

## **INFINITY TRUST MORTGAGE BANK PLC**

INTERIM UNAUDITED FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 30 JUNE 2023

## STATEMENT TO THE NIGERIAN STOCK EXCHANGE AND THE SHAREHOLDERS ON THE EXTRACT OF THE UNAUDITED RESULTS FOR THE HALF YEAR ENDED 30 JUNE, 2023.

The Board of Directors of Infinity Trust Mortgage Bank Plc is pleased to present an extract of the unaudited and interim financial statements for the Half Year Ended 30 June, 2023 which was approved by the Board on 04 July, 2023.

Infinity Trust Mortgage Bank Plc Statement of Comprehensive Income

for the Half Year ended 30 June, 2023	NOTES	Jan - June 2023 Unaudited N	April - June 2023 Unaudited N	Jan - June 2022 Unaudited N	April - June 2022 Unaudited N	Jan - Dec 2022 Audited N
Turnover		1,270,060,774	715,715,869	909,206,678	445,793,596	2,096,472,508
Interest and similar income Interest and similar expense	1 2	1,062,761,532 (265,911,355) 796,850,177	565,892,805 (139,557,755) 426,335,050	786,090,311 (184,390,916) 601,699,395	396,286,512 (91,143,547) 305,142,965	1,805,982,409 (385,385,524) 1,420,596,885
Net Fees and commission income	3	48,639,360	26,483,305	37,309,698	15,904,835	71,395,593
Net fee and commission income		48,639,360	26,483,305	37,309,698	15,904,835	71,395,593
Other operating income	4	158,659,882	123,339,759	85,806,668	33,602,249	219,094,506
Total operating income		158,659,882	123,339,759	85,806,668	33,602,249	219,094,506
Credit loss gain (expense) Net operating income	5	(14,998,800) 989,150,619	1,009,700 577,167,814	4,240,562 729,056,324	6,397,532.94 361,047,582	(18,093,143) 1,692,993,841
Personnel expenses Depreciation of property and equipment Amortisation of intangible assets Other operating expenses	6 16b 15b 7	149,529,394 40,698,322 4,711,861 263,021,623	75,590,722 20,420,453 2,394,160 141,669,579	143,658,156 39,587,177 4,403,837 200,799,342	72,698,934 20,227,743 2,283,793 106,625,019	212,739,557 80,269,781 9,244,555 543,627,379
Total operating expenses		457,961,199	240,074,913	388,448,512	201,835,489	845,881,272
Profit before tax		531,189,420	337,092,901	340,607,811	159,212,093	847,112,569
Tax expense		(27,244,735)	(17,539,909)	(17,469,794)	(8,400,008)	(213,634,776)
Profit after Tax		503,944,685	319,552,992	323,138,018	150,812,085	633,477,793
Other Comprehensive Income			-		-	-
Total Comprehensive Income		503,944,685	319,552,992	323,138,018	150,812,085	633,477,793
Earnings per share - Basic (Kobo)		22.15	26.62	13.48	10.44	14.18

The notes on pages 5 to 7 are an integral part of these financial statements.

INFINITY TRUST MORTGAGE BANK PLC				
Statement of Financial Position		Half Year Ended	Half Year Ended	Year Ended
As at 30 June 2023	NOTES	30 June	30 June	31 Dec
		2023	2022	2022
		Unaudited	Unaudited	Audited
		N	N	<u>N</u>
Assets				
Cash and balances with Central Bank	9	115,421,984	139,416,344	134,698,431
Due from banks	10	1,246,441,963	1,208,831,478	651,209,367
Loans and advances to customers	11	14,459,072,853	11,169,425,119	12,256,381,609
Investment Securities	12			
- FVOCI		375,499,998	375,499,998	375,499,998
- Held at amortised Cost		166,546,261	228,426,190	231,097,485
Other assets	13	556,223,946	820,735,253	380,834,123
Deferred tax assets	14	22,500,000	37,500,000	30,000,000
Intangible assets	15	23,719,127	27,315,457	25,409,738
Property and equipment	16	2,657,888,045	2,710,711,039	2,679,951,395
		19,623,314,177	16,717,860,878	16,765,082,146
Non current assets held for sale	17	8,865,000	23,031,000	8,865,000
Total Assets		19,632,179,177	16,740,891,878	16,773,947,146
Liabilities				
Due to customers	18	4,701,754,726	4,234,101,626	3,232,216,612
Debt issued and other borrowed funds	19	6,417,932,727	4,992,725,199	5,418,424,959
Current tax liabilities	20	158,022,817	12,613,100	130,778,082
Other liabilities	21	1,490,517,089	978,751,184	836,348,929
Total liabilities		12,768,227,358	10,218,191,109	9,617,768,582
Equity				
Issued share capital	22	2,085,222,860	2,085,222,860	2,085,222,860
Preference shares	23	600,000,000	600,000,000	600,000,000
Share premium		1,227,369,465	1,227,369,465	1,227,369,465
Statutory reserve		961,913,447	835,217,888	961,913,447
Retained earnings		1,501,214,134	1,336,981,610	1,793,440,878
Revaluation reserve Regulatory risk reserve		204,597,313	204,597,313	204,597,313
Fair Value Reserve		213,134,602 70,499,998	162,811,635 70,499,998	213,134,603 70,499,998
Total Equity		6,863,951,819	6,522,700,769	7,156,178,564
		2,000,000,000	0,022,00,00	.,200,2.0,001
Total liabilities and equity		19,632,179,177	16,740,891,878	16,773,947,146

The notes on pages 5 to 7 are an integral part of these financial statements.

The financial statements on pages 1 to 7 were approved by the Board of Directors on 04 July, 2023 and signed on its behalf by:

TOLU OSHO COMPANY SECRETARY FRC/2017/NBA/0000016418 SUNDAY OLUMORIN
MANAGING DIRECTOR/CEO
FRC/2022/PRO/DIR/003/787719

Also Signed by:

BUKOLA AFARIOGUN CHIEF FINANCIAL OFFICER FRC/2021/002/00000024781

Infinity Trust Mortgage Bank Plc Interim Financial Statements Statement of Cash Flows for the Half Year Ended 30 June, 2023	Half Year Ended 30 June 2023 N	Half Year Ended 30 June 2022 N
Profit before tax	531,189,420	340,607,811
Adjustment for non cash items	55-,-55, :-5	0.10/007/0==
-	14 000 000	4 240 F62
Impairment on loans and advances	14,998,800	4,240,562
Depreciation of Property, Plant & Equipment	40,698,322	39,587,177
Amortisation of intangibles Cashflow before changes in working capital	4,711,861	4,403,837
Cashillow before changes in working capital	591,598,402	388,839,388
CHANGES IN WORKING CAPITAL		
Decrease/(Increase) in Loans and Advances	(2,255,600,228)	(1,300,796,241)
Decrease/(Increase) in Others	(175,389,824)	(568,307,628)
(Decrease)/Increase in Deposits	1,469,538,114	265,227,589
(Decrease)/Increase in Other Liabilities	150,223,475	8,819,379
Tax Paid	-	(70,110,494)
Cash generated from operations	(811,228,463)	(1,665,167,394)
	(011/110/100)	(=/000/=01/001)
CASHFLOW FROM INVESTING ACTIVITIES		
Purchase of Property, Plant and Equipment	22,063,350	10,567,350
Purchase of Intangible Assets	1,690,611	(3,171,163)
Redemption of Investments	64,551,224	305,882,325
	88,305,185	313,278,511
CASHFLOW FROM FINANCING ACTIVITIES		
Dividend Paid	(292,226,743)	(250,522,286)
Receipt of borrowed funds	1,200,497,858	376,995,000
Repayments on borrowed funds	(200,990,090)	(144,423,312)
	707,281,025	(17,950,598)
Increase/ (Decrease) in cash and cash equivalent	575,956,149	(981,000,093)
Cash and cash equivalent as at beginning of period	785,907,798	2,329,247,915
Cash and cash equivalent as at end of period	1,361,863,947	1,348,247,822
Additional cash flow information Cash and cash equivalent		
Cash on hand (Note 16)	19,274,540	43,268,900
Balances with Banks within Nigeria	96,147,444	446,053,397
Placements with Banks	1,246,441,963	858,925,525
	1,361,863,947	1,348,247,822

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

STATEMENT OF CHANGES IN EQUITY	Issued Capital N	Share Premium N	Preference Shares N	Statutory Reserves N	Fair Value Reserves N	Retained Earnings N	Revaluation Reserves N	Regulatory Reserves N	Total equity
At 1 January, 2022	2,085,222,860	1,227,369,465	600,000,000	835,217,888	70,499,998	1,587,503,897	204,597,313	162,811,636	6,773,223,057
Transfer to retained earnings Transfer to statutory reserve	-	-	-	126,695,559		633,477,793 (126,695,559)			633,477,793
Transfer to statutory reserve				120,095,559		(50,322,967)		50,322,967	_
Transfer to fair value reserve								. ,	-
Ordinary Dividend Paid						(208,522,286)			(208,522,287)
Preference Dividend Paid						(42,000,000)			(42,000,000) -
At 31 December, 2022	2,085,222,860	1,227,369,465	600,000,000	961,913,447	70,499,998	1,793,440,878	204,597,313	213,134,603	7,156,178,564
	Issued	Share	Preference	Statutory	Fair Value	Retained	Revaluation	Regulatory	
	Issued Capital	Premium	Shares	Reserves	Reserves	Retained Earnings	Reserves	Reserves	Total equity
	Capital N	Premium N	Shares N	Reserves N	Reserves N	Earnings N	Reserves N	Reserves N	
At 1 January 2023	Capital	Premium	Shares	Reserves	Reserves		Reserves	Reserves	Total equity 7,156,178,564
•	Capital N	Premium N	Shares N	Reserves N	Reserves N	Earnings N	Reserves N	Reserves N	
At 1 January 2023  Fair Value (IFRS-13)  Transfer to retained earnings	Capital N	Premium N	Shares N	Reserves N	Reserves N	Earnings N	Reserves N	Reserves N	
Fair Value (IFRS-13)	Capital N	Premium N	Shares N	Reserves N	Reserves N	Earnings N	Reserves N	Reserves N	
Fair Value (IFRS-13) Transfer to retained earnings	Capital N	Premium N	Shares N	Reserves N	Reserves N	Earnings N	Reserves N	Reserves N	
Fair Value (IFRS-13) Transfer to retained earnings Transfer to statutory reserve Transfer to regulatory Risk Ordinary Dividend Paid_Proposed	Capital N	Premium N	Shares N	Reserves N	Reserves N	Earnings N 1,793,440,878	Reserves N	Reserves N	7,156,178,564 - - - - - (250,226,745)
Fair Value (IFRS-13) Transfer to retained earnings Transfer to statutory reserve Transfer to regulatory Risk	Capital N	Premium N	Shares N	Reserves N	Reserves N	Earnings N 1,793,440,878	Reserves N	Reserves N	7,156,178,564 - - - - - -
Fair Value (IFRS-13) Transfer to retained earnings Transfer to statutory reserve Transfer to regulatory Risk Ordinary Dividend Paid_Proposed	Capital N	Premium N	Shares N	Reserves N	Reserves N	Earnings N 1,793,440,878	Reserves N	Reserves N	7,156,178,564 - - - - - (250,226,745)

	INFINITY TRUST MORTGAGE BANK PLC Notes to the Financial Statements For the half year ended 30 June, 2023.	Period from Jan - June 2023	Period from April - June 2023	Period from Jan - June 2022	Period from April - June 2022
1	Interest and similar income National Housing Fund Loans Estate Mortgage Income Other Mortgage Loans and advances to customers Treasury Operations and Placements	N 82,039,323 116,247,749 805,443,138 59,031,321	N 41,169,311 63,043,352 431,727,065 29,953,076	N 75,013,375 88,295,617 553,403,818 69,377,502	N 38,567,080 44,103,471 290,304,845 23,311,116
2	Interest and similar expense:	1,062,761,532	565,892,805	786,090,311	396,286,512
	Customers Deposits Debt issued and other borrowed funds	46,767,987 219,143,367 265,911,355	26,465,881 113,091,874 139,557,755	26,955,426 157,435,490 184,390,916	13,493,544 77,650,003 91,143,547
3	Net fees and commission income Fees and commission income Credit related fees and commission Account maintenance fees Facilities management fees Other commissions	39,127,063 9,315,060 34,738 162,500 48,639,360	20,500,316 5,921,989 - 61,000 26,483,305	26,866,856 7,645,661 2,583,882 213,300 37,309,698	11,933,621 3,606,514 245,000 119,700 15,904,835
4	Other operating income Investment Income Rental Incomes Others	124,450,000 34,209,882 - 158,659,882	- 113,500,000 11,609,966 -1,770,207 123,339,759	47,500,000 33,758,154 4,548,514 85,806,668	6,400,000 24,976,400 2,225,848 33,602,249
5	Impairment losses Credit loss expense	14,998,800	(1,009,700)	4,240,562	- 6,397,533
6	Personnel expenses Salaries and Wages Other staff costs Pension costs – Defined contribution plan	120,391,354 19,695,705 9,442,334	60,495,978 10,379,870 4,714,874	104,574,490 30,636,220 8,447,446	52,770,107 15,867,421 4,061,406
7	Other operating expenses Advertising and marketing Administrative Professional fees Others	149,529,394 17,949,968 27,714,893 10,316,726 207,040,036 263,021,623	75,590,722 16,654,996 11,687,268 1,561,891 111,765,425 141,669,579	143,658,156 3,256,183 32,886,049 5,211,514 159,445,596 200,799,342	72,698,934 2,552,183 19,207,267 2,966,014 81,899,555 106,625,019
8	Dividends paid Declared and paid during the year	203,021,023	141,009,379	200,799,342	100,023,019
	Equity dividends on ordinary shares: Equity dividends on preference shares:	250,226,743 42,000,000 292,226,743	208,522,286 42,000,000 250,522,286	208,522,286 42,000,000 250,522,286	208,522,286 42,000,000 250,522,286
9	Cash and balances with central bank Cash on hand Deposits with the Central Bank Less: Allowance for impairment losses	19,274,540 96,147,444 115,421,984	-	43,268,900 96,147,444 139,416,344	-
10	<b>Due from banks</b> Placements with banks Balances with banks within Nigeria	813,848,815 432,593,148 1,246,441,963		858,925,525 349,905,953 1,208,831,478	
11 a	Loans & Advances By Product Type Mortgage Loans	1,246,441,963		1,208,831,478	
	Other Loans Gross Loans Impairment	208,191,362 14,720,161,737 (261,088,885) 14,459,072,853		143,018,615 11,409,254,332 (239,829,213) 11,169,425,119	
12	Investment Securities FVOCI Held at Amortized Cost	375,499,998 166,546,261		375,499,998 228,426,190	
		542,046,259		603,926,188	
13	Other assets Prepayments	27,186,533		40,993,596	

Notes to the Financial Statements	Jan - June	April - June	Jan - June	April - June
For the half year ended 30 June, 2023.	2023	2023	2022	2022
stationery stocks	N 1,107,882	N	N 1,107,882	N
Other stocks Account receivables	398,903,662 53,447,266		680,860,894 30,541,416	
Other debit balances	75,766,603 556,411,946		67,419,465	
Less: Allowance for impairment on other assets	(188,000)		(188,000)	
Allowance for impairment on other assets	556,223,946		820,735,253	
14 Deferred tax Deferred tax Assets BF	20,000,000		45,000,000	
Deferred tax assets br Deferred tax assets written down	30,000,000 7,500,000		7,500,000	
	22,500,000		37,500,000	
15a Intangible assets Computer Software				
Cost Accumulated Amortization	86,078,193 (62,359,066)		80,121,943 (52,806,486)	
Net Book value	23,719,127		27,315,456	
15t Amortization charge for the year Computer Software	4,711,861		4,403,837	
	4,711,861		4,403,837	
16a Property and equipment				
<b>Land</b> Cost	235,315,028		235,315,028	
Accumulated Depreciation Net Book value	235,315,028		235,315,028	
<b>Buildings</b> Cost	2,877,092,047		2,875,235,299	
Accumulated Depreciation Net Book value	<u>(587,742,648)</u> 2,289,349,399		<u>(557,114,377)</u> 2,318,120,922	
Work in Progress Cost	,,		,, -, -	
Accumulated Depreciation				
Net Book value  Plant & Equipment	-			
Cost Accumulated Depreciation	283,192,171 (225,319,683)		265,584,324 (208,600,414)	
Net Book value  Computer and Equipment	57,872,488			
Cost	82,620,465		74,560,129	
Accumulated Depreciation Net Book value	(61,051,220) 21,569,245		(51,382,174) 23,177,955	
Furn & Fittings: Cost	70,934,102		70,552,102	
Accumulated Depreciation Net Book value	(58,121,721) 12,812,381		(53,142,962) 17,409,140	
Motor Vehicles Cost	152,891,000		152,240,000	
Accumulated Depreciation	(111,921,495)		(92,535,916)	
Net Book value  Total Property and Equipment	59,704,084		59,704,084	
Cost Accumulated Depreciation	3,702,044,813 (1,044,156,767)		3,673,486,882 (962,775,842)	
Property and equipment	2,657,888,045		2,710,711,039	
16t Current Depreciation Charge				
Furn & Fittings Buildings	2,465,996 15,318,664		2,578,321 15,307,795	
Computer Equipment	4,714,183		4,685,852	
Motor Vehicles Plant & Equipment	9,747,040 8,452,439		9,638,540 6,385,281	
	40,698,322		991,388 39,587,177	
17 Non Current Assets Held for Sale	8,865,000		23,031,000	
	,,		, , , ,	
18 Due to customers  Analysis by type of account:				
Demand	2,792,965,701		2,937,715,736	
Savings Time deposits	1,020,479,208 879,940,751		670,036,722 622,440,709	
Interest Payable	8,369,066		3,908,459	

Notes to the Financial Statements	Jan - June	April - June	Jan - June	April - June
For the half year ended 30 June, 2023.	2023	2023	2022	2022
i or and nam your ornada oo barro, 2020.	N	N	N	N
	4,701,754,726		4,234,101,626	
19 Debt issued and other borrowed funds				
Other Long Term Loans FMBN	3,331,098,512		3,224,074,230	
Nigeria Mortgage Refinance Company	2,061,834,215		1,607,539,858	
DBN	1,025,000,000		161,111,111	
	6,417,932,727		4,992,725,199	
20 Tax liabilities				
Tax liabilities BF	130,778,082		19,960,091	
Current tax payable	27,244,735		17,539,909	
	158,022,817		37,500,000	
21 Other liabilities			37,333,333	
Provision and accrual	132,252,533		88,321,627	
Sundry Creditors	117,008,754		87,880,450	
Unclaimed Dividend	4,752,813		4,688,735	
Other Payables	732,558,304		474,722,353	
Current Year profit to Date	503,944,685		323,138,018	
	1,490,517,089		978,751,184	
22 Issued capital and reserves				
10,000,000,000 ordinary shares of 50 kobo each	5,000,000,000		5,000,000,000	
Ordinary shares Issued and fully paid:				
4,170,445,720 ordinary shares of 50k each	2,085,222,860		2,085,222,860	
23 7% Irredeemable Convertible Preference Shares	600,000,000		600,000,000	

## 24 STATEMENT OF COMPLIANCE

The financial statements and accompanying notes have been drawn up in compliance with IAS 34

## **25 OTHER DISCLOSURES**

- a The same accounting policies and methods of computation are followed in the interim financial statements as were used in the last audited financial statements of the bank
- **b** The Bank prepares interim financial statements for publication and submission to Securities and Exchange Commission (SEC) and the Nigerian Stock Exchange (NSE) on a quarterly basis.
- c There are no events after the reporting date which could have had a material effect on the interim statements as at 30 June 2023.

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INFINITY TRUST MOR	RTGAGE BANK PLC		
MAIN BOARD			
Jun-23			
QUARTER 2, 2023			
N1.22 (2022: N1.28)	L		
Jun-2	23	М	ar-23
Unit	Percentage	Unit	percentage
4,170,445,720	100	4,170,445,720	100
691,757,980	17%	691,757,980	17%
450,000,000	11%	450,000,000	11%
300,000,000	7%	300,000,000	7%
250,000,000	6%	250,000,000	6%
250,000,000	6%	250,000,000	6%
250,000,000	6%	250,000,000	6%
200,000,000	5%	200,000,000	5%
200,000,000	5%	200,000,000	5%
2,591,757,980	62%	2,591,757,980	62%
1,278,219,720	30.6%	1,278,219,720	30.6%
250,000,000	6.0%	250,000,000	6.0%
10,000,000	0.2%	10,000,000	0.2%
4,000,000	0.1%	4,000,000	0.1%
1,000,000	0.0%	1,000,000	0.0%
100,000	0.0%	100,000	0.0%
100,000	0.0%	100,000	0.0%
100,000	0.0%	100,000	0.0%
1,543,519,720	37.0%	1,543,519,720	37.0%
	0.84%		0.84%
44,663,385		44,663,385	
Nune 2022 has not fu	Illy complied with	the Evchango's from	float
	my complied with	THE EXCHAINGE STIFE	noat
1 March, 2023 has not	fully complied wit	h the Exchange's fro	ee float
	-	_	
	MAIN BOARD  Jun-23  QUARTER 2, 2023  N1.22 (2022: N1.28)  Jun-2  Unit  4,170,445,720  691,757,980  450,000,000  250,000,000  250,000,000  250,000,000  200,000,000  200,000,000  200,000,0	MAIN BOARD Jun-23 QUARTER 2, 2023 N1.22 (2022: N1.28)  Jun-23  Unit Percentage  4,170,445,720 100  691,757,980 17% 450,000,000 11% 300,000,000 6% 250,000,000 6% 250,000,000 6% 250,000,000 5% 200,000,000 5% 200,000,000 5% 200,000,000 5% 200,000,000 62% 1,278,219,720 30.6% 250,000,000 6.0% 10,000,000 0.2% 4,000,000 0.2% 4,000,000 0.0% 10,000,000 0.0% 100,0	Jun-23