



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF FINANCIAL POSITION AT 30 SEPTEMBER 2015

Annex 1

Notes	30 September 2015	30 September 2014	Audited 31 December 2014
	Rs'000	Rs'000	Rs'000
ASSETS			
Cash and cash equivalents	914,726	630,372	547,642
Property development	2,413	7,308	4,861
Loans to customers	1 5,929,070	5,669,526	5,770,788
Investment property	88,174	88,174	88,174
Property and equipment	447,084	452,429	449,657
Intangible asset	26,562	3,273	2,316
Other assets	213,058	209,536	186,849
Total assets	7,621,087	7,060,618	7,050,287
LIABILITIES			
PEL & other savings accounts	1,625,437	1,494,686	1,533,704
Housing deposits certificates- HDC	2,021,261	1,453,128	1,509,078
Borrowings	2 819,825	1,063,951	1,011,286
Retirement benefit obligations	104,427	90,999	104,426
Other liabilities	85,420	116,487	46,169
Total liabilities	4,656,370	4,219,251	4,204,663
Insurance funds	224,476	227,921	227,784
SHAREHOLDERS' EQUITY			
Share capital	200,000	200,000	200,000
Revaluation reserves	431,225	431,225	431,225
Building insurance reserve	116,810	116,810	116,810
Retained earnings	1,753,325	1,616,241	1,630,924
Statutory reserve	200,000	200,000	200,000
Other reserves	38,881	49,170	38,881
Total equity	2,740,241	2,613,446	2,617,840
Total equity and liabilities	7,621,087	7,060,618	7,050,287



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR PERIOD/YEAR ENDED 30 SEPTEMBER 2015

Annex 2

	9 Months to September 2015	3 Months to September 2015	9 Months to September 2014	3 Months to September 2014	Audited 31 December 2014
	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000
Interest income	382,361	128,886	373,580	126,338	501,453
Interest expense	(170,990)	(62,219)	(153,265)	(52,700)	(207,339)
Interest suspended	9,873	5,098	8,517	2,758	20,499
Net interest income	<u>221,244</u>	<u>71,765</u>	<u>228,832</u>	<u>76,396</u>	<u>314,613</u>
Fee income and commission income	18,385	5,142	20,896	7,581	27,953
Rent received	5,369	1,785	5,291	1,759	6,997
Policy fees and charge on loan	3,056	1,198	3,421	1,318	4,562
Other operating income	48,102	14,714	47,405	16,745	61,193
	<u>74,912</u>	<u>22,839</u>	<u>77,013</u>	<u>27,403</u>	<u>100,705</u>
Operating income	<u>296,156</u>	<u>94,604</u>	<u>305,845</u>	<u>103,799</u>	<u>415,318</u>
Personnel expenses	(100,261)	(33,399)	(101,129)	(28,547)	(144,136)
Depreciation and amortisation	(9,875)	(3,523)	(9,808)	(3,635)	(12,411)
Other expenses	(45,101)	(14,622)	(53,903)	(17,128)	(68,419)
Non-interest expense	<u>(155,237)</u>	<u>(51,544)</u>	<u>(164,840)</u>	<u>(49,310)</u>	<u>(224,966)</u>
Operating profit	<u>140,919</u>	<u>43,060</u>	<u>141,005</u>	<u>54,489</u>	<u>190,352</u>
Allowance for credit impairment	24,901	8,918	15,606	4,450	1,078
Gain/(loss) on sale of foreclosed properties	(4,517)	(2,350)	2,196	7	3,082
Profit for the year	<u>161,303</u>	<u>49,628</u>	<u>158,807</u>	<u>58,946</u>	<u>194,512</u>
Other comprehensive income					
<i>Items that will not be reclassified to profit or loss:</i>					
Remeasurements of post employment benefit obligations	-	-	-	-	(10,391)
Gain on foreclosed properties	-	-	-	-	140
Other comprehensive income for the period/year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(10,251)</u>
Total comprehensive income for the period/year	<u>161,303</u>	<u>49,628</u>	<u>158,807</u>	<u>58,946</u>	<u>184,261</u>
Earnings per share (Rs)	<u>8.07</u>	<u>2.48</u>	<u>7.94</u>	<u>2.95</u>	<u>9.73</u>



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF CHANGES IN EQUITY FOR PERIOD ENDED 30 SEPTEMBER 2015

Annex 3

	Share capital Rs'000	Revaluation reserves Rs'000	Building insurance reserve Rs'000	Retained earnings Rs'000	Statutory reserve Rs'000	Other reserves Rs'000	Actuarial reserves Rs'000	Total Rs'000
At 1 January 2014	200,000	431,225	116,810	1,512,752	200,000	121,720	(72,588)	2,509,919
Profit for the period	-	-	-	158,807	-	-	-	158,807
Dividend	-	-	-	(55,318)	-	38	-	(55,280)
At 30 September 2014	<u>200,000</u>	<u>431,225</u>	<u>116,810</u>	<u>1,616,241</u>	<u>200,000</u>	<u>121,758</u>	<u>(72,588)</u>	<u>2,613,446</u>
At 1 January 2014 as previously stated	200,000	431,225	116,810	1,512,752	200,000	121,720	(72,588)	2,509,919
impact of additional interest and bonus on PEL accounts	-	-	-	(21,022)	-	-	-	(21,022)
As restated	<u>200,000</u>	<u>431,225</u>	<u>116,810</u>	<u>1,491,730</u>	<u>200,000</u>	<u>121,720</u>	<u>(72,588)</u>	<u>2,488,897</u>
Dividend	-	-	-	(55,318)	-	-	-	(55,318)
Profit for the year	-	-	-	194,512	-	-	-	194,512
Other comprehensive income	-	-	-	-	-	140	(10,391)	(10,251)
Total comprehensive income	-	-	-	194,512	-	-	(10,391)	184,261
At 31 December 2014	<u>200,000</u>	<u>431,225</u>	<u>116,810</u>	<u>1,630,924</u>	<u>200,000</u>	<u>121,860</u>	<u>(82,979)</u>	<u>2,617,840</u>
At 1 January 2015	200,000	431,225	116,810	1,630,924	200,000	121,860	(82,979)	2,617,840
Profit for the period	-	-	-	161,303	-	-	-	161,303
Dividend	-	-	-	(38,902)	-	-	-	(38,902)
At 30 September 2015	<u>200,000</u>	<u>431,225</u>	<u>116,810</u>	<u>1,753,325</u>	<u>200,000</u>	<u>121,860</u>	<u>(82,979)</u>	<u>2,740,241</u>



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF CASH FLOWS FOR THE YEAR/PERIOD ENDED 30 SEPTEMBER 2015

Annex 4

	30 September 2015 Rs'000	30 September 2014 Rs'000	Audited 31 December 2014 Rs'000
Cash flows from operating activities			
Profit for the period/year	161,303	158,807	194,512
<i>Adjustments for:</i>			
Allowance for credit impairment	(24,901)	(15,606)	(1,078)
Depreciation	8,267	8,794	11,059
Amortisation	1,608	1,014	1,353
(Gain)/loss on sale of foreclosed property	4,517	(2,196)	(3,082)
Profit on disposal of property development	(452)	(796)	(1,092)
Interest in suspense	(9,873)	(8,517)	(20,499)
Profit on disposal of property and equipment	(3)	(869)	(1,046)
Profit on disposal of Housing Estate	-	(1,353)	-
	<u>140,466</u>	<u>139,278</u>	<u>180,127</u>
Change in operating assets and liabilities			
(Increase)/decrease in other assets	(33,056)	(5,752)	11,588
Increase/(decrease) in other liabilities	349	3,499	(9,981)
Increase in accrued interest payable	62,647	38,206	50,926
Increase in loans to customers	(123,508)	(259,335)	(363,143)
Decrease in other assets/liabilities	(3,308)	(1,480)	-
Net cash (absorbed in) / generated from operating activities	<u>(96,876)</u>	<u>(224,862)</u>	<u>(310,610)</u>
Cash flows from investing activities			
Purchase of property and equipment	(5,694)	(4,009)	(5,043)
Purchase of intangible assets	(25,854)	(2,105)	(1,486)
Proceeds from disposal of foreclosed/cybervillage apartment	-	-	-
Proceeds from disposal of property and equipment	3	869	2,586
Proceeds from disposal of property development	2,900	8,138	10,882
Proceeds from disposal of Housing Estate	-	1,353	-
Net cash generated from investing activities	<u>(28,645)</u>	<u>4,246</u>	<u>6,939</u>
Cash flows from financing activities			
Grant and subsidies received	2,331	1,932	8,165
Housing deposits certificates (HDC)	456,675	249,214	287,440
Plan Epargne Logement Savings (PEL)	84,594	48,365	71,365
Repayments of borrowings	(155,115)	(132,823)	(199,864)
Dividends paid	-	-	(55,318)
Net cash generated from/(used in) financing activities	<u>388,485</u>	<u>166,688</u>	<u>111,788</u>
(Decrease)/Increase in cash and cash equivalents	<u>403,430</u>	<u>85,350</u>	<u>(11,756)</u>
Movement in cash and cash equivalents			
Cash and cash equivalents as at 1 January	435,365	447,121	447,121
(Decrease)/Increase in cash and cash equivalents	403,430	85,350	(11,756)
Cash and cash equivalents at 30 September/31 December	<u>838,795</u>	<u>532,471</u>	<u>435,365</u>
Cash and cash equivalents			
Cash at bank and in hand	914,726	630,372	547,642
Bank overdrafts and uncleared effects	(75,931)	(97,901)	(112,277)
	<u>838,795</u>	<u>532,471</u>	<u>435,365</u>



MAURITIUS HOUSING COMPANY LTD

Notes to Accounts

1 LOANS TO CUSTOMERS - SECURED

	30 September 2015	30 September 2014	Audited 31 December 2014
	Rs 000	Rs 000	Rs 000
Fast loans	5,055	6,328	5,173
Secured loans	6,814,883	6,615,012	6,691,257
Total loan advanced	6,819,938	6,621,340	6,696,430
Provision for Bad debts	(12,500)	(12,500)	(12,500)
Provision for credit losses (Note (b))	(680,750)	(719,841)	(705,651)
Interest suspended	(197,618)	(219,473)	(207,491)
	5,929,070	5,669,526	5,770,788
Analysed as follows:			
Current	422,288	422,452	422,288
Non-current	6,397,650	6,198,888	6,274,142
	6,819,938	6,621,340	6,696,430

(b) Provision for credit losses

	Specific Provision	Portfolio Provision	Total
	Rs'000	Rs'000	Rs'000
At 1 January 2014	686,689	48,758	735,447
Movement during the period	(18,298)	2,692	(15,606)
At 30 September 2014	668,391	51,450	719,841
At 1 January 2014	686,689	48,758	735,447
Movement during the year	(36,652)	6,856	(29,796)
At 31 December 2014	650,037	55,614	705,651
At 1 January 2015	650,037	55,614	705,651
Movement during the period	(26,042)	1,141	(24,901)
At 30 September 2015	623,995	56,755	680,750

2 BORROWINGS

	30 September 2015	30 September 2014	Audited 31 December 2014
	Rs'000	Rs'000	Rs'000
Current			
Bank overdrafts (secured)	75,931	97,901	112,277
Loan capital	19,146	24,323	19,146
Bank loans	175,000	175,000	175,000
	270,077	297,224	306,423
Non-current			
Loan capital	115,047	130,152	127,872
Bank loans	423,539	625,413	565,829
Loan - Government of Mauritius	11,162	11,162	11,162
	549,748	766,727	704,863
Total borrowings	819,825	1,063,951	1,011,286