



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF FINANCIAL POSITION AT 30 JUNE 2020

Annex 1

Notes	30 June 2020	30 June 2019	Audited 31 December 2019
	Rs'000	Rs'000	Rs'000
ASSETS			
Cash at banks and in hand	272,239	390,598	327,547
Treasury deposit	425,000	450,000	475,000
Property development	111,898	55,508	99,343
Loans to customers	1 8,167,387	7,780,067	8,002,544
Investment property	125,409	120,749	125,409
Property and equipment	603,581	603,273	609,183
Intangible asset	148,136	69,962	134,666
Other assets	235,116	246,342	202,111
Assets held for sale	61,641	62,350	61,641
Total assets	10,150,407	9,778,849	10,037,444
LIABILITIES			
PEL and other savings accounts	1,874,339	1,854,849	1,870,009
Housing deposits certificates- HDC	3,361,042	3,081,606	3,404,266
Borrowings	2 660,908	842,835	733,637
Retirement benefit obligations	256,717	299,225	256,717
Other liabilities	278,078	94,890	59,814
Total liabilities	6,431,084	6,173,405	6,324,443
Insurance funds	123,973	97,100	123,973
SHAREHOLDERS' EQUITY			
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	2,419,043	2,105,508	2,412,721
Statutory reserve	200,000	200,000	200,000
Other reserves	106,590	119,187	106,590
Total equity	3,595,350	3,508,344	3,589,028
Total equity and liabilities	10,150,407	9,778,849	10,037,444



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR PERIOD/YEAR
ENDED 30 JUNE 2020

Annex 2

	6 Months to June 2020	3 Months to June 2020	6 Months to June 2019	3 Months to June 2019	Audited 31 December 2019
	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000
Interest income	200,072	98,208	264,297	129,878	526,276
Interest expense	(83,374)	(37,218)	(90,333)	(48,755)	(191,906)
Net interest income	116,698	60,990	173,964	81,123	334,370
Fee and commission income	19,258	7,478	14,768	8,045	37,928
Rent received	5,083	6,208	3,259	1,737	8,301
Policy fees and charges on loan	1,795	802	3,473	1,804	6,282
Other operating income	30,505	17,935	25,228	14,636	54,965
	56,641	32,423	46,728	26,222	107,476
Operating income	173,339	93,413	220,692	107,345	441,846
Personnel expenses	(73,980)	(41,848)	(73,632)	(33,576)	(152,966)
Depreciation and amortisation	(16,324)	(7,685)	(6,580)	(3,417)	(18,235)
Other expenses	(33,403)	(16,656)	(48,969)	(24,447)	(101,187)
Non-interest expense	(123,707)	(66,189)	(129,181)	(61,440)	(272,388)
Operating profit	49,632	27,224	91,511	45,905	169,458
Provision for credit impairment/IFRS 9	(17,147)	(17,133)	(12,070)	(2,624)	(21,017)
Other provisions	-	-	-	-	(26,348)
Gain/(loss) on foreclosed properties	(570)	(22)	(776)	(844)	1,213
Increase in fair value of investment property	-	-	-	-	4,660
Profit for the quarter/year	31,915	10,069	78,665	42,437	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
Gain on revaluation of land & buildings	-	-	-	-	-
Gain on foreclosed properties	-	-	-	-	-
Transfer from life insurance reserve	-	-	-	-	(26,873)
Other comprehensive income for the period/year	-	-	-	-	31,383
Total comprehensive income for the period/year	31,915	10,069	78,665	42,437	159,349
Earnings per share (Rs)	1.60	0.50	3.93	2.12	6.40



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF CHANGES IN EQUITY FOR PERIOD ENDED 30 JUNE 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
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
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
Profit for the period	-	-	-	31,915	-	-	-	31,915
Dividend	-	-	-	(25,593)	-	-	-	(25,593)
At 30 June 2020	200,000	425,138	116,810	2,419,043	127,769	200,000	106,590	3,595,350



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF CASH FLOWS FOR THE PERIOD/YEAR ENDED 30 JUNE 2020

Annex 4

	30 June 2020	30 June 2019	Audited 31 December 2019
	Rs'000	Rs'000	Rs'000
Cash flows from operating activities			
Profit for the period/year	31,915	78,665	127,966
<i>Adjustments for:</i>			
Allowance for credit impairment	17,147	12,070	21,017
Other provisions	-	-	26,348
Depreciation	7,245	6,580	15,780
Amortisation	9,079	-	2,455
Loss/(Gain) on sale of foreclosed property	570	776	(1,213)
Increase in fair value of investment property	-	-	(4,660)
Interest in suspense	-	577	3,132
Profit on disposal of property and equipment	-	(314)	(319)
Provision for retirement benefit obligation	-	-	15,748
	65,956	98,354	206,254
Change in operating assets and liabilities			
(Increase)/decrease in other assets	(33,575)	(35,771)	3,722
(Increase)/decrease in assets held for sales	-	(2,471)	3,617
(Increase)/decrease in treasury deposits	50,000	(150,000)	(200,000)
Increase/(decrease) in other liabilities	192,672	7,766	13,535
Decrease in accrued interest payable	(23,910)	(47,366)	(62,977)
Increase in loans to customers	(181,990)	(242,014)	(475,993)
Net cash used in operating activities	3,197	(469,856)	(511,842)
Cash flows from investing activities			
Purchase of property and equipment	(1,643)	(3,781)	(18,890)
Purchase of intangible assets	(22,549)	(10,865)	(78,024)
Payment for development of properties	(12,555)	(53,103)	319
Proceeds from disposal of property and equipment	-	314	(96,938)
Net cash (used in)/generated from investing activities	(36,747)	(67,435)	(193,533)
Cash flows from financing activities			
Housing deposits certificates (HDC)	(41,539)	719,036	1,027,995
Plan Epargne Logement Savings (PEL)	26,554	53,062	97,534
Repayments of borrowings	(72,685)	(63,619)	(168,992)
Dividends paid	-	-	(40,845)
Net cash generated from/(used in) financing activities	(87,670)	708,479	915,692
Increase/(decrease) in cash and cash equivalents	(55,264)	269,542	210,317
Movement in cash and cash equivalents			
Cash and cash equivalents as at 1 January	327,503	117,186	117,186
Increase/(decrease) in cash and cash equivalents	(55,264)	269,542	210,317
Cash and cash equivalents at 30 June/31 December	272,239	386,728	327,503
Cash and cash equivalents			
Cash at bank and in hand	272,239	390,598	327,547
Bank overdrafts and uncleared effects	-	(3,870)	(44)
	272,239	386,728	327,503



MAURITIUS HOUSING COMPANY LTD

Notes to Accounts

1 LOANS TO CUSTOMERS

(a) Secured and unsecured loan

	30 June 2020	30 June 2019	Audited 31 December 2019
	Rs 000	Rs 000	Rs 000
Unsecured loans	67,768	2,486	69,401
Secured loans	8,948,686	8,533,458	8,700,523
Total loan advanced	<u>9,016,454</u>	<u>8,535,944</u>	<u>8,769,924</u>
<i>Provision for Bad debts</i>		-	-
Provision for credit losses (Note (b))	(614,621)	(588,527)	(597,474)
Penalty provision	(30,464)	-	-
Interest suspended	(203,982)	(167,350)	(169,906)
	<u>8,167,387</u>	<u>7,780,067</u>	<u>8,002,544</u>
Analysed as follows:			
Current	506,102	454,840	506,102
Non-current	8,510,352	8,081,104	8,263,822
	<u>9,016,454</u>	<u>8,535,944</u>	<u>8,769,924</u>

(b) Provision for credit losses

	Specific Provision	Portfolio Provision	Total
	Rs'000	Rs'000	Rs'000
At 1 January 2019	513,156	63,301	576,457
Movement during the period	14,455	(2,385)	12,070
At 30 June 2019	<u>527,611</u>	<u>60,916</u>	<u>588,527</u>
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	<u>533,539</u>	<u>63,935</u>	<u>597,474</u>
At 1 January 2020	533,539	63,935	597,474
Movement during the period	4,715	12,432	17,147
At 30 June 2020	<u>538,254</u>	<u>76,367</u>	<u>614,621</u>

2 BORROWINGS

	30 June 2020	30 June 2019	Audited 31 December 2019
	Rs'000	Rs'000	Rs'000
Current			
Bank overdrafts (secured)	-	3,870	44
Loan capital	8,854	9,088	8,854
Short term loan	-	-	-
Bank loans	183,335	158,334	183,335
Lease liabilities	2,742	-	2,742
	<u>194,931</u>	<u>171,292</u>	<u>194,975</u>
Non-current			
Loan capital	43,853	104,458	98,068
Bank loans	418,265	555,923	435,358
Loan - Government of Mauritius	-	11,162	-
Lease liabilities	3,859	-	5,236
	<u>465,977</u>	<u>671,543</u>	<u>538,662</u>
Total borrowings	<u>660,908</u>	<u>842,835</u>	<u>733,637</u>