



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF FINANCIAL POSITION AT 30 JUNE 2019

Annex 1

Notes	30 June 2019	30 June 2018	Audited 31 December 2018
	Rs'000	Rs'000	Rs'000
ASSETS			
Cash at banks and in hand	390,598	96,725	118,130
Treasury deposit	450,000	250,000	300,000
Property development	55,508	2,405	2,405
Loans to customers	1 7,780,067	7,008,850	7,550,700
Investment property	120,749	116,000	120,749
Property and equipment	603,273	487,065	606,072
Intangible asset	69,962	59,172	59,097
Other assets	246,342	304,773	207,181
Assets held for sale	62,350	-	64,045
Total assets	9,778,849	8,324,990	9,028,379
LIABILITIES			
PEL and other savings accounts	1,854,849	1,771,941	1,818,670
Housing deposits certificates- HDC	3,081,606	2,406,407	2,393,053
Borrowings	2 842,835	441,669	903,528
Retirement benefit obligations	299,225	267,558	299,225
Other liabilities	94,890	95,250	46,279
Total liabilities	6,173,405	4,982,825	5,460,755
Insurance funds	97,100	97,100	97,100
SHAREHOLDERS' EQUITY			
Share capital	200,000	200,000	200,000
Revaluation reserves	612,197	489,743	612,197
Building insurance reserve	116,810	116,810	116,810
Life insurance reserve	154,642	154,642	154,642
Retained earnings	2,105,508	1,964,683	2,067,688
Statutory reserve	200,000	200,000	200,000
Other reserves	119,187	119,187	119,187
Total equity	3,508,344	3,245,065	3,470,524
Total equity and liabilities	9,778,849	8,324,990	9,028,379



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR PERIOD/YEAR
ENDED 30 JUNE 2019

Annex 2

	6 Months to June 2019	3 Months to June 2019	6 Months to June 2018	3 Months to June 2018	Audited 31 December 2018
	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000
Interest income	264,874	131,231	240,374	124,460	483,144
Interest expense	(90,333)	(48,755)	(85,051)	(48,727)	(174,438)
Interest suspended	(577)	(1,353)	2,144	1,423	1,627
Net interest income	173,964	81,123	157,467	77,156	310,333
Fee and commission income	14,768	8,045	12,961	8,127	33,332
Rent received	3,259	1,737	3,163	807	7,397
Policy fees and charges on loan	3,473	1,804	3,553	2,134	7,367
Other operating income	25,228	14,636	30,014	14,861	59,387
	46,728	26,222	49,691	25,929	107,483
Operating income	220,692	107,345	207,158	103,085	417,816
Personnel expenses	(73,632)	(33,576)	(77,426)	(36,545)	(179,069)
Depreciation and amortisation	(6,580)	(3,417)	(7,107)	(3,585)	(14,336)
Other expenses	(48,969)	(24,447)	(46,033)	(19,877)	(86,559)
Non-interest expense	(129,181)	(61,440)	(130,566)	(60,007)	(279,964)
Operating profit	91,511	45,905	76,592	43,078	137,852
Provision/release for credit impairment/IFRS 9	(12,070)	(2,624)	10,058	(13,693)	56,373
Gain/(loss) on foreclosed properties	(776)	(844)	(3,837)	(346)	5,251
Increase in fair value of investment property	-	-	-	-	4,749
Profit for the quarter/year	78,665	42,437	82,813	29,039	204,225
Other comprehensive income					
<i>Items that will not be reclassified to profit or loss:</i>					
Remeasurements of post employment benefit obligator	-	-	-	-	(18,411)
Gain on revaluation of land & buildings	-	-	-	-	122,454
Gain on foreclosed properties	-	-	-	-	-
Impact of IFRS 9	-	-	(58,610)	-	-
Other comprehensive income for the period/year	-	-	(58,610)	-	104,043
Total comprehensive income for the period/year	78,665	42,437	24,203	29,039	308,268
Earnings per share (Rs)	3.93	2.12	4.14	1.45	10.21



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF CHANGES IN EQUITY FOR PERIOD ENDED 30 JUNE 2019

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 2018	200,000	489,743	116,810	1,982,437	154,642	200,000	119,187	3,262,819
Adjustment for IFRS 9	-	-	-	(58,610)	-	-	-	(58,610)
Profit for the period	-	-	-	82,813	-	-	-	82,813
Dividend	-	-	-	(41,957)	-	-	-	(41,957)
At 30 June 2018	200,000	489,743	116,810	1,964,683	154,642	200,000	119,187	3,245,065
At 1 January 2018 as previously stated	200,000	489,743	116,810	1,982,437	154,642	200,000	119,187	3,262,819
Impact of adopting IFRS 9	-	-	-	(58,606)	-	-	-	(58,606)
Restated opening balance under IFRS 9	200,000	489,743	116,810	1,923,831	154,642	200,000	119,187	3,204,213
Dividend	-	-	-	(41,957)	-	-	-	(41,957)
Profit for the year	-	-	-	204,225	-	-	-	204,225
Other comprehensive income	-	122,454	-	(18,411)	-	-	-	104,043
At 31 December 2018	200,000	612,197	116,810	2,067,688	154,642	200,000	119,187	3,470,524
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 period	-	-	-	78,665	-	-	-	78,665
Dividend	-	-	-	(40,845)	-	-	-	(40,845)
At 30 June 2019	200,000	612,197	116,810	2,105,508	154,642	200,000	119,187	3,508,344



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF CASH FLOWS FOR THE PERIOD/YEAR ENDED 30 JUNE 2019

Annex 4

	30 June 2019	30 June 2018	Audited 31 December 2018
	Rs'000	Rs'000	Rs'000
Cash flows from operating activities			
Profit for the period/year	78,665	82,813	204,225
<i>Adjustments for:</i>			
Allowance for credit impairment	12,070	(10,058)	(56,373)
Depreciation	6,580	6,473	13,068
Amortisation	-	634	1,268
Loss/(Gain) on sale of foreclosed property	776	3,837	(5,251)
Increase in fair value of investment property	-	-	(4,749)
Interest in suspense	577	(2,144)	(1,627)
Profit on disposal of property and equipment	(314)	(15)	(15)
Provision for retirement benefit obligation	-	-	13,256
	98,354	81,540	163,802
Change in operating assets and liabilities			
(Increase)/decrease in other assets	(35,771)	(6,063)	28,481
(Increase)/decrease in assets held for sales	(2,471)	-	8,093
(Increase)/decrease in treasury deposits	(150,000)	125,000	75,000
Increase/(decrease) in other liabilities	7,766	(15,751)	(22,762)
Decrease in accrued interest payable	(47,366)	(10,278)	(29,278)
Increase in loans to customers	(242,014)	(261,918)	(757,972)
Net cash used in operating activities	(469,856)	(169,010)	(534,636)
Cash flows from investing activities			
Purchase of property and equipment	(3,781)	(1,685)	(4,834)
Purchase of intangible assets	(10,865)	(11,272)	(11,831)
Payment for development of properties	(53,103)	-	-
Proceeds from disposal of property and equipment	314	15	15
Net cash (used in)/generated from investing activities	(67,435)	(12,942)	(16,650)
Cash flows from financing activities			
Housing deposits certificates (HDC)	719,036	109,585	111,565
Plan Epargne Logement Savings (PEL)	53,062	44,706	95,103
Repayments of borrowings	(63,619)	(52,849)	409,192
Dividends paid	-	-	(41,957)
Net cash generated from/(used in) financing activities	708,479	101,442	573,903
Increase/(decrease) in cash and cash equivalents	269,542	1,030	22,617
Movement in cash and cash equivalents			
Cash and cash equivalents as at 1 January	117,186	94,569	94,569
Increase/(decrease) in cash and cash equivalents	269,542	1,030	22,617
Cash and cash equivalents at 30 June/31 December	386,728	95,599	117,186
Cash and cash equivalents			
Cash at bank and in hand	390,598	96,725	118,130
Bank overdrafts and uncleared effects	(3,870)	(1,126)	(944)
	386,728	95,599	117,186



MAURITIUS HOUSING COMPANY LTD

Notes to Accounts

1 LOANS TO CUSTOMERS - SECURED

	30 June 2019	30 June 2018	Audited 31 December 2018
	Rs 000	Rs 000	Rs 000
Fast loans	2,486	2,720	2,576
Secured loans	8,533,458	7,795,159	8,291,355
Total loan advanced	8,535,944	7,797,879	8,293,931
Provision for Bad debts		-	-
Provision for credit losses (Note (b))	(588,527)	(622,772)	(576,457)
Interest suspended	(167,350)	(166,257)	(166,774)
	7,780,067	7,008,850	7,550,700
Analysed as follows:			
Current	454,840	440,634	454,840
Non-current	8,081,104	7,357,245	7,839,091
	8,535,944	7,797,879	8,293,931

(b) Provision for credit losses

	Specific Provision	Portfolio Provision	Total
	Rs'000	Rs'000	Rs'000
At 1 January 2018	512,566	61,658	574,224
Adjustment to opening balance- IFRS 9	63,367	(4,761)	58,606
	575,933	56,897	632,830
Movement during the period	(12,277)	2,219	(10,058)
At 30 June 2018	563,656	59,116	622,772
At previously reported on 1 January 2018	512,566	61,658	574,224
Adjustment as per IFRS 9	63,367	(4,761)	58,606
As restated on 1 January 2018	575,933	56,897	632,830
Movement during the year	(62,777)	6,404	(56,373)
At 31 December 2018	513,156	63,301	576,457
At 1 January 2019	513,156	63,301	576,457
Movement during the period	14,455	(2,385)	12,070
At 30 June 2019	527,611	60,916	588,527

2 BORROWINGS

	30 June 2019	30 June 2018	Audited 31 December 2018
	Rs'000	Rs'000	Rs'000
Current			
Bank overdrafts (secured)	3,870	1,126	944
Loan capital	9,088	9,067	9,088
Short term loan	-	-	100,000
Bank loans	158,334	83,333	158,334
	171,292	93,526	268,366
Non-current			
Loan capital	104,458	113,651	112,338
Bank loans	555,923	223,330	511,662
Loan - Government of Mauritius	11,162	11,162	11,162
	671,543	348,143	635,162
Total borrowings	842,835	441,669	903,528