

**TRANSCORP HOTELS PLC  
UNAUDITED FINANCIAL STATEMENTS  
FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

**TRANSCORP HOTELS PLC  
CORPORATE INFORMATION  
UNAUDITED INTERIM FINANCIAL STATEMENT  
FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

Directors:	Mr. Emmanuel Nnorom Mrs Dupe Olusola Mrs. Owen Omogiafo Mr. Peter Elumelu Mr. Alex Okoh Mr. Alexander Adeyemi Mrs. Helen Iwuchukwu	Chairman Managing Director/CEO Non Executive Director Non Executive Director Non Executive Director Non Executive Director Non Executive Director
Company Secretary:	Mrs. Kofo Olokun-Olawoyin 1 Aguiyi Ironsi Street, Maitama Federal Capital Territory Abuja Nigeria.	
Registered office:	1 Aguiyi Ironsi Street, Maitama Federal Capital Territory Abuja, Nigeria.	
Registration number:	RC 248514	
Registrars:	Africa Prudential Plc 220B Ikorodu Road Palmgrove, Lagos.	
Principal bankers:	United Bank for Africa Plc UBA House 57, Marina, Lagos Nigeria.	
Auditors:	Deloitte & Touche Civic Towers, Plot GA 1 Ozumba Mbadiwe Avenue Victoria Island, Lagos Nigeria.	
Investors Relations portal	<a href="https://www.transcorphotels.com/investor-relations/">https://www.transcorphotels.com/investor-relations/</a>	
Investors Relations Manager:	Mrs. Oluwatobiloba Ojediran oluwatobiloba.ojediran@transcorphotelsplc.com	

**TRANSCORP HOTELS PLC**  
**UNAUDITED FINANCIAL STATEMENTS**  
**CONSOLIDATED AND SEPARATE STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**  
**FOR THREE MONTHS ENDED 30 SEPTEMBER 2021**

	Group		Company	
	July-Sept 2021 N'000	July-Sept 2020 N'000	July-Sept 2021 N'000	July-Sept 2020 N'000
Revenue	5,826,655	2,010,007	5,606,704	1,897,280
Cost of sales	(1,462,878)	(755,739)	(1,383,955)	(716,018)
<b>Gross profit</b>	<b>4,363,777</b>	<b>1,254,268</b>	<b>4,222,749</b>	<b>1,181,262</b>
Other operating income	336,509	228,799	330,851	228,799
Administrative expenses	(2,894,960)	(1,918,914)	(2,748,279)	(1,805,493)
<b>Operating profit</b>	<b>1,805,326</b>	<b>(435,847)</b>	<b>1,805,321</b>	<b>(395,432)</b>
Finance costs	(949,948)	(1,571,647)	(949,948)	(1,571,647)
Finance income	451	1,502	371	1,437
<b>Profit/(Loss) before Taxation</b>	<b>855,829</b>	<b>(2,005,992)</b>	<b>855,744</b>	<b>(1,965,642)</b>
Taxation	(3,075)	-	-	-
<b>Profit/(Loss) for the period</b>	<b>852,754</b>	<b>(2,005,992)</b>	<b>855,744</b>	<b>(1,965,642)</b>
<b>Other comprehensive income</b>	-	-	-	-
Total comprehensive profit/(loss) for the period, net of tax	<b>852,754</b>	<b>(2,005,992)</b>	<b>855,744</b>	<b>(1,965,642)</b>
<b>Profit/(Loss) for the year attributable to:</b>				
Owners of the parent	853,866	(2,004,160)	855,744	(1,965,642)
<b>Non-controlling interests</b>	<b>(1,112)</b>	<b>(1,832)</b>	-	-
<b>Profit/(Loss) for the period</b>	<b>852,754</b>	<b>(2,005,992)</b>	<b>855,744</b>	<b>(1,965,642)</b>

**TRANSCORP HOTELS PLC**  
**UNAUDITED FINANCIAL STATEMENTS**  
**CONSOLIDATED AND SEPARATE STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**  
**FOR PERIOD ENDED 30 SEPTEMBER 2021**

	Note	Group		Company	
		Jan - Sept 2021 N'000	Jan - Sept 2020 N'000	Jan - Sept 2021 N'000	Jan - Sept 2020 N'000
Revenue	5	14,601,237	6,791,490	13,978,234	6,442,568
Cost of sales	6.	(3,772,305)	(2,449,476)	(3,556,701)	(2,305,503)
<b>Gross profit</b>		<b>10,828,932</b>	<b>4,342,014</b>	<b>10,421,533</b>	<b>4,137,065</b>
Other operating income	7.	884,207	466,108	878,549	466,108
Administrative expenses	9.	(7,880,419)	(6,005,785)	(7,458,881)	(5,651,145)
<b>Operating profit</b>		<b>3,832,720</b>	<b>(1,197,663)</b>	<b>3,841,201</b>	<b>(1,047,972)</b>
Finance costs	8.1	(3,089,138)	(4,450,288)	(3,089,138)	(4,450,288)
Finance income	8.2	1,510	4,166	1,231	4,013
<b>Profit/(Loss) before Taxation</b>		<b>745,092</b>	<b>(5,643,785)</b>	<b>753,294</b>	<b>(5,494,247)</b>
Taxation	10.	(3,075)	-	-	-
<b>Profit/(Loss) for the period</b>		<b>742,017</b>	<b>(5,643,785)</b>	<b>753,294</b>	<b>(5,494,247)</b>
<b>Other comprehensive income</b>		-	-	-	-
Total comprehensive profit/(loss) for the period, net of tax		<b>742,017</b>	<b>(5,643,785)</b>	<b>753,294</b>	<b>(5,494,247)</b>
<b>Profit/(Loss) for the year attributable to:</b>					
Owners of the parent		743,129	(5,641,953)	753,294	(5,494,247)
<b>Non-controlling interests</b>		<b>(1,112)</b>	<b>(1,832)</b>	-	-
<b>Profit/(Loss) for the period</b>		<b>742,017</b>	<b>(5,643,785)</b>	<b>753,294</b>	<b>(5,494,247)</b>
<b>Earnings per share</b>					
Basic, profit(loss)/ for the period attributable to Owners of the parent	11.	7	(74)	7	(72)
Diluted, profit/(loss) for the period attributable to Owners of the parent	11.	7	(74)	7	(72)

The notes on pages 8 to 21 are integral part of this financial statements.

**TRANSCORP HOTELS PLC**  
**UNAUDITED FINANCIAL STATEMENTS**  
**CONSOLIDATED AND SEPARATE STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 SEPTEMBER 2021**

	Note	Group		Company	
		30 Sept 2021 N'000	31 December 2020 N'000	30 Sept 2021 N'000	31 December 2020 N'000
<b>Assets</b>					
<b>Non-current assets</b>					
Property, plant and equipment	12.	104,303,951	105,707,093	91,503,591	92,932,840
Investment property	13.	-	-	2,312,000	2,312,000
Intangible assets	14.	2,136,953	2,089,584	162,196	114,553
Investment in subsidiaries	4.	-	-	3,529,781	3,529,781
Long term receivables	26.	-	-	6,756,118	6,671,327
Deferred tax asset	10.	132,719	132,719	-	-
		<u>106,573,623</u>	<u>107,929,396</u>	<u>104,263,686</u>	<u>105,560,501</u>
<b>Current assets</b>					
Inventories	16.	626,680	584,541	578,681	544,817
Trade and other receivables	17.	2,024,081	1,591,028	2,110,323	1,690,333
Prepayments	18.	1,659,127	1,000,110	1,641,607	984,260
Cash and cash equivalents	19.	4,497,537	1,818,257	4,426,090	1,776,138
		<u>8,807,425</u>	<u>4,993,936</u>	<u>8,756,701</u>	<u>4,995,548</u>
<b>Total assets</b>		<b><u>115,381,048</u></b>	<b><u>112,923,332</u></b>	<b><u>113,020,387</u></b>	<b><u>110,556,049</u></b>
<b>Equity</b>					
Issued capital	20.	5,121,264	5,121,264	5,121,264	5,121,264
Share premium	20.	12,548,859	12,548,859	12,548,859	12,548,859
Retained earnings		44,176,990	43,433,861	44,526,405	43,773,111
Equity attributable to Owners of the Company		61,847,113	61,103,984	62,196,528	61,443,234
Non-controlling interests		(2,187)	(1,075)	-	-
<b>Total equity</b>		<b><u>61,844,926</u></b>	<b><u>61,102,909</u></b>	<b><u>62,196,528</u></b>	<b><u>61,443,234</u></b>
<b>Liabilities</b>					
<b>Non-current liabilities</b>					
Interest-bearing loans and borrowings	15.	20,764,205	13,152,338	20,764,205	13,152,338
Deferred income	21.	2,166,446	1,052,739	2,166,446	1,052,739
Deposit for shares	25.	2,410,000	2,410,000	-	-
Contract liabilities	22.	2,445,200	2,445,163	2,445,200	2,445,163
Deferred tax liability	10.	4,466,066	4,466,066	4,466,066	4,466,066
		<u>32,251,917</u>	<u>23,526,306</u>	<u>29,841,917</u>	<u>21,116,306</u>
<b>Current liabilities</b>					
Contract liabilities	22.	79,641	170,990	79,641	170,990
Trade and other payables	23.	16,843,949	19,743,724	16,541,686	19,450,017
Interest-bearing loans and borrowings	15.	3,910,946	7,820,496	3,910,946	7,820,496
Deferred income	21.	199,068	252,796	199,068	252,796
Current tax payable	10.	250,601	306,111	250,601	302,210
		<u>21,284,205</u>	<u>28,294,117</u>	<u>20,981,942</u>	<u>27,996,509</u>
<b>Total liabilities</b>		<b><u>53,536,122</u></b>	<b><u>51,820,423</u></b>	<b><u>50,823,859</u></b>	<b><u>49,112,815</u></b>
<b>Total equity and liabilities</b>		<b><u>115,381,048</u></b>	<b><u>112,923,332</u></b>	<b><u>113,020,387</u></b>	<b><u>110,556,049</u></b>

The notes on pages 8 to 21 are integral part of this financial statements.

The financial statements was approved and authorised for issue by the Board of Directors on 26 October 2021 and was signed on its behalf by:



**Mr. Emmanuel Nnorom**  
FRC/2014/ICAN/00000007402  
**Chairman**



**Mrs. Oluwatobiloba Ojedoran**  
FRC/2020/001/00000020314  
**Chief Finance Officer**



**Mrs. Dupe Olusola**  
FRC/2020/003/00000021104  
**Managing Director/CEO**

TRANSCORP HOTELS PLC  
 UNAUDITED FINANCIAL STATEMENTS  
 CONSOLIDATED AND SEPARATE STATEMENT OF CHANGES IN EQUITY  
 FOR THE PERIOD ENDED 30 SEPTEMBER 2021

The Group	Issued capital	Share premium	Retained earnings	Total	Non-controlling interests	Total equity
	N'000	N'000	N'000	N'000	N'000	N'000
<b>As at 1 January 2020</b>	3,800,202	4,034,411	49,710,434	57,545,047	(2,130)	57,542,917
<b>Loss for the period</b>	-	-	(6,276,573)	(6,276,573)	1,055	(6,275,518)
Total comprehensive income	3,800,202	4,034,411	43,433,861	51,268,474	(1,075)	51,267,399
Issue of shares	1,321,062	8,514,448		9,835,510	-	9,835,510
<b>At 31 December 2020</b>	<b>5,121,264</b>	<b>12,548,859</b>	<b>43,433,861</b>	<b>61,103,984</b>	<b>(1,075)</b>	<b>61,102,909</b>
<b>As at 1 January 2020</b>	3,800,202	4,034,411	49,710,434	57,545,047	(2,130)	57,542,917
<b>Loss for the period</b>	-	-	(5,641,953)	(5,641,953)	(1,832)	(5,643,785)
Total comprehensive income	3,800,202	4,034,411	44,068,481	51,903,094	(3,962)	51,899,132
<b>At 30 September 2020</b>	<b>3,800,202</b>	<b>4,034,411</b>	<b>44,068,481</b>	<b>51,903,094</b>	<b>(3,962)</b>	<b>51,899,132</b>
<b>As at 1 January 2021</b>	5,121,264	12,548,859	43,433,861	61,103,984	(1,075)	61,102,909
<b>Profit for the period</b>	-	-	743,129	743,129	(1,112)	742,017
Total comprehensive income	5,121,264	12,548,859	44,176,990	61,847,113	(2,187)	61,844,926
<b>At 30 September 2021</b>	<b>5,121,264</b>	<b>12,548,859</b>	<b>44,176,990</b>	<b>61,847,113</b>	<b>(2,187)</b>	<b>61,844,926</b>

The Company	Issued capital	Share premium	Retained earnings	Total equity
	N'000	N'000	N'000	N'000
<b>As at 1 January 2020</b>	3,800,202	4,034,411	49,904,570	57,739,183
<b>Loss for the period</b>	-	-	(6,131,459)	(6,131,459)
Total comprehensive income	3,800,202	4,034,411	43,773,111	51,607,724
Issue of shares	1,321,062	8,514,448	-	9,835,510
<b>At 31 December 2020</b>	<b>5,121,264</b>	<b>12,548,859</b>	<b>43,773,111</b>	<b>61,443,234</b>
<b>As at 1 January 2020</b>	3,800,202	4,034,411	49,892,782	57,727,395
<b>Loss for the period</b>	-	-	(5,494,246)	(5,494,246)
Total comprehensive income	3,800,202	4,034,411	44,398,536	52,233,149
<b>At 30 September 2020</b>	<b>3,800,202</b>	<b>4,034,411</b>	<b>44,398,536</b>	<b>52,233,149</b>
<b>As at 1 January 2021</b>	5,121,264	12,548,859	43,773,111	61,443,234
<b>Profit for the period</b>	-	-	753,294	753,294
Total comprehensive income	5,121,264	12,548,859	44,526,405	62,196,528
<b>At 30 September 2021</b>	<b>5,121,264</b>	<b>12,548,859</b>	<b>44,526,405</b>	<b>62,196,528</b>

The notes on pages 8 to 21 are integral part of this financial statements.

**TRANSCORP HOTELS PLC**  
**UNAUDITED FINANCIAL STATEMENTS**  
**CONSOLIDATED AND SEPARATE STATEMENT OF CASH FLOWS**  
**FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

	Note	Group		Company	
		30 Sept 2021 N'000	30 Sept 2020 N'000	30 Sept 2021 N'000	30 Sept 2020 N'000
<b>Cash flows from Operating Activities</b>					
Cash generated from operations	24	1,801,876	4,629,725	1,667,073	4,589,933
Tax paid	10	(58,585)	(227,917)	(51,609)	(218,129)
<b>Net Cash Flows from Operating Activities</b>		<b>1,743,291</b>	<b>4,401,808</b>	<b>1,615,464</b>	<b>4,371,804</b>
<b>Cash flows from Investing Activities</b>					
Interest income	8.2	1,510	4,166	1,231	4,013
Purchase of property, plant and equipment	12.	(494,539)	(1,398,088)	(395,487)	(1,372,014)
Proceed from sale of property, plant and equipment		107,466	-	107,466	-
Purchase of intangible asset	14.	(66,518)	(12,443)	(66,792)	(12,443)
<b>Net Cash Flows from Investing Activities</b>		<b>(452,081)</b>	<b>(1,406,365)</b>	<b>(353,582)</b>	<b>(1,380,444)</b>
<b>Cash flows from Financing Activities</b>					
Proceeds from borrowings		14,173,775	2,998,074	14,173,775	2,998,074
Repayment of borrowings		(10,015,654)	(4,279,476)	(10,015,654)	(4,279,476)
Interest paid		(2,637,053)	(1,830,314)	(2,637,053)	(1,830,314)
Dividends paid		-	(87,941)	-	(87,941)
<b>Net Cash Flows from Financing Activities</b>		<b>1,521,067</b>	<b>(3,199,658)</b>	<b>1,521,067</b>	<b>(3,199,658)</b>
Net cash movement for the period		2,812,276	(204,215)	2,782,948	(208,298)
Net foreign exchange difference		(132,996)	(424,587)	(132,996)	(424,587)
Cash and cash equivalents at 1 January		1,818,257	2,439,341	1,776,138	2,374,956
<b>Cash and cash equivalents as at 30 September</b>		<b>4,497,537</b>	<b>1,810,539</b>	<b>4,426,090</b>	<b>1,742,071</b>

The notes on pages 8 to 21 are integral part of this financial statements.

**TRANSCORP HOTELS PLC**  
**UNAUDITED FINANCIAL STATEMENTS**  
**NOTES TO THE CONSOLIDATED AND SEPARATE FINANCIAL STATEMENTS**  
**FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

**1. Corporate information**

The consolidated financial statements of Transcorp Hotels Plc and its subsidiaries (collectively, the Group) for the period ended 30 September 2021 were authorised for issue in accordance with a resolution of the Directors on **26 October 2021**. Transcorp Hotels Plc (the Company or the parent) was incorporated under the Companies and Allied Matters Act on 12 July 1994 as a private limited liability company and is domiciled in Nigeria. Following a successful Initial Public Offer (IPO), the Company was in January 2015 listed on the Nigerian Stock Exchange and its shares are publicly traded. The registered office is located at 1 Aguiyi Ironsi Street, Maitama, Federal Capital Territory, Abuja, Nigeria.

The Group is principally engaged in hospitality activities; rendering of hotel services by providing luxury accommodation, exotic cuisines, fully equipped meeting rooms and leisure facilities to business travellers and tourists from all over the world. Information on the Group's structure is provided in Note 4.

**2. Significant accounting policies**

**2.1 Basis of preparation**

The consolidated financial statements of the Group have been prepared in compliance with the Companies and Allied Matters Act (CAMA) and in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB).

The consolidated financial statements have been prepared on a historical cost basis, except for investment property and loans, that have been measured at fair value and amortised cost respectively. The consolidated financial statements are presented in Naira and all values are rounded to the nearest thousand (N'000), except when otherwise indicated.

The consolidated financial statements provide comparative information in respect of the previous period.

**2.2 Basis of consolidation**

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries as at 30 September 2021. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if, and only if, the Group has:

- Power over the investee (i.e., existing rights that give it the current ability to direct the relevant activities of the investee)
- Exposure, or rights, to variable returns from its involvement with the investee
- The ability to use its power over the investee to affect its returns

Generally, there is a presumption that a majority of voting rights results in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement(s) with the other vote holders of the investee
- Rights arising from other contractual arrangements
- The Group's voting rights and potential voting rights



**TRANSCORP HOTELS PLC**  
**UNAUDITED FINANCIAL STATEMENTS**  
**NOTES TO THE CONSOLIDATED AND SEPARATE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

**3. Segment information**

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision-maker has been identified as the Board of Directors of Transcorp Hotels Plc. The Board reviews the Group's internal reporting in order to assess performance and allocate resources. The directors have determined the operating segments based on these reports. Assessment of performance is based on operating profits of the operating segment that is reviewed by the Board. Other information provided to the Board is measured in a manner consistent with that of the financial statements.

The Board considers the business from an industry perspective and has identified one (1) operating segment which is the hospitality business as none of the subsidiaries consolidated qualify for segment analysis.

**4. Group information**

The consolidated financial statements of the Group include:

Name	Principal activities	Country of incorporation	% equity interest	
			30 September 2021	31 December 2020
Transcorp Hotels Calabar Limited	Hospitality	Nigeria	100	100
Transcorp Hotels Port Harcourt Limited	Hospitality	Nigeria	100	100
Transcorp Hotels Ikoyi Limited	Hospitality	Nigeria	58	58

**Investment in subsidiaries**

Name	2021 N'000	2020 N'000
Transcorp Hotels Calabar Limited	3,508,621	3,508,621
Transcorp Hotels Port Harcourt Limited	20,000	20,000
Transcorp Hotels Ikoyi Limited	1,160	1,160
	<b>3,529,781</b>	<b>3,529,781</b>

**The Holding Company**

The immediate and ultimate holding company of Transcorp Hotels Plc is Transnational Corporation of Nigeria Plc which is based and listed in Nigeria.

**Entity with significant influence over the Group**

Ministry of Finance Incorporated owns 11.04% of the ordinary shares of Transcorp Hotels Plc (2020: 11.04%).

**Non-controlling interest**

Heirs Holdings Ltd owns 42% of the ordinary shares of Transcorp Hotels Ikoyi Limited (2020: 42%).

TRANSCORP HOTELS PLC  
 UNAUDITED FINANCIAL STATEMENTS  
 NOTES TO THE CONSOLIDATED AND SEPARATE FINANCIAL STATEMENTS - CONTINUED  
 FOR THE PERIOD ENDED 30 SEPTEMBER 2021

5. Revenue

5.1 Disaggregation of Revenue from Contracts with Customers

The Group disaggregates revenue from customers as follows:

Segments by entity	For the period ended 30 September 2021		
	Transcorp Hotels Calabar Limited	Company Transcorp Hotels Plc	Group Transcorp Hotels Plc
	N'000	N'000	N'000
Rooms	43,104	9,185,328	9,228,432
Food & Beverage	87,893	3,874,728	3,962,621
Shop rental	-	605,396	605,396
Service charge	138,059	2,095	140,154
Other operating revenue	353,946	310,688	664,634
<b>Total revenue from contracts with customers</b>	<b>623,003</b>	<b>13,978,234</b>	<b>14,601,237</b>
<b>Timing of revenue recognition</b>			
Goods transferred at a point in time	87,893	3,874,728	3,962,621
Services transferred over time	535,110	10,103,506	10,638,616
<b>Total revenue</b>	<b>623,003</b>	<b>13,978,234</b>	<b>14,601,237</b>

Segments by entity	For the period ended 30 September 2020		
	Transcorp Hotels Calabar Limited	Company Transcorp Hotels Plc	Group Transcorp Hotels Plc
	N'000	N'000	N'000
Rooms	186,526	4,132,486	4,319,012
Food and beverages	144,856	1,496,329	1,641,185
Shop rental	-	511,126	511,126
Service charge	4,079	50,671	54,750
Other operating revenue	13,461	251,956	265,417
<b>Total revenue from contracts with customers</b>	<b>348,922</b>	<b>6,442,568</b>	<b>6,791,490</b>
<b>Timing of revenue recognition</b>			
Goods transferred at a point in time	101,474	1,099,257	1,200,731
Services transferred over time	134,721	3,446,031	3,580,752
<b>Total revenue from contracts with customers</b>	<b>348,922</b>	<b>6,442,568</b>	<b>6,791,490</b>

There is no other revenue items outside IFRS 15

**TRANSCORP HOTELS PLC**  
**UNAUDITED FINANCIAL STATEMENTS**  
**NOTES TO THE CONSOLIDATED AND SEPARATE FINANCIAL STATEMENTS - CONTINUED**  
**FOR THE PERIOD ENDED 30 SEPTEMBER 2021**

	Group		Company	
	30 Sept 2021 N'000	30 Sept 2020 N'000	30 Sept 2021 N'000	30 Sept 2020 N'000
<b>6. Cost of sales</b>				
Rooms	1,306,151	879,905	1,278,581	856,573
Food and beverages	2,334,724	1,474,246	2,185,128	1,353,605
Other operating costs	131,430	95,325	92,992	95,325
<b>Total cost of sales</b>	<b>3,772,305</b>	<b>2,449,476</b>	<b>3,556,701</b>	<b>2,305,503</b>

	Group		Company	
	30 Sept 2021 N'000	30 Sept 2020 N'000	30 Sept 2021 N'000	30 Sept 2020 N'000
<b>7. Other operating income</b>				
Key money (Note 22.2)	114,619	114,619	114,619	114,619
Deferred income (Note 21)	199,068	200,200	199,068	200,200
Net foreign exchange (loss)/gain	(19,874)	30,000	(25,532)	30,000
Others	590,394	121,289	590,394	121,289
<b>Total other operating income</b>	<b>884,207</b>	<b>466,108</b>	<b>878,549</b>	<b>466,108</b>

**8. Finance costs/ income**

	Group		Company	
	30 Sept 2021 N'000	30 Sept 2020 N'000	30 Sept 2021 N'000	30 Sept 2020 N'000
<b>8.1 Finance costs</b>				
Interest on debts and borrowings	3,089,138	3,995,701	3,089,138	3,995,701
Net gain on remeasurement of foreign currency balances		454,587		454,587
<b>Total finance costs</b>	<b>3,089,138</b>	<b>4,450,288</b>	<b>3,089,138</b>	<b>4,450,288</b>

	Group		Company	
	30 Sept 2021 N'000	30 Sept 2020 N'000	30 Sept 2021 N'000	30 Sept 2020 N'000
<b>8.2 Finance income</b>				
Interest on bank deposits	1,510	4,166	1,231	4,013
<b>Total finance income</b>	<b>1,510</b>	<b>4,166</b>	<b>1,231</b>	<b>4,013</b>

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**9. Administrative expenses**

	Group		Company	
	30 Sept 2021 N'000	30 Sept 2020 N'000	30 Sept 2021 N'000	30 Sept 2020 N'000
Employee cost	1,025,286	986,089	898,556	895,764
Depreciation (Note 12)	1,897,683	1,922,495	1,824,737	1,835,268
Auditors remuneration	26,340	37,132	18,540	24,250
Management fees	950,498	432,775	950,498	432,775
Consulting and professional fees	168,248	96,062	162,716	94,284
Directors' remuneration	71,651	50,839	71,651	50,839
Bank charges	196,631	113,050	192,169	109,868
Repairs and maintenance	624,992	377,309	585,302	348,773
Energy cost	1,214,982	781,299	1,098,020	693,054
Amortisation	19,149	17,945	19,149	17,945
Insurance	300,637	309,190	300,637	309,190
Group services and benefits	279,565	128,851	279,565	128,851
Medical expenses	65,808	67,665	65,808	67,665
IT expenses	155,927	109,442	155,927	109,442
Licences, fees and rates	91,455	44,256	90,243	44,256
Advertising	320,014	64,140	320,014	64,140
Travel, logistics and accommodation	66,128	44,771	66,128	44,771
Printing and Stationery	25,359	60,369	25,359	60,369
Other administrative expenses	380,066	362,106	333,862	319,641
<b>Total administrative expenses</b>	<b>7,880,419</b>	<b>6,005,785</b>	<b>7,458,881</b>	<b>5,651,145</b>

**10. Income tax**

The major components of income tax expense for the periods ended 30 September 2021 and 2020 are:

	Group		Company	
	30 Sept 2021 N'000	30 Sept 2020 N'000	30 Sept 2021 N'000	30 Sept 2020 N'000
<b>Consolidated profit or loss</b>				
<b>Current income tax:</b>				
Income tax charge	3,063	-	-	-
Tertiary education tax charge	12	-	-	-
	3,075	-	-	-
<b>Deferred tax:</b>				
Relating to origination and reversal of temporary differences	-	-	-	-
<b>Income tax expense reported in the statement of profit or loss</b>	<b>3,075</b>	<b>-</b>	<b>-</b>	<b>-</b>

	Group	
	30 Sept 2021 N'000	31 Dec 2020 N'000
<b>Deferred tax reflected in the statement of financial position as follows:</b>		
Deferred tax assets	(132,719)	(132,719)
Deferred tax liabilities	4,466,066	4,466,066
<b>Deferred tax liabilities, net</b>	<b>4,333,347</b>	<b>4,333,347</b>

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**10. Income tax continued**

	<b>Company</b>	
	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>
	<b>N'000</b>	<b>N'000</b>
<b>Deferred tax reflected in the statement of financial position as follows:</b>		
Deferred tax assets	-	-
Deferred tax liabilities	4,466,066	4,466,066
<b>Deferred tax liabilities, net</b>	<b>4,466,066</b>	<b>4,466,066</b>

	<b>Group</b>		<b>Company</b>	
	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>
	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
<b>Reconciliation of deferred tax liabilities, net</b>				
As of 1 January	4,333,347	7,024,522	4,466,066	7,103,232
Tax expense for the period	-	(2,691,175)	-	(2,637,166)
	<b>4,333,347</b>	<b>4,333,347</b>	<b>4,466,066</b>	<b>4,466,066</b>
<b>Reconciliation of income tax payable</b>				
As of 1 January	306,111	728,457	302,210	706,532
Income tax expense during the period	3,075	26,405	-	25,142
Payment during the period	(58,585)	(448,751)	(51,609)	(429,464)
	<b>250,601</b>	<b>306,111</b>	<b>250,601</b>	<b>302,210</b>

**11. Earnings per share (EPS)**

Basic EPS is calculated by dividing the profit for the period attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares outstanding during the period.

Diluted EPS is calculated by dividing the profit attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares outstanding during the period.

The following table reflects the income and share data used in the basic and diluted EPS calculations:

	<b>Group</b>		<b>Company</b>	
	<b>30 Sept 2021</b>	<b>30 Sept 2020</b>	<b>30 Sept 2021</b>	<b>30 Sept 2020</b>
	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
<b>Profit/(loss) attributable to ordinary equity holders of the parent for basic earnings</b>	743,129	(5,642,297)	753,294	(5,494,247)
	<b>Thousands</b>	<b>Thousands</b>	<b>Thousands</b>	<b>Thousands</b>
Average number of ordinary shares for basic EPS	10,242,528	7,600,404	10,242,528	7,600,404
<b>Basic Earnings per share (Kobo)</b>	7	(74)	7	(72)
<b>Diluted Earnings per share (Kobo)</b>	7	(74)	7	(72)

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

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12. Property, plant and equipment

Group	Freehold Land	Leasehold Building	Plant & Machinery	Computer & Office Equipment	Motor Vehicle	Capital work in progress	Total
	N'000	N'000	N'000	N'000	N'000	N'000	N'000
<b>Cost</b>							
<b>1-January-2020</b>	<b>37,271,552</b>	<b>48,342,084</b>	<b>5,536,924</b>	<b>17,685,637</b>	<b>543,195</b>	<b>7,681,441</b>	<b>117,060,833</b>
Additions	-	1,905	360,072	262,521	60,900	1,001,375	1,686,773
Reclassification	-	2,101,185	42,089	(1,222)	-	(2,143,274)	(1,222)
<b>31-December-2020</b>	<b>37,271,552</b>	<b>50,445,174</b>	<b>5,939,085</b>	<b>17,946,936</b>	<b>604,095</b>	<b>6,539,542</b>	<b>118,746,384</b>
Additions	-	100,332	(7,546)	243,042	-	158,712	494,539
Disposal	-	-	-	-	(107,466)	-	(107,466)
<b>30-September-2021</b>	<b>37,271,552</b>	<b>50,545,506</b>	<b>5,931,539</b>	<b>18,189,978</b>	<b>496,629</b>	<b>6,698,254</b>	<b>119,133,457</b>
<b>Accumulated depreciation and impairment losses</b>							
<b>1 January 2020</b>	-	3,657,456	2,885,855	3,463,688	457,718	-	10,464,717
Depreciation for the period	-	1,062,241	295,028	1,187,453	30,700	-	2,575,422
Disposals	-	-	-	(848)	-	-	(848)
<b>31-December-2020</b>	-	<b>4,719,697</b>	<b>3,180,883</b>	<b>4,650,293</b>	<b>488,418</b>	-	<b>13,039,291</b>
Depreciation for the period	-	815,385	193,568	868,369	20,361	-	1,897,683
Disposals	-	-	-	-	(107,467)	-	(107,467)
<b>30-September-2021</b>	-	<b>5,535,082</b>	<b>3,374,451</b>	<b>5,518,662</b>	<b>401,312</b>	-	<b>14,829,506</b>
<b>Net book value</b>							
<b>At 30 September 2021</b>	<b>37,271,552</b>	<b>45,010,424</b>	<b>2,557,088</b>	<b>12,671,316</b>	<b>95,317</b>	<b>6,698,254</b>	<b>104,303,951</b>
<b>At 31 December 2020</b>	<b>37,271,552</b>	<b>45,725,477</b>	<b>2,758,202</b>	<b>13,296,643</b>	<b>115,677</b>	<b>6,539,542</b>	<b>105,707,093</b>

The gross carrying amount of the fully depreciated property, plant and equipment that is still in use by the Group as at reporting date is N3.9 billion

In line with IAS 40 the investment properties occupied by Transcorp Hotels Port Harcourt Limited (subsidiary of the Group) has been reclassified to property, plant and equipment upon consolidation.

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12. Property, plant and equipment continued

Company

	Freehold Land	Leasehold Building	Plant & Machinery	Computer & Office Equipment	Motor Vehicle	Capital work in progress	Total
	N'000	N'000	N'000	N'000	N'000	N'000	N'000
<b>Cost</b>							
<b>1-January-2020</b>	30,872,625	47,111,268	4,771,605	17,306,533	528,880	2,535,274	103,126,185
Additions	-	1,582	343,554	255,883	60,900	1,001,375	1,663,294
Reclassification	-	2,101,185	42,089	(1,222)	-	(2,143,274)	(1,222)
<b>31-December-2020</b>	<b>30,872,625</b>	<b>49,214,035</b>	<b>5,157,248</b>	<b>17,561,194</b>	<b>589,780</b>	<b>1,393,375</b>	<b>104,788,257</b>
Additions	-	91,745	63,459	226,677	-	13,606	395,487
Disposal	-	-	-	-	(107,466)	-	(107,466)
<b>30-September-2021</b>	<b>30,872,625</b>	<b>49,305,780</b>	<b>5,220,707</b>	<b>17,787,871</b>	<b>482,314</b>	<b>1,406,981</b>	<b>105,076,278</b>
<b>Accumulated depreciation and impairment losses</b>							
<b>1 January 2020</b>	-	3,362,401	2,458,613	3,124,902	448,581	-	<b>9,394,497</b>
Depreciation for the period	-	1,018,841	242,402	1,170,125	30,400	-	2,461,768
Disposals	-	-	-	(848)	-	-	(848)
<b>31-December-2020</b>	-	<b>4,381,242</b>	<b>2,701,015</b>	<b>4,294,179</b>	<b>478,981</b>	-	<b>11,855,417</b>
Depreciation for the period	-	779,367	164,753	856,802	23,815	-	1,824,737
Disposals	-	-	-	-	(107,467)	-	(107,467)
<b>30-September-2021</b>	-	<b>5,160,609</b>	<b>2,865,768</b>	<b>5,150,981</b>	<b>395,329</b>	-	<b>13,572,687</b>
<b>Net book value</b>							
<b>At 30 September 2021</b>	<b>30,872,625</b>	<b>44,145,171</b>	<b>2,354,939</b>	<b>12,636,890</b>	<b>86,985</b>	<b>1,406,981</b>	<b>91,503,591</b>
<b>At 31 December 2020</b>	<b>30,872,625</b>	<b>44,832,793</b>	<b>2,456,233</b>	<b>13,267,015</b>	<b>110,799</b>	<b>1,393,375</b>	<b>92,932,840</b>

The gross carrying amount of the fully depreciated property, plant and equipment that is still in use by the Company as at reporting date is N3.9 billion

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13. Investment property

	Group		Company	
	30 Sept 2021 N'000	31 Dec 2020 N'000	30 Sept 2021 N'000	31 Dec 2020 N'000
Opening balance at 1 January	-	-	2,312,000	2,309,000
Net gain from fair value remeasurement	-	-	-	3,000
<b>Closing balance</b>	<b>-</b>	<b>-</b>	<b>2,312,000</b>	<b>2,312,000</b>

14. Intangible assets

	Group		Company	
	Goodwill N'000	Computer software with definite useful life N'000	Total N'000	Computer software with definite useful life N'000
<b>Cost</b>				
At 1 January 2020	1,974,756	283,544	2,258,300	272,258
Additions	-	12,443	12,443	12,443
<b>At 31 December 2020</b>	<b>1,974,756</b>	<b>295,987</b>	<b>2,270,743</b>	<b>284,701</b>
Additions	-	66,518	66,518	66,792
<b>At 30 September 2021</b>	<b>1,974,756</b>	<b>362,505</b>	<b>2,337,261</b>	<b>351,493</b>
<b>Amortisation and impairment</b>				
At 1 January 2020	-	156,566	156,566	145,967
Amortisation	-	24,593	24,593	24,181
<b>At 31 December 2020</b>	<b>-</b>	<b>181,159</b>	<b>181,159</b>	<b>170,148</b>
Amortisation	-	19,149	19,149	19,149
<b>At 30 September 2021</b>	<b>-</b>	<b>200,308</b>	<b>200,308</b>	<b>189,297</b>
<b>Net book value</b>				
<b>At 30 September 2021</b>	<b>1,974,756</b>	<b>162,197</b>	<b>2,136,953</b>	<b>162,196</b>
<b>At 31 December 2020</b>	<b>1,974,756</b>	<b>114,828</b>	<b>2,089,584</b>	<b>114,553</b>

Computer software consists of acquisition costs of software used in the day-to-day operations of the Group. These assets were tested for impairment and no impairment loss was recognised during the period ended 30 September 2021 (2020: Nil)

15. Financial assets and financial liabilities

15.1 Financial assets

	Group		Company	
	30 Sept 2021 N'000	31 Dec 2020 N'000	30 Sept 2021 N'000	31 Dec 2020 N'000
<b>Debt instruments at amortised cost</b>				
Trade receivables (Note 17)	2,024,081	1,591,028	2,110,323	1,690,333
<b>Total current</b>	<b>2,024,081</b>	<b>1,591,028</b>	<b>2,110,323</b>	<b>1,690,333</b>
<b>Total non-current</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

Debt instruments at amortised cost include trade receivables and receivables from related parties.



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**15.2 Financial liabilities: Interest-bearing loans and borrowings**

	Interest rate	Maturity	Group		Company	
			30 Sept 2021	31 Dec 2020	30 Sept 2021	31 Dec 2020
	%		N'000	N'000	N'000	N'000
N2 billion bank loan	12/11	30-Sep-30	1,422,276	2,056,219	1,422,276	2,056,219
Short-term loan			-	62,835	-	62,835
N10 billion 7-year bond	16.0	26-Oct-22	1,243,505	4,485,756	1,243,505	4,485,756
N12.5 billion loan	8.0	31-May-29	11,735,038	-	11,735,038	-
N10 billion loan	8.0	6-Mar-26	9,013,110	8,925,255	9,013,110	8,925,255
N5 billion loan			-	193,817	-	193,817
N200 million loan	5.0	31-Dec-21	201,325	205,335	201,325	205,335
\$2 million loan	13.5	31-Dec-21	-	966,497	-	966,497
\$1 million loan	10.0	31-Dec-21	-	459,950	-	459,950
N300 million loan	12.5	31-Dec-21	-	302,979	-	302,979
N1 billion loan	12.3	31-Dec-21	849,069	1,133,065	849,069	1,133,065
\$5 million loan	-	14-May-26	210,828	2,181,126	210,828	2,181,126
<b>Total interest-bearing loans and borrowings</b>			<b>24,675,151</b>	<b>20,972,834</b>	<b>24,675,151</b>	<b>20,972,834</b>
Current			3,910,946	7,820,496	3,910,946	7,820,496
Non-current			20,764,205	13,152,338	20,764,205	13,152,338
			<b>24,675,151</b>	<b>20,972,834</b>	<b>24,675,151</b>	<b>20,972,834</b>

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**16. Inventories**

	<b>Group</b>		<b>Company</b>	
	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>
	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
Food and beverage	156,411	194,732	133,301	173,567
Fuel	66,215	31,851	66,215	31,851
Engineering spares	194,346	196,262	179,745	186,417
Guest supplies	209,708	161,696	199,420	152,982
	<b>626,680</b>	<b>584,541</b>	<b>578,681</b>	<b>544,817</b>

**17. Trade and other receivables**

	<b>Group</b>		<b>Company</b>	
	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>
	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
Receivables from third-party customers (Note 17.1)	1,366,659	1,068,322	1,268,687	997,695
Receivables from other related parties (Note 17.2)	2,881	1,163	222,130	187,288
Other receivables (Note 17.3)	654,541	521,543	619,506	505,350
	<b>2,024,081</b>	<b>1,591,028</b>	<b>2,110,323</b>	<b>1,690,333</b>

**17.1 Receivables from third-party customers**

Trade receivables	1,407,714	1,141,924	1,284,706	1,046,340
Provision for impairment on trade receivables	(41,055)	(73,602)	(16,019)	(48,645)
	<b>1,366,659</b>	<b>1,068,322</b>	<b>1,268,687</b>	<b>997,695</b>

**17.2 Receivables from other related parties**

Other related parties	2,881	1,242	222,130	190,542
Provision for impairment on other related parties receivables	-	(79)	-	(3,254)
	<b>2,881</b>	<b>1,163</b>	<b>222,130</b>	<b>187,288</b>

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

**17.3 Other receivables**

These amounts generally arise from transactions outside the provision of hospitality and related activities in the day to day operations of the Group. These include advances to contractors, advances to staff, etc. Interest may be charged at commercial rates where the terms of repayment exceed six months. Collateral is not normally obtained. All other receivables are due and payable within one year from the end of the reporting period.

Due to the short-term nature of the current receivables, their carrying amount is assumed to be the same as their fair value.

**Provisions;**

Set out below is the movement in the allowance for expected credit losses of trade and other receivables:

	<b>Group</b>		<b>Company</b>	
	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>
	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
<b>As at 1 January</b>	73,602	126,940	48,645	104,377
Provision for expected credit losses	(32,547)	(53,199)	(32,626)	(55,732)
Write-off	-	(139)	-	-
	<b>41,055</b>	<b>73,602</b>	<b>16,019</b>	<b>48,645</b>

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**18. Prepayments**

	<b>Group</b>		<b>Company</b>	
	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>
	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
Maintenance contracts	213,739	119,807	196,219	103,957
Insurance and permits	163,955	379,908	163,955	379,908
Other prepaid expenses	1,281,433	500,395	1,281,433	500,395
	<b>1,659,127</b>	<b>1,000,110</b>	<b>1,641,607</b>	<b>984,260</b>

**19. Cash and cash equivalents**

	<b>Group</b>		<b>Company</b>	
	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>
	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
Cash on hand	14,724	12,070	14,067	11,446
Cash at banks	4,314,591	1,805,965	4,243,801	1,764,470
Short term deposit	168,222	222	168,222	222
	<b>4,497,537</b>	<b>1,818,257</b>	<b>4,426,090</b>	<b>1,776,138</b>

Cash at banks earns interest at floating rates based on daily bank deposit rates.

**20. Issued capital and reserves**

	<b>Group</b>		<b>Company</b>	
	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>
	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
<b>Authorised shares</b>				
15,000,000,000 ordinary shares of 50k each	7,500,000	7,500,000	7,500,000	7,500,000
<b>Ordinary shares issued and fully paid</b>				
10,242,528,411 ordinary shares of 50k each	5,121,264	5,121,264	5,121,264	5,121,264
<b>Share premium</b>	12,548,859	12,548,859	12,548,859	12,548,859

**(a) Compliance with Free Float Requirements and Shareholding pattern as at 30 September 2021**

<b>Shareholders</b>	<b>Number of Ordinary Shareholders</b>	<b>Percentage Holdings</b>
Transnational Corporation of Nigeria Plc	8,563,968,322	83%
Ministry of Finance Incorporated	1,131,165,000	11%
Other Shareholders	547,395,089	6%
<b>Total</b>	<b>10,242,528,411</b>	<b>100%</b>

Transcorp Hotels Plc. as at 30 September 2021 is not in full compliance with the free float requirement for the Nigerian Exchange Group. However, continued effort through good corporate governance practices, consistent engagements with the market, financial advisors and stakeholders are being undertaken to ensure that the Company is compliance within the agreed timelines.

**21. Deferred income**

	<b>Group</b>		<b>Company</b>	
	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>
	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
At 1 January	1,305,535	1,281,976	1,305,535	1,281,976
Received/adjustment during the period	1,259,047	277,047	1,259,047	277,047
Released to the statement of profit or loss	(199,068)	(253,488)	(199,068)	(253,488)
	<b>2,365,514</b>	<b>1,305,535</b>	<b>2,365,514</b>	<b>1,305,535</b>
Current	199,068	252,796	199,068	252,796
Non-current	2,166,446	1,052,739	2,166,446	1,052,739
	<b>2,365,514</b>	<b>1,305,535</b>	<b>2,365,514</b>	<b>1,305,535</b>

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The Company obtained a loan from Bank of Industry (BOI) to procure equipment to upgrade the hotel rooms, kitchen, public area and equip a new multi-purpose banqueting conference centre. The interest rate on the loan was below the market loan rate. The fair value and the deferred income on the loan was recognized initially on the loan drawn-down date. The deferred income was subsequently amortized on a straight line basis over the tenor of the loan. There were no unfulfilled conditions relating to the loan as at the reporting date. The opening deferred income was N1.31 billion. N1.3 billion deferred income was added from the second tranche of the BOI loan, while N199 million credited to other operating income in the statement of profit or loss for the period ended 30 September 2021.

**22. Contract liabilities**

	<b>Group</b>		<b>Company</b>	
	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>
	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
Short-term advances for hospitality services (Note 22.1)	41,435	18,128	41,435	18,128
Key money from Hilton (Note 22.2)	2,483,406	2,598,025	2,483,406	2,598,025
	<b>2,524,841</b>	<b>2,616,153</b>	<b>2,524,841</b>	<b>2,616,153</b>
Current	79,641	170,990	79,641	170,990
Non current	2,445,200	2,445,163	2,445,200	2,445,163
	<b>2,524,841</b>	<b>2,616,153</b>	<b>2,524,841</b>	<b>2,616,153</b>

**22.1 Short-term advances for hospitality services**

This relates to consideration paid by customers before the Hotel transfers goods or services. Contract liabilities are recognised as revenue when the Hotel performs its obligations under the contract.

	<b>Group</b>		<b>Company</b>	
	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>
	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
<b>At 1 January</b>	18,128	18,128	18,128	18,128
Deferred during the period	41,435	18,128	41,435	18,128
Recognised as revenue during the period	(18,128)	(18,128)	(18,128)	(18,128)
	<b>41,435</b>	<b>18,128</b>	<b>41,435</b>	<b>18,128</b>
Current	41,435	18,128	41,435	18,128

**22.2 Key money from Hilton**

Key money from Hilton International LLC will be notionally amortised over the contract period on a straight-line basis. In 2017, the managers of Transcorp Hilton Hotel Abuja, Hilton Worldwide Manage Limited contributed \$10million towards the refurbishment of the hotel. The contribution does not attract any interest and it is not repayable by the Company unless the contract is terminated before the end of the contract period. The outstanding balance relates to the unamortised portion of the key money as at 30 September 2021.

	<b>Group</b>		<b>Company</b>	
	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>
	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
<b>At 1 January</b>	2,598,025	2,755,995	2,598,025	2,755,995
Recognised as revenue during the period	(114,619)	(157,970)	(114,619)	(157,970)
	<b>2,483,406</b>	<b>2,598,025</b>	<b>2,483,406</b>	<b>2,598,025</b>

**23. Trade and other payables**

	<b>Group</b>		<b>Company</b>	
	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>	<b>30 Sept 2021</b>	<b>31 Dec 2020</b>
	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>	<b>N'000</b>
Trade payables	1,544,808	1,147,635	1,489,169	1,106,786
Related parties	11,304,034	14,608,572	11,275,683	14,596,286
Other payables (Note 23.1)	3,995,107	3,987,517	3,776,834	3,746,945
	<b>16,843,949</b>	<b>19,743,724</b>	<b>16,541,686</b>	<b>19,450,017</b>

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**23.1 Other payables**

	Group		Company	
	30 Sept 2021 N'000	31 Dec 2020 N'000	30 Sept 2021 N'000	31 Dec 2020 N'000
VAT payable	195,487	165,636	128,093	108,288
Accrued liabilities	3,231,922	3,276,055	3,106,956	3,125,453
Unclaimed dividend	166,176	125,576	166,176	125,576
Security deposits from guests	162,309	152,033	162,309	152,033
WHT Payable	239,213	268,217	213,300	235,595
	<b>3,995,107</b>	<b>3,987,517</b>	<b>3,776,834</b>	<b>3,746,945</b>

**24. Cash generated from operations**

	Group		Company	
	30 Sept 2021	30 Sept 2020	30 Sept 2021	30 Sept 2020
Loss before tax	745,092	(5,643,785)	753,294	(5,494,247)
<b>Adjustments to reconcile profit before tax to net cash flows:</b>				
Depreciation of property, plant and equipment	1,897,683	1,930,298	1,824,737	1,835,268
Amortisation of intangible assets	19,149	18,256	19,149	17,942
Impairment allowance on financial assets	35,880	-	35,880	-
Deferred income	1,059,978	86,970	1,059,978	86,970
Increase in fair value of investment properties	-	-	-	-
Net foreign exchange differences	25,532	424,587	25,532	424,587
Gain on disposal of property, plant and equipment				
Finance income	(1,510)	(4,166)	(1,231)	(4,013)
Finance cost	3,089,138	3,995,701	3,089,138	3,995,701
<b>Working capital adjustments:</b>				
(Increase)/Decrease in trade and other receivables	(468,932)	438,814	(540,660)	341,262
(Increase) in prepayments	(659,017)	(169,389)	(657,347)	(179,476)
(Increase)/Decrease in inventories	(42,139)	43,476	(33,864)	23,362
(Decrease) in contract liabilities	(91,312)	(136,528)	(91,312)	(136,528)
(Decrease)/Increase in trade and other payables	(3,807,666)	3,645,491	(3,816,221)	3,679,105
	<b>1,801,876</b>	<b>4,629,725</b>	<b>1,667,073</b>	<b>4,589,933</b>

**25. Deposit for shares**

	Group		Company	
	30 Sept 2021 N'000	31 Dec 2020 N'000	30 Sept 2021 N'000	31 Dec 2020 N'000
	2,410,000	2,410,000	-	-

Deposit for shares relates to Heirs Holdings Ltd's contribution to the development of Transcorp Hotels Ikoyi Limited (THIL). Based on the Memorandum of Understanding between Transcorp Hotels Plc and Heirs Holdings Ltd, THIL will repay or issue shares to Heirs Holdings Ltd on completion of the construction and start of operation of the hotel.

	Group		Company	
	30 Sept 2021 N'000	31 Dec 2020 N'000	30 Sept 2021 N'000	31 Dec 2020 N'000
<b>26. Long term receivables</b>				
At 1 January	-	-	6,671,327	6,664,613
<b>Additions</b>				
Transcorp Hotels Port Harcourt Limited	-	-	1,541	11,518
Transcorp Hotels Ikoyi Limited	-	-	83,250	(4,804)
	-	-	<b>6,756,118</b>	<b>6,671,327</b>

**27 Securities Trading Policy**

The Company's Code of Conduct contains the Securities Trading Policy. It prohibits employees and Directors from insider trading, dealings and stock tipping during closed periods. The Capital Market, Board and Management are regularly notified of closed periods and no insider trading was recorded during the period under review.