

# DIVIDEND PER SHARE AND VALUE OF CONSTRUCTION/ REAL ESTATE AND CONGLOMERATE COMPANIES QUOTED IN NIGERIA

Folajimi Festus ADEGBIE, David Olugbenga OMIDIJI, Trimisiu Tunji Siyanbola

Babcock University, Department of Accounting, Ilishan-Remo, Ogun State, Nigeria

Emails: adegbief@babcock.edu.ng; fsbgbenga@yahoo.co.uk; siyanbolat@babcock.edu.ng.

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**ABSTRACT:** Gaining firm value in the competitive market is linked to the ability of the firms to grow earnings. Studies have shown that investors are desirous of appropriate management of portfolios for rational decision of investment retention or diversification in analyzing the performance of firms. The study evaluated the effect of dividend per share on the value of construction/real estate and conglomerate companies quoted in Nigeria. The study adopted an ex-post facto research design. Using total enumeration sampling technique, the population and sample size consisted of eight construction/real estate and five conglomerate companies in Nigeria. Descriptive and Inferential (regression) statistics were used to analyze the data. From the findings, the descriptive statistics show a disparity between the mean and standard deviation of both dividend per share and market capitalization (value of the firm). The result of the inferential statistics found that there is a strong effect of dividend paid per share on the value of the firms in the securities market  $\beta=0.436$ ,  $t$ -statistics=16.554 (104);  $p$ -value=0.000. The study concluded that dividend paid has effect on the value of the firms in the securities market. The study recommended that the management of these companies should adopt financial strategy that will enable growth of earnings in the firms that will lead to constant payment of dividend to owners. The management should also adopt shareholders and signaling theories to engender adequate disclosure of information to the market to guide shareholders and potential investors in decision making.

**KEYWORDS:** Decision making, Dividend per share, Earnings, Firm value, Investors, Shareholders. Construction and conglomerate companies.

## I. INTRODUCTION.

A company is established for the primary purpose of creating value for the owners in order to enhance their worth and the worth of the organization to potential investors in the securities market. Investors are always concerned and conscious of these facts and hence try to guide against uncertainties about the future value of their investments in choosing their investment portfolios. Murmi, Sabijomo and Tulung (2019) articulated that investors are concerned about uncertainties in their investments and want safety and future value for such investment. Institutional and private investors alike always are always conscious of future flow of returns that will guarantee their wealth maximization and growth in the value of the firms, which in effect will result into capital appreciation for them. Adenugba, Ige and Keshinro (2016) opined that a firm with sustainable growth in profit and residual to the investors always achieve growth in value. This has positive effect on the attitude of the investors, where companies with fluctuating profitability always record fluctuations in value which do not guarantee investors achieving their main objective of wealth maximization. This affects shareholders attitude of investment diversification. Uwuigbe, Jafaru and Ajayi (2012) affirmed that firm value in the capital market is a function of the dividend policy in the organization. Dividend decision in the firm determines the funds flow to the investors and the retain funds in the firm for future growth and expansion. This form of liquidity position affect the value of the organization in the securities market. Samuel and Edwards (2011) as cited in Uwuigbe et al (2012) opined that despite the various analysis done by various researchers, no acceptable dividend policy has been achieved in the area of strategic financial management. Dividends have been agreed upon by many researchers as compensatory distribution to equity owners for time and investment risks and uncertainties undertaken by them after the appropriation of profits to other interested stakeholders in the organization. (Lipson et al, 1998 as cited in Uwuigbe et al, 2012).

Akinleye and Ademiloye (2018) affirmed that dividend payment decision is a management policy that follows investment and other financial decisions in the organization. The decision of the management to distribute dividend is premised on the overall policy of the organization for growth and expansion, asset replacement and

returns to shareholders. Dividend is distributed to equity holders to signal to the market that the firm is making profit that can be sustained and hence the need to maximize shareholders wealth. However, the relationship between firm performance and dividend policy can be determined in the securities market in order to achieve rating of value in the market. They observed the significant impact of dividend policy on firm performance, which in effect affect the wealth of the shareholders depending on the ratio of dividend distribution and affect the firm value depending on the liquidity position to pay out dividend and maintain growth of the firms.

The construction and real estate industry is central to building a nation for development of infrastructure for individuals, industries and the nation, however the challenge of insolvency and liquidation, which has negative impact to the growth of Nigeria. The impact of these has affected the objective of shareholders and other stakeholders. The dividend paid and retain earnings for growth are adversely affected (Halim, Jaafar, Osman & Hariff, 2012; Ibn-Homaid and Tijani, 2015). Onyekwelu, Nnadi and Iyidiobi (2018) affirmed that financial performance in the areas on return on capital employed, return on assets and earnings per share have declined over the years. Macroeconomic indicators of inflation, exchange rate and interest rate have also contributed to the poor performance of these companies. Hidayah (2014) opined that various reforms and policies implemented by the resurrections have not changed the situation. The resultant effect of all these challenges is the fluctuation experienced in the share value and company value of the organizations. The paper was designed to evaluate how positive in the performance will have resultant effect on dividend paid and then impact the value of the companies in the securities market. Mule, Mukrees and Nzioko (2015), Rufus and Ofoegbu (2017) explained the situation of series of studies on dividend policy which non has not been able to discover a stashed and established acceptable behavior of dividend in the business world. Some analysts are of the opinion that effective management of dividend will benefit the shareholders in the area of capital appreciation. Another school of thought believes that dividend stands as a disadvantage to shareholders as taxes are charged on the by the government. The third school of thought believes that dividend paid serves as motivating factor to equity owners in investment retention as companies without established policy will lead to investment diversification. Williams and Duro (2017) opined that a beneficial dividend policy in a publicly quoted firms impact positively on enhancing the prices of the shares and serve as confidence boost to equity owners and potential investors. That dividend policy serves as strategy tool to gain public confidence in the securities market. Odesa and Ezekiel (2015) opined that dividend paid to shareholders is an incentive to the risk and uncertainties taken in such investment, and also determines the financial strength of the company. They explained that dividend is a corporate policy that influences the growth in business of the firm. Lucky and Uzokwe (2019) explained that profit after operating and financial expenses determine the dividend to be paid, and hence the complexity of dividend payment in quoted firms influences the value of shares and the firm. The Companies and Allied Matters CAMA (2004) Section 381 as amended in its framework constraints companies from distributing dividend if there is no profit to back it up, or if its level of liabilities show indication that paying dividend will further deepen the fortune of the firm. Adediran and Alade (2013) in their explanation stated that dividend policy controls the personal opportunities developed by managers of firms to smooth income. Relating their argument to Modigliani and Miller 1961 hypothesis, they asserted that dividend policy becomes irrelevant for the cost of capital and value of firm if transaction cost and tax are missing. Nwaiwu and Ali (2018) averred that part of the duties of finance managers is to determine the performance of the firm and the resultant position to the shareholders. Dividend decision falls into the core functions of the finance manager in addition to investment and financing decisions. The appropriation of firms' earnings as to retention for growth and payment of dividend to shareholders to satisfy their objective of wealth maximization all have direct or indirect effect on the outlook of the firms in the market. Ajibola, Wisdom and Qudus (2018) averred that the uncertainties and poor economic performance of macroeconomic variables of exchange rate, inflation rate and interest rate have negative impact on the performance of the construction and real estate companies in Nigeria which resulted in to adverse effect on the value of these firms. Performance varies of return on capital employed, return on assets earnings per share show a downward trend over the years. A study from Onyekwelu, Nnadi and Iyidiobi (2018) ascribed these to unfavorable government which have negative effects on business operations, high cost of construction raw materials and reliance on imported raw materials with high exchange rate which has depreciated the value of Nigeria currency. Eric (2016) argued that despite the various policies and reforms implemented by the Federal Government of Nigeria, they had no positive influence on the industry. The explanations and statistics of Nigeria Stock Exchange (2018) the construction and real estate sector has not been experiencing growth. As as 2016, only 6 companies were quoted on the floor of Nigeria Stock Exchange, while as 2018, only two companies were active in the market. The unanswered question is in what way does dividend paid per share affect the value of construction real estate and conglomerates companies quoted in Nigeria? This study was designed to evaluate the effect of dividend paid on the value of construction real estate and conglomerate companies quoted in Nigeria.

The hypothesis tested was stated in null form thus:

H<sub>0</sub>: Dividend per share has no significant impact on the value of construction real estate and conglomerate companies quoted in Nigeria.

## II. LITERATURE REVIEW AND THEORETICAL FRAMEWORK

### 2.1. Conceptual Review

**Value of The Firm:** Value of the firm is the value of the equity of the firm and the debt. A company has the objective of maximizing its market value for the equity holders. This value is measured as the present value of the operating cash flows over time. The market value of the firm's debt, equity, and minority interest are added to arrive at the aggregate value of the firm. The net value is arrived at when cash and cash equivalents are subtracted from the aggregate value (Purwanto & Agustin, 2017). Shuaibu, Ali and Amin (2019) opined that the easiest way to measure the value of the firm is taking into consideration the firm's market value which is the firm's market capitalization. This is arrived at when the total stock of the firm is multiplied by the current unit price of the share. They also averred that firm's stock price is measured by the information on the firm's stock in the market at a point in time, which reflects the perception of the public/investors on the performance of the firm in real terms. Olowe (2017) stated that the price of the firm can be determined by the law of demand and supply on the trading floor of The Nigeria Stock Exchange. The stock price reflects the real value of the firm (Gulton, 2013). Murmi, Sabijono and Tulong (2019) explained the determinants of stock price as earnings per share, risk-free interest, the level of uncertainty of the operations of the firm, investors' expectations on the firm's investment policy determine the value of the firm. Lucky and Uzokwe (2019) explained that the discussion on dividend policy and stock price dates back to Walter and the "Bird in Hand" theory in 1928, Gordon 1960 and the dividend relevance hypothesis and Miller and Modigliani, 1962 dividend irrelevant hypotheses. They tested and observed that dividend per share; earnings per share, firm's rate of return and firm's cost of capital significantly impact the market value of shares. Nwaiwu and Ali (2018) explained that increasing dividend payments enhances the value of the firms and discovered that dividend policy has impact on share price indicators of firm size, dividend yield and debt to equity ratio.

**Dividend Per Share:** Dividend per share is the amount of declared dividends to every ordinary share and paid out by publicly quoted companies. Dividend paid is the reward to equity holders on their investments in the firm. Dividend is part of the appropriation of profit after operating and finance expenses. Dividend declared by the firm in every accounting year is determined by the dividend policy of the organization (Uwuigbe, Jafaru and Ajayi, 2012). Miller and Modigliani (1961) as cited by Uwuigbe et al gave the assumption that dividend decision has no relative effect on the value of the firm and counted it as unimportant. However, they postulated that a well-managed dividend policy affects shareholders' expectation for share value enhancement and wealth maximization based on no tax advantage to an investor and that funds can be sourced from the capital market. Akinleye and Ademiloye (2018) opined that dividend decision come in trial with investment and financing decision profile of the management of the firm. Management is at a crossroad on whether to appropriate all or proportion of the net profit to shareholders as dividend or whether to apply retention policy for the future expansion and growth of the firm. They argued that the decision of the management will be premised on the need to maximize the wealth of the shareholders, and which is the expectation of these shareholders. Odesa and Ezekiel (2015) explained that shareholders' wealth maximization remains the focus of every firm, and the wealth is determined and influenced by recorded growth in sales, improvement in profit margin, capital investment decision and the capital structure/financing decision of the organization. Performance is determined by the capability of the management of the firm to invest prudently and generate earnings from the capital investments by the equity holders.

**2.2. Theoretical Framework:** The study was anchored on stakeholder theory and signaling theory. Stakeholder theory was propounded by Edward Freeman in 1984 to address what the basic important decision points and who are the anchored decision takers in organizations. He defined the theory as a group or individuals who can impact various decisions. The assumption of this theory is that stakeholders can affect the achievement of the organizations because of their stakes in the firms. It further states that the following groups have the power to affect the organizations and their objectives: customers, suppliers, communities, employees, trade unions, competitors and government. The theory focuses on the purpose of the firm and management responsibilities to shareholders of the firm. It assumed that creating value for shareholders serve as incentives for managers to assume entrepreneurial risks. Since the main purpose of the firm is to generate profits more than the expected, the theory postulates that management of firms must take decisions on how to satisfy the objectives of the stakeholders. Dahiru (2016) supported Freeman when he explained stakeholders as a group of individual who will be affected by the financial performance of the organization. Shareholder's theory gives premium to only the shareholders, but he explained that in stakeholder theory, there are more interested parties who will be affected by decisions taken by the management.

**Signaling Theory:** This theory was propounded by Michael Spence in 1973, which centered on observed knowledge gaps between organizations and investors and employees. The theory assumes that management will issue debt when internal resources to finance transactions are constrained or limited. The trend information available on the stock price signals to the investors on the position of their portfolio. Such information will

affect decision like a situation where current stock price is lower than the true value signals that management will not issue new equities to the market. Investors will perceive additional issuance of stock as a negative signal and hence may make the share price to fall. The theory helps to add value to the firms by a way of releasing signals to its investors which can be used as comparison when two or more parties are involved because they may have access to different information thereby creating information asymmetric between parties. Charumatic and Ramesh (2015) supported the opinion that signaling affects investors through accounting information, the quality, time and the volume of information released show the expectation of managers to the market. Signaling theory underpins the study as it shows the value of the firm when investors understand the signals sent by managers. Giones and Miralles (2015) posited that signaling exposes the understanding of investors as to why some signals are important and why some are less important.

**2.3. Empirical Review:** Uwuigbe, Jafaru and Ajayi(2012) based their study on dividend policy and the performance of firms listed in Nigeria for 50 companies for a period of 5 years. Using ordinary least square, they discovered that there is significant positive relationship between the performance of firms and dividend paid. The study did not consider the share price and no underpinned their study which this study filled the gaps. Adeleye and Ademiloye (2018) studied dividend policy and performance of quoted manufacturing firms. Using five publicly quoted companies, they applied panel data including pooled OLS. The study was underpinned by Bird in hand theory and signaling theory, which established that dividend policy has no impact on the performance of firms. They did not extend their study to stock price which this study covered, while the two studies used signaling theory. Williams and Duro (2017) investigated the impact of dividend policy on performance of quoted companies in developing countries. The study covered eleven years and used pooled OLS with no underpinning theory. They found out that dividend payout impact on return on asset, but did not extend the study to stock price in the market, which this study filled. Odesa (2015) studied the determinants of dividend policy in quoted companies in Nigeria, and found out that debt, return on equity, shareholders structure and dividend paid have significant relationship with dividend policy, but did not extend the study to cover stock market price. Lucky and Uzokwe (2019) studied dividend policy and value quoted firms in Nigeria by testing the theory of Miller and Modigliani. 20 quoted companies were selected for a period of 10 years. They examined the irrelevant hypotheses using Tobin's Q measure. They established that dividend per share, earnings per share, firms rate of return and firm's cost of capital have relevancy to market share price and nullified the irrelevant hypothesis of Miller and Modigliani. Though their study was on market share determination, this study did not study irrelevant hypothesis, but the relevancy of dividend paid on share market price. Adediran and Alade (2013) centered their study on dividend policy and corporate performance of 25 selected companies. Using e-view package, they discovered positive relationship between dividend policy and profitability and investment. They did not extend their study to the impact on share price in the market which this study covered. Nwaiwu and Ali(2018) studied dividend policy and share price in Nigeria. They used time series for a period of 30 years and adopted multiple regression, but never hinged the study on any theory. They established the fact that dividend policy has effect on share price. The deficiency of this study is that no theory was used to support their findings. This study filled the gaps created. Abdul and Nur (2016) which studied the impact of dividend policy on shareholders wealth in the USA manufacturing companies listed in their securities market for 300 companies. Using dividend pay out ratio and dividend yield ratio on shareholders wealth, they established that information on dividend has significant impact on shareholders wealth in the market.

### III. METHODOLOGY

The study adopted ex-post facto research design. The population consisted of five conglomerates and eight construction/real estate companies listed on the floor of Nigerian Stock Exchange as at 31<sup>st</sup> December 2018. Using total enumeration sampling technique, all the thirteen companies were used for the study. The data used were obtained from the fact books of Nigerian Stock Exchange. Validity and reliability of instruments were premised on the statutory audit of the accounts for the period, and accurate extraction and completeness of data were ensured by the researchers. Both descriptive inferential (regression) statistics were employed to analyze the data. Below is the operationalization of the data:

Value of Firm=(Proxy by Market Capitalization MC) Dependent Variable

Dividend Per Share (DPS)-Independent Variable

MC=f (DPS) Equation /Functional Relationship

$LM_{it} = \beta_0 + \beta_1 LN + \epsilon_{it}$  =Model

LM=Logarithm of market capitalization

LPS=Logarithm of Dividend Per Share.

IV. RESULTS AND ANALYSIS

The results of the data obtained and analyzed are stated thus:

4.1 Descriptive Analysis: The table below shows the descriptive analysis of the study.

Table 1 Descriptive analysis of variables

	Market capitalization MC	Net Profit Before Tax NBIT	Dividend Per Share DPS
Mean	5,420,000,000.0	3,250,596	0.89
Maximum	86,700,000,000.0	34,649,324.0	8.00
Minimum	0.0	-5,311,198.0	0.00
Standard Deviation	15,200,000,000.0	6,516,446.0	1.71
Observations	104	104	104

Table 1 reveals that with a mean value of ₦5, 420million and standard deviation of ₦15, 200 million on market capitalization, there is evidence of great amount of disparity between them. This shows great variability in the market capitalization of companies selected for the study. The gap between minimum value of ₦0.0 and maximum value of ₦86,700 million, and since market capitalization is the market value of all the outstanding equities shares in the hands of the investors, thus these companies differ in market capitalization among the quoted companies. The dividend per share with a mean of ₦0.89 and a standard deviation of ₦1.71 suggests the level of fluctuations in the payments of dividends to their shareholders. The gap between minimum value of 0.00 and the maximum value of N8 shows that while some companies paid dividend, some did not pay over the period. This is shown in the difference between the minimum value of ₦5.3million negative and maximum value of ₦34.6million in NBIT ,because the minimum with negative value is an indication that some companies recorded losses ,and could not pay dividend.

4.2 Test of Hypothesis

Hypothesis: There is no significant effect of dividend per share on value of construction/real estate and conglomerate companies quoted in Nigeria

Research Objective: To evaluate the effect of dividend per share on the value of construction/real estate and conglomerate companies quoted in Nigeria

Research Qustion:In what way does dividend per share affect the value of construction/real estate and conglomerate companies in Nigeria

Table 2: Dividend Per Share (DPS) and Value of Quoted Construction/Real Estate and Conglomerate Companies in Nigeria.

Dependent Variable: LMC

Panel A – Variables	Pooled OLS	Random Effect	Fixed Effect	FGLS
Coefficients – DPS	0.483***	0.436***	0.371	0.329***
Standard Error	0.113	0.185	0.270	0.068
T-Test	(4.277)	(2.364)	(1.374)	(4.848)
Prob. Value	0.000	0.018	0.173	0.000
Constant	7.285***	7.326***	7.385***	7.176 ***
Standard Error	0.217	0.443	0.282	0.109
T-Test	(33.545)	(16.554)	(26.221)	(65.820)
Prob. Value	0.000	0.000	0.000	0.000
<b>Panel B - Diagnostic Test</b>				
R-Squared	0.152	0.152	0.152	0.162
F-statistics	18.29(0.000)	-	18.29(0.000)	-
Wald Test	-	18.29(0.000)	-	19.69(0.000)
Hausman Test	-	-	0.11(0.739)	-
Bresuch-Pagan RE Test	-	65.51(0.000)	-	-

Heteroscedasticity Test	-	-	186.06(0.000)	-
Serial Correlation Test	-	-	0.777(0.395)	-
Observations	104	104	104	104

Notes: Table 2 reports Pooled OLS, fixed effects, random effects and Feasible GLS regression results of the effects of Dividend Per Share (DPS) on the value of quoted construction/real estate and conglomerate companies in Nigeria. The dependent variable is the natural logarithm of market capitalization (LMC) the independent variable is Dividend Per Share (DPS). The t-statistic values are in parentheses. \* Significant at 10%, \*\* Significant at 5%, \*\*\* Significant at 1%. All the values were calculated from the 104 firms-year observations for thirteen quoted construction/real estate and conglomerate companies in Nigeria.

$$LMC_{it} = \beta_0 + \beta_1 DPS + \epsilon_{it}$$

$$LMC_{it} = 7.326 + 0.436DPS$$

Diagnostic tests shown on table 2 were carried out to determine the choice and appropriateness of the estimation technique to be employed in testing the hypothesis. The Hausman test was carried out to determine whether fixed effect, random effect or pooled OLS least Square estimation technique was most appropriate. The Hausman specification test has its null hypothesis that the difference in coefficients of a model is not systematic and hence random effect estimation was most appropriate. The hausman test shows a probability of 0.739 which is greater than 5% level of significance. Hence the null hypothesis of the Hausman specification test could not be rejected by the study. The study tested the appropriateness of the random effect estimation technique by conducting the Bresuch-Pagan lagrarian test. The test shows a probability of 0.000 which is less than 0.05 showing that Random effect was estimated for this model.

From table 2 using Random effect, the result shows that dividend per share has a positive relationship with market capitalization of the selected quoted constructional/real estate and conglomerate companies in Nigeria with 0.436 coefficient. This means that with 1% increase in dividend paid per share will lead to increase of 43.6% in the value of shares .This correlates with the theory that increases in dividend paid per share will growth the market capitalization. The R-squared shows 0.152 coefficient, which shows that the components of DPS in market capitalization, is 15.2%, while the balance of 84.80 is represented by factors not considered in the study. Table 2 also shows that at the level of significance 0.05, the t-statistics is 16.554, while the p-value of the t-statistics is 0.000. This is lower than 0.05 level of significance adopted for this study. This shows that the null hypothesis was rejected while the alternate was accepted, which means that dividend paid per share has significant effect on share value of constructional/real and conglomerate companies listed in Nigeria.

**4.3. Discussion of Findings:** The study evaluated the effect of dividend per share on the value of shares of construction/ real estate and conglomerate of listed companies in Nigeria, and discovered a very strong relationship between dividend paid and share value of these quoted companies. The study align with the result of Abdul and Nur (2016) who examined the impact of dividend policy as an information efficiency on shareholders 'wealth in the USA on the stock exchange of USA. They concluded that dividend information in the securities market impact on shareholders wealth. The study is also in tandem with the study of Lucky and Uzokwa (2019) who studied dividend policy and value of quoted firms in Nigeria and observed a close link between profit of the firm to appropriate dividend to equity holders, and in result has positive impact on value of share and the firm in the market. This study also aligns with the study of Adediran and Alade (2013) who studied dividend policy on corporate performance and discovered a positive relationship between dividend policies and profitability and investment of firms. However, this study negate the findings of the study Adeleye and Ademiloye(2018) who studied dividend policy and performance of quoted manufacturing firms. Using public quoted companies, panel data and ordinary least square, they established that dividend policy has no impact on the performance of listed firms in Nigeria

**V. CONCLUSION AND RECOMMENDATIONS**

The study evaluated the effect of dividend per share on the value of quoted companies in the construction/real estate and conglomerate companies in Nigeria. Using market capitalization to proxy value of firms for the dependent variable and dividend per share for the independent variable, the found out that dividend paid on equity has the power to influence value of firms in the securities market. This shows that any company that paid shares to its shareholders has profitability in business and contribute positively to achieving the objectives of the firm for maximizing firm value. The study also discovered that firms with negative results could not pay dividend to influence the firm value. The study concluded that dividend paid per share has influence on the value of the firms

The study therefore concluded that (a) the management of these companies should employ financial strategies to ensure continuous growth in their earnings, as earnings determines amount of dividend appropriated. (b) The management of the companies should put in place dividend policies that will motivate shareholders and

potential investors to the companies.(c) The management of the companies should apply stakeholders and signaling theories in their operations as timely, reliable and faithful information with materiality contents will contribute to decision taking for all interested parties.

## VI. IMPLICATIONS OF FINDINGS FOR FUTURE RESEARCH.

The findings of this study have implications to the following identifies areas for future research:

- i. The capital market regulator will find value in the findings as The Securities and Exchange Commission SEC will be encouraged to issue will make mandatory and voluntary disclosures encouraging for these companies to disclosure adequate information about the financial position and performance of the firms.
- ii. The investors will be encouraged to do a comprehensive analysis of the performance of these companies in order to guide them in retention or divestment of their investment portfolios.
- iii. The discovery of the effect of dividend paid on share value in the securities will encourage companies to signaling and shareholders theories in order to focus on sustainable development for the firms.

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