



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF FINANCIAL POSITION AT 31 MARCH 2017

Annex 1

Notes	31 March 2017	31 March 2016	Audited 31 December 2016
	Rs'000	Rs'000	Rs'000
<b>ASSETS</b>			
Cash and cash equivalents	534,268	859,966	580,745
Property development	2,405	2,413	2,405
Loans to customers	1 6,485,652	5,904,652	6,325,782
Investment property	104,240	104,240	104,240
Property and equipment	495,828	503,245	498,638
Intangible asset	36,950	35,384	37,417
Other assets	283,943	277,059	283,930
<b>Total assets</b>	<b>7,943,286</b>	<b>7,686,959</b>	<b>7,833,157</b>
<b>LIABILITIES</b>			
PEL & other savings accounts	1,721,270	1,688,443	1,696,990
Housing deposits certificates- HDC	2,068,380	1,992,327	2,063,065
Borrowings	2 599,970	688,164	581,814
Retirement benefit obligations	155,268	135,739	155,268
Other liabilities	101,052	88,996	50,605
<b>Total liabilities</b>	<b>4,645,940</b>	<b>4,593,669</b>	<b>4,547,742</b>
Insurance funds	76,222	76,222	76,222
<b>SHAREHOLDERS' EQUITY</b>			
Share capital	200,000	200,000	200,000
Revaluation reserves	489,743	489,743	489,743
Building insurance reserve	116,810	116,810	116,810
Life insurance reserve	154,642	154,642	154,642
Retained earnings	1,938,069	1,844,731	1,926,138
Statutory reserve	200,000	200,000	200,000
Other reserves	121,860	11,142	121,860
<b>Total equity</b>	<b>3,221,124</b>	<b>3,017,068</b>	<b>3,209,193</b>
<b>Total equity and liabilities</b>	<b>7,943,286</b>	<b>7,686,959</b>	<b>7,833,157</b>



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR PERIOD/YEAR ENDED 31 MARCH 2017

Annex 2

	3 Months to March 2017	3 Months to March 2016	Audited 31 December 2016
	Rs'000	Rs'000	Rs'000
Interest income	128,306	127,224	507,722
Interest expense	(45,184)	(51,597)	(197,083)
Interest suspended	2,273	3,853	15,906
<b>Net interest income</b>	<b>85,395</b>	<b>79,480</b>	<b>326,545</b>
Fee and commission income	7,585	4,743	20,438
Rent received	1,778	1,716	7,052
Policy fees and charges on loan	1,288	428	4,413
Other operating income	14,326	14,777	60,117
	<u>24,977</u>	<u>21,664</u>	<u>92,020</u>
<b>Operating income</b>	<b>110,372</b>	<b>101,144</b>	<b>418,565</b>
Personnel expenses	(36,723)	(35,449)	(146,642)
Depreciation and amortisation	(3,469)	(3,161)	(15,011)
Other expenses	(19,397)	(17,610)	(70,776)
<b>Non-interest expense</b>	<b>(59,589)</b>	<b>(56,220)</b>	<b>(232,429)</b>
<b>Operating profit</b>	<b>50,783</b>	<b>44,924</b>	<b>186,136</b>
Release of allowance for credit impairment	11,909	18,602	69,081
Gain/(loss) on foreclosed properties	(738)	(2,727)	(5,102)
Increase in fair value of investment property	-	-	-
Provision for other assets	-	-	-
<b>Profit for the year</b>	<b>61,954</b>	<b>60,799</b>	<b>250,115</b>
<b>Other comprehensive income</b>			
<i>Items that will not be reclassified to profit or loss:</i>			
Remeasurements of post employment benefit obligations	-	-	(14,657)
Gain on revaluation of land & buildings	-	-	-
Gain on foreclosed properties	-	-	-
<b>Other comprehensive income for the period/year</b>	<b>-</b>	<b>-</b>	<b>(14,657)</b>
<b>Total comprehensive income for the period/year</b>	<b>61,954</b>	<b>60,799</b>	<b>235,458</b>
Earnings per share (Rs)	3.10	3.04	12.51



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF CHANGES IN EQUITY FOR PERIOD ENDED 31 MARCH 2017

Annex 3

	Share capital Rs'000	Revaluation reserves Rs'000	Building insurance reserve Rs'000	Retained earnings Rs'000	Life Insurance reserve	Statutory reserve Rs'000	Other reserves Rs'000	Actuarial reserves Rs'000	Total Rs'000
At 1 January 2016	200,000	489,743	116,810	1,823,753	154,642	200,000	121,860	(110,718)	2,996,090
Profit for the period	-	-	-	60,799	-	-	-	-	60,799
Dividend	-	-	-	(39,821)	-	-	-	-	(39,821)
At 31 March 2016	<u>200,000</u>	<u>489,743</u>	<u>116,810</u>	<u>1,844,731</u>	<u>154,642</u>	<u>200,000</u>	<u>121,860</u>	<u>(110,718)</u>	<u>3,017,068</u>
At 1 January 2016 as previously stated	200,000	489,743	116,810	1,713,035	154,642	200,000	121,860	-	2,996,090
adjustment to property development	-	-	-	2,405	-	-	-	-	2,405
effect of adjustment on provision	-	-	-	15,061	-	-	-	-	15,061
As restated	<u>200,000</u>	<u>489,743</u>	<u>116,810</u>	<u>1,730,501</u>	<u>154,642</u>	<u>200,000</u>	<u>121,860</u>	<u>-</u>	<u>3,013,556</u>
Dividend	-	-	-	(39,821)	-	-	-	-	(39,821)
Profit for the year	-	-	-	250,115	-	-	-	-	250,115
Other comprehensive income	-	-	-	(14,657)	-	-	-	-	(14,657)
Total comprehensive income	<u>-</u>	<u>-</u>	<u>-</u>	<u>235,458</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>235,458</u>
At 31 December 2016	<u>200,000</u>	<u>489,743</u>	<u>116,810</u>	<u>1,926,138</u>	<u>154,642</u>	<u>200,000</u>	<u>121,860</u>	<u>-</u>	<u>3,209,193</u>
At 1 January 2017	<u>200,000</u>	<u>489,743</u>	<u>116,810</u>	<u>1,926,138</u>	<u>154,642</u>	<u>200,000</u>	<u>121,860</u>	<u>-</u>	<u>3,209,193</u>
Profit for the period	-	-	-	61,954	-	-	-	-	61,954
Dividend	-	-	-	(50,023)	-	-	-	-	(50,023)
At 31 March 2017	<u>200,000</u>	<u>489,743</u>	<u>116,810</u>	<u>1,938,069</u>	<u>154,642</u>	<u>200,000</u>	<u>121,860</u>	<u>-</u>	<u>3,221,124</u>



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF CASH FLOWS FOR THE PERIOD/YEAR ENDED 31 MARCH 2017

Annex 4

	31 March 2017	31 March 2016	Audited 31 December 2016
	Rs'000	Rs'000	Rs'000
<b>Cash flows from operating activities</b>			
Profit for the period/year	61,954	60,799	250,115
<i>Adjustments for:</i>			
Allowance for credit impairment	(11,909)	(18,602)	(69,081)
Depreciation	2,950	2,897	12,689
Amortisation	519	264	2,322
Loss/(Gain) on sale of foreclosed property	738	2,727	5,102
Profit on disposal of property development	-	-	(52)
Interest in suspense	(2,273)	(3,853)	(15,906)
Profit on disposal of property and equipment	-	(83)	(1,464)
Provision for retirement benefit obligation	-	-	4,873
	<b>51,979</b>	<b>44,149</b>	<b>188,598</b>
<b>Change in operating assets and liabilities</b>			
Increase in other assets	(750)	(8,785)	(18,032)
Increase/(decrease) in other liabilities	422	(2,986)	(1,556)
Increase/(decrease) in accrued interest payable	18,562	(41,452)	(31,010)
(Decrease)/increase in loans to customers	(145,687)	50,830	(292,707)
<b>Net cash used in operating activities</b>	<b>(127,453)</b>	<b>(2,393)</b>	<b>(343,305)</b>
<b>Cash flows from investing activities</b>			
Purchase of property and equipment	(140)	(658)	(5,843)
Purchase of intangible assets	(52)	(9,622)	(13,713)
Proceeds from disposal of property and equipment	-	83	1,464
Proceeds from disposal of property development	-	-	2,465
<b>Net cash (used in)/generated from investing activities</b>	<b>(192)</b>	<b>(10,197)</b>	<b>(15,627)</b>
<b>Cash flows from financing activities</b>			
Housing deposits certificates (HDC)	(9,300)	(7,701)	10,451
Plan Epargne Logement Savings (PEL)	20,333	37,333	88,024
Repayments of borrowings	(1,498)	(12,489)	(113,948)
Dividends paid	-	-	(39,821)
<b>Net cash generated from/(used in) financing activities</b>	<b>9,535</b>	<b>17,143</b>	<b>(55,294)</b>
<b>Increase/(decrease) in cash and cash equivalents</b>	<b>(66,131)</b>	<b>48,702</b>	<b>(225,628)</b>
<b>Movement in cash and cash equivalents</b>			
Cash and cash equivalents as at 1 January	574,874	800,502	800,502
Increase/(decrease) in cash and cash equivalents	(66,131)	48,702	(225,628)
Cash and cash equivalents at 31 March/31 December	<b>508,743</b>	<b>849,204</b>	<b>574,874</b>
<b>Cash and cash equivalents</b>			
Cash at bank and in hand	534,268	859,966	580,745
Bank overdrafts and uncleared effects	(25,525)	(10,762)	(5,871)
	<b>508,743</b>	<b>849,204</b>	<b>574,874</b>



# MAURITIUS HOUSING COMPANY LTD

## Notes to Accounts

### 1 LOANS TO CUSTOMERS - SECURED

	31 March 2017 Rs 000	31 March 2016 Rs 000	Audited 31 December 2016 Rs 000
Fast loans	3,349	4,017	3,510
Secured loans	7,275,632	6,785,740	7,129,784
Total loan advanced	<u>7,278,981</u>	<u>6,789,757</u>	<u>7,133,294</u>
Provision for Bad debts		-	-
Provision for credit losses (Note (b))	(617,739)	(691,622)	(629,648)
Interest suspended	(175,590)	(193,483)	(177,864)
	<u><u>6,485,652</u></u>	<u><u>5,904,652</u></u>	<u><u>6,325,782</u></u>
Analysed as follows:			
Current	429,962	421,973	429,962
Non-current	6,849,019	6,367,784	6,703,332
	<u><u>7,278,981</u></u>	<u><u>6,789,757</u></u>	<u><u>7,133,294</u></u>

#### (b) Provision for credit losses

	Specific Provision Rs'000	Portfolio Provision Rs'000	Total Rs'000
At 1 January 2016	656,942	53,282	710,224
Movement during the period	(18,508)	(94)	(18,602)
At 31 March 2016	<u>638,434</u>	<u>53,188</u>	<u>691,622</u>
At 1 January 2016	645,575	53,154	698,729
Movement during the year	(72,750)	3,669	(69,081)
At 31 December 2016	<u>572,825</u>	<u>56,823</u>	<u>629,648</u>
At 1 January 2017	572,825	56,823	629,648
Movement during the period	(13,462)	1,553	(11,909)
At 31 March 2017	<u><u>559,363</u></u>	<u><u>58,376</u></u>	<u><u>617,739</u></u>

### 2 BORROWINGS

	31 March 2017 Rs'000	31 March 2016 Rs'000	Audited 31 December 2016 Rs'000
<b>Current</b>			
Bank overdrafts (secured)	25,525	10,762	5,871
Loan capital	9,483	9,329	9,483
Bank loans	83,333	111,250	83,333
	<u><u>118,341</u></u>	<u><u>131,341</u></u>	<u><u>98,687</u></u>
<b>Non-current</b>			
Loan capital	117,137	122,956	118,635
Bank loans	353,330	422,705	353,330
Loan - Government of Mauritius	11,162	11,162	11,162
	<u><u>481,629</u></u>	<u><u>556,823</u></u>	<u><u>483,127</u></u>
<b>Total borrowings</b>	<u><u>599,970</u></u>	<u><u>688,164</u></u>	<u><u>581,814</u></u>