



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF FINANCIAL POSITION AT 31 DECEMBER 2020

Annex 1

Notes	31 December 2020	Audited 31 December 2019
	Rs'000	Rs'000
ASSETS		
Cash at banks and in hand	755,606	327,547
Treasury deposit	625,000	475,000
Property development	121,995	99,343
Loans to customers	1 8,191,363	8,002,544
Investment property	125,409	125,409
Property and equipment	597,340	609,183
Intangible asset	155,885	134,666
Other assets	2 408,689	202,111
Assets held for sale	61,641	61,641
Total assets	11,042,928	10,037,444
LIABILITIES		
PEL and other savings accounts	1,885,638	1,870,009
Housing deposits certificates- HDC	4,418,549	3,404,266
Borrowings	3 571,476	733,637
Retirement benefit obligations	256,717	256,717
Other liabilities	151,254	59,814
Total liabilities	7,283,634	6,324,443
Insurance funds	123,973	123,973
SHAREHOLDERS' EQUITY		
Share capital	200,000	200,000
Revaluation reserves	425,138	425,138
Building insurance reserve	116,810	116,810
Life insurance reserve	127,769	127,769
Retained earnings	2,459,014	2,412,721
Statutory reserve	200,000	200,000
Other reserves	106,590	106,590
Total equity	3,635,321	3,589,028
Total equity and liabilities	11,042,928	10,037,444



MAURITIUS HOUSING COMPANY LTD

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

Annex 2

	12 Months to December 2020 Rs'000	3 Months to December 2020 Rs'000	3 Months to December 2019 Rs'000	Audited 31 December 2019 Rs'000
Interest income	387,211	85,404	128,900	526,276
Interest expense	(145,372)	(30,176)	(48,523)	(191,906)
Net interest income	241,839	55,228	80,377	334,370
Fee and commission income	43,280	11,405	15,153	37,928
Rent received	6,069	901	1,877	8,301
Policy fees and charges on loan	4,779	1,568	1,175	6,282
Other operating income	58,813	14,179	15,269	54,965
	112,941	28,053	33,474	107,476
Operating income	354,780	83,281	113,851	441,846
Personnel expenses	(149,982)	(42,102)	(37,412)	(152,966)
Depreciation and amortisation	(33,921)	(7,932)	(5,317)	(18,235)
Other expenses	(76,875)	(24,235)	(28,183)	(101,187)
Non-interest expense	(260,778)	(74,269)	(70,912)	(272,388)
Operating profit	94,002	9,012	42,939	169,458
Provision/release for credit impairment/IFRS 9	(21,232)	3,008	(31,094)	(21,017)
Other provisions	-	-	-	(26,348)
Gain/(loss) on foreclosed properties	(863)	(254)	2,278	1,213
Increase in fair value of investment property	-	-	4,660	4,660
Profit for the quarter/year	71,907	11,766	18,783	127,966
Other comprehensive income				
<i>Items that will not be reclassified to profit or loss:</i>				
Remeasurements of post employment benefit obligations	-	-	-	58,256
Transfer from life insurance reserve	-	-	-	(26,873)
Other comprehensive income for the period/year	-	-	-	31,383
Total comprehensive income for the period/year	71,907	11,766	18,783	159,349
Earnings per share (Rs)	3.60	0.59	0.94	6.40



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF CHANGES IN EQUITY FOR PERIOD ENDED 31 DECEMBER 2020

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	Total Rs'000
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	-	-	-	186,222	(26,873)	-	-	159,349
Dividend	-	-	-	(40,845)	-	-	-	(40,845)
Transaction with the owners	-	-	-	(40,845)	-	-	-	(40,845)
Reclassification	-	(187,059)	-	199,656	-	-	(12,597)	-
	-	(187,059)	-	199,656	-	-	(12,597)	-
At 31 December 2019	200,000	425,138	116,810	2,412,721	127,769	200,000	106,590	3,589,028
At 1 January 2020	200,000	425,138	116,810	2,412,721	127,769	200,000	106,590	3,589,028
Movement in reserve	-	-	-	(21)	-	-	-	(21)
Profit for the period	-	-	-	71,907	-	-	-	71,907
Dividend	-	-	-	(25,593)	-	-	-	(25,593)
At 31 December 2020	200,000	425,138	116,810	2,459,014	127,769	200,000	106,590	3,635,321



MAURITIUS HOUSING COMPANY LTD

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

Annex 4

	31 December 2020	Audited 31 December 2019
	Rs'000	Rs'000
Cash flows from operating activities		
Profit for the period/year	71,907	127,966
<i>Adjustments for:</i>		
Allowance for credit impairment	21,232	21,017
Other provisions	14,077	26,348
Depreciation	19,844	15,780
Amortisation	863	2,455
Loss/(Gain) on sale of foreclosed property	-	(1,213)
Increase in fair value of investment property	-	(4,660)
Interest in suspense	-	3,132
Profit on disposal of property and equipment	(9)	(319)
Provision for retirement benefit obligation	-	15,748
	127,914	206,254
Change in operating assets and liabilities		
(Increase)/decrease in other assets	(206,578)	28,481
(Increase)/decrease in assets held for sales	-	8,093
(Increase)/decrease in treasury deposits	(150,000)	75,000
Increase/(decrease) in other liabilities	91,440	(22,762)
Decrease in accrued interest payable	(49,366)	(29,278)
Increase in loans to customers	(236,528)	(757,972)
Net cash used in operating activities	(551,032)	(492,184)
Cash flows from investing activities		
Purchase of property and equipment	(2,235)	(18,890)
Purchase of intangible assets	(41,062)	(78,024)
Payment for development of properties	(22,652)	319
Proceeds from disposal of property and equipment	9	(96,938)
Net cash (used in)/generated from investing activities	(65,940)	(193,533)
Cash flows from financing activities		
Housing deposits certificates (HDC)	1,027,169	1,027,995
Plan Epargne Logement Savings (PEL)	52,109	97,534
Repayments of borrowings	(162,117)	(168,992)
Dividends paid	-	(40,845)
Net cash generated from/(used in) financing activities	917,161	915,692
Increase/(decrease) in cash and cash equivalents	428,103	229,975
Movement in cash and cash equivalents		
Cash and cash equivalents as at 1 January	327,503	117,186
Increase/(decrease) in cash and cash equivalents	428,103	210,317
Cash and cash equivalents at 31 December	755,606	327,503
Cash and cash equivalents		
Cash at bank and in hand	755,606	327,547
Bank overdrafts and uncleared effects	-	(44)
	755,606	327,503



MAURITIUS HOUSING COMPANY LTD

Notes to Accounts

1 LOANS TO CUSTOMERS

	31 December 2020	Audited 31 December 2019
		Rs 000
Unsecured loans	364,377	69,401
Secured loans	8,847,373	8,700,523
Total loan balance	9,211,750	8,769,924
Transfer to other assets	(503,730)	-
Total loan advanced	8,708,020	8,769,924
<i>Provisions:</i>		-
Provision for credit losses (Note (a))	(456,655)	(597,474)
Penalty provision (Note (b))	(9,263)	-
Interest suspended provision (Note (b))	(50,739)	(169,906)
Total provisions	(516,657)	(767,380)
Loans to customers	8,191,363	8,002,544
Analysed as follows:		
Current	506,102	506,102
Non-current	8,705,648	8,263,822
	9,211,750	8,769,924

(a) Provision for credit losses

	Specific Provision Rs'000	Portfolio Provision Rs'000	Total Rs'000
At 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
At 1 January 2020	533,539	63,935	597,474
Movement during the period	5,403	14,708	20,111
Total provision before write off	538,942	78,643	617,585
Transfer to other assets	(160,930)	-	(160,930)
At 31 December 2020	378,012	78,643	456,655

(b) Penalty and interest provision

	Penalty provision Rs'000	Interest suspended Rs'000	Total Rs'000
At 1 January 2020	-	169,906	169,906
Movement during the period	25,824	26,487	52,311
Total balance before write off	25,824	196,393	222,217
Transfer to other assets	(16,561)	(145,654)	(162,215)
At 31 December 2020	9,263	50,739	60,002

2 OTHER ASSETS

	Loan balance	Provision	Total
	Rs'000	Rs'000	Rs'000
At 1 January 2020	-	-	202,111
Movement during the period	-	-	31,855
Total balance	-	-	228,104
Loan NPA balance transfer to other assets	503,730	-	503,730
Provision for credit loss transfer to other assets	-	(160,930)	(160,930)
Penalty and interest provision transfer to other assets	-	(162,215)	(162,215)
At 31 December 2020	503,730	(323,145)	408,689

3 BORROWINGS

	31 December	Audited 31
	2020	December 2019
	Rs'000	Rs'000
Current		
Bank overdrafts (secured)	-	44
Loan capital	8,854	8,854
Bank loans	183,335	183,335
Lease liabilities	2,742	2,742
	194,931	194,975
Non-current		
Loan capital	39,713	98,068
Bank loans	334,349	435,358
Lease liabilities	2,483	5,236
	376,545	538,662
Total borrowings	571,476	733,637