



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF FINANCIAL POSITION AT 31 MARCH 2020

Annex 1

Notes	31 March 2020	31 March 2019	Audited 31 December 2019
	Rs'000	Rs'000	Rs'000
<b>ASSETS</b>			
Cash at banks and in hand	476,416	326,127	327,547
Treasury deposit	425,000	300,000	475,000
Property development	101,802	35,037	99,343
Loans to customers	1 8,041,891	7,674,167	8,002,544
Investment property	125,409	120,749	125,409
Property and equipment	606,968	603,354	609,183
Intangible asset	145,631	62,379	134,666
Other assets	124,761	249,536	202,111
Assets held for sale	61,641	62,975	61,641
<b>Total assets</b>	<b>10,109,519</b>	<b>9,434,324</b>	<b>10,037,444</b>
<b>LIABILITIES</b>			
PEL and other savings accounts	1,847,390	1,848,244	1,870,009
Housing deposits certificates- HDC	3,475,822	2,646,015	3,404,266
Borrowings	2 745,737	999,312	733,637
Retirement benefit obligations	256,717	299,225	256,717
Other liabilities	85,174	89,629	59,814
<b>Total liabilities</b>	<b>6,410,840</b>	<b>5,882,425</b>	<b>6,324,443</b>
Insurance funds	<b>123,973</b>	97,100	123,973
<b>SHAREHOLDERS' EQUITY</b>			
Share capital	200,000	200,000	200,000
Revaluation reserves	425,138	612,197	425,138
Building insurance reserve	116,810	116,810	116,810
Life insurance reserve	127,769	154,642	127,769
Retained earnings	2,398,399	2,051,963	2,412,721
Statutory reserve	200,000	200,000	200,000
Other reserves	106,590	119,187	106,590
<b>Total equity</b>	<b>3,574,706</b>	3,454,799	3,589,028
<b>Total equity and liabilities</b>	<b>10,109,519</b>	<b>9,434,324</b>	<b>10,037,444</b>



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR PERIOD/YEAR ENDED 31 MARCH 2020

Annex 2

	3 Months to March 2020	3 Months to March 2019	Audited 31 December 2019
	Rs'000	Rs'000	Rs'000
Interest income	110,005	133,636	526,276
Interest expense	(48,767)	(52,665)	(191,906)
Interest suspended	-	776	-
<b>Net interest income</b>	<b>61,238</b>	<b>81,747</b>	<b>334,370</b>
Fee and commission income	11,780	6,706	37,928
Rent received	2,261	1,521	8,301
Policy fees and charges on loan	993	1,668	6,282
Other operating income	12,820	10,596	54,965
	<b>27,854</b>	<b>20,491</b>	<b>107,476</b>
<b>Operating income</b>	<b>89,092</b>	<b>102,238</b>	<b>441,846</b>
Personnel expenses	(41,662)	(40,056)	(152,966)
Depreciation and amortisation	(7,930)	(3,163)	(18,235)
Other expenses	(18,970)	(24,521)	(101,187)
<b>Non-interest expense</b>	<b>(68,562)</b>	<b>(67,740)</b>	<b>(272,388)</b>
<b>Operating profit</b>	<b>20,530</b>	<b>34,498</b>	<b>169,458</b>
Provision/release for credit impairment/IFRS 9	(8,712)	(9,446)	(21,017)
Other provisions	-	-	(26,348)
Gain/(loss) on foreclosed properties	(547)	68	1,213
Increase in fair value of investment property	-	-	4,660
<b>Profit for the quarter/year</b>	<b>11,271</b>	<b>25,120</b>	<b>127,966</b>
<b>Other comprehensive income</b>			
<i>Items that will not be reclassified to profit or loss:</i>			
Remeasurements of post employment benefit obligations	-	-	58,256
Gain on revaluation of land & buildings	-	-	-
Gain on foreclosed properties	-	-	-
Transfer from life insurance reserve	-	-	(26,873)
<b>Other comprehensive income for the period/year</b>	<b>-</b>	<b>-</b>	<b>31,383</b>
<b>Total comprehensive income for the period/year</b>	<b>11,271</b>	<b>25,120</b>	<b>159,349</b>
Earnings per share (Rs)	0.56	1.26	6.40



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF CHANGES IN EQUITY FOR PERIOD ENDED 31 MARCH 2020

Annex 3

	Share capital	Revaluation reserves	Building insurance reserve	Retained earnings	Life Insurance reserve	Statutory reserve	Other reserves	Total
	Rs'000	Rs'000	Rs'000	Rs'000		Rs'000	Rs'000	Rs'000
At 1 January 2019	200,000	612,197	116,810	2,067,688	154,642	200,000	119,187	3,470,524
Adjustment for IFRS 9	-	-	-	-	-	-	-	-
Profit for the period	-	-	-	25,120	-	-	-	25,120
Dividend	-	-	-	(40,845)	-	-	-	(40,845)
<b>At 31 March 2019</b>	<b>200,000</b>	<b>612,197</b>	<b>116,810</b>	<b>2,051,963</b>	<b>154,642</b>	<b>200,000</b>	<b>119,187</b>	<b>3,454,799</b>
At 1 January 2019	200,000	612,197	116,810	2,067,688	154,642	200,000	119,187	3,470,524
Profit for the year	-	-	-	127,966	-	-	-	127,966
Other comprehensive income	-	-	-	58,256	(26,873)	-	-	31,383
Total comprehensive income for the year	-	-	-	<b>186,222</b>	<b>(26,873)</b>	-	-	<b>159,349</b>
Dividend	-	-	-	(40,845)	-	-	-	(40,845)
Transaction with the owners	-	-	-	<b>(40,845)</b>	-	-	-	<b>(40,845)</b>
Reclassification	-	(187,059)	-	199,656	-	-	(12,597)	-
	-	<b>(187,059)</b>	-	<b>199,656</b>	-	-	<b>(12,597)</b>	-
<b>At 31 December 2019</b>	<b>200,000</b>	<b>425,138</b>	<b>116,810</b>	<b>2,412,721</b>	<b>127,769</b>	<b>200,000</b>	<b>106,590</b>	<b>3,589,028</b>
At 1 January 2020	200,000	425,138	116,810	2,412,721	127,769	200,000	106,590	3,589,028
Profit for the period	-	-	-	11,271	-	-	-	11,271
Dividend	-	-	-	(25,593)	-	-	-	(25,593)
<b>At 31 March 2020</b>	<b>200,000</b>	<b>425,138</b>	<b>116,810</b>	<b>2,398,399</b>	<b>127,769</b>	<b>200,000</b>	<b>106,590</b>	<b>3,574,706</b>



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF CASH FLOWS FOR THE PERIOD/YEAR ENDED 31 MARCH 2020

Annex 4

	31 March 2020	31 March 2019	Audited 31 December 2019
	Rs'000	Rs'000	Rs'000
<b>Cash flows from operating activities</b>			
Profit for the period/year	11,271	25,120	127,966
<i>Adjustments for:</i>			
Allowance for credit impairment	8,712	9,446	21,017
Other provisions			26,348
Depreciation	3,601	3,163	15,780
Amortisation	4,329	-	2,455
Loss/(Gain) on sale of foreclosed property	547	(68)	(1,213)
Increase in fair value of investment property	-	-	(4,660)
Interest in suspense	-	(776)	3,132
Profit on disposal of property and equipment	-	(314)	(319)
Provision for retirement benefit obligation	-	-	15,748
	<b>28,460</b>	<b>36,571</b>	<b>206,254</b>
<b>Change in operating assets and liabilities</b>			
(Increase)/decrease in other assets	77,350	(42,355)	3,722
Decrease/(increase) in assets held for sales	-	1,138	3,617
Decrease in treasury deposits	50,000	-	(200,000)
Increase/(decrease) in other liabilities	(232)	2,504	13,535
Decrease in accrued interest payable	(8,841)	(17,019)	(62,977)
Increase in loans to customers	(48,653)	(132,137)	(475,993)
<b>Net cash used in operating activities</b>	<b>69,624</b>	<b>(187,869)</b>	<b>(511,842)</b>
<b>Cash flows from investing activities</b>			
Purchase of property and equipment	(1,386)	(445)	(18,890)
Purchase of intangible assets	(15,295)	(3,283)	(78,024)
Payment for development of properties	(2,459)	(32,632)	319
Proceeds from disposal of property and equipment	-	314	(96,938)
<b>Net cash (used in)/generated from investing activities</b>	<b>(19,140)</b>	<b>(36,046)</b>	<b>(193,533)</b>
<b>Cash flows from financing activities</b>			
Housing deposits certificates (HDC)	67,036	266,032	1,027,995
Plan Epargne Logement Savings (PEL)	(9,259)	33,524	97,534
Repayments of borrowings	(25,577)	95,784	(168,992)
Dividends paid	-	-	(40,845)
<b>Net cash generated from/(used in) financing activities</b>	<b>32,200</b>	<b>395,340</b>	<b>915,692</b>
<b>Increase/(decrease) in cash and cash equivalents</b>	<b>111,144</b>	<b>207,996</b>	<b>210,317</b>
<b>Movement in cash and cash equivalents</b>			
Cash and cash equivalents as at 1 January	327,503	117,186	117,186
Increase/(decrease) in cash and cash equivalents	111,144	207,996	210,317
Cash and cash equivalents at 31 March/31 December	<b>438,647</b>	<b>325,182</b>	<b>327,503</b>
<b>Cash and cash equivalents</b>			
Cash at bank and in hand	476,416	326,127	327,547
Bank overdrafts and uncleared effects	(37,769)	(945)	(44)
	<b>438,647</b>	<b>325,182</b>	<b>327,503</b>



# MAURITIUS HOUSING COMPANY LTD

## Notes to Accounts

### 1 LOANS TO CUSTOMERS - SECURED

	<b>31 March 2020</b>	<b>31 March 2019</b>	<b>Audited 31 December 2019</b>
	<b>Rs 000</b>	<b>Rs 000</b>	<b>Rs 000</b>
Fast loans	66,968	2,522	69,401
Secured loans	<b>8,799,937</b>	<b>8,423,546</b>	8,700,523
Total loan advanced	<b>8,866,905</b>	8,426,068	8,769,924
Provision for Bad debts		-	-
Provision for credit losses (Note (b))	<b>(606,171)</b>	<b>(585,903)</b>	(597,474)
Penalty provision	<b>(32,185)</b>	-	-
Interest suspended	<b>(186,658)</b>	<b>(165,998)</b>	(169,906)
	<b>8,041,891</b>	7,674,167	8,002,544
Analysed as follows:			
Current	<b>506,102</b>	<b>454,840</b>	506,102
Non-current	<b>8,360,803</b>	<b>7,971,228</b>	8,263,822
	<b>8,866,905</b>	8,426,068	8,769,924

#### (b) Provision for credit losses

	<b>Specific Provision</b>	<b>Portfolio Provision</b>	<b>Total</b>
	<b>Rs'000</b>	<b>Rs'000</b>	<b>Rs'000</b>
At 1 January 2019	513,156	63,301	576,457
Movement during the period	8,766	681	9,446
At 31 March 2019	521,922	63,982	585,903
At previously reported on 1 January 2019	513,156	63,301	576,457
Movement during the year	20,383	634	21,017
At 31 December 2019	533,539	63,935	597,474
<b>At 1 January 2020</b>	<b>533,539</b>	<b>63,935</b>	<b>597,474</b>
<b>Movement during the period</b>	<b>11,602</b>	<b>(2,905)</b>	<b>8,697</b>
<b>At 31 March 2020</b>	<b>545,141</b>	<b>61,030</b>	<b>606,171</b>

### 2 BORROWINGS

	<b>31 March 2020</b>	<b>31 March 2019</b>	<b>Audited 31 December 2019</b>
	<b>Rs'000</b>	<b>Rs'000</b>	<b>Rs'000</b>
<b>Current</b>			
Bank overdrafts (secured)	<b>37,769</b>	945	44
Loan capital	<b>8,854</b>	9,088	8,854
Short term loan	-	100,000	-
Bank loans	<b>183,335</b>	158,334	183,335
Lease liabilities	<b>2,742</b>	-	2,742
	<b>232,700</b>	268,367	194,975
<b>Non-current</b>			
Loan capital	<b>46,953</b>	<b>108,121</b>	98,068
Bank loans	<b>461,537</b>	<b>611,662</b>	435,358
Loan - Government of Mauritius	-	<b>11,162</b>	-
Lease liabilities	<b>4,547</b>	-	5,236
	<b>513,037</b>	730,945	538,662
<b>Total borrowings</b>	<b>745,737</b>	999,312	733,637