₦	2023 ₦
Gross earnings		**4,393,655,073**	2,903,385,116
Interest and similar income calculated using effective interest rate	7	**3,583,306,193**	2,539,349,682
Interest and similar expense calculated using effective interest rate	8	**(1,132,369,561)**	(663,188,654)
Net interest income		**2,450,936,632**	1,876,161,029
Net fee and commission income	9	**100,230,185**	100,675,242
Other operating income	10	**710,118,695**	263,360,192
Total operating income		**3,261,285,512**	2,240,196,463
Impairment charge for the year	11	**(199,383,197)**	(66,446,005)
Net operating income		**3,061,902,315**	2,173,750,458
Personnel expenses	12	**(433,733,012)**	(334,645,230)
Depreciation of property and equipment	13.1	**(87,404,975)**	(76,915,824)
Amortisation of intangible assets	13,2	**(9,894,587)**	(9,465,181)
Other operating expenses	14	**(808,275,487)**	(549,416,935)
Total operating expenses		**(1,339,308,061)**	(970,443,170)
Profit before tax		**1,722,594,254**	1,203,307,288
Income tax expense	15.1	**(241,364,871)**	(202,934,492)
Profit for the year after tax		**1,481,229,383**	1,000,372,796
Other comprehensive loss			
Items that may be subsequently reclassified to profit or loss		**-**	-
Items that will not be subsequently reclassified to profit or loss			
Changes in the fair value of equity investments designated at FTVOCI	29.4	**532,633,331**	-
Total other comprehensive loss		**532,633,331**	-
Total comprehensive profit		**2,013,862,714**	1,000,372,796
Earnings per share - Basic (Kobo)	15	**35.52**	23.99

The accompanying notes and significant accounting policies form an integral part of these financial statements.

Statement Of Changes In Equity

	Ordinary Share Capital ₦	Share Premium ₦	Preference Share ₦	Retained Earnings ₦	Statutory Reserves ₦	Regulatory Risk Reserves ₦	Revaluation Reserves ₦	Fair value Reserves ₦	Total ₦
	Attributable to equity holders								
At 1 January 2023	**2,085,222,860**	**1,227,369,465**	**600,000,000**	**1,793,440,878**	**961,913,447**	**213,134,603**	**204,597,313**	**70,499,998**	**7,156,178,564**
Changes in equity for the year 2023:									
Profit for the year	-	-	-	1,000,372,796	-	-	-	-	1,000,372,796
Amount attributable to equity holders	-	-	-	1,000,372,796	-	-	-	-	1,000,372,796
Transactions with owners directly in equity:									
Transfer between reserves	-	-	-	(236,927,614)	200,074,560	36,853,054		-	-
Dividend paid	-	-	-	(292,226,743)	-	-	-	-	(292,226,743)
Other comprehensive reserve:									-
Changes in the fair value of equity investments designated at FTVOCI	-	-	-	-	-	-	-	-	-
At 31 December, 2023	**2,085,222,860**	**1,227,369,465**	**600,000,000**	**2,264,659,317**	**1,161,988,007**	**249,987,657**	**204,597,313**	**70,499,998**	**7,864,324,617**
At 1 January 2024	**2,085,222,860**	**1,227,369,465**	**600,000,000**	**2,264,659,317**	**1,161,988,007**	**249,987,657**	**204,597,313**	**70,499,998**	**7,864,324,617**
Changes in equity for the year 2024:									
Profit for the year	-	-	-	**1,481,229,383**	-	-	-	-	**1,481,229,383**
Amount attributable to equity holders	-	-	-	**1,481,229,383**	-	-	-	-	**1,481,229,383**
Transactions with owners directly in equity:									
Transfer between reserves	-	-	-	**(280,686,399)**	**296,245,877**	**(15,559,478)**	-	-	-
Dividend paid	-	-	-	**(667,566,858)**	-	-	-	-	**(667,566,858)**
Other comprehensive reserve:									
Changes in the fair value of equity investments designated at FTVOCI	-	-	-	-	-	-	-	**532,633,331**	**532,633,331**
At 31 December, 2024	**2,085,222,860**	**1,227,369,465**	**600,000,000**	**2,797,635,443**	**1,458,233,884**	**234,428,179**	**204,597,313**	**603,133,329**	**9,210,620,473**

Statutory reserve
The revised guidelines for Primary Mortgage Banks in Nigeria require mortgage banks to make an annual appropriation to a statutory reserve. As stipulated by section 5.4 of the revised guidelines, an appropriation of 20% of profit after tax is made, if the statutory reserve is less than the paid up share capital and 10% of profit after tax if the statutory reserve is equal to or in excess of the paid up

Regulatory risk reserve
The Central Bank of Nigeria stipulates that provisions for loans recognized in the profit or loss account be determined based on the requirements of IFRS. The IFRS provision should then be compared with provision determined using the Prudential Guidelines and the expected impact/changes treated in the retained earnings (See Statement of Prudential Adjustments).

Fair value reserve
Fair value reserve (FVR) assets are measured at fair value in the statement of financial position. Fair value changes on FVR assets are recognised directly in equity, through the statement of changes in equity, except for interest on FVR assets (which is recognised in income on an effective yield basis), impairment losses and (for interest-bearing FVR debt instruments) foreign exchange gains or losses. The cumulative gain or loss that was recognised in equity is recognised in the statement of profit or loss when a fair value reserve financial asset is derecognised.

Statement Of Cash Flows

Cash flows from operating activities	Notes	2024 ₦	2023 ₦
Profit after tax		**1,481,229,383**	1,000,372,796
Adjustment for non-cash items			
Impairment charge for the year	11	**199,383,197**	66,446,005
Loss on disposal of fixed assets		**97,292**	-
Depreciation of property and equipment	13.1	**87,404,975**	76,915,824
Amortisation of intangible assets	13,2	**9,894,587**	9,465,181
Income tax expense	15.1	**241,364,871**	202,934,492
Cashflows before changes in working capital		**2,019,374,305**	1,356,134,298
Changes in working capital			
Loans and advances to customers	19	**(1,034,499,383)**	(3,167,450,743)
Other assets	21	**(729,495,965)**	78,870,264
Deposit from customers	25	**1,550,083,834**	1,182,094,796
Other liabilities	27	**222,422,878**	316,842,767
		8,511,364	(1,589,642,916)
Tax paid		**(73,902,105)**	(189,328,862)
Withholding tax credit utilised	15.3	-	-
Net cash from/(used in) operating activities		**1,953,983,564**	(422,837,480)
Cash flows from investing activities;			
Purchase of property and equipment		**(119,907,203)**	(34,523,312)
Purchase of intangible assets		**(27,233,336)**	(3,021,250)
Placements with banks and other financial institutions		**(547,197,533)**	58,457,273
Disposal of non-current assets held for sale		-	8,865,000
Proceeds from disposal of property and equipment		**157,000**	-
Net cash used in investing activities		**(694,181,072)**	29,777,712
Cash flows from financing activities			
Additions to borrowed funds	26	**2,743,000,000**	2,369,300,000
Repayment of borrowed funds	26	**(1,519,379,135)**	(693,848,594)
Dividend Paid to registrar		**(667,566,858)**	(292,226,743)
Net cash from financing activities		**556,054,007**	1,383,224,663
Increase/(decrease) in cash and cash equivalents		**1,815,856,500**	990,164,895
Effect of impairment		**(876,700)**	-
Cash and cash equivalents at 1 January		**1,776,072,691**	785,907,796
Cash and cash equivalents as at 31 December		**3,591,052,490**	1,776,072,691
Additional cash flow information			
Cash and cash equivalents			
Cash on hand	17	**5,870,970**	11,149,840
Deposit with the Central Bank of Nigeria (CRR)	17	**107,165,390**	96,147,444
Balances with banks within Nigeria	18	**323,257,995**	416,098,566
Placements with banks and other financial institutions	18	**3,154,758,135**	1,252,676,842
		3,591,052,490	1,776,072,691

The deposits with the Central Bank of Nigeria are not available to finance the bank's day to day operations and therefore, are not part of cash and cash equivalents. (See Note 16)

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


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06

Statement Of Prudential Adjustments

The Central Bank of Nigeria (CBN) stipulates that provisions for loans recognized in the statement of profit or loss be determined based on the requirements of IFRS. The IFRS provisions should then be compared with provision determined under the CBN prudential guidelines and the expected impact/changes treated in the retained earnings as follows:

i. Where the prudential provision is greater than IFRS impairment allowance: the difference should be transferred from the retained earnings to a non-distributable regulatory risk reserve.

ii. Where the prudential provision is less than IFRS impairment allowance: The difference should be transferred from the regulatory risk reserve to the retained earnings to the extent of the non-distributable reserve previously recognized.

	₦	₦
Analysis of Prudential Guidelines provision		
Performing	156,990,596	148,335,636
Non-performing:		
Watchlist	264,482	74,622
Substandard	1,739,654	6,938,579
Doubtful	33,720,103	10,491,802
Lost	382,592,786	358,878,053
Interest - suspense	132,067,507	-
Total prudential impairment provision	**707,375,127**	524,718,691
IFRS impairment allowance		
Stage 1 (See note 19.8)	**276,062,571**	156,685,536
Stage 2 (See note 19.8)	**4,134,208**	719,547
Stage 3 (See note 19.8)	**192,750,169**	117,325,951
Total ECL impairment	**472,946,948**	274,731,034
IFRS impairment allowance (above)/lower prudential provision	**234,428,179**	249,987,657
Regulatory risk reserve		
At 1 January	**249,987,657**	213,134,603
Transfer from /(to) retained earnings	**(15,559,478)**	36,853,054
At 31 December	**234,428,179**	249,987,657

The regulatory risk reserve accounts for the difference between the impairment allowance on loans and advances computed based on the Central Bank of Nigeria Prudential Guidelines compared with the expected credit loss model used in calculating the impairment under IFRS.

Notes to the Financial Statements

1. **General information**

1.1 Reporting entity

Infinity Trust Mortgage Bank Plc (the Bank) is a public limited liability company domiciled in Nigeria. The address of the Bank's registered office is No. 11, KauraNamoda Street, Off Faskari Crescent, Area 3, Garki, Abuja. The Bank obtained its licence to operate as a Mortgage Bank in 2002 and commenced operations in March 2003. The Bank became a public limited liability company on 25th January, 2013 and was listed on the floor of the Nigeria Stock Exchange on 11 December 2013.

The Bank is primarily involved in the business of residential and commercial Mortgage financing as well as construction finance among other financial services.

1.2 Basis of preparation

a. Statement of compliance with IFRSs.

This financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as issued by the International Accounting Standards Board (IASB) in the manner required by the Companies and Allied Matters Act, 2020, the Financial Reporting Council of Nigeria Act No 42, 2023 (as amended), the Banks and Other Financial Institutions Act, and relevant Central Bank of Nigeria circulars. The IFRS accounting policies have been consistently applied to all periods presented.

The financial statements comprises the statement of financial position, statement of profit or loss and other comprehensive income, statement of changes in equity, statement of cash flows and the related notes to the financial statements.

b. 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:

» Assets and liabilities held for trading are measured at fair value;
» Financial instruments designated at fair value through profit or loss are measured at fair value; investments in equity instruments are measured at fair value;
» Other financial assets not held in a business model whose objective is to hold assets to collect contractual cash flows or whose contractual terms do not give rise solely to payments of principal and interest are measured at fair
» value;
» Recognized financial assets and financial liabilities designated as hedged items in qualifying fair value hedge relationships are adjusted for changes in fair value attributable to the risk being hedged;
» Liabilities for cash-settled share-based payment arrangements are measured at fair value;
» Loans and receivables are measured at amortised cost.

c. Presentation currency

These financial statements are presented in Naira, which is the Bank's functional currency.

d. Functional and presentation currency

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

2. Significant accounting judgments, estimates and assumptions

The preparation of the financial statements in conformity with IFRSs requires management to make judgments, 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 estimate is revised and in any future periods affected.

a. **Going concern**
The Bank's Management has made an assessment of the Bank's ability to continue as a going concern and is satisfied that the Bank has the resources to continue in business for the foreseeable future. Furthermore, Management is not aware of any material uncertainties that may cast significant doubt upon the Bank's ability to continue as a going concern. Therefore, Management will continue to prepare the financial statements on the going concern basis.

b. **Fair value of financial instruments**
Where the fair values of financial assets and financial liabilities recorded on the statement of financial position cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of mathematical models. The inputs to these models are derived from observable market data where possible, but where observable market data are not available, judgment is required to establish fair values.

c. **Changes to the impairment calculation**
The adoption of IFRS 9 has fundamentally changed the Bank's accounting for loan loss impairments by replacing IAS 39's incurred loss approach with a forward-looking expected credit loss (ECL) approach. IFRS 9 requires the Bank to record an allowance for ECLs for all loans and other debt financial assets not held at FVPL, together with loan commitments and financial guarantee contracts. The allowance is based on the ECLs associated with the probability of default in the next twelve months unless there has been a significant increase in credit risk since origination. If the financial asset meets the definition of purchased or originated credit impaired (POCI), the allowance is based on the change in the ECLs over the life of the asset. Details of the Bank's impairment method are disclosed below:

Impairment model on loans and advances to customers

The Bank divides its loan portfolio into significant and insignificant loans based on Management approved materiality threshold. The Bank also groups its risk assets into buckets with similar risk characteristics for the purpose of collective impairment of insignificant loans and unimpaired significant loans.
The Probability of Default (PD) and the Loss Given default (LGD) are then computed using historical data from the loan buckets.

The Bank reviews its individually significant loans and advances at each statement of financial position date to assess whether an impairment loss should be recorded in the income statement. In particular, Management judgment is required in the estimation of the amount and timing of future cash flows when determining the impairment loss. These estimates are based on assumptions about a number of factors and actual results may differ, resulting in future changes to the allowance. The Present Value of such cash flows as well as the present value of the fair value of the collateral is then compared to the Exposure at Default.

Loans and advances that have been assessed individually and found not to be impaired and all individually insignificant loans and advances are then assessed collectively in buckets of assets with similar risk characteristics, to determine whether provision should be made due to incurred loss events for which there is objective evidence but whose effects are not yet evident. The collective assessment of impaired insignificant loans is done with a PD of 100% and the historical LGD while the collective assessment of unimpaired insignificant loans and significant loans is done with the histori-

cal PD and LGD.
A summary of the assumptions underpinning the Bank's expected credit loss model is as follows:
(a) Loans and advances to customers
The Bank uses Four IFRS buckets & Three categories for loans which reflect their credit risk and how the loan loss allowance is determined for each of those categories.

Performing	Customers have a low risk of default and a strong capacity to meet contractual cash flows.	12 month expected losses. Where the expected lifetime of an asset is less than 12 months, expected losses are measured at its expected lifetime.
Substandard and doubtful	Interest and/or principal repayments are 30 days past due	Lifetime expected losses, credit impaired.
Lost	Interest and/or principal repayments are 90 days past due and there is no reasonable expectation of recovery.	Asset is written off.

Over the term of the loans, the Bank accounts for its credit risk by appropriately providing for expected credit losses on a timely basis. In calculating the expected credit loss rates, the Bank considers historical loss rates for each category of customers, and adjusts for forward looking macroeconomic data.
The Bank provides for credit losses against loans to customers as follows:

Performing	AA	12 month expected losses	Gross carrying amount
Watchlist	A		
Substandard	BB	Lifetime expected losses	Amortised cost
Doubtful	B		
Very doubtful	C	Asset is written off through profit or loss to the extent of expected losses	None
Lost/write off	D		

(b) Accounts receivables
The Bank applies the simplified approach to providing for expected credit losses prescribed by IFRS 9, which permits the use of the lifetime expected loss provision for all trade receivables. The expected credit losses has also incorporated forward looking information. See Note 18e for the credit losses recognised during the year.

Inputs, assumptions and techniques used for estimating impairment
Significant increase in credit risk
When determining whether the risk of default on a financial instrument has increased significantly since initial recognition, the Bank considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Bank's historical experience and expert credit assessment and including forward-looking information.
The objective of the assessment is to identify whether a significant increase in credit risk has occurred for an exposure by comparing:
- the remaining lifetime probability of default (PD) as at the reporting date; with
- the remaining lifetime PD for this point in time that was estimated at the time of initial recognition of the exposure (adjusted where relevant for changes in prepayment expectations).
Credit risk grades

The Bank allocates each exposure to a credit risk grade based on a variety of data that is determined to be predictive of the risk of default and applying experienced credit judgement. Credit risk grades are defined using qualitative and quantitative factors that are indicative of risk of default. These factors vary depending on the nature of the exposure and the type of borrower.

Each exposure is allocated to a credit risk grade at initial recognition based on available information about the borrower. Exposures are subject to ongoing monitoring, which may result in an exposure being moved to a different credit risk grade. The monitoring typically involves use of the following data:

Corporate and other entities exposures	Individual exposures	All exposures
• Information obtained during periodic review of customer files – e.g. audited financial statements, management accounts, budgets and projections. Examples of areas of particular focus are: gross profit margins, financial leverage ratios, debt service coverage, compliance with covenants, quality of management, senior management changes. • Data from credit bureau agencies. • Actual and expected significant changes in the political, regulatory and technological environment of the borrower or in its business activities.	• Internally collected data on customer behaviour • Ability to repay the loan as at when due	• Payment record • Requests for and granting forbearance • Existing and forecast changes in business, financial and economic conditions

Generating the term structure of PD

Credit risk grades are a primary input into the determination of the term structure of PD for exposures. The Bank collects performance and default information about its credit risk exposures analysed by jurisdiction or region and by type of product and borrower as well as by credit risk grading.

The Bank employs statistical models to analyse the data collected and generate estimates of the remaining lifetime PD of exposures and how these are expected to change as a result of the passage of time.

This analysis includes the identification and calibration of relationships between changes in default rates and changes in key macro-economic factors as well as in-depth analysis of the impact of certain other factors (e.g. forbearance experience) on the risk of default. For most exposures, key macro-economic indicators include: GDP growth, oil prices, benchmark interest rates and unemployment.
Dividend paid

Determining whether credit risk has increased significantly

The criteria for determining whether credit risk has increased significantly vary by portfolio and include quantitative changes in PDs and qualitative factors, including a backstop based on delinquency. The credit risk of a particular exposure is deemed to have increased significantly since initial recognition if, based on the Bank's quantitative modelling, the remaining lifetime PD is determined to have increased by more than [a predetermined percentage/range]. (e.g. when the IFRS 9 lifetime PD has doubled since initial recognition and has increased by more than 20 bps a year).
Using its expert credit judgement and, where possible, relevant historical experience, the Bank may determine that an exposure has undergone a significant increase in credit risk based on particular qualitative indicators that it considers are indicative of such and whose effect may not otherwise be fully reflected in its quantitative analysis on a timely basis.
As a backstop, the Bank considers that a significant increase in credit risk occurs no later than when an asset is more than 90 days past due. Days past due are determined by counting the number of days since the earliest elapsed due date in respect of which full payment has not been received. Due dates are determined without considering any grace

period that might be available to the borrower.

The Bank monitors the effectiveness of the criteria used to identify significant increases in credit risk by regular reviews to confirm that:

- The criteria are capable of identifying significant increases in credit risk before an exposure is in default;
- There is no unwarranted volatility in loss allowance from transfers between 12-month PD (stage 1) and lifetime PD (stage 2).

Modified financial assets

The contractual terms of a loan may be modified for a number of reasons, including changing market conditions, customer retention and other factors not related to a current or potential credit deterioration of the customer. An existing loan whose terms have been modified may be derecognised and the renegotiated loan recognised as a new loan at fair value in accordance with the accounting policy set out.

When the terms of a financial asset are modified and the modification does not result in derecognition, the determination of whether the asset's credit risk has increased significantly reflects comparison of:

- Its remaining lifetime PD at the reporting date based on the modified terms; with
- With 'the remaining lifetime PD estimated based on data at initial recognition and the original contractual terms.

The Bank renegotiates loans to customers in financial difficulties (referred to as 'forbearance activities') to maximise collection opportunities and minimise the risk of default. Under the Bank's forbearance policy, loan forbearance is granted on a selective basis if the debtor is currently in default on its debt or if there is a high risk of default, there is evidence that the debtor made all reasonable efforts to pay under the original contractual terms and the debtor is expected to be able to meet the revised terms.

The revised terms usually include extending the maturity, changing the timing of interest payments and amending the terms of loan covenants. Both retail and corporate loans are subject to the forbearance policy. The Audit Committee regularly reviews reports on forbearance activities.

For financial assets modified as part of the Bank's forbearance policy, the estimate of PD reflects whether the modification has improved or restored the Bank's ability to collect interest and principal and the Bank's previous experience of similar forbearance action. As part of this process, the Bank evaluates the borrower's payment performance against the modified contractual terms and considers various behavioural indicators.

Generally, forbearance is a qualitative indicator of a significant increase in credit risk and an expectation of forbearance may constitute evidence that an exposure is credit-impaired (see Note 18e / in default). A customer needs to demonstrate consistently good payment behaviour over a period of time before the exposure is no longer considered to be credit-impaired/ in default or the PD is considered to have decreased such that the loss allowance reverts to being measured at an amount equal to 12-month ECL.

Definition of default and cure

The Bank considers a financial asset to be in default and therefore Stage 3 (credit-impaired) for ECL calculations in all cases when the borrower becomes 180 days past due on its contractual payments. The Bank considers treasury and interbank balances defaulted and takes immediate action when the required intraday payments are not settled by the close of business as outlined in the individual agreements.
As a part of a qualitative assessment of whether a customer is in default, the Bank also considers a variety of instances that may indicate unlikeliness to pay. When such events occur, the Bank carefully considers whether the event should

result in treating the customer as defaulted and therefore assessed as Stage 3 for ECL calculations or whether Stage 2 is appropriate. Such events include:

- Internal rating of the borrower indicating default or near-default;
- The borrower requesting emergency funding from the Bank;
- The borrower having past due liabilities to public creditors or employees;
- The borrower is deceased;
- A material decrease in the underlying collateral value where the recovery of the loan is expected from the sale of the collateral;
- A material decrease in the borrower's turnover or the loss of a major customer;
- A covenant breach not waived by the Bank,
- The debtor (or any legal entity within the debtor's group) filing for bankruptcy application/protection;
- Debtor's listed debt or equity suspended at the primary exchange because of rumours or facts about financial difficulties;
- Overdrafts are considered as being past due once the customer has breached an advised limit or been advised of a limit smaller than the current amount outstanding; and
- Based on data developed internally and obtained from external sources.

Inputs into the assessment of whether a financial instrument is in default and their significance may vary over time to reflect changes in circumstances. It is the Bank's policy to consider a financial instrument as 'cured' and therefore re-classified out of Stage 3 when none of the default criteria have been present for at least three six consecutive months (i.e. a probationary period of 90 days to upgrade from Stage 3 to 2 and a further probationary period of 90 days to upgrade from Stage 2 to 1). The decision whether to classify an asset as Stage 2 or Stage 1 once cured depends on the updated credit grade, at the time of the cure, and whether this indicates there has been a significant increase in credit risk compared to initial recognition.

Incorporation of forward-looking information

The Bank incorporates forward-looking information into both its assessment of whether the credit risk of an instrument has increased significantly since its initial recognition and its measurement of ECL. Based on advice from the Bank Risk Committee and economic experts and consideration of a variety of external actual and forecast information, the Bank formulates a 'base case' view of the future direction of relevant economic variables as well as a representative range of other possible forecast scenarios. This process involves developing two or more additional economic scenarios and considering the relative probabilities of each outcome.

To ensure completeness and accuracy, the Bank obtains the data used from third party sources. The external information includes economic data and forecasts published by governmental bodies and monetary authorities in the countries in Nigeria, supranational organisations such as the OECD and the International Monetary Fund, and selected private-sector and academic forecasters (e.g. Rating Agency, The Economist Society, Bureau of Statistics, etc.). A team of economists within the Bank's Risk Department verifies the accuracy of inputs to the Bank's ECL models including determining the weights attributable to the multiple scenarios. The base case represents a most-likely outcome and is aligned with information used by the Bank for other purposes such as strategic planning and budgeting. The other scenarios represent more optimistic and more pessimistic outcomes. Periodically, the Bank carries out stress testing of more extreme shocks to calibrate its determination of these other representative scenarios.

The Bank has identified and documented key drivers of credit risk and credit losses for each portfolio of financial instruments and, using an analysis of historical data, has estimated relationships between macro-economic variables and credit risk and credit losses. Predicted relationships between the key indicators and default and loss rates on various

portfolios of financial assets have been developed based on analysing historical data over the past 4 years. The following tables set out the key drivers of expected loss and the assumptions used for the Bank's base case estimate, ECLs based on the base case, as at 31 December 2024.
The tables show the values of the key forward looking economic variables/assumptions used in each of the economic scenarios for the ECL calculations. The figures for "Subsequent years" represent a long-term average and so are the same for each scenario.

31 December 2024	ECL	Assigned	2020	2021	2022	2023	2024	Subsequent
Key drivers		%	%	%	%	%	%	%
GDP growth %								
	Upside	30	-1.8	3.6	3.3	2.9	2.8	x
	Base case	40	x	2.3	x	x	x	x
	Downside	30	x	2.3	x	x	x	x
Unemployment rates %								
	Upside	40	5.7	5.4	3.8	3.1	4.3	x
	Base case	40	x	4.8	x	x	x	x
	Downside	20	x	4.8	x	x	x	x
Foreign exchange rates %								
	Upside	40	6	8	9	100	73	x
	Base case	30	x	2.2	x	x	x	x
	Downside	30	x	2.2	x	x	x	x
Inflation rates %								
	Upside	20	13.3	16.9	18.9	24.6	34.6	x
	Base case	45	x	2.7	x	x	x	x
	Downside	35	x	2.7	x	x	x	x
Interest rates %								
	Upside	40	11.5	11.5	16.5	18.8	27.5	x
	Base case	30	x	2.1	x	x	x	x
	Downside	30	x	2.1	x	x	x	x

Measurement of ECL
The key inputs into the measurement of ECL are the term structure of the following variables:
- Probability of default
- Loss given default
- Exposure at default

These parameters are generally derived from internally developed statistical models and other historical data. They are adjusted to reflect forward-looking information as described above.

Probability of default (PD)
PD estimates are estimates at a certain date, which are calculated based on statistical rating models, and assessed using rating tools tailored to the various categories of counterparties and exposures. These statistical models are based on internally compiled data comprising both quantitative and qualitative factors. Where it is available, market data may also be used to derive the PD for large corporate counterparties. If a counterparty or exposure migrates between rating class-

es, then this will lead to a change in the estimate of the associated PD. PDs are estimated considering the contractual maturities of exposures and estimated prepayment rates.

Loss given default (LGD)

LGD is the magnitude of the likely loss if there is a default. The credit risk assessment is based on a standardised LGD assessment framework that results in a certain LGD rate. These LGD rates take into account the expected EAD in comparison to the amount expected to be recovered or realised from any collateral held. The LGD models consider the structure, collateral, seniority of the claim, counterparty industry and recovery costs of any collateral that is integral to the financial asset.

The Bank segments its lending products into smaller homogeneous portfolios, based on key characteristics that are relevant to the estimation of future cash flows. The applied data is based on historically collected loss data and involves a wider set of transaction characteristics (e.g., product type, wider range of collateral types) as well as borrower characteristics.
For loans secured by retail property, LTV ratios are a key parameter in determining LGD. LGD estimates are recalibrated for different economic scenarios and, for real estate lending, to reflect possible changes in property prices. They are calculated on a discounted cash flow basis using the effective interest rate as the discounting factor.

Exposure at default (EAD)

The exposure at default (EAD) represents the gross carrying amount of the financial instruments subject to the impairment calculation, addressing both the client's ability to increase its exposure while approaching default and potential early repayments too. For lending commitments and financial guarantees, the EAD includes the amount drawn, as well as potential future amounts that may be drawn under the contract, which are estimated based on historical observations and forward-looking forecasts.

To calculate the EAD for a Stage 1 loan, the Bank assesses the possible default events within 12 months for the calculation of the 12 months ECL. However, if a Stage 1 loan that is expected to default in the 12 months from the reporting date and is also expected to cure and subsequently default again, then all linked default events are taken into account. For Stage 2, Stage 3 and POCI financial assets, the exposure at default is considered for events over the lifetime of the instruments.

The Bank determines EADs by modelling the range of possible exposure outcomes at various points in time, corresponding the multiple scenarios. The IFRS 9 PDs are then assigned to each economic scenario based on the outcome of Bank's models.

Collective assessment

Where modelling of a parameter is carried out on a collective basis, the financial instruments are grouped on the basis of shared risk characteristics that include:

- Instrument type;
- Credit risk gradings;
- Collateral type;
- LTV ratio for retail mortgages;
- Date of initial recognition;
- Remaining term to maturity;
- Industry; and
- Geographic Location of the borrower.

The groupings are subject to regular review to ensure that exposures within a particular group remain appropriately homogeneous.

Debt instruments measured at FVOCI
The write-off of a portfolio of securities following the collapse of the local market.
Impairment of investments at fair value through other comprehensive income

The bank reviews its debt securities classified as investments at fair value through other comprehensive incomes at each statement of financial position date to assess whether they are impaired. This requires similar judgment as applied to the individual assessment of loans and advances.
The bank also records impairment charges on equity investments at fair value through other comprehensive incomes when there has been a significant or prolonged decline in the fair value below their cost. The determination of what is 'significant' or 'prolonged' requires judgment. In making this judgment, the bank evaluates, among other factors, historical share price movements and duration and extent to which the fair value of an investment is less than its cost.

Deferred tax assets

Deferred tax assets are recognized in respect of tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilized. Judgment is required to determine the amount of deferred tax assets that can be recognized, based upon the likely timing and level of future taxable profits, together with future tax planning strategies.

Determination of collateral value

The monitoring of market value of collateral is done on a regular basis. Fair value is adjusted to reflect current market conditions. The amount of collateral required depends on the assessment of the counterparty credit risk.

3. **Changes in accounting policies and disclosures**
3.1. New and amended standards and interpretations that are effective for the current year

Several standards amendments and interpretations apply for the first time in 2024 but did not have an impact on the financial statements of the Bank.

In the current year, the Bank has applied a number of amendments to IFRS Accounting Standards issued by the International Accounting Standards Board (IASB) that are mandatorily effective for an accounting period that begins on or after 1 January 2024. Their adoption has not had any material impact on the disclosures or on the amounts reported in these financial statements.

3.1.1. IFRS 17 InsuranceContracts (includingthe June 2020 and December 2021 Amendments to IFRS 17)

The Bank has adopted IFRS 17 and the related amendments for the first time in the current year. IFRS 17 establishes the principles for the recognition, measurement, presentation and disclosure of insurance contracts and supersedes IFRS 4 Insurance Contracts.

IFRS 17 outlines a general model, which is modified for insurance contracts with direct participation features, described as the variable fee approach. The general model is simplified if certain criteria are met by measuring the liability for remaining coverage using the premium allocation approach. The general model uses current assumptions to estimate the amount, timing and uncertainty of future cash flows and it explicitly measures the cost of that uncertainty. It takes into account market interest rates and the impact of policyholders' options and The Bank does not have any contracts that meet the definition of an insurance contract under IFRS 17.

3.1.2. Amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2 Making Materiality Judgements— Disclosure of Accounting Policies

The Bank has adopted the amendments to IAS 1 for the first time in the current year. The amendments change the requirements in IAS 1 with regard to disclosure of accounting policies. The amendments replace all instances of the term 'significant accounting policies' with 'material accounting policy information'. Accounting policy information is material if, when considered together with other information included in an entity's financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements.

The supporting paragraphs in IAS 1 are also amended to clarify that accounting policy information that relates to immaterial transactions, other events or conditions is immaterial and need not be disclosed. Accounting policy information may be material because of the nature of the related transactions, other events or conditions, even if the amounts are immaterial. However, not all accounting policy information relating to material transactions, other events or conditions is itself material. The IASB has also developed guidance and examples to explain and demonstrate the application of the 'four-step

3.1.3. Amendments to IAS 12 Income Taxes—Deferred Tax related to Assets and Liabilities arising from a Single Transaction

The Bank has adopted the amendments to IAS 12 for the first time in the current year. The amendments introduce a further exception from the initial recognition exemption. Under the amendments, an entity does not apply the initial recognition exemption for transactions that give rise to equal taxable and deductible temporary differences. Depending on the applicable tax law, equal taxable and deductible temporary differences may arise on initial recognition of an asset and liability in a transaction that is not a business combination and affects neither accounting profit nor taxable profit.

Following the amendments to IAS 12, an entity is required to recognise the related deferred tax asset and liability, with the recognition of any deferred tax asset being subject to the recoverability criteria in IAS 12.

3.1.4. Amendments to IAS 12 Income Taxes— International Tax Reform—Pillar Two Model Rules

The Bank has adopted the amendments to IAS 12 for the first time in the current year. The IASB amends the scope of IAS 12 to clarify that the Standard applies to income taxes arising from tax law enacted or substantively enacted to implement the Pillar Two model rules published by the OECD, including tax law that implements qualified domestic minimum topup taxes described in those rules.

The amendments introduce a temporary exception to the accounting requirements for deferred taxes in IAS 12, so that an entity would neither recognise nor disclose information about deferred tax assets and liabilities related to Pillar Two income taxes.

3.1.5. Amendments to IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors—Definition of Accounting Estimates

Following the amendments, the Bank is required to disclose that it has applied the exception and to disclose separately its current tax expense (income) related to Pillar .Two income taxes

The Bank has adopted the amendments to IAS 8 for the first time in the current year. The amendments replace the definition of a change in accounting estimates with a definition of accounting estimates. Under the new definition, accounting estimates are "monetary amounts in financial statements that are subject to measurement uncertainty".

The definition of a change in accounting estimates was deleted

4. Statement of significant accounting policies

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

4.1 Revenue recognition

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

The calculation of the effective interest rate includes all transaction costs and fees and points paid or received that are an integral part of the effective interest rate. Transaction costs include incremental costs that are directly attributable to the acquisition or issue of a financial asset or liability. Interest income and expense presented in the statement of comprehensive income include interest on financial assets and financial liabilities measured at amortized cost calculated on an effective interest basis. Interest income and expense on all trading assets and liabilities are considered to be incidental to the bank's trading operations and are presented together with all other changes in the fair value.

4.2 Fees and commission

Fees and commission income and expense that are integral to the effective interest rate on a financial asset or a liability are included in the measurement of the effective interest rate. Other fees and commission income, including account servicing fees, investment management fees, sales commission, placement fees and syndication fees, are recognized as the related services are performed. When a loan commitment is not expected to result in the draw-down of a loan, the related loan commitment fees are recognized on a straight-line basis over the commitment period.

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

4.3 Net trading income

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

4.4 Net income from other financial Instruments at fair value through profit or loss

Net income from other financial instruments at fair value through profit or loss relates to non-trading derivatives held for risk management purposes that do not form part of qualifying hedge relationships, financial assets mandatorily measured at fair value through profit or loss other than those held for trading, and financial assets and liabilities designated at fair value through profit or loss. It includes all realized and unrealized fair value changes, interest, dividends and foreign exchange differences.

4.5 Dividends

Dividend income is recognized when the right to receive income is established. Usually this is the ex-dividend date for equity securities. Dividends are presented in net trading income or net income from other financial instruments at fair value through profit or loss based on the underlying classification of the equity investment. Dividends on equity instruments designated as at fair value through other comprehensive income are presented in other revenue in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment, in which case it is presented in other comprehensive income.

4.6 Tax expense

Tax expense comprises current and deferred tax. Current tax and deferred tax are recognized in profit or loss except to the extent that it relates to items recognized directly in equity or in other comprehensive income.
Current tax is the expected tax payable or receivable on the taxable income or loss of the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years. Current tax payable also includes any tax liability arising from the declaration of dividends.

4.7 Deferred taxation

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.
Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date. Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities against current tax assets, and they relate to taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realized simultaneously.
Additional taxes that arise from the distribution of dividends by the Bank are recognized at the same time as the liability to pay the related dividend is recognized.

A deferred tax asset is recognized for unused tax losses, tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

4.8 Financial assets and financial liabilities

i. Recognition and initial measurement
   The bank initially recognizes loans and advances, deposits, debt securities issued and subordinated liabilities on the date at which they are originated. All other financial assets and liabilities (including assets and liabilities designated at fair value through profit or loss) are initially recognized on the trade date at which the bank becomes a party to the contractual provisions of the instrument. A financial asset or financial liability is measured initially at fair value plus, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issue.
ii. Classification
   Financial assets:

At inception a financial asset is classified as measured at amortized cost or fair value. A financial asset qualifies for amortized cost measurement only if the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

If a financial asset does not meet both of these conditions, then it is measured at fair value. The Bank makes an assessment of a business model at a portfolio level as this reflects best the way the business is managed and information is provided to management.
In making an assessment of whether an asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows, the bank considers:

- » Management's stated policies and objectives for the portfolio and the operation of those policies in practice;
- » How management evaluates the performance of the portfolio;
- » Whether management's strategy focus on earning contractual interest revenues;
- » The degree of frequency of any expected asset sales;
- » The reason or any asset sales; and
- » Whether assets that are sold are held for an extended period of time relative to their contractual maturity or are sold shortly after acquisition or an extended time before maturity.
- » Financial assets held for trading are not held within a business model whose objective is to hold the asset in order to collect contractual cash flows.

The Bank has designated certain financial assets at fair value through profit or loss because the designation eliminates or significantly reduces an accounting mismatch, which would otherwise arise. Financial assets are not reclassified subsequent to their initial recognition, except when the bank changes its business model or managing financial assets.

Financial liabilities
The bank classifies its financial liabilities as measured at amortized cost or fair value through profit or loss.
The bank designates financial liabilities at fair value through profit or loss when liabilities contain embedded derivatives that significantly modify the cash flows that would otherwise be required under the contract.
Financial guarantees and commitments to provide a loan at a below-market interest rate are subsequently measured at the higher of the amount determined in accordance with IAS 37 provisions, Contingent Liabilities and Contingent Assets and the amount initially recognized less, when appropriate, cumulative amortization recognized in accordance with IAS 18 Revenue.

iii. **De-recognition**
The bank derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire, or when it transfers the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred or in which the bank neither transfers nor retains substantially all the risks and rewards of ownership and it does not retain control of the financial asset. Any interest in transferred financial assets that qualify for de-recognition that is created or retained by the bank is recognized as a separate asset or liability in the statement of financial position. On de-recognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset transferred), and consideration received (including any new asset obtained less any new liability assumed) is recognized in profit or The bank enters into transactions whereby it transfers assets recognized on its statement of financial position, but retains either all or substantially all of the risks and rewards of the transferred assets or a portion of them. If all or substantially all risks and rewards are retained, then the transferred assets are not derecognized. Transfers of assets with retention of all or substantially all risks and rewards include, for example, securities lending and repurchase transactions.

In transactions in which the bank neither retains nor transfers substantially all the risks and rewards of ownership of a financial asset and it retains control over the asset, the bank continues to recognize the asset to the extent of its continuing involvement, determined by the extent to which it is exposed to changes in the value of the transferred asset. In certain transactions the bank retains the obligation to service the transferred financial asset for a fee. The transferred asset is derecognized if it meets the de-recognition criteria. An asset or liability is recognized for the servicing contract, depending on whether the servicing fee is more than adequate (asset) or is less than adequate (liability) for performing the servicing.

The bank derecognizes a financial liability when its contractual obligations are discharged or cancelled or expire.
Retained interests are measured at amortized cost or fair value with fair value changes recognized profit or loss.

iv. **Off-setting**
Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the bank has a legal right to set off the recognized amounts and it intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.
Income and expenses are presented on a net basis only when permitted under IFRSs, or for gains and losses arising from a group of similar transactions such as in the bank's trading activity.

v. **Amortized cost measurement**
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 method of any difference between the initial amount recognized and the maturity amount, minus any reduction for impairment.

vi. **Fair value measurement**

Fair value is price received to sell an asset, or paid to transfer a liability in an orderly transaction between market participants at the measurement date. When available, the bank measures the fair value of an instrument using quoted prices in an active market for that instrument. A market is regarded as active if quoted prices are readily and regularly available and represent actual and regularly occurring market transactions on an arm's length basis. If a market for a financial instrument is not active, then the bank establishes fair value using a valuation technique. Valuation techniques include using recent arm's length transactions between knowledgeable, willing parties (if available), reference to the current fair value of other instruments that are substantially the same, discounted cash flow analysis and option pricing models. The chosen valuation technique makes maximum use of market inputs, relies as little as possible on estimates specific to the bank, incorporates all factors that market participants would consider in setting a price, and is consistent with accepted economic methodologies for pricing financial instruments. Inputs to valuation techniques reasonably represent market expectations and measures of the risk- return factors inherent in the financial instrument. The bank calibrates valuation techniques and tests them for validity using prices form observable current market transactions in the same instrument or based on other. The best evidence of the fair value of a financial instrument at initial recognition is the transaction price, i.e. the fair value of the consideration given or received, unless the fair value of that instrument is evidenced by comparison with other observable current market transactions in the same instrument, i.e. without modification or repackaging, or based on a valuation technique whose variables include only data from observable markets. When transaction price provides the best evidence of fair value at initial recognition, the financial instrument is initially measured at the transaction price and any difference between this price and the value initially obtained from a valuation model is subsequently recognized in profit or loss on an appropriate basis over the life of the instrument but not later than when the valuation is supported wholly by observable market data or the transaction is closed out.

Any difference between the fair value at initial recognition and the amount that would be determined at that date using a valuation technique in a situation in which the valuation is dependent on unobservable parameters is not recognized in profit or loss immediately but is recognized over the life of the instrument on an appropriate basis or when the instrument is redeemed, transferred or sold, or the fair value become observable. Assets and long positions are measured at a bid price; liabilities and short positions are measured at an asking price.

vii. **Identification and Measurement of Impairment**

At each reporting date the bank assesses whether there is objective evidence that financial assets carried at amortized cost are impaired. A financial asset or a group of financial assets is impaired when objective evidence demonstrates that a loss event has occurred after the initial recognition of the asset(s), and that the loss event has an impact on the future cash flows of the asset(s) that can be estimated reliably.

Objective evidence that financial assets are impaired can include significant financial difficulty of the borrower or issuer, default or delinquency by a borrower, restructuring of a loan or advance by the bank on terms that the bank would not otherwise consider, indications that a borrower or issuer will enter bankruptcy, the disappearance of an active market for a security, or other observable date relating to a group of assets such as adverse changes in the payment status of borrowers or issuers, or economic conditions that correlate with defaults. The bank considers evidence of impairment for loans and advances and investment securities measured at amortized costs at both a specific asset and collective level. All individually significant loans and advances and investment securities measured at amortized cost found not to be specifically impaired are then collectively assessed for any impairment that has been incurred but not yet identified. Loans and advances and investment securities measured at amortized cost that are not individually significant are collectively assessed for impairment by grouping together loans and advances and investment securities measured at amortized cost with similar risk characteristics.

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

al outcomes to ensure that they remain appropriate.
Impairment losses on assets carried at amortized cost are measured as the difference between the carrying amount of the financial asset and the present value of estimated future cash flows discounted at the asset's original effective interest rate. Impairment losses are recognized in profit or loss and reflected in an allowance account against loans and advances. Interest on impaired assets continues to be recognized through the unwinding of the discount. When a subsequent event cause the amount of impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.
The bank writes off loans and advances and investment securities when they are determined to be uncollectible.

4.9 Cash and cash equivalents
Cash and cash equivalents include notes and coins on hand, unrestricted balances held with banks and highly liquid financial assets with maturities of three months or less from the acquisition date that are subject to an insignificant risk of changes in their fair value, and are used by the bank in the management of its short term commitments. Cash and cash equivalents are carried at amortized cost in the statement of financial position.

4.10 Trading assets and liabilities
Trading assets and liabilities are those assets and liabilities that the bank acquires or incurs principally for the purpose of selling or repurchasing in the near term, or holds as part of a portfolio that is managed together for short term profit or position taking. Trading assets and liabilities are measured at fair value with changes in fair value recognized as part of net trading income in profit or loss.

4.11 Loans and advances
Loans and advances are non-derivative financial assets with fixed or determinable payments, other than investment securities that are not held for trading. When the bank is the lessor in a lease agreement that transfers substantially all of the risks and rewards incidental to ownership of the asset to the lessee, the arrangement is classified as a finance lease and a receivable equal to the net investment in the lease is recognized and presented within loans and advances.
When the bank purchases a financial asset and simultaneously enters into an agreement to resell the asset (or a substantially similar asset) at a fixed price on a future date (reverse repo or stock borrowing), the arrangement is accounted for as a loan or advance, and the underlying asset is not recognized in the Bank's financial statements.
Subsequent to initial recognition loans and advances are measured at amortized cost using the effective interest method, except when the bank recognizes the loans and advances at fair value through profit or loss.

4.12 Investment securities
Subsequent to initial recognition investment securities are accounted for depending on their classifications either amortized cost, fair value through profit or loss or fair value through other comprehensive income.
Investment securities are measured at amortized cost using the effective interest method, if:
- They are held within a business model with an objective to hold assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise, on specified dates, to cash flows that are solely payments of principal and interest; and
- They have not been designated previously as measured at fair value through profit or loss.

The bank elects to present changes in fair value of certain investments in equity instruments held for strategic purposes in other comprehensive income. The election is irrevocable and is made on an instrument-by-instrument basis at initial recognition.

4.13 Property and equipment
i. Recognition and measurement
   Items of property and equipment are measured at cost less accumulated depreciation and accumulated impairment losses. Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self- constructed assets includes the cost of materials and direct labour, any other costs directly attributable to bringing the assets to a working condition or their intended use, the costs of dismantling and removing the items

and restoring the site on which they are located, and capitalized borrowing costs. Cost also may include transfers from equity of any gain or loss on qualifying cash flow hedges of foreign currency purchases of property and equipment. Purchased software that is integral to the functionality of the related equipment is capitalized as part of that equipment. When parts of an item of property or equipment have different useful lives, they are accounted for as separate items (major components) of property and equipment. The gain or loss on disposal of an item of property and equipment is determined by comparing the proceeds from disposal with the carrying amount of the item of property and equipment, and is recognized in other income/other expenses in profit or loss.

ii. **Reclassification to investment property**

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

iii. **Subsequent costs**

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

iv. **Depreciation**

Depreciation is recognized in profit or loss on a straight-line basis over the estimated useful lives of each part of an item of property and equipment since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset. Leased assets under finance leases are depreciated over the shorter of the lease term and their useful lives. Land is not depreciated.

The estimated useful lives for the current and comparative years are as follows:	
Building	99 years
Plant & machinery	10 years
Leasehold improvement	5 years
Furniture & fittings	5 years
Computer and office equipment	5 years
Motor vehicles	5 years

Depreciation methods, useful lives and residual values are reassessed at each reporting date and adjusted if appropriate.

4.14 Investment property

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. The bank holds some investment property as a consequence of the ongoing rationalization of its retail branch network. Other property has been acquired through the enforcement of security over loans and advances. Investment property is measured at cost on initial recognition and subsequently at fair value with any change therein recognized in profit or loss as part of other revenue. When the use of a property changes such that it is reclassified as property, plant and equipment, its fair value at the date of reclassification becomes its cost for subsequent accounting.

4.15 Intangible assets (computer software)

Software

Software acquired by the Bank is stated at cost less accumulated amortization and accumulated impairment losses and depreciated over 5 years.
Expenditure on internally developed software is recognized as an asset when the bank is able to demonstrate its intention and ability to complete the development and use the software in a manner that will generate future economic benefits and can reliably measure the costs to complete the development. The capitalized costs of internally developed software include all costs directly attributable to developing the software and capitalized borrowing costs, and are amortized over its useful life. Internally developed software is stated at capitalized cost less accumulated amortization and impairment.

Subsequent expenditure on software assets is capitalized only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure is expensed as incurred.
Amortization is recognized in profit or loss on a straight-line basis over the estimated useful life of the software, from the date that is available for use since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset. The estimated useful life of software is three to five years.
Amortization methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

4.16 Leased assets – lessee

Leases in terms of which the bank assumes substantially all the risks and rewards of ownership are classified as finance leases. Upon initial recognition the leased asset is measured at an amount equal to the lower of its fair value and the present value of the minimum lease payments. Subsequent to initial recognition, the asset is accounted for in accordance with the accounting policy applicable to that asset. Other leases are operating leases
and are not recognized in the Bank's statement of financial position.

4.17 Impairment of non-financial assets

The carrying amounts of the bank's non-financial assets, other than investment property and deferred tax assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. An impairment loss is recognized if the carrying amount of an asset or its Cash Generating Unit exceeds its estimated recoverable amount. The recoverable amount of an asset or cash generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or cash generating unit.
For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or cash generating unit.

The bank's corporate assets do not generate separate cash inflows and are utilized by more than one cash generating unit. Corporate assets are allocated to cash generating units on a reasonable and consistent basis and tested for impairment as part of the testing of the cash generating unit to which the corporate asset is allocated.
Impairment losses are recognized in profit or loss. Impairment losses recognized in respect of cash generating units are allocated first to reduce the carrying amount of the assets in the cash generating unit on a pro rata basis.
Impairment losses recognized in prior periods (on assets other than good will) are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

4.18 Deposits, debt securities issued and subordinated liabilities

Deposits, debt securities issued and subordinated liabilities are the bank's sources of debt funding. When the bank sells a financial asset and simultaneously enters into an agreement to repurchase the asset (or a similar asset) at a fixed price on a future date (repo or stock lending), the arrangement is accounted for as a deposit, and the underlying asset continues to be recognized in the bank's financial statements. The bank classifies capital instruments as financial liabilities or equity instruments in accordance with the substance of the contractual terms of the instruments. The bank's convertible preference shares are classified as equity. Subsequent to initial recognition deposits, debts securities issued and subordinated liabilities are measured at their amortized cost using the effective interest method, except where the bank designates liabilities at fair value through profit or loss.

When the bank designates a financial liability as at fair value through profit or loss, the amount of change in the fair value of such liability that is attributable to its changes in credit risk is presented in other comprehensive income. At inception of a financial liability designated as at fair value though profit or loss, the bank assesses whether presentation of the amount of change in the fair value of the liability that is attributable to credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss. The assessment is first made qualitatively, on an instrument-by-instrument basis, as to whether there is an economic relationship between the characteristics of the liability and the characteristics of another financial instrument that would cause such an accounting mismatch. No such mismatch has been identified in respect of the financial liabilities entered into by the bank and therefore no further detailed analysis has been required.

4.19 Provisions

A provision is recognized if, as a result of a past event, the bank has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.
A provision for restructuring is recognized when the bank has approved a detailed and formal restructuring plan, and the restructuring either has commenced or has been announced publicly. Future operating losses are not provided for.

4.20 Financial guarantees

Financial guarantees are contracts that require the bank to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the terms of a debt instrument. Financial guarantee liabilities are recognized initially at their fair value, and the initial fair value is amortized over the life of the financial guarantee. The financial guarantee liability is subsequently carried at the higher of this amortized amount and the present value of any expected payment when a payment under the
guarantee has become probable. Financial guarantees are included within other liabilities.

4.21 Employee benefits

i. Defined contribution plans

   The bank makes use of defined contribution plans.

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to defined contribution pension plans are recognized as an employee benefit expense in profit or loss in the periods during which services are rendered by employees. Employees contributes 8% their basic, housing and transport allowances while the Bank contributes 10% of same. The total contribution is remitted to the Retirement Savings Accounts of the employees in line with Pension Reform Act 2004 (as amended). Prepaid contributions are recognized as an asset to the extent that a cash refund or a reduction in future payments is available.
Contributions to a defined contribution plan that are due more than 12 months after the end of the reporting period in which the employees render the service are discounted to their present value at the reporting date.

ii. Termination benefits

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

iii. Short-term employee benefits

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

4.22 Share capital and reserves

i) Ordinary share capital
The Bank has issued ordinary shares that are classified as equity instruments.
ii) Share premium
This represents the excess of the proceeds from the issue of shares over the nominal value (par value) of the share.
iii) Share Issue costs

Incremental costs directly attributable to the issue of an equity instrument are deducted from the initial measurement of the equity instruments. Other costs are applied against the Bank's share premium reserves.

4.24 Earnings per share

The bank presents basic and diluted earnings per share (EPS) data for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Bank by the weighted average number of ordinary shares outstanding during the period. Diluted EPS is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the effects of all dilutive potential ordinary shares, which comprise issued and fully paid convertible preference shares.

4.25 Non-current assets held for sale

Property, plant and equipment and intangible asset classified as Held for sale are not depreciated or amortized. The Bank recognizes all impairment losses for any initial or subsequent write down of the asset to fair value less cost to sell, a gain is recognized in any subsequent increase in fair value less cost to sell of an asset held for sale, up to the cumulative impairment loss that has been recognized. A gain or loss not previously recognized by the date of the sale of a non-current asset shall be recognized at the date of de-recognition. An impairment loss recognized will reduce the carrying amount of the non-current asset held for sale.

4.26 Segment reporting

An operating segment is a component of the Bank that engages in business activity from which it can incur expenses and earn revenues and expenses including those that relate to transactions with any of the Bank's other components, whose operating results are reviewed regularly by the Bank's Management Committee to make decisions about resources allocated to each segment and assess its performance, and for which specific information is available.

4.27 Segment Information

Segment information is based on geographical segments or business segments as primary reporting segments. A geographical segment is engaged in providing products and/or services within a particular economic environment that are subject to risks and returns different from those of segments operating in other economic environments.

The operating results of segments are monitored separately with the aim of making decisions about resource allocation

and performance assessment. Segment performance is evaluated based on operating profits and losses which in certain respects are measured differently from operating profits or losses in the financial statements. Reliance is placed primarily on growth in Deposit, Loans and Profit before taxes as measures of
performance.
All transactions between segments are conducted on an arms length basis; the internal charges and transfer pricing adjustments are reflected in the performance of each segment units.
4.28. Standards issued but not yet effective
The standards and interpretations that are issued, but not yet effective, up to the date of issuance of the Bank's financial statements are disclosed below. The Bank intends to adopt these standards, if applicable, when they become effective.

4.28.1. Standards issued and effective on or after 1 January 2024

»	Amendments to IFRS 10 and IAS 28 - Sale or Contribution of Assets between an Investor and its Associate or
»	Joint Venture
»	Amendments to IAS 1 - Classification of Liabilities as Current or Non-current
»	Amendments to IAS 1 - Non-current Liabilities with Covenants
»	Amendments to IAS 7 and IFRS 7 - Supplier Finance Arrangements
»	Amendments to IFRS 16 - Lease Liability in a Sale and Leaseback

The directors do not expect that the adoption of the Standards listed above will have a material impact on the financial statements of the Bank in future periods, except if indicated below.

4.28.1.1.Amendments to IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures—Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
The amendments to IFRS 10 and IAS 28 deal with situations where there is a sale or contribution of assets between an investor and its associate or joint venture. Specifically, the amendments state that gains or losses resulting from the loss of control of a subsidiary that does not contain a business in a transaction with an associate or a joint venture that is accounted for using the equity method, are recognised in the parent's profit or loss only to the extent of the unrelated investors' interests in that associate or joint venture. Similarly, gains and losses resulting from the remeasurement of investments retained in any former subsidiary (that has become an associate or a joint venture that is accounted for using the equity method) to fair value are recognised in the former parent's profit or loss only to the extent of the unrelated investors' interests in the new associate or joint venture.

The effective date of the amendments has yet to be set by the IASB; however, earlier application of the amendments is permitted. The directors of the Bank anticipate that the application of these amendments may have an impact on the Bank's financial statements in future periods should such transactions arise.
The directors of the Bank anticipate that the application of these amendments may have an impact on the Bank's financial statements in future periods.

4.28.1.2.Amendments to IAS 1 Presentation of Financial Statements—Classification of Liabilities as Current or Non-current
The amendments to IAS 1 published in January 2020 affect only the presentation of liabilities as current or noncurrent in the statement of financial position and not the amount or timing of recognition of any asset, liability, income or expenses, or the information disclosed about those items.

The amendments clarify that the classification of liabilities as current or non-current is based on rights that are in existence at the end of the reporting period, specify that classification is unaffected by expectations about whether an entity will exercise its right to defer settlement of a liability, explain that rights are in existence if covenants are complied with at the end of the reporting period, and introduce a definition of 'settlement' to make clear that settlement refers to the transfer to the counterparty of cash, equity instruments, other assets or services.

The amendments are applied retrospectively for annual periods beginning on or after 1 January 2024, with early application permitted. The IASB has aligned the effective date with the 2022 amendments to IAS 1. If an entity applies the 2020 amendments for an earlier period, it is also required to apply the 2022 amendments early.
The directors of the bank anticipate that the application of these amendments may have an impact on the Bank's financial statements in future periods.

4.28.1.3.Amendments to IAS 1 Presentation of Financial Statements—Non-current Liabilities with Covenants
The amendments specify that only covenants that an entity is required to comply with on or before the end of the reporting period affect the entity's right to defer settlement of a liability for at least twelve months after the reporting date (and therefore must be considered in assessing the classification of the liability as current or noncurrent). Such covenants affect whether the right exists at the end of the reporting period, even if compliance with the covenant is assessed only after the reporting date (e.g. a covenant based on the entity's financial position at the reporting date that is assessed for compliance only after the reporting date).

The IASB also specifies that the right to defer settlement of a liability for at least twelve months after the reporting date is not affected if an entity only has to comply with a covenant after the reporting period. However, if the entity's right to defer settlement of a liability is subject to the entity complying with covenants within twelve months after the reporting period, an entity discloses information that enables users of financial statements to understand the risk of the liabilities becoming repayable within twelve months after the reporting period. This would include information about the covenants (including the nature of the covenants and when the entity is required to comply with them), the carrying amount of related liabilities and facts and circumstances, if any, that indicate that the entity may have difficulties complying with the covenants.

The amendments are applied retrospectively for annual reporting periods beginning on or after 1 January 2024. Earlier application of the amendments is permitted. If an entity applies the amendments for an earlier period, it is also required to apply the 2020 amendments early.
The directors of the Bank anticipate that the application of these amendments may have an impact on the Bank's financial statements in future periods.

4.28.1.4.Amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures—Supplier Finance Arrangements
The amendments add a disclosure objective to IAS 7 stating that an entity is required to disclose information about its supplier finance arrangements that enables users of financial statements to assess the effects of those arrangements on the entity's liabilities and cash flows. In addition, IFRS 7 was amended to add supplier finance arrangements as an example within the requirements to disclose information about an entity's exposure to concentration of liquidity risk.
The term 'supplier finance arrangements' is not defined. Instead, the amendments describe the characteristics of an arrangement for which an entity would be required to provide the information.
To meet the disclosure objective, an entity will be required to disclose in aggregate for its supplier financearrangements:

- The terms and conditions of the arrangements
- The carrying amount, and associated line items presented in the entity's statement of financial position, of the liabilities that are part of the arrangements
- The carrying amount, and associated line items for which the suppliers have already received payment from thefinance providers
- Ranges of payment due dates for both those financial liabilities that are part of a supplier finance arrangement and comparable trade payables that are not part of a supplier finance arrangement
- Liquidity risk information

The amendments, which contain specific transition reliefs for the first annual reporting period in which an entity applies the amendments, are applicable for annual reporting periods beginning on or after 1 January 2024. Earlier application is permitted.

4.28.1.5.Amendment to IFRS 16 Leases—Lease Liability in a Sale and Leaseback

The amendments to IFRS 16 add subsequent measurement requirements for sale and leaseback transactions that satisfy the requirements in IFRS 15 to be accounted for as a sale. The amendments require the seller-lessee to determine 'lease payments' or 'revised lease payments' such that the seller-lessee does not recognise a gain or loss that relates to the right of use retained by the seller-lessee, after the commencement date. The amendments do not affect the gain or loss recognised by the seller-lessee relating to the partial or full termination of a lease. Without these new requirements, a seller-lessee may have recognised a gain on the right of use it retains solely because of a remeasurement of the lease liability (for example, following a lease modification or change in the lease term) applying the general requirements in IFRS 16. This could have been particularly the case in a leaseback that includes variable lease payments that do not depend on an index or rate.

As part of the amendments, the IASB amended an Illustrative Example in IFRS 16 and added a new example to illustrate the subsequent measurement of a right-of-use asset and lease liability in a sale and leaseback transaction with variable lease payments that do not depend on an index or rate. The illustrative examples also clarify that the liability, that arises from a sale and leaseback transaction that qualifies as a sale applying IFRS 15, is a lease liability.

The amendments are effective for annual reporting periods beginning on or after 1 January 2024. Earlier application is permitted. If a seller-lessee applies the amendments for an earlier period, it is required to disclose that fact.

A seller-lessee applies the amendments retrospectively in accordance with IAS 8 to sale and leaseback transactions entered into after the date of initial application, which is defined as the beginning of the annual reporting period in which the entity first applied IFRS 16.

5. **Capital management**

i. **Objectives**

The primary objectives of the bank's capital management policy are to ensure that the bank complies with externally imposed capital requirements and maintains strong credit ratings and healthy capital ratios in order to support its business and to maximise shareholder value.

The Bank manages its capital structure and makes adjustments to it according to changes in economic conditions and the risk characteristics of its activities. In order to maintain or adjust the capital structure, the bank may adjust the amount of dividend payment to shareholders or issue capital securities. No changes have been made to the objectives, policies and processes from the previous years. However, they are under constant review by the Board.

ii. **Regulatory capital**

The Bank maintains an actively managed capital base to cover risks inherent in the business and meet the capital adequacy requirements of the local banking supervisor, Central Bank of Nigeria. The adequacy of the Bank's capital is monitored using among other measures, the rules and ratios established by the Basel Committee on Banking Supervision (BIS rules/ratios) and adopted by the Central Bank of Nigeria in supervising Banks. The Central Bank of Nigeria requires the Bank to maintain a prescribed ratio of total capital to total risk weighted assets.

The Bank's regulatory capital is analyzed into two tiers:

Tier 1 Capital: This includes ordinary share capital, share premium, retained earnings, deductions for intangibles and other regulatory adjustment relating to items that are included in equity but are treated differently for capital purposes.

Tier 2 Capital: Which includes qualifying subordinated liabilities, preference shares, revaluation reserves and the element of the fair value reserve relating to unrealized gains on equity instruments classified as available for sale.

Regulatory limits are applied to the capital base. The qualifying tier 2 cannot exceed tier 1 capital. There are also restrictions on the amount of collective impairment that may be included as part of tier 2 capital.

iii. **Capital Adequacy Ratio (CAR)**

This is the quotient of the capital base of the Bank and its risk weighted asset base. In compliance with the Central Bank of Nigeria regulations, a minimum ratio of 10% is to be maintained.

Regulatory capital	2024	2023
Tier 1 capital	₦	₦
Share capital	2,085,222,860	2,085,222,860
Statutory reserves	1,458,233,884	1,161,988,007
Retained earnings	2,797,635,443	2,264,659,317
Intangible assets	(36,304,555)	(18,965,807)
Total qualifying Tier 1 capital	**6,304,787,632**	**5,492,904,377**
Tier 2 capital		
Long term loans	8,317,497,229	7,093,876,365
Fair value through other comprehensive income - FVTOCI	603,133,329	70,499,998
Total qualifying Tier 2 capital	8,920,630,558	7,164,376,363
Total qualifying capital	**15,225,418,190**	**12,657,280,740**
Risk-weighted assets:		
On-balance sheet	20,392,035,707	17,199,313,982
Ratio	74.66	73.59
During the year, the highest and lowest peaks of the Bank's computed CAR are shown below:		
Highest	73.59	56.75%
Lowest	74.66	44.00%
Average	74.13	50.58%

6. **Risk management framework**

The primary objective of Infinity Trust Mortgage Bank Plc's risk management framework is to protect the bank's stake-holders from events that hinder the sustainable achievement of financial performance objectives, including failing to exploit opportunities. Management recognises the critical importance of having efficient and effective risk management systems in place. The bank has established a risk management function with clear terms of reference from the board of directors, its committees and the executive management committees.

This is supplemented with a clear organizational structure with documented delegated authorities and responsibilities from the board of directors to executive management committees and senior managers. Lastly, the Internal Audit unit provides independent and objective assurance on the robustness of the risk management framework, and the appropri-ateness and effectiveness.

The bank's principal significant risks are assessed and mitigated under three broad headings:

Strategic risks – This specifically focused on the economic environment, the products offered and market. The strategic risks arises from the bank's ability to make appropriate decisions or implement appropriate business plans, strategies, decision making , resource allocation and its inability to adapt to changes in its business environment.

Operational risks – These are risks associated with inadequate or failed internal processes, people and systems, or from external events.

Financial risks – Risk associated with the financial operation of the bank, including underwriting for appropriate pricing of plans, provider payments, operational expenses, capital management, investments, liquidity and credit.

The board of directors approves the bank's risk management policies and meets regularly to approve any commercial, regulatory and organizational requirements of such policies. These policies define the bank's identification of risk and its interpretation, limit structure to ensure the appropriate quality and diversification of assets, align underwriting to the corporate goals, and specify reporting requirements to meet.

6.1 Strategic risks

Capital management policies, objectives and approach.

The following capital management objectives, policies and approach to managing the risks which affect the capital position are adopted by the bank.

- To maintain the required level of financial stability thereby providing a degree of security to clients and plan members.
- To allocate capital efficiently and support the development of business by ensuring that returns on capital employed meet the requirements of its capital providers and of its shareholders.
- To retain financial flexibility by maintaining strong liquidity.
- To align the profile of assets and liabilities taking account of risks inherent in the business and regulatory requirements.
- To maintain financial strength to support new business growth and to satisfy the requirements of the regulators and stakeholders.

The Bank's operations are subject to regulatory requirements of Central Bank Nigeria (CBN) and Nigeria Deposit Insurance Corporation (NDIC), Nigerian Stock Exchange (NSE) in addition, annual returns must be submitted to Corporate Affairs Commission (CAC) on a regular basis.

6.2 Operational risks

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the bank's processes, personnel, technology and infrastructure, and from external factors. Others are legal and regulatory requirements and generally accepted standards of corporate behaviour. Operational risks arise from all of the bank's operations. The bank's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the bank's reputation with overall cost effectiveness and to avoid control procedures that restrict initiative and creativity.

The primary responsibility for the development and implementation of controls to address operational risk is assigned to senior management within each unit. This responsibility is supported by the development of operational standards for the management of operational risk in the following areas:

- Requirements for appropriate segregation of duties, including independent authorisation of transactions.
- Requirements for the reconciliation and monitoring of transactions.
- Compliance with regulatory and other legal requirements.
- Documentation of controls and procedures.
- Training and professional development.
- Ethical and business standards.

6.3 Financial risks

The bank's operations exposes it to a number of financial risks. Adequate risk management procedures have been established to protect the bank against the potential adverse effects of these financial risks. There has been no material change in these financial risks since the prior year. The following are the risks the bank is exposed to due to financial instruments:

- Credit risks
- Liquidity risks
- Market risks

6.3.1 Credit risks

Credit risks arise from a customer delays; inability to fully meet contractual obligations by customers. Exposure to this risk results from financial transactions with customers.
The bank has policies in place to mitigate its credit risks.
The bank's risk management policy sets out the assessment and determination of what constitutes credit risk for the bank. Compliance with the policy is monitored and exposures and breaches are reported to the bank's Board of Directors. The policy is regularly reviewed for pertinence and for changes in the risk environment.
The carrying amount of the bank's financial instruments represents the maximum exposure to credit risk.
Exposure to risk
The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the end of the reporting period was as follows:

	2024	2023
Financial assets	₦	₦
Cash and balances with CBN	113,036,360	107,297,284
Due from banks	3,478,016,130	1,668,775,407
Loans and advances to customers	16,194,181,832	15,357,898,363
- Debt instruments at amortised cost	719,837,745	172,640,212
-At Fairvalue through other comprehensive income	908,133,329	375,499,998
Other assets	1,031,169,241	301,963,859
	22,444,374,637	**17,984,075,123**

6.3.2a Liquidity risks

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial instruments.
The bank maintains sufficient amount of cash for its operations. Management reviews cashflow forecasts on a regular basis to determine whether the bank has sufficient cash reserves to meet future working capital requirements and to take advantage of business opportunities.

The bank employs policies and procedures to mitigate it's exposure to liquidity risk. The bank complies with minimum regulatory requirements.

6.3.2 b Liquidity risks

Below is the contractual maturities of financial liabilities in Nigerian naira presented in the financial statements.

	Current	Non-current	Total
31 December 2024	₦	₦	₦
	₦ 5,964,395,242	-	5,964,395,242
Deposit from customers	-	8,948,876,231	8,948,876,231
Borrowings/on-lending facilities	1,375,416,771	-	1,375,416,771
Other liabilities	7,339,812,013	8,948,876,231	16,288,688,244
31 December 2023		-	
Due to customers	4,414,311,408	7,399,608,554	4,414,311,408
Borrowings/on-lending facilities	-	-	7,399,608,554
Other liabilities	1,152,998,818	7,399,608,554	1,152,998,818
	5,567,310,225		**12,966,918,780**

The bank's focus on the maturity analysis of its financial liabilities is as stated above, the bank classifies their financial liabilities into those due within one year (current) and those due after one year (non-current).
The contractual cashflows disclosed in the maturity analysis are the contractual undiscounted cash flows. Such undiscounted cash flows differ from the amount stated in the financial statements which is based on the discounted cash flows using the effective interest rate.
The financial liabilities affected by discounting are the long term borrowings (including the current portion), all other financial liabilities stated are assumed to approximate their carrying values due to their short term nature and are therefore not discounted.

6.3.3 Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: foreign exchange rates (currency risk), market interest rates (interest rate risk) and market prices (price risk).

6.3.4 Currency risk

All transactions of the company have been carried out and consummated in the local currency which is Naira. Hence the Bank is not exposed to any currency risk.

6.3.5 Interest rate risk

Interest rate risk is the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises from interest bearing financial assets and liabilities that are used by the bank. Interest bearing assets comprise cash and cash equivalents and loans to subsidiaries which are considered short term liquid assets. The bank's interest rate liability risk arises primarily from borrowings issued at variable interest rates which exposes the bank to cash flow interest rate risk. It is the bank's policy to settle trade payables within the credit limit terms allowed, thereby not incurring interest on overdue balances. Borrowings are sourced from local financial markets, covering short and long term funding.
The bank manages interest rate risk on borrowings by ensuring access to diverse sources of funding, reducing risks of refinancing by establishing and managing in accordance with target maturity profiles.

6.3.6 Market price risk

Exposure to this risk is minimal as the bank has no investment in listed securities.

6.4. Interest rate risk

The table below shows an analysis of interest bearing assets and liabilities analysed according to when they are expected to be settled.

g. At 31 December 2024						
	Up to 1 Month	1 to 3 Months	3 to 6 Months	6 to 12 Months	1 to 3 Years	Total
Assets	₦	₦	₦	₦	₦	₦
Due from Banks	2,771,544,103	706,472,027	-	-	-	3,478,016,130
Loans and advances to customers	351,344,244	29,953,630	1,148,603,679	1,132,456,693	13,531,823,585	16,194,181,832
	3,122,888,347	736,425,657	1,148,603,679	1,132,456,693	13,531,823,585	19,672,197,962

Liabilities						
Deposit from customers	3,547,885,654	739,320,556	470,835,613	1,206,353,420	-	5,964,395,243
Borrowings/on-lending facilities	-	-	-	617,635,558	2,111,896,280	2,729,531,838
	3,547,885,654	739,320,556	470,835,613	1,823,988,978	2,111,896,280	8,693,927,081
Gap	(424,997,307)	(2,894,899)	677,768,066	(691,532,285)	11,419,927,306	10,978,270,881
h. At 31 December 2023						
Assets						
Due from Banks	116,927,984	312,815,651	456,000,000	360,698,328	422,333,444	1,668,775,407
Loans and advances to customers	192,057,179	3,560,947	47,430,795	79,043,160	14,871,346,244	15,193,838,425
	308,985,163	316,376,598	503,430,795	439,741,488	15,293,679,688	16,862,213,732
Liabilities						
Deposit from customers	274,169, 066	166,961 728	459,513,944	780,294,038	2,733,372,631	4,414,311,407
Borrowings/on-lending facilities	-	-	-	-	6,412,295,721	6,412,295,721
	274,169,066	166,961,728	459,513,944	780,294,038	9,145,668,352	10,826,607,128
Gap	34,816,097	149,414,870	43,916,851	(340,552,550)	6,148,011,336	6,035,606,604

6.5. Maturity analysis

6.5.1 Maturity profile of assets and liabilities

The table below shows an analysis of assets and liabilities analysed according to when they are expected to be recovered or settled.

a. At 31 December 2024	Up to 1 Month	1 to 3 Months	3 to 6 Months	6 to 12 Months	Over 12 Months	Total
Assets						
Cash and balances with CBN	2,870,970	-	-	-	107,165,390	3,036,360
Due from Banks	2,771,544,103	706,472,027	-	-	-	3,478,016,130
Loans and advances to customers	351,344,244	29,953,630	1,148,603,679	1,132,456,693	13,531,823,585	16,194,181,832
• At fair value through other	-	-	-	-	719,837,745	719,837,745
Other assets	515,584,621	309,350,772	206,233,848	-	-	1,031,169,241
Property and equipment	-	-	-	-	2,669,294,803	2,669,294,803
Intangible assets					36,304,555	36,304,555
Deferred tax assets	-	-	-	-	-	-
Non current assets held for sale	-	-	-	-	-	-
Total assets	3,644,343,938	1,045,776,430	1,354,837,527	1,132,456,693	17,064,426,078	24,241,840,666
Liabilities						
Deposit from customers	3,547,885,654	739,320,556	470,835,613	1,206,353,420	-	5,964,395,243
Borrowings/on-lending facilities	-	-	-	617,635,558	8,331,240,673	8,948,876,231
Current income tax liabilities	-	-	-	271,440,022	-	271,440,022
Deferred income tax liability	-	-	-	-	-	-
Other liabilities	27,512,291	275,122,915	343,903,644	41,268,436	687,807,287	1,375,614,573
Total liabilities	3,575,397,945	1,014,443,471	814,739,257	2,136,627,436	9,019,047,960	16,560,256,069
Gap	68,945,993	31,332,959	540,098,270	(1,004,240,743)	8,045,378,117	7,681,514,596
b. Maturity profile of assets and liabilities						
At 31 December 2023						
Cash and balances with CBN	41,349,216	65,948,070	-	-	-	107,297,286
Due from Banks	116,927,984	312,815,651	456,000,000	360,698,328	422,333,444	1,668,775,407
Loans and advances to customers	192,057,179	3,560,947	47,430,795	79,043,160	14,871,346,244	15,193,438,325
• At fair value through other comprehensive income	-	-	-	375,499,998		375,499,998
Other assets	-	-	172,640,212	-	-	172,640,212
Property and equipment	-	-	-	466,423,897	-	378,368
Intangible assets	-	-	-	-	2,656,012,675	49,553
Deferred tax assets	-	-	-	-	-	-
Non current assets held for sale	1,250,000	2,500,000	3,750,000	7,500,000		15,000,000
Total assets	351,584,379	384,824,668	679,821,007	1,289,165,383	17,949,692,363	17,533,097,129
Liabilities						
Deposit from customers	274,169,066	166,961,728	459,513,944	780,294,038	2,733,372,631	4,414,311,407
Borrowings/on-lending facilities	56,798,387	113,596,774	170,395,161	340,790,322	6,412,295,721	7,093,876,365
Current income tax liabilities	-	-	-	129,383,712	-	129,383,712
Deferred income tax liability	-	-	-	-	-	-
Other liabilities	-	-	-	-	1,153,191,696	1,153,191,696

7. Interest and similar income calculated using effective interest rate	2024	2023
7.1 Loans and advances to customers	₦	₦
National Housing Fund loans	156,050,189	162,329,082
Estate Mortgage Income	270,270,031	258,644,701
Other Mortgage Loans and advances to customers	2,736,211,821	1,985,225,557
7.2 Cash and balances with other banks and financial institutions		
Placements Investment ,Treasury Bill & FGN Bonds	420,774,152	133,150,343
	3,583,306,193	2,539,349,682
8. Interest and similar expense calculated using effective interest rate		
8.1.Interest bearing borrowings and other borrowed funds		
National Housing Fund loans-NHF (Note 26.2.1)	131,123,013	132,732,542
Nigeria Mortgage Refinance Company loans-NMRC (Note 26.1.1)	214,845,342	234,411,524
Development Bank of Nigeria loans-DBN (Note 26.2.2)	500,255,988	172,999,647
Bond Premium Expense	5,075,857	6,513,983
8.2.Deposit from customers		
Fixed deposits	264,207,122	99,679,510
Savings deposits	16,778,260	16,825,614
Current accounts	83,979	25,834
	1,132,369,561	663,188,654
9. Fees and commission income		
Commission on turnover	318,000	20,728,867
Facilities management fees	99,027,185	79,311,375
NHF Packaging Expenses	885,000	635,000
	100,230,185	100,675,242
10. Other operating income		
Investment Income	618,647,500	184,017,200
Rental Income	62,118,025	67,594,090
Other income	29,353,170	11,748,902
	710,118,695	263,360,192

10.1. Other income include non interest and non commission Incomes earned in the deployment of banking services. These include incomes from SMS alerts, E- business, chequebook issuance, etc.

11. Impairment loss (write back)/charged	₦	₦
Credit loss (gain)/expense	198,215,914	66,446,005
Impairment on financial assets	876,700	-
Impairment on other assets	290,583	-
	199,383,197	66,446,005
12. Personnel expenses		
Salaries and wages	347,795,106	269,540,345
Pension contribution and gratuity	24,645,447	20,446,042
Other staff costs	61,292,459	44,658,843
	433,733,012	334,645,230

Other staff costs include training expenses and other welfare costs

13.Depreciation and amortisation expenses	2024	2023
13.1.Depreciation of property and equipment	₦	₦
Building	29,279,670	27,196,981
Computer equipment	14,407,282	9,344,064
Plant and equipment	1,562,809	1,486,132
Office equipment	17,742,637	14,371,376
Furniture & Fittings	4,502,753	4,806,193
Motor vehicles	19,909,824	19,711,079
	87,404,975	76,915,824
13.2.Amortisation of intangible assets	**9,894,587**	**9,465,181**
Software	**9,894,587**	**9,465,181**
14. Other operating expenses		
Publication, Advertising and Marketing	223,734,506	177,273,328
Annual General Meeting	3,412,102	2,888,180
Bank charges	12,024,423	4,756,492
Repair and Maintenance	50,870,207	28,968,542
Corporate Social Responsibility	6,602,600	5,020,485
Courier and Postages	978,900	556,200
Diesel and Fueling Expenses	67,142,674	45,442,311
Directors fees and expenses	73,474,417	47,030,555
External Auditor Fees*	10,212,500	6,500,000
Audit Administration Expenses	1,302,500	1,027,500
Govt Fees & Rates	2,652,771	3,229,413
Insurance Expenses	13,052,677	11,773,375
Legal Charges	19,379,961	4,868,258
Local Transportation	2,249,650	1,464,800
NDIC Premium	16,000,000	6,901,784
Newspapers and Periodicals	2,200	8,700
Industrial training fund expense	3,944,890	8,376,188
Consultancy Expenses	28,306,570	14,913,065
Rent (office)	28,090,820	11,464,209
Stationery and Printing	14,930,980	4,687,431
Subscriptions	47,907,274	25,748,008
Telephone & Telex	3,513,671	3,249,700
Training Expenses	9,690,420	7,056,078
Entertainment	11,649,176	5,841,931
Travelling Expenses	11,974,888	4,730,313
Contract Services	36,758,502	32,848,230
Utility Expenses	33,308,774	22,757,703
Others Expenses	75,107,434	60,034,155
	808,275,487	549,416,935

14.1.This represents fee charged on the audit exercise carried out by the external auditors (the”Firm) during the year for the Bank.The Firm did not carry out any other non-audit engagements for the Bank during the year.

15. Taxation	2024	2023
15.1 Income tax expense	₦	₦
Income tax	160,984,275	84,664,868
Education tax	41,968,553	20,912,183
Information technology levy	17,225,943	12,033,073
NASENI	(4,306,486)	-
Police fund levy	86,130	-
Total current tax charge	215,958,415	117,610,124
Under provision in prior years	-	70,324,368
Deferred tax assets credit	25,406,456	15,000,000
Total income tax expense	**241,364,871**	**202,934,492**
15.2 Reconciliation of effective tax rate		
Profit before income tax	1,722,594,254	1,203,307,288
Tax thereon at 30% (2023: 30%)	516,778,276	360,992,186
Non-deductible expenses	-	76,915,824
Non-taxable Income	-	(583,150,343)
Accelerated capital allowance	-	229,907,200
Effect of education tax levy	41,968,553	20,912,183
Effect of information technology levy	17,225,943	12,033,073
Effect of Police fund levy	86,130	-
Under provision in prior years	-	70,324,368
Effect of deferred tax	25,406,456	15,000,000
	601,465,358	202,934,491
Effective tax rate	35%	17%
15.3 Current income tax liability		
At 1 January	129,383,712	130,778,082
Charge for the year	215,958,415	117,610,124
Under provision in prior years	-	70,324,368
Payments during the year	(73,902,105)	(189,328,862)
At 31 December	271,440,022	129,383,712
15.4 Deferred tax (assets)		
At 1 January	15,000,000	30,000,000
Credit in the year (Note 15.1)	(25,406,456)	(15,000,000)
At 31 December	(10,406,456)	15,000,000
15.5 Deferred tax liability		

At 1 January	-	-
Credit in the year (Note 15.1)	10,406,456	-
At 31 December	10,406,456	-
	-	15,000,000

15.6 Deferred tax liability are attributable to the following:	2024	2023
Property and equipment	₦	₦
Computer software	-	15,000,000
Impairments on financial assets	-	-
	-	-

15.7.The Company has adopted the International Accounting Standard (IAS) 12 Income tax.

16. Earnings per share

Basic earnings per share is calculated by dividing the net profit for the year attributable to ordinary shareholders by the weighted average number of ordinary shares outstanding at the reporting date. The following reflects the income and share data used in the basic earnings per share computations:

	2024	2023
	₦	₦
Profit attributable to ordinary shareholders	1,481,229,383	1,000,372,796
Weighted average number of ordinary shares	4,170,445,720	4,170,445,720
Basic earnings per ordinary share (kobo)	35.52	23.99

There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of completion of these financial statements.

	2024	2023
17. Cash and balances with CBN	₦	₦
Cash on hand	5,870,970	11,149,840
Deposit with the Central Bank of Nigeria (CRR) (Note 17.1)	107,165,390	96,147,444
	113,036,360	107,297,284

17.1 This represents restricted bank balances with the Central Bank of Nigeria (CBN) and is not available for use in the Bank's day to day operations. The cash reserve ratio represents a mandatory cash deposit which should be held with the CBN as a regulatory requirement.

	2024	2023
18. Due from banks	₦	₦
Balances with banks within Nigeria (Note 18.1)	323,257,995	416,098,566
Placements with banks and other financial institutions (Note 18.2)	3,155,634,835	1,252,676,842
	3,478,892,830	1,668,775,407

Impairment allowance on placements with banks and other financial institutions (Note 18.3)	(876,700)	-
	3,478,016,130	**1,668,775,407**
18.1. Analysis of balances with banks within Nigeria		
Ecobank Plc	634,572	634,552
Guaranty Trust Bank Plc	73,835,031	55,643,645
Keystone Bank Ltd	997,377	992,377
Fidelity Bank Plc	195,895,571	313,298,761
First Bank Plc	5,536,592	1,656,321
Stanbic Bank Plc	45,239,784	43,628,107
Access Bank Plc	1,119,068	244,802
	323,257,995	**416,098,566**
18.2. Analysis of placements with banks and other financial institutions		
Fidelity Bank	60,000,000	310,000,000
First City Monument Bank Plc	1,820,000,000	220,000,000
Providus Bank Limited	500,000,000	400,000,000
Wema Bank Plc	700,000,000	301,000,000
	3,080,000,000	**1,231,000,000**

18.3. Impairment allowance loss on placements with financial Institutions
An analysis of changes in the gross carrying amount of and the corresponding ECL allowances is, as follows:

	Stage 1	Stage 2	Stage 3	Total
	₦	₦	₦	₦
Gross carrying amount as at 1 January 2024	1,425,317,054	-	-	1,425,317,054
New assets originated or purchased	2,450,155,526			2,450,155,526
Assets derecognised or repaid	-			-
Transfer to stage 2	-			-
At 31 December 2024	3,875,472,580			3,875,472,580
ECL impairment allowance as at 1 January 2024	-	-	-	-
New assets originated or purchased	876,700	-	-	876,700
Assets derecognised or repaid	-	-	-	-
Transfer to stage 2	-	-	-	-
Credit loss charge for the year	876,700	-	-	876,700
At 31 December 2024	876,700	-	-	876,700
Gross carrying amount as at 1 January 2023	1,425,317,054	-	-	1,425,317,054
New assets originated or purchased	-	-	-	-
Assets derecognised or repaid	-	-	-	-
Transfer to stage 2	-	-	-	-
At 31 December 2023	1,425,317,054	-	-	1,425,317,054

ECL impairment allowance as at 1 January 2023	-	-	-	-
New assets originated or purchased	-	-	-	-
Assets derecognised or repaid	-	-	-	-
Amount written off	-	-	-	-
Credit loss charge for the year	-	-	-	-
At 31 December 2023	-	-	-	-

19. Loans and advances to customers	2024	2023
19.1 Analysis by product type	₦	₦
Mortgage loans (Note 19.2)	2,546,430,904	2,777,633,713
Mortgage Loans - Commercial & Non Social Mortgage	12,217,785,485	10,978,060,098
Estate development loans (Note 19.3)	1,377,866,356	1,505,661,944
Other loans (Note 19.4)	59,936,185	29,381,776
Interest Receivables	465,109,849	341,891,864
Gross loans and advances to customers	16,667,128,779	15,632,629,396
Impairment allowance on loans and advances (Note 19.5)	(472,946,947)	(274,731,033)
Net carrying amount	16,194,181,832	15,357,898,363
19.2 Analysis of mortgage loans		
Mortgage Loans - NHF	2,546,430,904	2,777,633,713
Mortgage Loans - Commercial & Non Social Mortgage	12,217,785,485	10,978,060,098
Mortgage Loans - Estate Development	1,391,576,037	1,519,082,963
Interest Receivable	451,400,168	328,470,846
	16,607,192,594	**15,603,247,620**
19.3 Analysis of estate development loans		
Estate development loans	1,377,866,356	1,505,661,944
Interest receivable	13,709,681	13,421,018
	1,391,576,037	**1,519,082,963**
19.4 Analysis of other loans		
Staff Loans	74,894	-
Others	55,461,816	24,966,771
Interest Receivable	455,799,643	4,415,004
	511,336,353	**29,381,776**
19.5 Analysis by maturity		
Under 1 month	351,344,244	329,536,925

1-3 months	29,953,630	28,094,461
3-6 months	1,148,603,679	139,380,110
6-12 months	1,132,456,693	1,062,167,097
Over 12 months	14,004,770,532	14,073,450,803
	16,667,128,779	**15,632,629,396**
19.6 Analysis by performance		
Performing	15,699,059,556	14,833,563,553
Non-performing:		
Watchlist	26,448,172	7,462,241
Substandard	17,396,539	69,385,785
Doubtful	67,440,206	21,447,899
Lost	382,592,786	358,878,053
Interest in receivables	474,191,520	341,891,865
	16,667,128,779	**15,632,629,396**
19.7 Loan and Advances analysis by IFRS buckets		
Mortgages	2,546,430,904	2,777,633,713
Commercial Real Estate Financing	13,595,651,841	12,483,722,043
Other loans	465,109,849	341,891,864
	16,607,192,594	**15,603,247,620**

The table below shows the credit quality and the maximum exposure to credit risk based on the Bank's internal credit rating system and year-end stage classification. The amounts presented are gross of impairment allowances. Details of the Bank's internal grading system are explained in Note 19.9 and policies about whether ECL allowances are calculated on an individual or collective basis is set out in Note 19.8.

19.8 Reconciliation of impairment allowances on loans and advances to customers as follows:

	Stage 1	Stage 2	Stage 3	Total
	₦	₦	₦	₦
Gross carrying amount as at 1 January 2024	14,863,619,393	24,970,250	397,732,884	15,286,322,527
New assets originated or purchased	1,309,631,683	1,562,564	69,612,005	1,380,806,252
Assets derecognised or repaid	-	-	-	-
Transfer to stage 2	-	-	-	-
Transfer to stage 3	-	-	-	-
Write off in the year	-	-	-	-
At 31 December 2024	16,173,251,076	26,532,814	467,344,889	16,667,128,779
ECL impairment allowance as at 1 January 2024	156,685,536	719,547		
New assets originated or purchased	119,377,035	3,414,661		
Assets derecognised or repaid	-	-		
Transfer to stage 2	-	-		
Transfer to stage 3	-	-		
Credit loss charge for the year	119,377,035	3,414,661		

Reversal in the year	-	-		
Interest in suspense (Note 19.8.1)	-	-		
At 31 December 2024	276,062,571	4,134,208	192,750,169	472,946,948
Gross carrying amount as at 1 January 2023	11,905,493,630	127,431,175	265,748,833	12,298,673,638
New assets originated or purchased	2,958,125,763	-	29,523,126	2,987,648,889
Assets derecognised or repaid	-	-	-	-
Transfer to stage 3	-	(102,460,925	102,460,925	-
Write off in the year	-	-	-	-
At 31 December 2023	14,863,619,393	24,970,250	397,732,884	15,286,322,527
ECL impairment allowance as at 1 January 2023	105,590,228	21,876,765	80,818,035	208,285,028
New assets originated or purchased	51,095,308	-	36,507,916	87,603,224
Assets derecognised or repaid	-	(21,157,218)	-	(21,157,218)
Write off in the year	-	-	-	-
Credit loss charge for the year	51,095,308	(21,157,218)	36,507,916	66,446,006
Write off in the year	-	-	-	-
Interest in suspense opening balance adjusted	-	-	-	-
Interest in suspense (Note 19.8.1)	-	-	-	-
At 31 December 2023	156,685,536	719,547	117,325,951	274,731,034

19.8.1 Interest in suspense represents interest on past due loan facilities.

	2024	2023
19.9 Analysis by internal rating	₦	₦
AA	16,168,658,493	14,829,148,549
A	56,353,868	51,685,171
CC	80,425,789	73,762,827
C	7,979,872	7,318,771
D	353,710,758	324,407,209
	16,667,128,779	**15,286,322,527**
19.10 Analysis by security		
Secured against real estate	16,635,802,646	15,603,247,620
Otherwise secured	31,326,134	29,381,776
Unsecured	-	-
	16,667,128,779	**15,632,629,396**

19.11 Concentration of credit risk

Mortgage Banks in Nigeria as follows:

Residential Mortgages		-	Not less than 75% of mortgage assets.
Real Estate Construction finance		-	Not more than 25% of total assets.
Single obligor	- Individual	-	Not more than 5% of shareholders funds unimpaired by losses.
Single obligor	- Corporate	-	Not more than 20% of shareholders funds unimpaired by losses.

	2024	2023
	%	%
Residential Mortgages (75% floor)	84.67	82.20
Real Estate Construction finance (25% cap)	8.27	9.63
Single obligor - Individual (5% cap)	4.20	0.86
Single obligor - Corporate (20% cap)	19.50	7.92
20. Investment Securities		
20.1. Debt instruments at amortised cost	₦	₦
Treasury bills	609,110,364	57,183,500
Nigerian FGN Bond	110,727,381	115,456,712
	719,837,745	172,640,212
Impairment allowance losses	-	-
At 31 December	719,837,745	172,640,212
20.2. Unquoted equities at fairvalue through other comprehensive income -FVTOCI		
Nigeria Mortgage Refinance Co. Plc	903,133,329	370,499,998
Mortgage Warehouse Funding Limited	5,000,000	5,000,000
	908,133,329	**375,499,998**
	2024	2023
20.2.2. Equity Investment in Nigeria Mortgage Refinance Co. Plc	₦	₦
At 1 January	370,499,998	370,499,998
Additions/bonus	-	-
	370,499,998	370,499,998
Fair value (loss)/gain (Note 29.4.2)	532,633,331	-
At 31 December	903,133,329	370,499,998
20.1.2 Equity Investment in Mortgage Warehouse Funding Limited		
At 1 January	5,000,000	5,000,000
Additions/bonus	-	-
	5,000,000	5,000,000
Fair value loss (Note 29.4.2)	-	-
At 31 December	5,000,000	5,000,000
21. Other assets		
Prepayments	60,103,823	24,942,258
Stationery stocks	1,002,451	1,002,451
Other stocks	6,076,198	6,509,432
Account receivables	931,744,547	237,364,766
Other debit balances	32,720,805	32,332,952
	1,031,647,824	302,151,859

	(478,583)	(188,000)
Impairment allowance on other assets (Note 21.2)	1,031,169,241	301,963,859
21.1 Analysis by maturity		
Under 1 month	-	
1-3 months	99,903,277	64,787,093
3-6 months	-	-
6-12 months	931,744,547	237,364,766
Over 12 months	-	-
	1,031,647,824	302,151,859
21.2. Movement in Impairment allowance on other assets		
At 1 January	188,000	188,000
Additional charged in the year (Note 11)	290,583	-
At 31 December	478,583	188,000

22. Property and Equipment

	Land	Building	Computer Equipment	Plant and Equipment	Office Equipment	Furniture & Fittings	Motor Vehicle	Work-in-Progress	Total
Cost	₦	₦	₦	₦	₦	₦	₦	₦	₦
At 1 January 2023	235,315,028	2,877,092,047	80,931,465	30,138,304	237,006,894	70,686,102	152,240,000	-	3,683,409,840
Additions	-	-	3,769,000		28,965,313	1,137,999	651,000	-	34,523,312
Disposal	-	-	-		(4,008,062)				(4,008,062)
At 31 December 2023	235,315,028	2,877,092,047	84,700,465	30,138,304	261,964,145	71,824,101	152,891,000	-	3,713,925,090
At 1 January 2024	235,315,028	2,877,092,047		30,138,304	261,964,145	71,824,101	152,891,000		3,713,925,090
Additions			33,010,688		17,674,501		50,800,000	9,997,014	110,122,203
Disposal					(11,944,763)				(11,944,763)
At 31 December 2024	235,315,028	2,877,092,047	117,711,153	30,292,304	267,723,883	71,824,101	210,731,000	9,997,014	3,821,729,540
Accumulated deprecia-tion/impairment									
At 1 January 2023		572,423,983	56,337,037	15,257,017	201,610,228	55,655,725	102,174,456		1,003,458,446
Disposal					(3,496,047)				(3,496,047)
Charged for the year		27,196,981	9,344,063	1,486,132	14,371,376	4,806,193	19,711,079		76,915,824
At 31 December 2023		599,620,964	65,681,100	16,743,149	212,485,557	60,461,918	121,885,535		1,076,878,223
At 1 January 2024		599,620,964	65,681,100	16,743,149	212,485,557	60,461,918	121,885,535		1,076,878,223
Charged for the year		29,279,670	14,407,728	1,562,809	17,742,637	4,502,753	19,909,824		87,405,421
Disposal			(6,000)		(11,660,471)		(160,000)		(11,826,471)
At 31 December 2024		628,900,634	80,082,828	18,305,958	218,567,723	64,964,672	141,635,359		1,152,454,172
Carrying amount:									
At 31 December 2024	235,315,028	2,248,191,413	37,622,771	11,986,346	49,156,160	7,930,430	69,095,641	9,997,014	2,669,294,803
At 31 December 2023	235,315,028	2,277,471,083	19,019,365	13,395,155	49,478,588	11,362,183	31,005,465		2,637,046,867

22.1.Depreciation charged is included in the statement of profit or loss and other comprehensive income.
22.2.There are no capital commitment in respect of any Property , Plan & Investment for the period (2023)
22.3. There are no impairment loss on any Propert and Investment during the period (2023 - nill)
22.4. All loans from the Federal Mortgage Bank are temporarily secured by C of O of the Corporate Head Office Building which is valued at N2.2 billion. Submitted title documents to properties financed are used to reduce the encumberance on the Bank's property.

23. Intangible assets	Software
Cost	₦
At 1 January 23	83,056,943
Additions	3,021,250
At 31 December 23	86,078,193
At 1 January 24	86,078,193
Additions	27,233,336
At 31 December 24	113,311,529
Accumulated amortisation and impairment	
At 1 January 23	57,647,205
Amortised for the year	9,465,181
At 31 December 23	67,112,386
At 1 January 24	67,112,386
Amortised for the year	9,894,588
At 31 December 24	77,006,974
Carrying amount:	
At 31 December 24	36,304,555
At 31 December 23	18,965,807

23.1 This represents the cost of a new bank website, mobile application, and human resources application.
23.2. This represents an adjustment to align with the assets register.

	2024	2023
24. Non-current assets held for sale	₦	₦
At 1 January	-	8,865,000
Additions in the year	-	
Disposals in the year		(8,865,000)
Less Impairment	-	-
At 31 December	-	-

The balance on non-current assets held for sale represents the stock of houses previously held by the Bank as investment properties . This property has been fully sold out

25. Deposits from customers	2024	2023
25.1 Analysis by type	₦	₦
Demand	3,136,662,529	2,262,663,452
Savings (Mortgage and Others)	411,223,125	664,839,210
Time and Call	2,354,178,065	1,470,050,807
Interest payable	62,331,523	16,757,940
	5,964,395,242	4,414,311,408
	2024	2023
25.2 Analysis by maturity	₦	₦
Under 1 month	3,547,885,654	274,169,066
1-3 months	739,320,556	166,961,728
3-6 months	470,835,613	459,513,944
6-12 months	1,206,353,420	780,294,038
Over 12 months	-	2,733,372,631
	5,964,395,243	4,414,311,407
26. Borrowings		
26.1.Other facilities		
Nigeria Mortgage Refinancing Company (Note 26.1.1)	1,897,050,938	1,998,015,994
26.2.On-lending facilities:		
Federal Mortgage Bank of Nigeria (Note 26.2.1)	3,227,783,240	3,357,319,438
Development Bank of Nigeria (Note 26.2.2.)	3,192,663,051	1,738,540,933
	8,317,497,229	7,093,876,365
26.1.1. Nigeria Mortgage Refinancing Company		
At 1 January Receipts during the year	1,998,015,994	1,986,180,212
Repayments in the year	-	110,763,155
	(100,965,056)	(98,927,373)
	1,897,050,938	1,998,015,994
Interest capitalised and paid (Note 8.1)	214,845,342	234,411,524
At 31 December	2,111,896,280	2,232,427,518
Analysis by maturity		
Current	211,189,628	79,976,280
Non-current	1,900,706,652	1,918,039,714
	2,111,896,280	1,998,015,994
26.2.1 Federal Mortgage Bank of Nigeria		

At 1 January	3,357,319,438	3,304,466,970
Receipts during the year	63,000,000	269,300,000
Repayments in the year	(192,536,197)	(216,447,532)
	3,227,783,241	3,357,319,438
Interest capitalised and paid (Note 8.1)	131,123,013	132,732,542
At 31 December	3,358,906,254	3,490,051,980
Analysis by maturity		
Current	671,781,251	185,385,429
Non-current	2,687,125,003	3,171,934,009
	3,358,906,254	3,357,319,438
26.2.2 Development Bank of Nigeria		
At 1 January	1,738,540,933	127,777,778
Receipts during the year	2,680,000,000	2,000,000,000
Repayments in the year	(1,225,877,881)	(389,236,845)
	3,192,663,052	1,738,540,933
Interest capitalised and paid (Note 8.1)	500,255,988	172,999,647
At 31 December	3,692,919,040	1,911,540,580

		2024	2023
Analysis by maturity		₦	₦
Current		-	733,333,327
Non-current		3,692,919,040	1,005,207,606
		3,692,919,040	1,738,540,933

26.1.1. Nigeria Mortgage Refinancing Company: The balance relates to the outstanding balance of the refinancing loan granted by Nigeria Mortgage Refinancing Company.

26.2.1. Federal Mortgage Bank of Nigeria: The balance on the Federal Mortgage Bank of Nigeria (FMBN) represents the outstanding balance due to FMBN for amount disbursed to the Bank for on-lending for duly prequalified and approved National Housing Fund beneficiaries.
All loans from the Federal Mortgage Bank are secured by Bank Guarantees with the Head Office Building of the Bank.

26.2.2. Development Bank of Nigeria: The balance relates to the outstanding balance of on-lending facility collected from DBN.

	2024	2023
27. Other liabilities	₦	₦
Provisions and accruals	10,212,500	6,500,000
Sundry Creditors	21,053,388	11,819,029
Unclaimed Dividend	4,837,204	4,752,813
Other Payables	1,272,526,998	1,117,941,914

Rent Received in Advance	54,981,420	11,985,062
Pension Payable (See note 27.2)	197,802	192,877
Deferred income	11,805,261	-
	1,375,614,573	1,153,191,695
27.2. Defined contribution plan		
Retirement benefit plan		
At 1 January	192,878	158,932
Contribution for the year (Note 12)	24,645,447	20,446,042
Payment to fund administrators	(24,640,523)	(20,412,096)
At 31 December	197,802	192,878

27.2.1. A defined contribution plan is a pension plan under which the Bank pays fixed contributions; There is no legal or constructive obligation to pay further benefits. This is in compliance with the Pension Reform Act, 2014. Both employees and employer contribute to the plan based on specified rates as stated in the Act. The employees contribute 8% of basic, housing and transport allowances, while the Bank contributes 10% of same making a total contribution of 18%, into employees RSA, maintained with Pension Fund Administrators.

28. Share capital		
Ordinary shares	2024	2023
a. Authorised	₦	₦
4,170,445,720 ordinary shares of 50k each	2,085,222,860	2,085,222,860
b. Issued and fully paid:		
4,170,445,720 ordinary shares of 50k each	2,085,222,860	2,085,222,860

29. Preference Share		
7% 600,000,000 Irredeemable Convertible Preference Shares of N1.00 each	600,000,000	600,000,000

In 2013, the company issued 7% irredeemable preference shares of N1.00 each. The instrument was classified as equity having satisfied all the requirements under IAS 32 which states inter alia: A financial instrument is an equity if:

a. The instrument includes no structural obligation to deliver cash or another financial assets to the investing entity.
b. The instrument can be settled in the issuer's own equity.

The preference share is non cumulative, convertible and shall rank for dividend before ordinary shares of which dividend payment shall be from the Bank's profit after tax and all statutory and regulatory appropriations.

	2024	2023
30. Share Premium	₦	₦
Balance at 1 January	1,227,369,469	
Additions	-	
Balance at 31 December	1,227,369,469	

29. Reserves		
29.1 Retained earnings		
At 1 January	2,264,659,317	1,793,440,878
Profit for the year	1,481,229,383	1,000,372,796
Dividend paid during the year	(667,566,858)	(292,226,743)
Transfer to statutory reserve (Note: 29.2)	(296,245,877)	(200,074,560)
Transfer (from)/to regulatory risk reserve (Note 29.3)	15,559,478	(36,853,054)
At 31 December	2,797,635,443	2,264,659,317
29.2 Statutory reserve		
At 1 January	1,161,988,007	961,913,447
Transfer from retained earnings (Note 29.1)	296,245,877	200,074,560
At 31 December	1,458,233,884	1,161,988,007

29.2.1.The revised guidelines for Primary Mortgage Banks in Nigeria require mortgage banks to make an annual appropriation to a statutory reserve. As stipulated by section 5.4 of the revised guidelines, an appropriation of 20% of profit after tax is made if the statutory reserve is less than the paid up share capital and 10% of profit after tax if the statutory reserve is equal to or in excess of the paid up capital.

	2024	2023
29.3. Regulatory risk reserve	₦	₦
At 1 January	249,987,657	213,134,603
Arising in the year (Note 29.1)	(15,559,478)	36,853,054
At 31 December	234,428,179	249,987,657

29.3.1 The Central Bank of Nigeria stipulates that provisions for loans recognized in the profit or loss account be determined based on the requirements of IFRS. The IFRS provision should then be compared with provision determined using the Prudential Guidelines and the expected impact/changes treated in the retained earnings (See Statement of Prudential Adjustments).

	2024	2023
	₦	₦
At 1 January	70,499,998	70,499,998
Net gain on fair value through other comprehensive income in the year (Note 29.4.1.)	532,633,331	-
At 31 December	603,133,329	70,499,998
29.5. Fair value reserve		
At 1 January	70,499,998	70,499,998
Net gain on fair value through other comprehensive income in the year (Note 29.4.1.)	532,633,331	-
At 31 December	603,133,329	70,499,998
29.4.1. Analysis of net gain on fair value through other comprehensive income in the		
Quoted equities	-	-
Unquoted equities	-	-

Analysis of net loss on fair value through other comprehensive income into investments		
	Quoted equities	Unquoted
	₦	₦
At 1 January 23	-	-
Net gain/(loss) on fair value through other comprehensive income in the year (Note 29.4.1.)	-	-
At 31 December 23		
Net (loss)/gain on fair value through other comprehensive income in the year (Note 29.4.1.)	-	-
At 31 December 23	-	-

29.4.2. Fair value reserve are measured at fair value through other comprehensive income in statement of profit or loss and other comprehensive income. The fair value changes are recognised through other comprehensive income.

30. Fair value of financial instruments 30.1.Financial instruments recorded at fair value
The following is a description of how fair values are determined for financial instruments that are recorded at fair value using valuation techniques. These incorporate the bank's estimate of assumptions that a market participant would make when valuing the instruments.
30.2.Financial investments – FVTOCI
Financial assets at FVTOCI valued using valuation techniques or pricing models primarily consist of unquoted equities.

30.2.Financial investments – FVTOCI cont'd
These assets are valued using models that use both observable and un-observable data. The un-observable inputs to the models include assumptions regarding the future financial performance of the investee, its risk profile, and economic assumptions regarding the industry and geographical jurisdiction in which the investee operates.

30.3.Determination of fair value and fair value hierarchy
The Bank uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:
Level 1: Quoted (unadjusted) prices in active markets for identical assets or liabilities.
Level 2: Other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly.

Level 3: techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data.

The Bank has no transactions fitting into these categories.
Set out below is a comparison, by class, of the carrying amounts and fair values of the bank's financial instruments that are not carried at fair value in the financial statements. This table does not include the fair values of non-financial assets and non-financial liabilities.

	2024		2023	
	Carrying amount	Fair value	Carrying amount	Fair value
Financial assets	₦	₦	₦	₦
Cash and balances with Central Bank	113,036,360	113,036,360	107,297,284	107,297,284
Due from banks	3,478,016,130	3,478,016,130	1,668,775,407	1,668,775,407

Loans and advances to customers	16,194,181,832	16,194,181,832	15,357,898,363	15,357,898,363
	19,785,234,322	19,785,234,322	17,133,971,054	17,133,971,054
Financial investments				
FVTOCI	719,837,745	719,837,745		
	20,505,072,067	20,505,072,067	17,133,971,054	17,133,971,054
Financial liabilities				
Deposit from customers	5,964,395,242	5,964,395,242	4,414,311,408	4,414,311,408
Borrowings	8,317,497,229	8,317,497,229	7,093,876,365	7,093,876,365
	14,281,892,471	14,281,892,471	11,508,187,773	11,508,187,773

30.3.1.Fair value of financial assets and liabilities not carried at fair value

The following describes the methodologies and assumptions used to determine fair values for those financial instruments which are not already recorded at fair value in the financial statements:

i. i) Assets for which fair value approximates carrying value
   For financial assets and financial liabilities that have a short term maturity (0 - 6 months) it is assumed that the carrying amounts approximate their fair value. This assumption is also applied to demand deposits, and savings accounts without a specific maturity.
ii. Fixed rate financial instruments
   The fair value of fixed rate financial assets and liabilities carried at amortised cost are estimated by comparing market interest rates when they were first recognised with current market rates for similar financial instruments.
iii. Fair value of financial assets attributable to changes in credit risk
   In respect of any net gain on Available for Sale Financial Assets (Debt Securities), recognised in equity, the fair value changes are attributable to changes in market interest rate and not the credit risk of the issuer.

31. Contingent liabilities, commitments and lease arrangements

a. Legal claims

Litigation is a common occurrence in the banking industry due to the nature of the business undertaken. The bank has formal controls and policies for managing legal claims. Once professional advice has been obtained and the amount of loss reasonably estimated, the Bank makes adjustments to account for any adverse effects which the claims may have on its financial standing.

The Bank in the ordinary course of business is presently involved in 25 (Dec 2023: 5) litigation suits. All 25 cases were instituted by the Bank against defaulting customers, which is not likely to give rise to any material contingent liability, or have any material effect on the Bank. The Directors are not aware of any other pending or threatened claims and litigations.

b. Capital commitments

As at 31 December 2024, the Bank has no capital commitments at the end of the year (2023 : Nil) in respect of authorized and contracted capital projects.

a. **Introduction**

Infinity Trust Mortgage Bank's Plc. (ITMB) or the "Bank" activities are the provision of both residential, commercial mortgage loans and real estate construction finance that involves taking risks. The challenge is to manage these risks as much as possible and reduce their impact. The increasing complexities of transactions, the sophistication of customers

and branch expansion, business growth and the uncertainties in the operating environment have made it necessary to use risk management as an important basis for taking strategic and business decisions.
The Bank has a robust risk culture and embrace the best practice in Enterprise wide Risk Management (ERM), which aligns people, strategy, policies, processes, technology and business intelligence in order to evaluate, manage and optimize the opportunities and threats it may face in its efforts to maximize sustainable stakeholders' value within its defined risk appetite.

To continually sustain this strong risk culture, the Bank implements its ERM as a process driven by the Board of Directors, Management and other personnel, across the enterprise, to identify potential events that may affect the entity, and manage risk to be within its risk appetite, to provide reasonable assurance regarding the achievement of the entity's objectives.

This involves the application of risk management principles and processes in every business activity to determine potential threats, and adopt appropriate control measures and to contain risks in achieving the cherished objectives.
The Bank has recognized its major risk areas to include Credit, Operational, Information Technology, Market and Liquidity Risks. Risk identification in these areas is carried out by the relevant risk owners, in collaboration with the Enterprise Risk Management.

b. **Risk Management Philosophy**
The Bank's risk management philosophy describes its attitude to risk taking. It is the driving force behind all the decisions made in the conduct of business activities and operations from a risk perspective.

This philosophy is further cascaded into working statements through the following risk principles:
- The Bank's decisions will be based on careful analysis of its operating environment as well as the implications of the identified risks to the achievement of its strategic goals.
- The Bank will not take any action that will compromise its integrity
- Risk control will serve to enhance the achievement of strategic objectives.
- The Bank will always comply with all government regulations and continually espouse global best practice.
- Risk management will form a key part of the Bank's strategy setting process
- The Bank will only assume risks that fall within its risk appetite with appropriate returns.
- The Bank shall adhere to the risk management cycle of identifying, measuring, controlling and reporting risks.
- The Bank shall continually review its activities to determine the level of inherent risks and deploy appropriate risk responses at all time.

Risk Appetite

ITMB's risk appetite describes the quantum of risk that it would assume in pursuit of its business objectives at any point in time. The Bank's risk appetite is defined at the quantitative and qualitative levels. The quantitative approach is based on earnings at risk methodology, which reflects credit risk, market risk and operational risk. The Bank defines its risk appetite quantitatively at two levels: enterprise level and business/support unit level.

The bank recognizes that there are inherent risks associated with the pursuit of growth opportunities in achieving its strategic objectives. While the risk philosophy articulates how inherent risks are considered when making decisions, the Board and Management of the bank determine the risks that are acceptable based on its capabilities in terms of people, capital and technology.

Risk Appetite Statement
This statement of Risk Appetite seeks to identify and formally communicate the strategies for the effective management of the key drivers of value in the attainment of the key strategies outlined in ITMB's corporate strategy plan. The Board of Directors has categorized the Risk Appetite into the following:

- Low
- Moderate
- Above Average
- High

ITMB would accept all moderate risk in every activity it undertakes to achieve its strategic objectives. The Bank sets tolerance limits for identified key risk indicators (“KRIs”), which serve as proxies for the risk appetite for each risk area and business/support unit. Tolerance levels for KRIs are jointly defined and agreed upon by the business/support units and are subject to annual reviews. The criteria used in estimating the materiality of each activity is based on the following:

- The strategic importance of the activity and business unit;
- The contribution of the activity to the total assets of the Bank, sub-bank or segment within the Bank;
- The net income of the activity or business unit; and
- The risk inherent in the activity or business unit.

The Bank defines its risk appetite qualitatively by considering the non-measurable risks (risks that are difficult to quantify). Identified risk factors include:

- Capital Adequacy
- Earnings Growth (Profit Before Tax)
- Earnings Quality (Net Interest Margin)
- Return on Asset
- Issuer Debt Rating
- Return on Equity
- Cost-to-Income
- Asset quality (Non-Performing Loan) and Coverage,
- Liquidity and Coverage Ratio
- Risk Asset Funding
- Obligor and Sector Concentration
- Staff Attrition

Risk Tolerance

To achieve the desired impact of the risk appetite statement across all business divisions, the bank defined the risk tolerances applicable to the risk factors for measurement and monitoring purposes to enhance decision making. The tolerances are measured via a three-leg limit system which measures an extreme upper region signifying high risk or unacceptable risk level, a middle range region known as trigger point and a lower region signifying a low risk or acceptable risk level. These classifications establish the acceptable levels of variation relative to the bank’s desired objective.

The set risk tolerances levels are subject to the approval of the Board of Directors and can be changed when there are compelling regulatory or operating factors.

The risk tolerance limits are monitored periodically using a dashboard which estimates the status of each risk factor. The result of the dashboard is made available to the Management and Board of Directors for decision making.

c. RISK MANAGEMENT FRAMEWORK

The Bank’s Risk Management Framework is built on a well-defined organizational structure and established policies to guide in the function of identifying, analyzing, managing and monitoring the various risks inherent in the business as well as setting appropriate risk limits and controls to align the risks with the strategic objectives.

The risk management policies are subject to review at least once a year. However more frequent reviews may be conducted at the instance of the Board, when changes in laws, regulations, market conditions or the Bank’s activities are material enough to impact on the continued adoption of the existing policies. The Bank, through its trainings and management standards and procedures, aims to develop a disciplined, engaging and controlled environment, in which all employees understand their roles and obligations.

The Board of Directors has overall responsibility for the establishment of the Bank's Risk Management framework and exercises its oversight function over all the Bank's prevalent risks via its various committees; Board Risk Committee, Board Credit Committee, and Board Audit Committee. These committees are responsible for developing and monitoring risk policies in their specific areas and report regularly to the Board of Directors. All Board committees have both executive and non-executive members.
The Board Committees are assisted by the various Management Committees in identifying and assessing risks arising from day to day activities of the Bank.
ITMB PLC adopts an enterprise wide integrated approach to risk management. The key objectives are as follows:

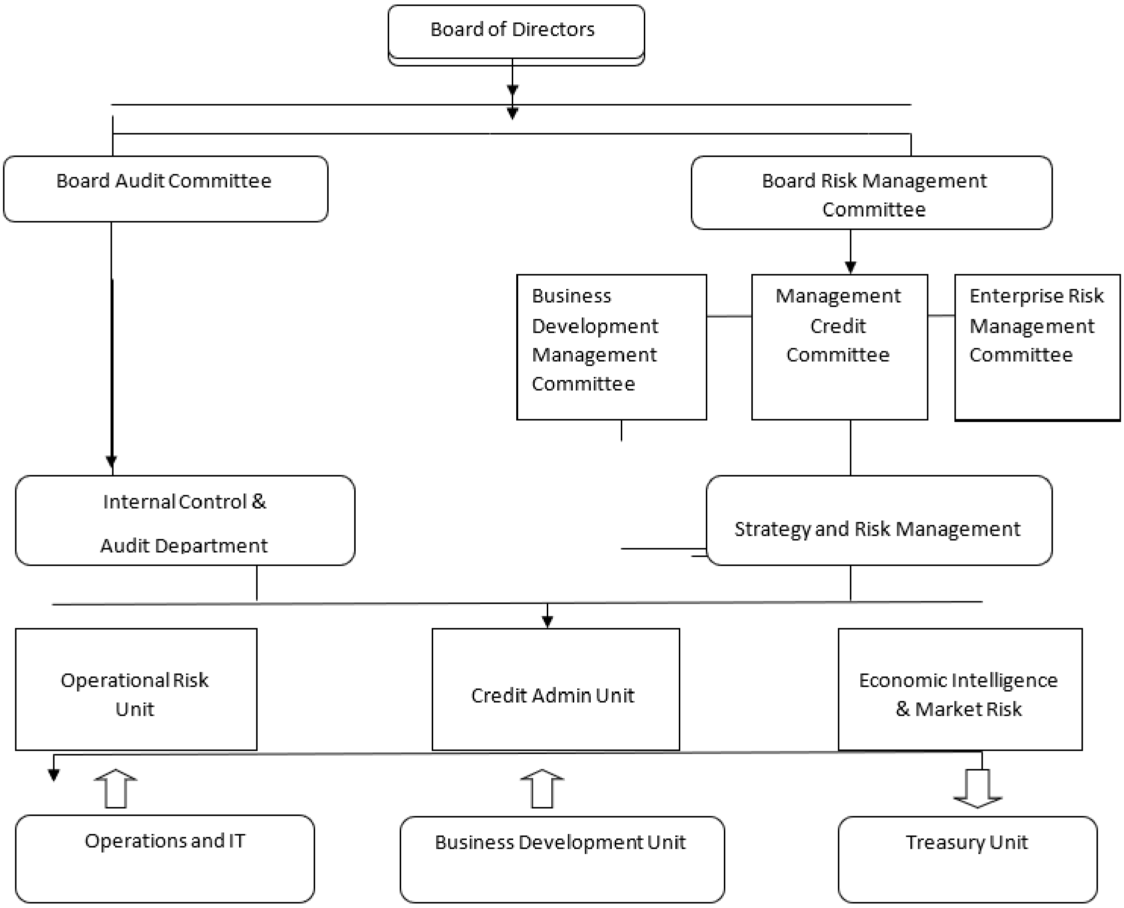
- To meet and exceed best practice global standards by adhering to the principle of Enterprise Risk Management (ERM) Framework as adopted by the Central Bank of Nigeria (CBN);
- To ensure sustainable profitability and enterprise value protection by maintaining growth within appropriate risk-control boundaries; and
- To enhance corporate governance by involving the Board and Senior Management in setting the tone for the risk

The key elements of the ERM framework are intended to enhance risk identification, measurement, control and reporting. These are diagrammatically represented as follows:

The Bank's risk management framework deals with the roles and responsibilities of the Board of Directors, Board Committees, Management and various departments. The risk management governance structure ensures that the Board of Directors has oversight functions through its standing Board Committees each of which has a charter that clearly defines its purpose, composition and structure, frequency of meetings, duties and reporting lines to the Board.

In line with best practice, the Chairman of the Board does not sit on any of the Board Committees. The day-to-day risk management function in ITMB is effectively anchored through the machinery of subsisting risk management governance structures as depicted in the following table.

Risk Governance Structure



Board of Directors

Board of Directors representing the interests of all stakeholders, has the ultimate responsibility for risk management. The Board monitors the risk governance and compliance process through its committees. The Audit Committee provides oversight on the systems of internal control, financial reporting and compliance. The Board Credit Committee ("BCC") reviews the credit policies and approves all loans above the defined limits for executive management. The Board Risk Management Committee (the "BRMC") sets the Banks risk philosophy, policies and strategies and provides guidance on the various risks faced by the Bank and how they can be managed. The Board's risk control functions are supported by the Risk Management Department (the "RMD") which helps the Board develop and implement various risk strategies. The RMD manages all risks (market, liquidity and credit risks), operational risks, as well as strategic and reputational risks. The RMD, which reports to the BRC it is responsible for risk management the Bank and also provide information to the BRC on a regular basis for risk review.

The Roles and Responsibilities of the BRMC are:

- To effectively coordinate the efforts of Risk Committees to provide an integrated view of risks faced by the Bank to the BOD at regular intervals and to effectively implement the BOD's strategy for risk management.
- Take decisions and provide guidance/ mandates to risk committees and relevant functions of the firm on management of risks.
- Make suitable recommendations to the BOD as it deems fit and examine any other matters referred to it by the BOD.
- BRMC will review issues raised by Internal Audit that impact risk management and make suitable recommendations to the BOD.
- The Committee, by virtue of powers delegated to it by the BOD, will approve any changes in risk policies. The necessity for changes to the policy shall be due to genuine reasons such as regulatory changes and unexpected changes in

business scenario. Changes to the policy approved by BRMC have to be ratified by the BOD within an acceptable timeframe set by the BOD.
- Approval of exceptions to the risk policies upon thorough enquiry into circumstances leading to exceptions, nature, size and genuineness of exceptions. Repetition of exceptions of similar nature should lead to changes in the policy of risk management nature. Repeated instances of similar exceptions should be handled through changes in the policies rather than approved as exceptions.

Board Credit Committee (BCC)

The Board Credit Committee is charged with the responsibility of evaluating and or approving all credits beyond the powers of the Management and below the powers of the Board. The following are some of the responsibilities of the Committee:
- Evaluating and approving all credits within its powers as delegated by the Board;
- Evaluating and recommending all credits beyond its powers to the Board;
- Review of credit portfolio in line with set objectives.
- Review of classification of Advances of the Bank based on Prudential guidelines on quarterly basis;
- Approving the restructuring and rescheduling of credit facilities within its powers;
- Write-off and grant of waivers within powers delegated by the Board; and
- Periodic review of Credit Manuals and Guidelines.

Risk Management Committee (RMC)

This committee consists of MD/CEO, Head Strategy and Risk Management, Head Compliance and internal control, Group Head, Finance and Treasury, Group Head Operations and Information technology and Group Head Business Development. Its roles and responsibilities are to:
- Address all categories of key risks, and their components, to which the Bank is exposed;
- Manage significant/material risk exposures (individually or in the aggregate) at a much higher level than the individual business units;
- Place the interests of what is best for the Bank ahead of individual business unit interests;
- Provide for and champion enterprise-wide risk management (as earlier defined) and achievement of ITMB's risk philosophy, culture and objectives;
- Provide for consolidated supervision of the Bank's different activities and legal entities, alliances and joint ventures;
- Oversee the establishment of a formal written policy on ITMB's overall risk management framework. The policy shall define risks and risk limits that are acceptable to ITMB.
- Ensure compliance with established policy through periodic review of reports provided by the risk management unit, internal auditors, external auditors and the regulatory authorities;
- Approve the appointment of qualified officers for the risk management function;
- Oversee the management of all other risks in the Bank except market risk, investment risk, operational risk and liquidity risks;
- Evaluate the adequacy of ITMB's risk management systems and the adequacy of the Bank's control environment with management, and the internal and external auditors;
- Evaluate ITMB's risk profile, develop action plans to manage risks, and monitor progress against plan;
- Approve the provision of risk management services by external service providers;
- Review risk reports for presentation to the Board and/or Board committees;
- Develop policies and procedures for identifying, measuring, controlling, monitoring and reporting risk;
- Review risk reports on a regular and timely basis; Provide all reports required by the Board and its committees for the effective performance of their risk management oversight functions;
- Ensure that adequate policies are in place to manage and mitigate the adverse effects of business and control risks in its operations and accommodate major changes in internal or external factors;
- Provide for formal interaction between business units and the sharing of specialized knowledge/research for the mutual benefit of all and the promotion of risk management and corporate governance; and
- Provide assurance to shareholders, policy holders, investors, rating agencies, analysts, regulators and others that

sound corporate governance and effective risk management prevail throughout the organization.

- Champion the implementation of the enterprise-wide risk management framework across ITMB for the management of risks namely market risk, reputational risk, legal and compliance risk, credit risk, investment risk and operational risk etc. Given the need for integration of risks, HRM would play a significant role in coordinating the efforts of risk committees leading towards risk aggregation;
- Develop risk policies, principles, process and reporting standards that define ITMB's risk strategy and appetite in line with ITMB's overall business objectives;
- Ensure that controls, skills and systems are in place to enable compliance with ITMB's policies and standards;
- Ensure that processes are in place to facilitate the identification, measurement, controlling, monitoring and reporting of risks in ITMB;
- Establish an integrated risk management framework for all aspects of risks across the Bank.

Chief Risk Officer (CRO)

The Bank has an independent senior executive with responsibility for the risk management function. The CRO is responsible for the ERM framework, the underlying policies, major procedures, risk reporting, and overall management of the framework. Managing and controlling risk is the responsibility of line or business unit personnel. The CRO will work with business unit managers to establish effective risk management practices. Each business function within an institution is accountable for risk management. Business units need to have resident expertise on the processes performed while ERM provides the operating framework. Other CRO responsibilities includes:

- Establishing ERM policies.
- Overseeing the development of entity-wide and specific business unit risk tolerance thresholds.
- Recommending or evaluating corrective actions.
- Managing the activities of the ERM function.
- Evaluating ERM personnel

Risk Management Department and their Key Functions

Credit Monitoring Unit (CMU)

Credit monitoring runs as a separate unit of risk management to improve oversight of loan performance. Its primary function is to continuously monitor the bank's loan portfolio to ensure ongoing portfolio performance and achievement of portfolio quality targets. CMU's responsibilities include:

- Evaluating performance of credits to ensure that they are managed in accordance with the dynamics, terms and conditions of their approval.
- Identify exceptions which may prevent the loan from being paid in a timely manner
- Take proactive steps to ensure follow up on accounts showing signs of delinquency
- Monthly review and classification of Risk Assets portfolio in line with the provisions of the Prudential Guidelines.
- Reviewing the Bank's credit process; identifying credit process lapses and recommending corrective measures.
- Monitoring and ensuring compliance with the Credit and Monetary Policy Guidelines as well as the Bank's portfolio plans.
- Evaluating and recommending of disbursement of approved credits.
- Approving requests for the release of security documents.
- Executes the Assets Remediation functions which
- Reviewing and certifying all credit requests before approval by the relevant approving authorities.
- Reviewing issues affecting credit process efficiency and/or effectiveness.
- Reviewing and recommending changes to the risk assets pricing policy.
- Issuing of credit circulars approved by Management.
- Appraising and recommending the appointment of professional service agents such as Estate Valuers.
- Compiling data for the measurement of credit risk for the Bank.
- Listing and reviewing of credit events for consideration in Credit Risk Assessment.
- Preparing monthly portfolio credit risk ratings and limits reports showing Risks and Rewards.
- Ensure appropriate pricing of risk assets.

- Compliance with the Bank's risk appetite definitions and RAAC.
- Coordinating recovery efforts on accounts in lost category and initiate recovery plans.
- Processing of interest waivers and write-off requests in respect of accounts classified Lost.
- Liaise with Legal Services Department on accounts under recovery.
- Processing restructuring/workout arrangement of lost credits.
- Monthly review and rendition of reports on non performing accounts.

Compliance Department

These functions among others are to:

- Ensure compliance with regulatory laws, policies and circulars
- Ensure compliance with anti-money laundering laws
- Prepare anti-money laundering returns to NFIU and other Regulatory Bodies
- Ensure compliance with Know-Your-Customers (KYC) regulations
- Ensure compliance with the Bank's approved policies and procedures
- Report exceptions promptly to Management for appropriate action.
- Provide Management with processed information or statistics about trend of exceptions and events for strategic decision making e.g. for policy review.
- Provide information for Operational Risk Management.
- Monitor compliance to the whistle blowing policy

Legal Services Department (LSD)

The LSD responsibilities shall include:

- Vetting of security documents for disbursement of approved credits.
- Providing opinion as to legal suitability of security arrangement for approved credits.
- Appointment and monitoring of Solicitors engaged by the Bank for perfection of securities, recovery of loans, litigations, searches etc.
- Provide technical support in identifying and managing exposure to legal risks.
- Conducting searches at State Land Registries and the Corporate Affairs Commission (CAC)
- Preparing and vetting of all credit- related Agreements/Contracts to be entered into by the Bank.

Corporate Communication

This Department principally champions the management of the Bank's exposure to reputational risk. It is responsible for providing technical support for Management in managing the Bank's brand capital.

Internal Control Environment

The Bank creates a strong and efficient internal control environment through the implementation of the following policies:-

i. Continuous Audit Function
ii. Segregation of Duties
iii. Dual or Multi-level Controls
iv. System Control of Processes
v. Independence checks of back Office functions
vi. Independent Review of Risk Management
vii. Data Validation and provision
viii. Documented Roles of Units/Departments
ix. Duplication or Overlapping Functions/Job Roles
x. Clearly Defined Authority Levels
xi. Implementation of Code of Corporate Governance
xii. Compliance with Laws and Regulations

Human Resources Department

The Department ensures the optimal level of staffing in all its functional units. To this end, job evaluation shall be carried out for every job role to determine the quantum of man-hour and skill level required to handle the roles.

Risk Management Strategy

ITMB's Risk management strategy is to evaluate business opportunities vis a vis the Bank's risks bringing them up-to-date with changes in strategy, business environment and trends in risk management. The CBN's risk management guidelines prescribe quantitative and qualitative criteria for the identification of significant risks taking activities and sets applicable thresholds for determining significant risk taking activities within the bank. The bank therefore adopted quantitative and qualitative criteria for its risk management strategy.

Generally our risk strategies are:

- To embed enterprise-wide risk management principles in our processes, with emphasis on protecting the company's shareholders and other stakeholders from risks
- To institute a robust risk management governance structure for managing all major aspects of our activities through an integrated planning and review process that includes strategic, financial, customer and risk planning;
- To empower all staff to proactively identify, control, monitor, and regularly report risk issues to management;
- To strengthen the Risk Management Framework to fully support the strategic business units and the overall business strategy, the Risk Management Strategy is to develop an integrated approach to risk assessments, measurement, monitoring and control that captures all risks in all aspects of the firm's activities;
- To formally document the risk management policies and procedures, which are clearly communicated to all members of staff;
- To avoid products, businesses and markets that we do not fully understand or for which we cannot reasonably and objectively measure and manage their associated risks;
- To maintain a balance between risk / opportunities and revenue consideration with our risk appetite. Thus, risk-related issues will be considered in all our business decisions;
- The risk management strategy will be driven by the overall corporate objective with emphasis on protecting the firm from risks while increasing its market share;
- Ensure the existence and appropriate implementation of a risk management process that is well articulated to identify, assess/measure, monitor and control all the identified risk elements;
- To empower risk officers to perform their duties professionally and independently within clearly defined authority;
- To encourage staff to disclose inherent risks and actual losses openly, fully and honestly;
- To create a process for institutionalizing the lessons learned from a risk event and to penalize reoccurrence.

The relationship between the Strategy and Risk Management department is depicted in the following diagram

d. Risk Management Methodology

The Bank recognizes that it is in the business of managing inherent risks to derive optimal value for all the stakeholders. It has therefore, over the years detailed its approach to risk management through various policies and procedures, which include the following:

- ERM Policy
- Credit Policy Guide
- Human Resources Policy Manual
- Quality Manual
- Standard Operating Procedures
- IT Policy

To ensure adherence to the policies and procedures, several exception reports on activities are generated by the various audit/control function units for management decision making. These include:

- Monthly Performance Review (MPR) for the business development unit teams
- Monthly Operations and IT Performance Reports
- Quarterly Business Performance Review
- Semi- Annual Bank-wide performance appraisal systems
- Monthly Expenditure Control Monitoring Report
- Critical Assets Recovery Committee Report

e. Credit Risk

Credit risk is defined as the likelihood that a customer or counterparty is unable to meet its contractual financial obligations, resulting in a default situation and/or financial loss. Credit exposures arise principally in credit related risk that is embedded in loans, advances and investments.

The Bank operates a centralized credit approval and disbursement process with all credit approval handled by the Bank's head office through the Management Credit Committee (MCC). Credits are originated from the branches and subjected to reviews at various levels before presentation to the MCC for approval. All credits presented for approval are required to be in conformity with the documented and communicated risk acceptance criteria. None of the branches have the delegated authority to make credit decisions.

The Bank's exposures are monitored through a system of triggers and early warning signals aimed at detecting adverse symptoms which could result in deterioration of credit risk quality. The triggers and early warning systems are supplemented by facility utilization and collateral valuation monitoring together with a review of upcoming credit facility expiration and market intelligence to enable timely corrective action by the Bank's management.

The results of the monitoring process are reflected in the internal rating process in a quarterly review, which is supervised by senior management. Credit risk is monitored on an ongoing basis with formal weekly, monthly and quarterly reporting to ensure that the Bank's senior management are aware of shifts in credit quality and portfolio performance. The Banks s credit review team, an independent and central credit risk assurance unit, is responsible for monitoring and reviewing all transactions on loan accounts and reports directly to the Managing Director/CEO. A specialized and focused loan recovery and workout team, which functions as an independent loan remediation unit, is responsible for salvaging delinquent loans or any other loan account referred to it by the and handles the management and collection of challenged credit facilities.

The Bank has dedicated credit standards, policies and procedures, which are set out in the Bank's credit risk policy manual (the "Credit Policy Manual"). Substantive procedural manuals and policies in respect of credit risk are held by the Credit Administration unit which govern the Bank's credit selection, underwriting and operational processes. The Bank's Credit Portfolio function is guided by a credit portfolio plan to control and monitor intrinsic and concentration risks through all credit levels of selection, underwriting, administration and control. Some of these policies include:

Authority level approval limit

Approval limits are designated for various approval level in the credit process. There are different limits for the Management Credit Committee, Board Credit Committee. The Board has no approval limit.

Credit Granting

- Credit is only extended to suitable and well identified customers and not when there is any doubt as to the record of the prospective borrower;
- Credit is not extended to customers where the source of repayment is unknown or speculative the primary source of repayment for all credit must be from an identifiable cash flow from the customers normal employment income or business income and enforcement of security is viewed as a fall back option;
- Credit is not given to a customer where the ability of the customer to meet obligations is based on the most optimistic forecast of events-risk considerations will always have priority over business and profit considerations;
- Loans to related parties are subject to regulatory and internal limits and are disclosed as required.

The consequences for non-compliance with the Credit Risk Policy Manual and credit indiscipline are communicated to all staff.

i. **Management of Credit Risk**

The Board of Directors has delegated responsibility for the management of credit risk to its Board Credit Committee. The Management Credit Committee reporting to the Board Credit Committee is responsible for oversight of the Bank's credit risk, including:

- Formulating credit policies in consultation with business units, covering collateral requirements, credit assessment, risk grading and reporting, documentation and legal procedures, and compliance with regulatory and statutory requirements.
- Establishing the authorization structure for the approval and renewal of credit facilities. Facilities require approval by the Management Credit Committee, and the Board Credit Committee/Board of Directors as appropriate.
- Reviewing and assessing credit risk. Management Credit Committee assesses all credit exposures in excess of designated limits, prior to facilities being committed to customers by the business unit concerned. Renewals and reviews of facilities are subject to the same review process.
- Developing and maintaining the Bank's risk rating in order to categorize exposures according to the degree of risk of financial loss faced and to attention management on the attendant risks. The current risk rating framework consists of nine grades reflecting varying degrees of risk of default with rating "1" as the best and "9" as lost. The risk ratings are subject to regular reviews by Credit Risk Management Unit.
- Reviewing compliance of business units with agreed exposure limits. Regular review and reports are provided by the Risk Management Unit on the credit quality and appropriate corrective actions are taken.
- Providing advice, guidance and specialist skills to business units to promote best practice throughout the Bank in the management of credit risk.

There were no changes in the Bank's risk management policies. Business units are required to implement the Bank's credit policies and procedures, with credit approval authorized by the Board Credit Committee.

ii. **Credit Risk Measurement**

In line with IFRS 9, the bank has adopted Expected Credit Loss (ECL) approach effective January 1, 2018. IFRS 9 adopts dual measurement approach to determining expected credit loss. The 12 month ECL is applicable to credit exposure in Stage 1 where there is no significant deterioration in credit quality. It is computed as loss allowance. The lifetime ECL is the loss allowance computed for credit exposures in Stage 2 and 3. As part of the evolving risk culture, the bank developed internal rating models along with risk bucket characteristics (Residential, Commercial, Social and Estate Development and Micro) consistent with historical data of over five years. This has enabled the bank to successfully implement the Internal Rating Based Approach as well as the implementation of Expected Credit Loss measurement.

IFRS 9 Expected Credit Loss measurement approach is a proactive way of determining the extent of future losses associated with risk exposures in the bank's portfolio. Key aspect of ECL approach is the incorporation of the macroeconomic indicators (forecast) into the computation of the future credit loss. The credit impairment under IFRS 9 is determined using a forward looking method of impairment evaluation by assuming that every risk exposures have inherent credit loss.

The Bank undertakes lending activities after careful analysis of the borrowers' character, capacity to repay, cash flow, credit history, industry conditions and other factors. In the analysis, the applied parameters are determined by each business segment because of the differences in the inherent risks.

The Bank's rating grades reflect the range of parameters internally developed to predict the default probabilities of each rating class in line with international best practices and in compliance with BASEL II requirements. The grades reflect granularities and are handled by Account Officers and Relationship Managers with validation by Credit Risk Management Group.

Rating Grade Description Characteristics

S/N	Grade Description	Grade Remark	Characteristics
1	AA	Very Low Risk Lending Grade	Very high credit quality Exceptionally high cash flow coverage (historical and projected) Very strong balance sheets with high liquid assets Excellent asset quality Access to global capital markets Typically large national corporate in stable industries and with significant market share
2	A Good. Low Risk	Good. Low Risk	High quality borrowers Good asset quality and liquidity position Strong debt repayment capacity and coverage Very good management Though credit fundamentals are strong, it may suffer some temporary setback if any of them are adversely affected Typically in stable industries
3	BBB	Below Average Risk	Good asset quality and liquidity Very good debt capacity but smaller margins of debt service coverage Good management in key areas Temporary difficulties can be overcome to meet debt obligations Good management but depth may be an issue Good character of owner Typically good companies in cyclical industries

S/N	Grade Description	Grade Remark	Characteristics
4	BB	Average Risk. Speculative	Satisfactory asset quality and liquidity Good debt capacity but smaller margins of debt service coverage Reasonable management in key areas Temporary difficulties can be overcome to meet debt obligations Good management but depth may be an issue Satisfactory character of owner Typically good companies in cyclical industries
5	B	Above Average Risk. Grade	Limited debt capacity and modest debt service coverage Could be currently performing but susceptible to poor industry conditions and operational difficulties · Declining collateral quality Management and owners are good or passable Typically borrowers in declining markets or with small market share and operating in cyclical industries
6	CCC	High Risk	Eliciting signs of deterioration as a result of well-defined weaknesses that may impair repayment Typically start- ups / declining markets/deteriorating industries with high industry risk Financial fundamentals below average Weak management Poor information disclosure
7	CC	Very High Risk/Substandard Default	Well-defined weaknesses though significant loss unlikely; orderly liquidation of debt under threat Continued strength is on collateral or residual repayment capacity of obligor Partial losses of principal and interest possible if weaknesses are not promptly rectified Questionable management skills
8	C	Extremely High Risk/Doubtful Grade	High probability of partial loss Very weak credit fundamentals which make full debt repayment in serious doubt Factors exist that may mitigate the potential loss but awaiting appropriate time to determine final status Demonstrable management weaknesses, poor repayment weaknesses and poor repayment profile
9	D	Bad and Lost	A definite loss of principal and interest Lack of capacity to repay unsecured debt Bleak economic prospects Though it is still possible to recover sometime in the future, it is imprudent to defer write - offs

Risk ratings models form the building blocks for the determination of default risk of counter parties. The models are back tested to ascertain the predictive capabilities relative to actual performance and make necessary amendments as necessary to enhance their effectiveness.

Because significant increase in credit risk is the main factor that determines movement of a financial asset from Stage 1 to Stage 2, all obligors with downward movement of credit rating of more than 3 notches or any movement into rating 5 are migrated to Stage 2. An obligor is moved into Stage 3 when there is rating migration to rating grade 9.

A facility in Stage 3 can subsequently be deemed "cured". A facility is deemed to be "cured" when there is a significant reduction in the credit risk of the financial instrument. "Cured" facilities within Stage 2 are monitored for a probationary period of 90 days to confirm if the credit risk has decreased sufficiently before they can be migrated from Stage 2 to Stage 1 while "Cured" facilities within Stage 3 are monitored for a probationary period of 180 days before migration from Stage 3 to Stage 1. The decrease in risk of default is reflected in the obligor's Risk Rating which is a critical input for Staging.
In computing the credit loss at the counterparty level, the bank considers four components listed below:

1. **Probability of Default (PD) -** This is an estimate of the likelihood of default over a given time horizon (e.g. 12 months or lifetime). The bank assesses the probability of default of individual counterparties using internal rating tools tailored to the various categories of counterparty. The tools have been developed with the help of external financial and modeling experts using rigorous statistical analysis and the professional judgement of credit analysts.

The rating tool combines both qualitative and quantitative factors comparable to internationally available standards. The rating methods are subject to back test to ensure that they reflect the latest projection in the light of all actually observed defaults.

2. **Exposure at Default (EAD) -** This is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, and expected drawdown on committed facilities.

3. **Loss Given Default (LGD) –** This is an estimate of the loss arising on default. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from any collateral. It is usually expressed as a percentage of the EAD. It typically varies by type of counterparty, type of exposure and seniority of claim and availability of collateral or other credit support.

4. **Discount Rate –** This is used to discount an expected loss to a present value at the reporting date using the effective interest rate (EIR) (or where applicable, other rate permitted by IFRS 9) determined at initial recognition.

iii. **Risk Limit Control and Mitigation Policies**

The Bank applies limits to control credit risk concentration and diversification of its risk assets portfolio. Limits are maintained for individual borrowers and groups of related borrowers.

The obligor limit as set by the regulators and it is currently at 20% of the Bank's shareholders' funds unimpaired by losses for estate development and 5% of shareholders' funds unimpaired by losses for individual obligors. These covers exposures to counterparties and related parties.

In addition to the regulatory limit, other parameters are applied internally to determine the suitable limits that an individual borrower should have.

Economic sector limits are imposed to guide against concentration risk as a result of exposures to set of counterparties operating in a particular industry. The industry limits are arrived at after rigorous analysis of the risks inherent in the industries/economic sectors.

These limits are usually recommended by Risk Management Department and approved by the Management and Board. The limits set for each industry or economic sector depend on the historical performance of the sector as well as the intelligence report on the outlook of the sector gathered from industry watchers.

During a review period, limits can be realigned (by way of outright removal, reduction or increase) to meet the exigencies of the prevailing macroeconomic events.

Approval decisions are guided by strategic focus as well as the stated risk appetite and other limits established by the Board of Directors or Regulatory authorities such as Aggregate Large Exposure Limits, Single Obligor Limits, Geographical Limits, Industry/ Economic sector limits etc. Internal credit approval limits are set for various levels of officers in the credit approval process to enhance turnaround time.

The lending authority in the Bank flows through the management hierarchy with the final authority residing with the Board of Directors as indicated below:

Designation	Limit
Board of Directors	Up to the single obligor limit as advised by the regulatory authorities from time to time but currently put at 20% of shareholders' funds (total equity) for Estate Development and 5% of shareholders' funds (total equity) for individual lending.
Management Credit Committee	Up to N20m

Offsetting Arrangements

Master netting arrangements are entered into to manage exposure to credit losses, where applicable, with counterparties with which it undertakes a significant volume of transactions. The right to set off is triggered at default. By so doing, the credit risk associated with favourable contracts is reduced by a master netting arrangement to the extent that if a default occurs, all amounts with the counterparty are terminated and settled on a net basis.

Loans and advances have been classified into Mortgage Loans and Others throughout the Financials Statements.

- Mortgage Loans include non-revolving facilities given to finance acquisition, construction or renovation of property or real estate.
- Others Loans are Term loans to staff and overdrawn balances

Maximum exposure on Loans and advances to customers is analyzed below

	2024		2023
	N		N
Loans to Individuals			
Mortgage Loans	16,607,192,594		15,603,247,620
Others	59,936,185		29,381,776
TOTAL LOANS	**16,667,128,779**		**15,632,629,396**

Credit Quality of Financial Assets

IFRS 7 requires information about the credit quality of financial assets. This information is provided below for balances held with counterparty, money market placements, and investment securities.

Balances held with other banks, Money Market placements, Investment Securities

Restricted balances with central banks

The credit quality of restricted balances with central banks are assessed by reference to external credit ratings information about counterparty default rates.

Sovereign Ratings	Credit Quality	Credit Quality
	2024	2023
	N	N
Nigeria (B-) Fitch	107,165,390	96,147,444

Restricted balances with Central Bank of Nigeria are assigned Sovereign rating of B with stable outlook from S&P. S&P Global Ratings affirmed its 'B/B+' long and short-term sovereign credit ratings on Nigeria. The outlook is stable. Restricted balances with Central Bank of Nigeria relates to the compulsory cash reserve which Mortgage banks are to maintain with the CBN at 2% of their adjusted deposit liabilities.

Balances held with other banks

The credit quality of Balances held with other banks are assessed by reference to external credit ratings information about counterparty default rates.

Balances Held with banks		2023	2022
		N	N
Fitch	AAA		
	AA		
	A+		
	Bbb+	416,098,565	183,268,882
	B+		
	B-		
GCR	A		
	BBB+		
	BBB-		
Agusto	Aa-		
	A		
	BBB-		
		416,098,565	183,268,882

Money Market placements

The credit quality of Money Market placements are assessed by reference to external credit ratings information about counterparty default rates.

3,478,016,130

		2024	2023
		N	N
FITCH	AAA	-	
	AA	719,837,745	172,640,212
FITCH	B+	3,478,892,830	1,252,676,842
GCR	A-	-	-
	BBB+	-	
	BBB-	-	
AGUSTO & Co.	A		
	Bb-		

Investment Securities

The credit quality of investment securities are assessed by reference to external credit ratings information about counterparty default rates.

Investment Securities Counter-parties with external ratings					
			2024		2023
			N		N
Nigeria (B+) S& P			908,133,329		375,499,998

The balance of N231, 097,485 Investment securities represents the Banks investment in FGN Bonds and FGN Treasury Bills and carry the sovereign rating of the issuing country.

Rating Legend

External credit ratings (FITCH)	External Credit Rating (GCR):	External Credit Rating (Agusto):
AAA: Highest credit quality. 'AAA' ratings denote the lowest expectation of default risk. They are assigned only in cases of exceptionally strong capacity for payment of financial commitments. This capacity is highly unlikely to be adversely affected by foreseeable events	A1+ (high grade): Highest certainty of timely payment. Short-term liquidity, including internal operating factors and/or access to alternative sources of funds is high. Risk factors are extremely low.	A financial institution of impeccable financial condition and overwhelming capacity to meet obligations as and when they fall due. Adverse changes in the environment (macroeconomic, political and regulatory) are unlikely to lead to deterioration in financial condition or an impairment of the ability to meet its obligations as and when they fall due. In our opinion, regulatory and/or shareholder support will be obtained, if required.

AA+,AA, AA- Very high credit quality. 'AA' ratings denote expectations of very low default risk. They indicate very strong capacity for payment of financial commitments. This capacity is not significantly vulnerable to foreseeable events.	A1 (high grade): Very high certainty of timely payment. Liquidity factors are excellent and supported by good fundamental protection factors. Risk factors are minor.	A financial institution of very good financial condition and strong capacity to meet its obligations as and when they fall due. Adverse changes in the environment (macroeconomic, political and regulatory) will result in a slight increase the risk attributable to an exposure to this financial institution. However, financial condition and ability to meet obligations as and when they fall due should remain strong. Although regulatory support is not assured, shareholder support will be obtained, if required. A
A+,A,A- High credit quality. 'A' ratings denote expectations of low default risk. The capacity for payment of financial commitments is considered strong. This capacity may, nevertheless, be more vulnerable to adverse business or economic conditions than is the case for higher ratings.	A1-(high grade): High certainty of timely payment. Liquidity factors are strong and supported by good fundamental protection factors. Risk factors are very small.	A financial institution of good financial condition and strong capacity to meet its obligations. Adverse changes in the environment (macro-economic, political and regulatory) will result in a medium increase in the risk attributable to an exposure to this financial institution. However, financial condition and ability to meet obligations as and when they fall due should remain largely unchanged. In our opinion, shareholder support should be obtainable, if required.
BBB+, BBB ,BBB- Good credit quality. 'BBB' ratings indicate that expectations of default risk are currently low. The capacity for payment of financial commitments is considered adequate, but adverse business or economic conditions are more likely to impair this capacity.	A2 (Good grade): Good certainty of timely payment. Liquidity factors and company fundamentals are sound. Although ongoing funding needs may enlarge total financing requirements, access to capital markets is good. Risk factors are small.	A financial institution of satisfactory financial condition and adequate capacity to meet its obligations as and when they fall due. It may have one major weakness which, if addressed, should not impair its ability to meet obligations as and when due. Adverse changes in the environment (macro-economic, political and regulatory) will result in a medium increase in the risk attributable to an exposure to this financial institution.

BB+,BB, BB- An obligor is LESS VULNEREABLE in the near term than other lower-rated obligors. However, it faces major ongoing uncertainties and exposure to adverse business, financial, or economic conditions which would lead to the obligor's inadequate capacity to meet its financial commitments.	A3 (Satisfactory): Satisfactory liquidity and other protection factors qualify issues as to investment grade. However, risk factors are larger and subject to more variation.	Financial condition is satisfactory and ability to meet obligations as and when they fall due exists. May have one or more major weaknesses. Adverse changes in the environment (macro-economic, political and regulatory) will increase risk significantly.
B+, B, B- Highly speculative. 'B' ratings indicate that material default risk is present, but a limited margin of safety remains. Financial commitments are currently being met; however, capacity for continued payment is vulnerable to deterioration in the business and economic environment.	B (Low grade): Speculative investment characteristics. Liquidity is not sufficient to insure against disruption in debt service. Operating factors and market access may be subject to a high degree of variation.	Financial condition is weak but obligations are still being met as and when they fall due. Has more than one major weakness and may require external support, which, in our opinion, is not assured. Adverse changes in the environment (macro-economic, political and regulatory) will increase risk significantly.
CCC An obligor is CURRENTLY VULNERABLE, and is dependent upon favorable business, financial, and economic conditions to meet its financial commitments.	C (Low grade) Default is a real possibility	
CC: Very high levels of credit risk. Default of some kind appears probable. C: Near default A default or default-like process has begun, or the issuer is in standstill, or for a closed funding vehicle, payment capacity is irrevocably impaired. Conditions that are indicative of a 'C' category rating for an issuer include:	LD/DD: (Default) Defaulted on one or more of its obligations, failing to meet scheduled principal and/or Interest payments (LD). Defaulted on all obligations, or is likely to default on all or substantially all of its obligations as they fall due, thus failing to meet all or substantially all scheduled principal and/or Interest payments (DD).	Financial condition is very weak. Net worth is likely to be negative and obligations may already be in default
RD: Restricted default. 'RD' ratings indicate an issuer that in Fitch's opinion has experienced an uncured payment default or distressed debt exchange on a bond, loan or other material financial obligation, but has not entered into bankruptcy filings, administration, receivership, liquidation, or other formal winding-up procedure, and has not otherwise ceased operating		

D: Default. D' ratings indicate an issuer that in Fitch's opinion has entered into bankruptcy filings, administration, receivership, liquidation or other formal winding-up procedure or that has otherwise ceased business.	In default.	In default.

Credit Concentration

Credit Concentration IFRS 7 requires disclosures on credit risk concentration. Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographical region, or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Management determines risk concentration using specific criteria. Concentrations indicate the relative sensitivity of the Bank's performance to developments affecting a particular industry or geographical location. In order to avoid excessive concentrations of risk, the Bank's policies and procedures include specific guidelines to focus on maintaining a diversified portfolio. Identified concentrations of credit risks are controlled and managed accordingly. Selective approval is used within the bank to manage risk concentrations at both the relationship and industry levels.

i. **Geographical Sector**

Concentration of risks of financial assets with credit risk exposure

The following table breaks down the Bank's credit exposure (without taking into account any collateral held or other credit support), as at the reporting date. The Bank exposures are currently domiciled within one geographic area (Nigeria). Changes in economic or other conditions will have a homogenous effect or impact on financial instruments with similar characteristics.

Credit exposure relating to On-balance sheet items.

TYPE OF EXPOSURE	2024	2023
Liqyuid Asset	N	N
Restricted Balances with Central Bank	107,165,390	96,147,444
Balances held with other Banks	323,257,995	416,098,565
Money market placements	3,155,634,835	1,252,676,842
Loans & Advances to Customers		
Social Residential Mortgage Loans	2,546,430,904	2,777,633,713
Non Social Residential Mortgage Loans	10,897,547,205	9,325,410,736
Estate Construction Loans	1,377,866,356	1,505,661,944
Commercial Mortgage Loans	1,320,238,280	1,643,964,498
Micro Loans	59,936,185	33,651,636
Investment Securities		
FGN Treasury Bills & Bond	719,837,745	172,640,212
	20,507,914,895	17,223,885,590

Credit exposure relating to Off-balance sheet items.

The Bank does not have off balance sheet items.

ii. **Industry sectors**

The following table breaks down the Banks's credit exposure at gross amounts (without taking into account any collateral held or other credit support), as categorized by the industry sectors of the Bank's counterparties.

31 December, 2024

	Fin. Institutions	Govt.	Agro Allied	Education	Real Estate	Individuals	Others	TOTAL
	N	N	N	N	N	N	N	
	N'000	N'000	N'000	N'000	N'000	N'000	N'000	N'000
Central Bank	-	107,165	-	-	-	-	-	107,165
Other Banks	323,257	-	-	-	-	-	-	323,257
Money market Placements	3,155,634	-	-	-	-	-	-	3,155,634
	-	-			-			
Loans & Advances	-	-	-	-	1,377,866	12,217,785	2,598,530	16,194,181
								-
Investment Securities	908,133							908,133
Treasury Bills	719,837							719,837
								-
TOTAL	5,106,861	107,165	-	-	1,377,866	12,217,785	2,598,530	21,408,207

31 December, 2023

	Fin. Institutions	Govt.	Agro Allied	Education	Real Estate	Individuals	Others	TOTAL
	N	N	N	N	N	N	N	
	N'000	N'000	N'000	N'000	N'000	N'000	N'000	N'000
Central Bank	-	96,147	-	-	-	-		96,147
Other Banks	1,252,677	-	-	-	-	-	-	1,252,677
Money market Placements	416,099	-	-	-	-	-	-	416,099
	-	-						
Loans & Advances	-	-	-	-	1,505,662	12,103,044	1,677,616	15,286,323
		-						
Investment Securities	-	115,457	-	-	-	-	-	115,457
Treasury Bills	57,184	-	-	-	-	-	-	57,184
	-	-	-	-	-	-	-	
TOTAL	682,899	275,674	-	-	2,067,118	10,185,220	46,338	17,223,885

Others include faith based organizations and cooperative societies.

iii. **Regulatory assessments**

Risk concentration in the Bank is also measured in line with the provisions of the revised guidelines for mortgage banks. The criteria used and the performance of the Bank are as shown below.

	Indicator	2024	2023	2022
		%	%	%
Residential Mortgages	Minimum	91.4	89	82.8
Real Estate Construction finance	Maximum	5.0	9.8	10
Single obligor - Individual	Maximum	4.1	1.2	1.3
Single obligor - Corporate	Maximum	7.71	4.6	5.7

The following tables show the analysis of the credit risk exposure of financial instruments for which an ECL allowance is recognized. The gross carrying amount of financial assets below also represents the Bank's maximum exposure to credit risk on these assets:

31 December 2024

Rating	Stage 1	Stage 2	Stage 3	TOTAL
	N	N	N	N
AA	16,173,251,076	-	-	16,173,251,076
A		-	-	
CC	-	26,532,814	-	26,532,814
C	-		-	
D	-	-	467,344,889	467,344,889
TOTAL	**16,173,251,076**	**26,532,814**	**467,344,889**	**16,667,128,779**

31 December 2023

Maximum exposure to credit risk – Money Market Placements
31 December, 2024

Rating	Stage 1	Stage 2	Stage 3	TOTAL
	N	N	N	
AA	3,155,634,835	-	-	3,155,634,835
A	-	-	-	-
CC	-	-	-	-
C	-	-	-	-
D	-	-	-	-
TOTAL	3,155,634,835	-	-	3,155,634,835

31 December, 2023

Rating	Stage 1	Stage 2	Stage 3	TOTAL
	N	N	N	
AA	1,252,676,842	-	-	1,252,676,842
A	-	-	-	-
CC	-	-	-	-
C	-	-	-	-
D	-	-	-	-
TOTAL	1,252,676,842	-	-	1,252,676,842

Transition of Loan Exposures across 12 months and lifetime ECL between December 2024 and December 2023.

We presented in the tables below the transition of loan exposures across the 12 Months, ECL Life time not Credit Impaired and ECL Life time Credit Impaired i.e Stages 1, 2 & 3 between December 2019 and December 2020

As at 31 December 2024

Gross Loan

Year	Stage 1	Stage 2	Stage 3	TOTAL
	N	N	N	N
2024	16,173,251,076	26,532,814	467,344,889	16,667,128,779
2023	14,863,619,393	24,970,250	397,732,884	15,286,322,527
Movement	1,309,631,683	1,562,564	69,612,005	1,380,806,252

As at 31 December 2023
Gross Loan

Year	Stage 1	Stage 2	Stage 3	TOTAL
	N	N	N	N
2023	14,863,619,393	24,970,250	397,732,884	15,286,322,527
2022	11,905,493,630	127,431,175	265,748,833	12,298,673,638
Movement	2,958,125,763	(102,460,925)	131,984,051	2,987,648,889

Disclosures of various factors that impact the ECL Model as at 31 December 2024.
These Factors revolves around:

1. Discounting of the expected future cash flows from individual Obligors with their respective Effective Interest Rate (EIR) on the set future dates to present value.
2. Application of varying haircut to underlying collateral and further discounting with their respective EIR.
3. Application of varying Forward Looking Information in relation to Underlying Macroeconomic assumptions and the degree of responsiveness of the Obligors to the assumptions at different degree of Normal, Downturn and Upturn Scenarios.

The various assumptions under the different scenarios are as presented below:
BASE CASE SCENARIO

Base Case Scenerio	Inflation	GDP Growth rate	Unemployment rate	Forecast NPL	Adjustment Coefficient
2024	32.0000%	3.4600%	26.0000%	11.4870%	128.3747%
2025	32.5000%	3.6600%	26.0000%	11.4963%	128.4792%
2026	33.0000%	4.1600%	28.0000%	13.6239%	152.2561%
2027	33.5000%	4.3600%	26.0000%	11.5312%	128.8694%
2028	34.0000%	4.8600%	26.0000%	11.5568%	129.1551%

OPTIMISTIC CASE SCENARIO

Optimistic Case Scenerio	Inflation	GDP Growth rate	Unemployment rate	Forecast NPL	Adjustment Coefficient
2024	31.0000%	4.460%	25.00%	10%	117%
2025	31.5000%	4.660%	25.0000%	11%	117%
2026	32.0000%	5.160%	27.0000%	13%	141%
2027	32.5000%	5.360%	25.0000%	11%	118%
2028	33.0000%	5.860%	25.0000%	11%	118%

PESSIMISTIC CASE SCENARIO

Pessimistic Case Scenerio	Inflation	GDP Growth rate	Unemployment rate	Forecast NPL	Adjustment Coefficient
2024	33.0000%	2%	27.0000%	12%	139%
2025	33.5000%	4%	27.000%	13%	140%
2026	34.000%	3%	29.000%	15%	163%
2027	34.500%	3.3600%	27.0000%	13%	140%
2028	35.000%	3.860%	27.0000%	13%	140%

vii. **Impairment and provisioning policies**

The following policies guide the Bank's provisioning and impairment:

1. Loan Categorization

All loans and advances are categorized as follows during the current period:

- **Stage 1 Loans and Advances:**
  These are loans and advances that have not deteriorated significantly in credit quality since initial recognition or that have low credit risk (where the optional simplification is applied) at the reporting date. The credit quality of the Stage 1 loans and advances are assessed by reference to the internal rating system adopted by the Bank In addition to the above, Stage 1 loans and advances are loans that have experienced movement of credit rating of less than 3 notches migration of the obligors over the period of 2 years.

- **Stage 2 Loans and Advances:**
  These are loans and advances that have deteriorated significantly in credit quality since initial recognition but do not have objective evidence of a credit loss event. The credit quality of the Stage 2 loans and advances are assessed by reference to the internal rating system adopted by the Bank. In addition to the above, Stage 2 loans and advances are loans that have experienced movement of credit rating of more than 3 notches migration of the obligors over the period of 2 years.
- **Stage 3 Loans and Advances:**
  These are loans and advances that have objective evidence of a credit loss event. Stage 3 allocation is driven by

either the identification of credit impairment or an exposure being classified as defaulted. The credit quality of the Stage 3 loans and advances are assessed by reference to the internal rating system adopted by the Bank.

Categorization of Loans & Advances

2. **Allowances for impairment**

Current period:

The Bank establishes an allowance for impairment losses that represents its estimate of expected credit losses in its loan portfolio. IFRS 9 requires the recognition of 12 months expected credit losses (the portion of lifetime expected credit losses from default events that are expected within 12 months of the reporting date) if credit risk has not significantly increased since initial recognition (stage 1), and lifetime expected credit losses for financial instruments for which the credit risk has increased significantly since initial recognition (stage 2) or which are credit impaired (stage 3).

Stage 1 – This is where credit risk has not increased significantly since initial recognition. For loans in stage 1, the Bank recognizes 12 month ECL and interest income is recognized on a gross basis – this means that interest will be calculated on the gross carrying amount of the loan before adjusting for ECL.

Stage 2 - This is where credit risk has increased significantly since initial recognition (stage 1). When a loan is transferred to stage 2, the Bank recognizes lifetime ECL but interest income will continue to be recognized on a gross basis.
Stage 3 – At stage 3, the loan is credit impaired. This is effectively the point at which there has been an incurred loss event. For loans in stage 3, the Bank continues to recognize lifetime ECL but interest income is recognized on a net basis.

This means that interest income will be calculated based on the gross carrying amount of the loan less ECL.
Realizable collaterals are important component of cash flows.

3. **Loans with renegotiated terms**

Loans with renegotiated terms are loans that have been restructured due to deterioration in the borrower's financial position and where the Bank has made concessions that it would not otherwise consider. Once the loan is restructured, it remains in this category independent of satisfactory performance after restructuring.

4. **Write-off policy**

   The Bank writes off a loan / security balance (and any related allowances for impairment losses) when the Bank's Management Credit Committee determines that the loans / securities are uncollectible. This determination is reached after considering information such as the occurrence of significant changes in the borrower / issuer's financial position such that the borrower / issuer can no longer pay the obligation, or that proceeds from collateral will not be sufficient to pay back the entire exposure. For smaller balance standardized loans, charge off decisions are generally based on a product specific past due status.

5. Governance structure around the ECL model:

   The governance around the ECL model centers on the monitoring of performance of obligors in accordance with the term and conditions of the underlying facilities and ensures that the ratings assigned to each counterparty reflects the outcome of the internal rating model of the Bank, tailored to the various categories and sectors of the counterparties. For this purpose the Bank has set up 3 level of structures with oversights on the review of credit performance and assign credit ratings. The three levels of governance structure are:

i. **Chief Risk Officer:** The Chief Risk Officer (CRO) works with the group head, business development, heads of business units and relationship managers to monitor and provide feedback on the performance of all the facilities in the loan portfolio. This gives him insight into what the appropriate rating migration for each facility in this band should be.

ii. **Management Credit Committee (MCC).** The MCC works with the CRO, divisional heads and the relationship managers to monitor the facilities in each. He ensures that adequate information as to the level of performance of these facilities is promptly retrieved and the counterparties are correctly rated.

iii. **The Managing Director (MD):** The Managing Director presides over the review of all the facilities.

Every decision made with respect to the performance of these facilities must be approved by the MD.
All the above approving authorities in respect of credit ratings consider number of days past due as one of the quantitative variables in the determination of the credit ratings to be assigned to credit facilities. Facilities that are more than 90 days past due are assigned a credit rating of A except appropriate rebuttals are in place to justify a better credit rating while facilities that are more than 180 days past due are assigned a rating of CC except appropriate rebuttals are in place to justify a better credit rating. Facilities that are more than 365 days past due are assigned a rating of C except appropriate rebuttals are in place to justify a better credit rating while facilities more than 2 years and 3 years for individual and estate development loans respectively are assigned a rating of D.

6. Policy around rebuttal:
When backstop is used and an account that has breached the 90 days past due criteria for SICR and 730 days past due criteria for default is transferred to stage 2 or stage 3 respectively, the presumption can be rebutted only on the basis of the following:

i. The relationship manager and group head must provide reasonable and supportable evidence for the rebuttal. In doing this, the evidence must be provided to the CRO and credit risk management team within 10 working days failure of which the transfer will be made.
ii. For accounts that are moved to stage 2, the CRO and credit risk management team will review the evidence provided by the relationship manager and provide feedback to the relationship manager as regards the acceptability of the evidence.
iii. For accounts that are moved to stage 3, the CRO and credit risk management team will review the evidence provided by the relationship manager. The account is then scheduled to be presented to the Recovery Committee (RC).
iv. The RC takes decision with respect to the acceptability of the evidence presented to it.
v. Where the evidence is deemed acceptable as stated in (ii) and (iv) above, the account is immediately transferred back to the previous stage. Where the evidence is not acceptable, the account is left in the new stage except the relationship manager is able to provide fresh evidence which will follow the same step above.

Categorization of Loans and advances
The table below analyses the Bank's Loans and advances based on the categorization by Performance of the Loans and the allowances taken on them.

31 December, 2024

	Social Residential	Non Social Residential	Estate	Commercial	Micro	
	Mortgage	Mortgage	Mortgage	Mortgage	Loans	TOTAL
	N	N	N	N	N	
12 Months ECL	2,463,038,199	10,655,057,127	1,248,619,939	1,319,168,189	13,176,103	15,699,059,556
Lifetime ECL Not Credit Impaired	15,054,500	11,393,672			84,642	26,532,814
Lifetime ECL Credit Impaired	68,338,205	215,899,345	129,246,418	4,795,665	49,065,256	467,344,889
GROSS LOANS	2,546,430,904	10,882,350,143	1,377,866,356	1,323,963,854	62,326,001	16,192,937,259

12 Months ECL	71,734,836	182,067,888	11,399,108	10,828,433	32,306	276,062,571
Lifetime ECL Not Credit Impaired	3,828,270	305,938	-	-	-	4,134,208
Lifetime ECL Credit Impaired	42,920,947	102,972,461	27,271,413	1,011,901	18,573,447	192,750,169
	118,484,053	285,346,287	38,670,520	11,840,334	18,605,754	472,946,947
NET LOANS	**2,427,946,851**	**10,597,003,857**	**1,339,195,836**	**1,312,123,520**	**43,720,247**	**15,719,990,312**

31 December, 2023

	Social Residential	Non Social Residential	Estate	Commercial	Micro	
	Mortgage	Mortgage	Mortgage	Mortgage	Loans	TOTAL
	N	N	N	N	N	
12 Months ECL	2,722,948,455	9,452,085,631	1,376,415,526	1,643,964,498	14,512,152	15,209,926,262
Lifetime ECL Not Credit Impaired	3,085,198	18,506,170		-	3,378,881	24,970,250
Lifetime ECL Credit Impaired	51,600,059	201,125,805	129,246,418		15,760,603	397,732,884
						-
GROSS LOANS	2,777,633,713	9,671,717,605	1,505,661,944	1,643,964,498	33,651,636	15,632,629,396
Less Allowance for Impairment						-
12 Months ECL	30,362,809	96,901,517	13,894,867	15,478,375	47,968	156,685,536
Lifetime ECL Not Credit Impaired	236,366	463,541			19,640	719,547
Lifetime ECL Credit Impaired	13,642,754	59,845,004	41,124,128		2,714,064	117,325,950
	44,241,929	157,210,062	55,018,995	15,478,375	2,781,672	274,731,033
NET LOANS	2,733,391,784	9,514,507,543	1,450,642,949	1,628,486,123	30,869,964	15,357,898,363

i. **Credit Quality of Stage 1 Loans**

The credit quality of the portfolio of Stage 1 loans and advances can be assessed by reference to the internal rating system adopted by the Bank.

	2024		2023		
Stages	LOAN	IMPAIRMENT		LOAN	IMPAIRMENT
ECL - Stage 1	15,699,059,556	276,937,259		15,209,926,262	156,685,536
ECL - Stage 2	26,532,814	4,134,208		24,970,250	719,547
ECL - Stage 3	467,344,889	192,750,169		397,732,884	117,325,950
	16,192,937,259	**472,946,947**		**15,632,629,396**	**274,731,033**

ii. **Credit Collateral**

The Bank ensures that each credit is reviewed and granted based on the strength of the borrowers' cash flow. However, the Bank also ensures its credit facilities are well secured as a second way out. The policies that guide collateral for facilities are embedded within the Bank's credit policy guide. These include the following policy statements amongst others: Loans to mortgagors must be secured by tangible, marketable collateral that has a market value that is supported by a valuation report from a registered estate valuer who is acceptable to the Bank. The collateral must also be easy to check and easy to dispose off. This collateral must be in the possession of, or pledged to, the Bank. Client's account balances must be within the scope of cover provided by its collateral.

All collaterals offered must have the following attributes:

- There must be good legal title
- The title must be easy to transfer
- It should be easy and relatively cheap to value
- The value should be appreciating or at least stable
- The security must be easy to sell.

All collaterals must be protected by insurance. Exceptions include cash collateral, securities in safe keeping, or where our interest is general (for instance in a negative pledge). The insurance policy has to be issued by an insurer acceptable to the Bank. All cash collateralized facilities shall have a 20% margin to provide cushion for interest and other charges i.e. only 80% of the deposit or cash collateral may be availed to an obligor.

The main collateral types acceptable to the Bank for its loans and advances include:

1. Certificate of occupancy
2. Right of occupancy (In few states, excluding Abuja)
3. Registered Deed of Assignment/Conveyance
4. Registered Deed of Sublease
5. Letter of Allocation (Selected Estates)
6. Customary Titles undergoing Registration at Land Registry (of which the registration process is transferred to the Bank's Solicitor)
7. Unexpired letter of Intent supported by Development Lease Agreement
8. Federal Housing Authority Allocation Letter
9. FMBN Funded Estates Allocation Letter

The fair values of collaterals are based upon last annual valuation undertaken by independent valuers on behalf of the Bank. The valuation techniques adopted for properties are based upon fair values of similar properties in the neighborhood taking into cognizance the advantages and disadvantages of the comparatives over the subject property and any other factor which can have effect on the valuation e.g. subsequent movements in house prices, after making allowance for dilapidations. The bank does not accept non property collaterals.

The same fair value approach is used in determining the collaterals value in the course of sale or realization. The Bank uses external agents to realize the value as soon as practicable, to settle indebtedness. Any surplus funds are returned to the borrower.

(b) Debt Securities
Investment Securities

	2024		2023
	N		N
Treasury Bills	609,110,364		57,183,500
Treasury Bonds	110,727,381		115,456,712
Total	**719,837,745**		**172,640,212**

The Bank's investment in risk-free Government securities constitutes 100% of debt instruments portfolio (December 2023: 100%).

Liquidity Risk
The Bank continues to develop and improve its liquidity risk management system with the aim of effectively identifying, measuring, monitoring and controlling liquidity risk across its operations, seeking at all times to balance safety, liquidity, profitability and regulatory requirements.

A brief overview of the bank's liquidity management processes during the period includes the following:
- Control of liquidity risk by the setting of in in house stressed limits on metrics such as liquidity ratio, reserve ratio, asset and liability gap measures, amongst others. Internal limits are typically more stringent than regulatory limits across all jurisdictions of the Bank's operation.
- The limits are monitored regularly with exceptions reported to the Management and the Board Risk Committee (BRC).
- Based on its judgement of financial market trends, the Bank actively adjusts its business strategies to prevent and control liquidity risk.
- Control of non-earning assets proportion to the overall financial position.
- Performing regular liquidity stress tests.
- Ensuring proper diversification of funding sources in order to control concentration risk.
- Monitoring the level of undrawn commitments.
- Maintaining a contingency funding plan.
- Regular conduct of the Board Finance and General Purpose Committee (FGPC) meetings.

The Bank's Finance and General Purpose Committee is charged with the following responsibilities.
- Establishing policies and tolerance levels for liquidity, interest and valuation management.
- Ensure the Bank operates within the guidelines and limits set.
- Strategic financial position planning from both risk and return perspective.
- Coordinate the management of the Bank's financial position in consideration of changing economic conditions.

Liquidity risk also arises from the failure to recognize or address changes in market conditions that affect the ability to liquidate assets quickly and with minimal loss in value. Liquidity risk is not viewed in isolation, as financial risks are not mutually exclusive and it is often triggered by consequences of other risks such as credit, market and operational risks.

There are two Sources of Liquidity Risk to the bank:
i. Internal sources: Risk implication as a result of pursuance of profitability
ii. External sources: Risk as a result of macro-economic environment.

The Bank has a robust asset and liquidity risk management policy framework manual that details the policies, processes and procedures adopted by the Bank to ensure that sufficient liquidity is maintained at all times to enable the Bank to withstand a range of stress events, including those that might involve loss or impairment of funding sources.

ITMB's exposure to Liquidity Risk is quantified using the following methodologies:

- Cash flow projection approach
- Maturity Ladder
- Scenario Analysis
- Simple Stress Testing
- Ratio Analysis

i. **Funding approach**

The Bank's overall approach to funding is as follows:

- Consistently grow funding pool at the lowest possible cost.
- Maintain an appropriate funding structure that enables the Bank operate under a variety of adverse circumstance, including potential firm-specific and/or market liquidity events.
- Maintain appropriate capital to support the Bank's risk level and strategic intent.

The bank was able to meet all its financial commitments and obligations without any liquidity risk exposure during the year under review.

ii. **Exposure to Liquidity Risk**

One of the key measure used by the Bank for managing liquidity risk is the ratio of liquid assets to short term liabilities. For this purpose, liquid assets are considered as including cash and cash equivalents and investment grade debt securities for which there is an active and liquid market. Short term liabilities include local currency deposits from banks and customers. A similar calculation is used to measure the Bank's compliance with the liquidity limit established by the Bank's lead regulator (The Central Bank of Nigeria).

		2024		2023
		%		%
At the end of the period		89.57		60.90
Average for the period		60		50
Maximum for the period		89.57		60.90
Minimum for the period		40		35
Regulatory requirement		20		20

Liquidity ratio which is a measure of liquidity risk is calculated as a ratio of naira liquid assets to local currency deposits and it is expressed in percentages.

iii. **Liquidity Management Contingency Planning Framework**

The Bank has in place a liquidity management contingency plan which was articulated to:

i. Ensure the effective monitoring of the bank's liquidity position at all times.
ii. Ensure that an adequate liquidly cushion is maintained such that all maturing obligations are met on an on-going basis.
iii. Protect the bank against associated market risks.
iv. Control the bank's dependence on wholesale funds, usually sourced at exorbitant and uncompetitive rates, by building an effective contingency funding plan.
v. Ensure that timely information is available for liquidity decisions.
vi. Maintain a liquidity posture, consistent with regulatory requirements
vii. Comply with all regulatory liquidity reporting requirements.
viii. Define relevant actions and responsibilities should the bank encounter a serious liquidity crisis
ix. Repricing period of financial assets and liabilities

Repricing maturities take into account the fact that the terms of the underlying financial assets or liabilities of the Bank can be varied, which in turn affects its liquidity risk exposure. However, the Bank believes that varying the terms of the underlying financial asset or liabilities and an analysis the Bank's interest rate risk exposure on assets and liabilities may not give rise to significant gaps different from the ones shown above

Settlement Risk
The Treasury Department's activities with counterparties may give rise to settlement risk at the time of settlement of trade transactions. Settlement risk is the risk of loss due to the failure of a counterparty to honour its obligations i.e. deliver cash, securities or other assets, as contractually agreed.

In order to ensure that these risks are mitigated and controlled, the Risk Management has put in place settlement Limits. These limits are sought periodically using various criteria based on the counterparty's financial statement and some other non-financial parameters. Stress tests are also carried out to gauge the settlement risk by pre liquidating the principal before maturity.

Market Risk
Market risk is the risk of loss in balance sheet positions, as a result of adverse movement in foreign exchange rate (not applicable), interest rate, and equity or commodity prices. Whilst the Bank may be faced with myriads of market risks, the Risk Management Department ensures these risks are managed and controlled within the bank's acceptable parameters, while optimizing returns on risk.

The Bank is exposed to a considerable level of interest rate risk. Changes in the Monetary Policy Rate (MPR), if not managed properly, tend to impact negatively on net interest income of a bank, due to the fact that the MPR is the benchmark rate for lending and borrowing. A movement in this benchmark rate also affects deposit and lending rates to individuals and companies. If deposit rates increase in response to an increase in the MPR and there is no corresponding increase in a bank's lending rate, the net interest margin will shrink and vice-versa. The Bank also has some flexibility in adjusting both lending and deposit rates to help deal with various scenarios. Various debt instruments are entered into by the Bank in order to invest surplus shareholder funds. The company is exposed to the issuer's credit standing on these instruments. Exposure to outside financial institutions concerning financial instruments is monitored in accordance with parameters which have been approved and mandated by the board.

i. **Management of Market Risk**
The Risk Management Department separates its market risk exposures into the trading and non-trading activities. Due to the various macro-economic indices and unanticipated market happenings, it has become more imperative for the Bank to engage in continuous but proactive monitoring of market risks inherent in both trading and non-trading activities.
The overall authority of the Market & Liquidity Risk Management is vested in the Board Risk Committee.

v. **Exposure to Interest Rate Risk**
The principal risk to which non-trading portfolios are exposed to, is the risk of loss from fluctuations in the future cash flows or fair values of financial instruments because of a change in market interest rates. Interest rate risk is managed principally using interest rate gaps. The Financial Control Department is responsible for managing and monitoring mismatches between the bank's assets and liabilities. The Board Finance & General Purpose Committee is responsible for ensuring compliance with these limits while the limits are independently verified by Risk Management Department.
The Bank makes use of limit monitoring, earnings-at-risk and gap analyses to measure and control the market risk exposures within its banking book.

The Bank also performs regular stress tests on its banking books. In performing this, the bank ensures there are quantitative criteria in building the scenarios. The bank determines the effect of changes in interest rates on interest income and changes in funding sources and uses on the bank's liquidity.

During the period, interest rate risk and price, were the key risks the bank was exposed to. However, all potential risk exposures in the course of the period were successfully mitigated as mentioned above.

vi. **Other market risks: Sensitivity analysis of non-trading portfolios to various scenarios**

The management of interest rate risk against interest rate gap limits is supplemented with monitoring the sensitivity of the Bank financial assets and liabilities to various scenarios. Credit spread risk (not relating to changes in the obligor / issuer's credit standing) on debt securities held by the Bank and equity price risk is subject to regular monitoring by Bank Management Risk Department, but is not currently significant in relation to the overall results and financial position of the Group.

Interest rate movement have both cash flow and fair value effect depending on whether interest rate is fixed or floating. The impact resulting from adverse or favourable movement flows from either retained earnings or OCI and ultimately ends in equity in the following manner:

- Retained earnings arising from increase or decrease in net interest income and the fair value changes reported in profit or loss.
- Fair value reserves arising from increases or decreases in fair value of available-for-sale financial instruments reported directly in other comprehensive income.

At 31 December 2023, the Bank's interest rate risk arose principally from risk assets and borrowings i.e. (deposit liabilities and long-term borrowings). Borrowings issued at fixed rates expose the Bank to fair value interest rate risk.
The Bank therefore analyses its interest rate exposure on a dynamic basis. Various scenarios are simulated taking into consideration refinancing, renewal of existing positions and alternative financing. Based on these scenarios, the Bank calculates the impact on profit and loss of a defined interest rate shift. For each simulation, the same interest rate shift is used for all instruments.

Sensitivity analysis of level 3 equity Instruments and its impact on OCI

The estimated fair value per share of each of the unquoted equity instruments will be determined using the relevant valuation models (where applicable/suitable). IFRS 13 outlines three approaches to fair value measurements. We have adopted the income approach in determining the fair values of these investments. Among the significant inputs into the models are the following:

- Risk free rate (Rf)
- Beta (B) coefficient
- Market return (Rm)
- Free cash flow (FCF)
- Cost of debt/equity etc.

The inputs will be used to determine appropriate weighted cost of capital which subsequently will be used to discount the free cash flow of the company before arriving at the appropriate fair value of the share of the unquoted equity.
The unquoted equity not been sensitized as the Bank is of the opinion that no the sensitivity will not have any significant impact considering that Mortgage Warehouse funding Limited (our unquoted shareholding) has just commenced operations and there no data to do a proper valuation and sensitivity.

Sensitivity analysis on ECL Model

The following are the most significant assumptions affecting the ECL allowance:

1. Inflation, given its significant impact on collateral valuations.
2. GDP, given its impact on companies' performance and collateral valuations
3. Unemployment, given the impact it has on individual borrowers' ability to meet contractual payment.

In sensitizing the variables above to determine their impact on Expected Credit Losses (ECL), the Bank adjusted its Forward Looking Information forecast as follows:

- 2% Increase / Decrease in GDP growth rate over forecasted GDP growth rate
- 2% Decrease / Increase in inflation rate over Inflation rate forecast
- 2 % Decrease/Increase in unemployment, given the impact it has on individual borrowers' ability to meet contractual payment.

CAPITAL MANAGEMENT AND OTHER RISKS
Regulatory capital
Objectives

The primary objectives of the bank's capital management policy are to ensure that the bank complies with externally imposed capital requirements and maintains strong credit ratings and healthy capital ratios in order to support its business and to maximize shareholder value.
The bank manages its capital structure and makes adjustments to it according to changes in economic conditions and the risk characteristics of its activities. In order to maintain or adjust the capital structure, the bank may adjust the amount of dividend payment to shareholders, return capital to shareholders or issue capital securities. No changes have been made to the objectives, policies and processes from the previous years. However, they are under constant review by the board.

1. **Regulatory capital**

The bank maintains an actively managed capital base to cover risks inherent in the business and meet the capital adequacy requirements of the local banking supervisor, Central Bank of Nigeria. The adequacy of the Bank's capital is monitored using among other measures, the rules and ratios established by the Basel committee on Banking Supervision (BIS rules/ratios) and adopted by the Central Bank of Nigeria in supervising Banks. The Central Bank of Nigeria requires the Bank to maintain a prescribed ratio of total capital to total risk weighted assets.
The Bank's regulatory capital is analyzed into two tiers:

Tier 1 Capital: This includes ordinary share capital, share premium, retained earnings, deductions for intangibles and other regulatory adjustment relating to items that are included in equity but are treated differently for capital purposes.
Tier 2 Capital: This includes qualifying subordinated liabilities, preference share, revaluation reserves and the element of the fair value reserve relating to unrealized gains on equity instruments classified as available for sale.
Regulatory limits are applied to the capital base. The qualifying tier 2 cannot exceed tier 1 capital. There are also restrictions on the amount of collective impairment that may be included as part of tier 2 capital.

Capital Adequacy Ratio (CAR)
This is the quotient of the capital base of the Bank and its risk weighted asset base. In compliance with the Central Bank of Nigeria regulations, a minimum ratio of 10% is to be maintained.

Regulatory capital risk is the risk that the Bank does not have sufficient capital to meet either minimum regulatory or internal amounts. The Central Bank of Nigeria (CBN) sets and monitors capital requirement for the mortgage Banks in Nigeria. The Bank is required to maintain a prescribed minimum level of risk adjustment capital of N5billion (Five Billion Naira only) calculated in accordance with such requirements as CBN may from time to time prescribe.

Capital levels are determined either based on internal assessments or regulatory requirements. The Bank reviews its capital adequacy on a monthly basis, to ensure it meets regulatory requirements and standards of international best practices such as the Basel frameworks.

ITMB Plc has consistently met and surpassed the minimum capital adequacy requirements set by the CBN. The Bank throughout the review period, operated above its targeted capitalization range and well over the CBN mandated regulatory minimum of 10%.

The table below summarizes the minimum required capital and the regulatory capital held.

	Required Regulatory Capital	Capital held as at 31 December 2023	Surplus/(Gap)
	N'000	N'000	N'000
Capital	5,000,000	9,210,620,473	7,864,324,619

A fundamental part of the Bank's overall business strategy is its sound capital management practices. It adopts a capital planning process that ensures that regulatory capital remains within approved ranges or above target levels across economic and business cycles. The Bank is appropriately capitalized under normal and severe scenarios as well as a range of stress events.

Stress-testing models are used to gauge vulnerability of the bank to exceptional yet possible events. The result of stress-testing reveals the minimum capital requirements of the bank in the event that unforeseen negative events crystallize. The critical objective underpinning the stress-testing exercise is to identify as early as possible, any shortfall in capital requirements of the Bank and take corrective actions which may be direct or indirect. The table below captures the summary of the capital adequacy performance of the Bank for the period under review.

		2024		2023
		%		%
At the end of the period		74.66		41.2
Average for the period		74.13		42
Maximum for the period		73.59		43
Minimum for the period		74.66		41
Regulatory requirement		10		10

Operational Risk

Operational risk is the current and prospective risk to earnings and capital arising from inadequate and/or failed internal processes, staff or from external events. Operational risk exists in all products and business activities of the Bank and is considered by the Board as a critical risk faced by the Bank. The Bank identifies, assesses and manages all operational risks by aligning its people, technology and processes with best risk management practices. Operational risk objectives which are approved by the Board are to provide clear and consistent direction in all operations of the Bank, to provide a standardized framework and appropriate guidelines for creating and managing operational risk exposure and to enable the Bank to identify and analyze events (both internal and external) that impact its business. Key risk management tools employed by the Bank include:

- Risk and Control Self-Assessments
- Key Risk Indicators
- Loss and Loss Events Database
- Risk Review Workshops
- Scenario Sessions

The Bank's thrust for operational risk management includes:

- Proactive management of risks to ensure these do not become catastrophic risk events;
- Facilitate sound risk-based business decisions of the Bank;

Ensure the bank takes calculated risk at every decision point to increase the bottom line of the Bank on the medium and long run.

The following risks have been identified as operational risks in the Bank:
- Fraud by insiders
- Fraud by outsiders
- Relationships and products management risk
- Process errors and failure risk
- Business disruption and system failures risk
- Damage to physical assets

Management has set up appropriate measures and policies to control and manage these risks.

Strategic Risk
Strategic risk examines the impact of design and implementation of business models and decisions on earnings and capital as well as the responsiveness to industry changes. The Board has drawn up a medium-term development plan to ensure that the right models are employed and appropriately communicated to all decision makers in the Bank and detailed review of the development plan is ongoing.

Legal Risk
Legal risk is defined as the risk of loss due to defective contractual arrangements, legal liability (both criminal and civil) incurred during operations through the inability of the Bank to enforce its rights, or by failing to address identified concerns to the appropriate authorities where changes in the law are proposed. The Bank manages this risk by monitoring new legislation, creating awareness of legislation amongst employees through quarterly compliance and policy awareness programmes, identifying significant legal risks as well as assessing their potential impact. Legal risk management in the Bank is also enhanced by appropriate product risk review and management of contractual obligations via documented service level agreements and other contractual documents. The Bank has a team of in-house counsel and legal professionals who make up the legal unit and examine legal issues across the Bank.

Reputational Risk
The Bank's reputation may suffer adversely due to bad publicity and non-compliance with regulatory rules and legislation, which may lead to a significant drop in new business and/or a significant increase in the number of internal compliance lapses and/or withdrawals. The Bank promotes sound business ethics among its employees by implementing an ethics and code of conduct policy and strives to maintain quality customer service, procedures and business operations that enable compliance with regulatory rules and legislation in order to reduce the risk of the Bank's reputation being damaged. The Bank's corporate communication department is charged with the management of its reputational risk.

Compliance Risk
Compliance risk is the risk of damage to the Bank's integrity as a result of failure, or perceived failure, to comply with relevant laws, regulations, internal policies and procedures or ethical standards. The Bank manages its compliance risk by monitoring new regulatory rules and applicable laws, and the identification of significant regulatory risks. The Bank strives to maintain appropriate procedures, processes and policies that are monitored and reviewed by the Bank's Compliance department which liaises with regulatory authorities and files mandatory returns in addition to ad-hoc reports with the Bank's regulators. The strengthening of the Compliance function through training, increased staffing, management support, and by direct reporting to the Bank's executive management has further enhanced regulatory risk management processes across the Bank.

Accounting risk
Accounting risk is the risk that the company fails to explain the current events of the business in the financial statements. Accounting risk can arise from the failure of management to:
- Maintain proper books and records, accounting systems and to have proper accounting policies ;
- Establish proper internal accounting controls;
- Prepare periodic financial statements that reflect an accurate financial position; and

- Be transparent and fully disclose all important and relevant matters.

Measures to control accounting risk are the use of proper accounting systems, books and records based on proper accounting policies as well as the establishment of proper internal accounting controls. Proposed accounting changes are researched by accounting resources, and if required external resources, to identify and advise on any material impact on the Bank.

Financial statements are prepared in a transparent manner that fully discloses all important and relevant matters as well as accurately reflecting the financial position results and cash flows of the company.

Systems Risk
Information technology and the impact of potential systems failure have become increasingly significant with the growth in the volume of transactions involving computers and telecommunications networks and the importance of on line management information systems. Accordingly, the Bank has devoted resources toward the development and reliability of its computer and related systems.

The Bank's IT system is segmented, with an external firewall, which prevents outsiders from accessing the Bank's IT system, and an internal firewall, which segments the servers into Database Activity Monitoring to send alerts when sensitive information has been accessed. The IT security unit, which is responsible for the Bank's IT security, carries out a regular vulnerability assessment of the Bank's IT infrastructure. The Bank's physical servers are located in strategic locations, to protect against damage.

The Bank has sound Business Continuity and Disaster Recovery Plans for unexpected critical risk events.

Taxation Risk
Taxation risk refers to the risk that new taxation laws will adversely affect the Bank and/or cause the Bank a loss as a result of non-compliance with tax laws. Tax law includes all responsibilities which the company may have in relation to company taxes, personnel taxes, capital gains taxes, indirect taxes and tax administration.

The company will fulfill its responsibilities under tax law in each of the jurisdiction in which it operates. Taxation risk is managed by monitoring applicable tax laws, maintaining operational policies which help enable the Bank to comply with taxation laws and, where required, seeking the advice of external tax specialists.

Enterprise Risk Management Methodologies
Risk Identification
The Bank employed efficient and multiple approaches to identify and evaluate its enterprise risk exposure by gathering data, through various methods such as risk workshops or administration of questionnaires and control self-assessment, Key Risk Indicators settings, past data from various records such as fraud returns, internal control reports, inspection reports, regulatory review reports amongst others.

Risk Assessment
The following methodologies are adopted to assess and evaluate enterprise risk exposures bank wide:

1. Risk and Control Self-Assessment (RCSA)
   This was carried out in the year by each functional area of the Bank. The Risk Management Department was responsible for maintaining and ensuring the currency of their RCSA and employ it as a strategic tool to manage performance.
2. **Risk Mapping Exercise:**
   The Bank carries out risk mapping exercise once every six months to evaluate and prioritize its significant risks. It is driven bottom up cutting across every unit.

3. **Risk Register**
The Bank maintains a central data base with a decentralized access for all Units to record observed risks or update risk status previously registered in the data base. It is the responsibility of Risk Management Department to coordinate the maintenance of this register. It should be able to capture all material operational risks faced by the Bank to a high degree of granularity.

4. **Process Mapping**
The Bank carries out process re-engineering periodically, at least on annual basis, through process mapping exercise. The objective of this exercise is to ensure that the Bank's processes and procedures are nimble and efficient and they are embedded with adequate controls within the Bank's risk appetite and risk tolerance limits. The following detailed objectives are achieved through this process:
- Efficiency
- Speed
- Control adequacy
- Customer/user friendliness
- Currency–in line with changes in the internal and external environment
- Alignment with strategy
- Alignment/consistency with main application and or other interfacing applications/policies

This process is coordinated by Strategy and Risk Management Department.

Risk Mitigation
As part of its overall risk management, the Bank continuously uses various methods to control and manage its risk exposures. These include:
i. Existence and use of well documented credit policies
ii. Existence and use of credit risk analysis and documentation processes.
iii. Existence and use of hierarchical credit process
iv. Use of perfected collaterals
v. Existence of efficient credit ratings, reviews, monitoring and reporting systems

32. Lease arrangements
Operating lease commitments – Bank as lessee
The Bank did not enter into commercial leases for premises and equipment during the financial year (2023 : Nil).

33. Related party disclosures
Parties are considered to be related if one party has the ability to control the other party or exercise influence over the other party in making financial and operational decisions, or one other party controls both. The definition include directors and key management personnel among others. Key management personnel is defined to include executive and non executive directors of the Bank The bank enters into transactions, arrangements and agreements involving directors, and their related concerns in the ordinary course of business at commercial interest and commission rates.

33.1 The directors remuneration below relates to payment to non-executive directors and charged as expense in the year. The non-executive directors do not receive pension entitlements from the Bank.

	2024	2023
	₦	₦
Fees and sitting allowances	40,475,000	44,650,000
Other director expenses	32,999,417	2,380,555

	73,474,417	47,030,555

33.2 The following table provides the total amount of transactions, which have been entered into with key management personnel and their related parties for the relevant financial years.

	2024	2023
	₦	₦
Loans and advances	-	8,815
Deposit liabilities	39,656	117,376

33.3 Insider related credits outstanding as at 31 December 2024
Further disclosure of related party's loans is shown in the table below in compliance with Central Bank of Nigeria circular

BSD/1/2004.

31 December, 2024

Name of Borrower	Relationship to reporting Institution	Date granted	Expiry Date	Outstanding Balance	Status	Interest Rate	Nature of security
Adkan Services Limited	Shareholder	08/12/2020	08/06/2037	555,014	Performing	14	Legal mortgage
Muhammad Abubakar	Director	17/01/2024	26/12/2033	13,717	Performing	18	Legal mortgage
Sunday Olumorin	MD/CEO **	29/09/2011	25/09/2024	135.87	Mortgage-Pass and Watch	6	Legal mortgage
Sunday Olumorin	MD/CEO **	02/11/2017	25/10/2027	8,138.07	Mortgage-Pass and Watch	8	Legal mortgage
Sunday Olumorin	MD/CEO **	11/08/2023	25/07/2027	3,256	Mortgage-Pass and Watch	8	Legal mortgage
				580,260			

**Sunday olumorin ceased to be MD/CEO in May 2024

31 December, 2023

Name of Borrower	Relationship to reporting Institution	Date granted	Expiry Date	Outstanding Balance	Status	Interest Rate	Nature of security
Adkan Services Limited	Shareholder	08/12/2020	08/06/2037	570,355	Performing	14	Legal mortgage
Dada Ademokoya	Director	19/10/2023	19/10/2027	11,608	Performing	18	Legal mortgage
Sunday Olumorin	MD/CEO	29/09/2011	25/09/2024	387	Performing	6	Legal mortgage
Sunday Olumorin	MD/CEO	02/11/2017	25/10/2027	8,815	Performing	8	Legal mortgage
Sunday Olumorin	MD/CEO	11/08/2023	25/07/2027	3,556	Performing	8	Legal mortgage
				594,720			

34. Employees	2024	2023
The average number of persons employed by the Bank during the year was as follows	Number	Number
Directors	3	-
Management	3	-
Non-management	16	11
	22	11

34.1. Key management Compensation

Key Management includes Executive Director and member of the Manangement Committee. The compensation paid or payable by the key management for employee services is shown below:

	2024	2023
	N	N
Salaries and other short term benefits	347,795,106	269,540,345
Post-emplyment benefits	85,937,906	65,104,885
	433,733,012	334,645,230

The Directors proposed a dividend of N0.21 per share (2023:N0.15) from the retained earnings account based on the 2024 financial year results. The dividend amount of N875.7million (2023:N625.5million) which is liable to withholding tax at a rate of 10% is subject to approval by the shareholders at the Annual General Meeting. Consequently, the dividend has not been included as a liability in these financial statements.

36. Contraventions

There was no penalty paid in the current year and no other contravention occurred during the year of such regulatory bodies like Banks and Other Financial Institutions Act, CAP B3, LFN 2020, and Central Bank of Nigeria circulars (2023: N2million).

37. Comparative figures

Certain comparative figures have been reclassified in order to have a more meaningful comparison.

38. Events after the reporting date

There are no events after reporting date which could have a material effect on the financial statements of the Bank as at 31 December 2024 or the financial performance for the year ended that have not been adequately provided for or dis-closed.

39.Going Concern Assessment

Based on current assessment and result for the year just concluded, the Directors are confident that the Going Concern of the Company will not be threatened and would be able to continue to operate in the foreseeable future.

40. Statement of fraud and forgery

In the 2024 audited financial statements, there is no incidence of fraud and forgery in the Bank " Infinity Trust Mortgage Bank Plc" for the year ended 31 December 2024.

Other National Disclosures

	2024		2023	
	₦	%	₦	%
Gross earnings	5,239,879,416		2,903,385,116	
Interest expense	(286,145,218)		(123,044,941)	
	4,953,734,198		2,780,340,175	
Net impairment	199,383,197		66,446,005	
Bought-in-materials and services - local	(1,385,699,366)		(390,082,202)	
Value added	3,767,418,029	100	2,456,703,978	100
Applied as followed:				
To pay employees				
Employees as salaries, wages and pensions	433,733,012	12	334,645,230	14
To pay government				
Government taxes	241,364,871	6	202,934,492	8
To pay provider of capital				
Interest on borrowings	846,224,343		540,143,713	
-'Dividend paid	667,566,858		292,226,743	
To provide for assets replacements and future				
Depreciation and amortisation	97,299,562	3	86,381,005	4
Profit for the year	1,481,229,383	39	1,000,372,796	41
Value added	3,767,418,029	100	2,456,703,978	100

Value added is the wealth created by the efforts of the Bank and its Employees. The statement shows the allocation of the wealth amongst employees, government, capital providers and that retained in the business for expansion and future wealth creation.

Five-Year
Financial Summary

	2024	2023	2022	2021	2020
Assets	**₦**	₦	₦	₦	₦
Cash and balances with CBN	**113,036,360**	107,297,284	134,698,431	143,539,661	100,684,849
Due from banks	**3,478,016,130**	1,668,775,407	651,209,367	2,185,708,254	1,571,153,885
Loans and advances to customers	**16,194,181,832**	15,357,898,363	12,256,381,609	9,912,951,997	7,118,049,692
Investment securities	**1,627,971,074**	548,140,210	606,597,483	909,808,513	1,203,231,243
Other assets	**1,031,169,241**	301,963,859	380,834,123	252,427,626	575,188,597
Property and equipment	**2,669,294,803**	2,637,046,867	2,679,951,395	2,721,278,389	2,672,487,381
Intangible assets	**36,304,555**	18,965,807	25,409,738	24,144,293	18,953,809
Deferred tax assets	**-**	15,000,000	30,000,000	45,000,000	60,000,000
Non current assets held for sale	**-**	-	8,865,000	23,031,000	23,031,000
Total assets	**25,149,973,995**	20,655,087,796	16,773,947,146	16,217,889,733	13,342,780,456
Liabilities and equity					
Liabilities					
Deposit from customers	**5,964,395,242**	4,414,311,408	3,232,216,612	3,964,965,578	3,765,748,401
Borrowings	**8,317,497,229**	7,093,876,365	5,418,424,959	4,760,153,512	2,682,169,747
Current income tax liability	**271,440,022**	129,383,712	130,778,082	72,753,800	48,308,695
Other liabilities	**1,375,614,573**	1,153,191,695	836,348,929	646,793,788	408,900,514
Total liabilities	**15,939,353,522**	12,790,763,179	9,617,768,583	9,444,666,678	6,905,127,358
Equity					
Issued ordinary share capital	**2,085,222,860**	2,085,222,860	2,085,222,860	2,085,222,860	2,085,222,860
Preference Shares	**600,000,000**	600,000,000	600,000,000	600,000,000	600,000,000
Share premium	**1,227,369,465**	1,227,369,465	1,227,369,465	1,227,369,465	1,227,369,465
Retained earnings	**2,797,635,443**	2,264,659,317	1,793,440,878	1,587,503,897	1,448,166,161
Statutory reserve	**1,458,233,884**	1,161,988,007	961,913,447	835,217,888	726,720,331
Revaluation Reserve	**204,597,313**	204,597,313	204,597,313	204,597,313	204,597,313
Regulatory risk reserve	**234,428,179**	249,987,657	213,134,603	162,811,636	76,976,970
Fair value reserve	**603,133,329**	70,499,998	70,499,998	70,499,998	68,599,998
Total equity	**9,210,620,473**	7,864,324,617	7,156,178,564	6,773,223,057	6,437,653,098
Total liabilities and equity	**25,149,973,995**	20,655,087,796	16,773,947,147	16,217,889,735	13,342,780,456
Statement of comprehensive income					
Gross earnings	**4,393,655,073**	2,903,385,116	2,096,472,508	1,757,732,718	1,315,244,455
Total operating income	**3,261,285,512**	2,240,196,463	1,711,086,984	1,500,694,036	1,108,854,280
Operating expenses	**(1,339,308,061)**	(970,443,170)	(845,881,272)	(821,855,080)	(625,255,192)
Impairment (losses)/write-back	**(199,383,197)**	(66,446,005)	(18,093,143)	(21,912,875)	(18,536,007)
Profit before tax	**1,722,594,254**	1,203,307,288	847,112,568	656,926,081	465,063,081
Income tax expense/(credit)	**(241,364,871)**	(202,934,492)	(213,634,776)	(99,438,294)	(48,308,695)
Profit after tax	**1,481,229,383**	1,000,372,796	633,477,793	557,487,788	416,754,387
Other comprehensive income/(loss)	**532,633,331**	-		1,900,000	12,350,000
Other comprehensive income	**2,013,862,714**	1,000,372,796	633,477,793	559,387,788	429,104,387

	PRODUCTS	FEATURES	BENEFITS
1	CURRENT AC-COUNT (Conventional)	Flexible opening balance of N5000.00 for individuals and N10,000.00 for Corporate with minimum operating balance of N500.00. cash/cheque lodgements and payment Clearing of banking and financial instruments Unlimited Withdrawals on demand Flexible third party transactions	ATM card Internet banking access Mobile Banking access. SMS Alerts Funds transfer Personalized cheque booklet, Attractive interest payment.
2	Infinity Current Plus	Minimum account opening balance of N200,000 Minimum balance of N500,000 to be maintained to enjoy all benefits.	Zero account maintenance fees. Free Cheque book Interest yielding POS Available
3	Infinity Premium Savings Account (IPSA)	Minimum opening balance of N100,000 Customer cannot withdraw more than once a quarter Interest higher than regular savings Minimum balance of N100,000 is required for 6 months to be eligible to enjoy all benefits.	Loyalty rewards for account holders without withdrawals within the year. Issuance of cheque book to third party
4	I-SCHOOL MORTGAGE	It is a mortgage loan for schools. Loans must be secured. Minimum opening balance of N20,000 (Corporate Account). Access to loan after 6 months domiciliation of school proceeds with the bank.	Access to mortgage loan. Access to overdraft. Encourages customers to perfect their title document. School will be able to upgrade their infrastructure. School earnings will be increased. Capacity to upgrade standard of educational services. The Bank can partner with school in the area of meeting social corporate responsibilities.
5	Fixed Term Deposit	It's a fixed deposit products Any amount can be fixed. Interest is at market rate Withdrawals are not allowed	Depositors earns high attractive interest rate of 10% pa

6	Infinity Mortgage Finance	This is a commercial loan scheme Obligor satisfactorily operates a current account. Rate is in accordance with government cost regulation and the company cost of fund. Minimum equity contribution is 40% on our property and 60% on other/outside properties Maximum tenor is 5 years Valid titles of the property to be purchased or constructed/ renovated is used as collateral for the loan Two guarantors are required Repayment can be monthly, quarterly or annual 2.25% of loan amount is charged as fees.	Easy access to house: through IMFS, the customer can acquire his/her dream house and become a Landlord. Flexible repayment plan: Customer's repayment can be structured to suit his/her income plan. For example, a customer who earns quarterly income can choose to repay his loan quarterly and the one who earns a yearly income can also tie his principal to annual re-payment while the interest is serviced monthly. It creates investment opportunities for customers: customers can buy proper-ties through IMFS for investment pur-poses. They can buy and rent, thereby earning rental income or buy to resell at higher amounts to make a profit.
7	National Housing Fund (NHF)	This is a Federal Mortgage Bank of Nigeria (FMBN) on-lend-ing product. It is aimed at providing mortgage finance to Nigerians who are contributors to the National Housing fund Scheme at 6% p.a. Funds are disbursed by Federal Mortgage Bank of Nigeria through a PMI in this case, Infinity Trust Mortgage Bank Plc for onward lending to the applicant. The loan may be accessed to develop, buy or renovate a property provided it has a valid title. Infinity homes can offer advisory services on how to become a contributor either as an indi-vidual or organisation. **Features:** The contributors can access loans up to N15, 000, 000.00 with an equity contribution depending on the loan amount as follows: N5M – 10% contribution N10M – 20% contribution N15M – 30% contribution The tenure can be up to 30 years depending on the age and length of service of the customer. Fixed interest rate is 6% p.a Only contributors to the scheme can access the loan Loan can only be accessed once in a life time Savings mortgage account is initially opened for this product where customers are expected to save up their equity while a current account is opened at the point of disbursement.	Contributors to the scheme can own a home Interest rate is low currently 6% p.a It has long tenure and therefore low repayment amount.

8	Infinity Bridging Mortgage Finance (IBMF)	It is packaged as a bridging mortgage loan pending the disbursement of the NHF loan. The IMF will be liquidated with the proceeds of NHF when disbursed Monthly obligations are expected to be met in line with IMF ex ecuted offer Interest rate is currently 20% on our properties and 22% on other properties. Tenure is available to a maximum of 5yrs.	It gives customers opportunity to acquire the houses of their choice while waiting for disbursement of the NHF loan. Customers will enjoy a low interest rate upon disbursement of the NHF.
9	Real Estate Finance	This product provides construction finance to individuals and small – medium real estate developers. We also offer sales facilitation and mortgage facilities to intending buyers under this platform	Access to Estate Development Loan Effective project monitoring Free financial advisory services
10	Infinity NHF Equity Finance (I- NEF)	Available for NHF contributors only 12 Months Tenor 6% Interest Rate 10% Equity Contribution	No security/ collateral is required. Makes a customer eligible to access NHF at low interest rate. Makes equity contribution process easier.
11	Infinity High Yield	One year lock in period Interest can be paid upfront Offers high interest rate above market benchmark Minimum of N1m Multiples of N500,000 It is not a mutual fund.	Investment is fully secured and guaranteed It can be used as collateral Enjoy upfront interest payment. Helps customer build savings which can be used as equity Guaranteed regular and predictable income stream
12	1nfinity Premium Home Acquisition Loan (I-PHAL)	Accessible to staff of premium organizations for purchase of land, houses, or renovation of existing property. As low as 20% Equity Contribution 10 years tenor Minimum loan amount of N5m Attractive interest rate Flexible payment plans Registrable title Minimum six months banking relationship with the bank.	Easy access to home ownership Minimal equity contribution Low interest rate Longer tenor Profitable investment opportunities for customers.

13	Infinity Save and Own a Home (I-SOH)	Opening balance of N20,000 Minimum equity to be saved over a minimum of 12 months	Loan tenor up to 15 years Attractive rates on deposits Attractive rates on mortgage loan Easy and flexible payment plans
14	INFINITY GREEN MORTGAGE FINANCING (I-GREEN)	20% Monthly/Quarterly Repayment The supplier must recommend the vendor(s) to handle the installation. The customer must present a proforma invoice from the supplier Disbursement shall be monitored to the suppliers of various items. The Risk Management must visit the location during or after installation and submit a report to Management Legal Mortgage in favour of ITMB on acceptable property and location. The Loan amount must not exceed 75% of FSV of the property. The property must be valued by the bank's appointed valuer. Personal Guarantees of acceptable individuals to be supported by verifiable statement of networth to be renewed annually 24 undated and duly signed cheques Mortgage insurance Policy	Up to 3 years Interest rate: 30%; Processing Fee 1% flat payable upfront.

In recognition of its sterling performance in the financial and mortgage sub sector over the years, the Bank has won several national and international awards which has boosted its reputational capital. Some of the awards won in previous years include the following:

» 2015 - Distinctive Competency award by the Institute of Information and Strategy Management.
» 2016 - Service Excellence Award -Given to the bank by the Institute of Service Excellence and Good Governance,
» 2016- Mortgage Bank of the year Award - Given to the bank by Business Day and
» 2016- MBAN recognition Award - Given to the bank by the Mortgage Banking Association of Nigeria.
» 2017 - Award of Excellence - Given to the bank by the Federal Mortgage Bank of Nigeria in recognition of the effective packaging and timely disbursement of NHF loans and minimal customer complaints.

2017 - Sectoral Leadership Award (Financial Services-Mortgage) - Given to the Bank by Nigeria Stock Exchange

PEARL Awards

» 2017 - Mortgage Bank of the Year Award - Given to the bank by Business Day
» 2018 - Africa's Best Mortgage Bank of the Year which was given by the Developments in Africa Merit Awards (DAMA) under the corporate seal of the Delta Business School; and
» 2018 - Best Mortgage Banker in West Africa, Gold award for leadership excellence given by the West Africa Innovation Awards under the auspices of the Africa Canada-Trade Alliance.
» 2019 – Best Mortgage Bank - Award of recognition given by Inlaks.
» 2019 – Sectoral Leadership award - Given by the Nigeria Stock Exchange for leadership in the financial services sector (Pearls).
» 2019 – Africa Mortgage Bank of the year – Given by the Africa Finance Awards (Mortgage Development Category).

» Global Banking and Finance Awards Best - Mortgage Bank Nigeria 2020
» International Finance Awards - 2020 Most Innovative Mortgage Bank in Nigeria –
» Business Day Banking and other Financial Institution Awards - 2020 Mortgage Bank of the year
» Nigeria Housing Awards-2020 Award of Excellence in Mortgage Banking (NHF Friendly)
» Most Innovative Mortgage Bank of the Year 2021- International Business Magazine Awards.
» Africa's Leading Mortgage Institution of the Decade 2021 – Africa Banking and Finance Brands Awards.
» Most Effective Mortgage Bank in Nigeria 2021 – ABELA Awards.
» Independent Most Innovative Mortgage Bank of the Year" by Independent Newspaper.
» Independent Fastest Growing Mortgage Bank of the Year" by Independent Finance Awads 2022.
» Diamond Award for Customer Service Excellence" by Africa Finance Award 2022.
» Excellence Service Award 2023" by Nigerian Institution of Estate Surveyors and Valuers
» Most Supportive Mortgage Bank in Nigeria 2023" by Nigerian Institution of Estate Surveyors and Valuers.

In 2024, the Bank was nominated and won the following awards:

i. Africa's Most Innovative Mortgage Bank of the Year- Africa Financial Industry Leadership Awards 2024.
ii. II. Africa's Most Innovative Primary Mortgage Institution of the year- African Brands Congress 2024.




Proxy Form

I/We……………………………………………………………………………….

……………………………………………………………………………………

Address…………………………………………………………………………

……………………………………………………………………………………..

Number of Share Held…………………………………………….

Being member/members of Infinity Trust Mortgage Bank Plc hereby appoint…………………………………………………….or failing him………………………………………..………..as my/our proxy to act and
vote for me/us and on my/our behalf at the 19th Annual General Meeting of the Bank to be held on 20th May, 2025 at 10.00 a.m. and at any adjournment thereof.

As witness my/our hand this……day of …2025.

Shareholder Signature…………………………….

Proxy Signature……………………………………...

NOTE:
A member to attend and vote at the General Meeting is entitled to appoint a proxy in his stead. All proxy forms should be deposited at the Office of the Registrar, Africa Prudential Registrars, 220B, Ikorodu Road,Palmgrove, Lagos not less than 48 hours before the time for holding the meeting. A proxy need not be a member of the Company.

In the case of joint shareholders, any one of them may complete the form but the name of all joint shareholders must be stated.

It is required by law under the Stamp Duties Act, Cap 41 Law of the Federation of Nigeria 1990, that any adjustment of proxy to be used for the purpose of voting by any person entitled to vote at any meeting of shareholders must bear Stamp Duty at the appropriate rate, not adhesive postage stamps.

If the shareholder is a corporation, this form must be under its common seal or under the hand of some officers or attorney duly authorised in that behalf.

I/We desire this proxy to be used in favour of/or against the resolution as indicated alongside (strike out which ever is note desired).		ORDINARY / SPECIAL BUSINESS	AGAINST
	1	To receive the audited accounts for the year ended 31st December, 2024 together with the Reports of the Directors, Auditors and the Audit Committee thereon.	
	2	To authorize the Directors to fix the remuneration of the Auditors;	
	3	To elect/re-elect Directors;	
	4	To approve the remuneration of Directors and disclose the remuneration of the Managers	
	5	To elect members of the Audit Committee.	
	6	To approve Dividend	
	7	To ratify the appointment of Directors	
	Please indicate with "X" in the appropriate box how you wish your vote to be cast on the resolution set out above. Unless otherwise instructed, the proxy votes or abstains from voting at his/her discretion.		

Before depositing the above card, tear off this part and retain it.

ADMISSION CARD
INFINITY TRUST MORTGAGE BANK PLC
FIFTEENTH ANNUAL GENERAL MEETING

PLEASE ADMIT ONLY THE SHAREHOLDERS NAMED ON THIS CARD OR HIS DULY APPOINTED PROXY TO THE FIFTEENTH ANNUAL GENERAL MEETING BEING HELD AT

INFINITY HOUSE
11 KAURA NAMODA STREET, AREA 3, GARKI, ABUJA
ON 20TH MAY, 2025.

SHAREHOLDERS………………………………………………………SIGNATURE…………………

PROXY……………………………………………………………......SIGNATURE…………………

ADDRESS………

THIS CARD IS TO BE SIGNED AT THE VENUE IN THE PRESENCE OF THE REGISTRAR

Event



















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