



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF FINANCIAL POSITION AT 31 MARCH 2021

Annex 1

Notes	31 March 2021	31 March 2020	Audited 31 December 2019
	Rs'000	Rs'000	Rs'000
<b>ASSETS</b>			
Cash at banks and in hand	213,225	476,416	327,547
Treasury deposit	1,125,000	425,000	475,000
Property development	147,591	101,802	99,343
Loans to customers	1	8,041,891	8,002,544
Investment property	125,409	125,409	125,409
Property and equipment	569,491	606,968	609,183
Intangible asset	150,415	145,631	134,666
Other assets	229,505	124,761	202,111
Assets held for sale	61,641	61,641	61,641
<b>Total assets</b>	<b>11,034,286</b>	<b>10,109,519</b>	10,037,444
<b>LIABILITIES</b>			
PEL and other savings accounts	1,907,260	1,847,390	1,870,009
Housing deposits certificates- HDC	4,479,860	3,475,822	3,404,266
Borrowings	2	745,737	733,637
Retirement benefit obligations	256,717	256,717	256,717
Other liabilities	127,470	85,174	59,814
<b>Total liabilities</b>	<b>7,290,811</b>	<b>6,410,840</b>	6,324,443
Insurance funds	123,973	123,973	123,973
<b>SHAREHOLDERS' EQUITY</b>			
Share capital	200,000	200,000	200,000
Revaluation reserves	405,378	425,138	425,138
Building insurance reserve	116,810	116,810	116,810
Life insurance reserve	127,769	127,769	127,769
Retained earnings	2,462,955	2,398,399	2,412,721
Statutory reserve	200,000	200,000	200,000
Other reserves	106,590	106,590	106,590
<b>Total equity</b>	<b>3,619,502</b>	<b>3,574,706</b>	3,589,028
<b>Total equity and liabilities</b>	<b>11,034,286</b>	<b>10,109,519</b>	10,037,444



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR  
PERIOD/YEAR ENDED 31 MARCH 2021

Annex 2

	15 Months to March 2021	3 Months to March 2021	3 Months to March 2020	Audited 31 December 2019
	Rs'000	Rs'000	Rs'000	Rs'000
Interest income	476,473	89,262	110,005	526,276
Interest expense	(181,118)	(35,746)	(48,767)	(191,906)
<b>Net interest income</b>	<b>295,355</b>	<b>53,516</b>	<b>61,238</b>	<b>334,370</b>
Fee and commission income	51,441	8,161	11,780	37,928
Rent received	8,107	2,038	2,261	8,301
Policy fees and charges on loan	5,686	907	993	6,282
Other operating income	70,930	12,117	12,820	54,965
	<b>136,165</b>	<b>23,224</b>	<b>27,854</b>	<b>107,476</b>
<b>Operating income</b>	<b>431,519</b>	<b>76,739</b>	<b>89,092</b>	<b>441,846</b>
Personnel expenses	(189,449)	(39,467)	(41,662)	(152,966)
Depreciation and amortisation	(42,854)	(8,933)	(7,930)	(18,235)
Other expenses	(99,833)	(22,958)	(18,970)	(101,187)
<b>Non-interest expense</b>	<b>(332,136)</b>	<b>(71,358)</b>	<b>(68,562)</b>	<b>(272,388)</b>
<b>Operating profit</b>	<b>99,383</b>	<b>5,381</b>	<b>20,530</b>	<b>169,458</b>
Provision/release for credit impairment/IFRS 9	(29,501)	(8,269)	(8,712)	(21,017)
Other provisions	-	-	-	(26,348)
Gain/(loss) on foreclosed properties	(718)	145	(547)	1,213
Gain/(Loss) on Property development	6,683	6,683	-	-
Increase in fair value of investment property	-	-	-	4,660
<b>Profit for the quarter/year</b>	<b>75,848</b>	<b>3,941</b>	<b>11,271</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
Transfer from life insurance reserve	-	-	-	(26,873)
<b>Other comprehensive income for the period/year</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>31,383</b>
<b>Total comprehensive income for the period/year</b>	<b>75,848</b>	<b>3,941</b>	<b>11,271</b>	<b>159,349</b>
Earnings per share (Rs)	<b>3.79</b>	<b>0.20</b>	<b>0.56</b>	<b>6.40</b>



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF CHANGES IN EQUITY FOR PERIOD ENDED 31 MARCH 2021

Annex 3

	Share capital Rs'000	Revaluation reserves Rs'000	Building insurance reserve Rs'000	Retained earnings Rs'000	Life Insurance reserve Rs'000	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	-	-	-	-	-	-	-	-
Profit for the period	-	-	-	11,271	-	-	-	11,271
Dividend	-	-	-	(25,593)	-	-	-	(25,593)
At 31 March 2020	200,000	425,138	116,810	2,398,399	127,769	200,000	106,590	3,574,706
<b>At 1 January 2020</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>
Movement in reserve	-	(19,760)	-	(21)	-	-	-	(19,781)
Profit for the period	-	-	-	75,848	-	-	-	75,848
Dividend	-	-	-	(25,593)	-	-	-	(25,593)
<b>At 31 March 2021</b>	<b>200,000</b>	<b>405,378</b>	<b>116,810</b>	<b>2,462,955</b>	<b>127,769</b>	<b>200,000</b>	<b>106,590</b>	<b>3,619,502</b>



STATEMENT OF CASH FLOWS FOR THE PERIOD/YEAR ENDED 31 MARCH 2021

	31 March 2021	31 March 2020	Audited 31 December 2019
	Rs'000	Rs'000	Rs'000
<b>Cash flows from operating activities</b>			
Profit for the period/year	75,848	11,271	127,966
<i>Adjustments for:</i>			
Allowance for credit impairment	29,501	8,712	21,017
Other provisions	-	-	26,348
Depreciation	17,540	3,601	15,780
Amortisation	25,313	4,329	2,455
Loss/(Gain) on sale of foreclosed property	718	547	(1,213)
Gain/(loss) on Property development	(6,683)	-	-
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
	<u>142,228</u>	<u>28,460</u>	<u>206,254</u>
<b>Change in operating assets and liabilities</b>			
(Increase)/decrease in other assets	(28,112)	77,350	28,481
(Increase)/decrease in assets held for sales	-	-	8,093
(Increase)/decrease in treasury deposits	(650,000)	50,000	75,000
Increase/(decrease) in other liabilities	42,062	(232)	(22,762)
Decrease in accrued interest payable	(80,531)	(8,841)	(29,278)
Increase in loans to customers	(438,966)	(48,653)	(757,972)
<b>Net cash used in operating activities</b>	<u>(1,155,547)</u>	<u>69,624</u>	<u>(492,184)</u>
<b>Cash flows from investing activities</b>			
Purchase of property and equipment	(2,283)	(1,386)	(18,890)
Purchase of intangible assets	(41,062)	(15,295)	(78,024)
Payment for development of properties	(11,317)	(2,459)	319
Proceeds from disposal of property and equipment	9	-	(96,938)
<b>Net cash (used in)/generated from investing activities</b>	<u>(54,653)</u>	<u>(19,140)</u>	<u>(193,533)</u>
<b>Cash flows from financing activities</b>			
Housing deposits certificates (HDC)	1,116,946	67,036	1,027,995
Plan Epargne Logement Savings (PEL)	76,430	(9,259)	97,534
Repayments of borrowings	(214,089)	(25,577)	(168,992)
Dividends paid	(25,593)	-	(40,845)
<b>Net cash generated from/(used in) financing activities</b>	<u>953,694</u>	<u>32,200</u>	<u>915,692</u>
<b>Increase/(decrease) in cash and cash equivalents</b>	<u>(114,278)</u>	<u>111,144</u>	<u>229,975</u>
<b>Movement in cash and cash equivalents</b>			
Cash and cash equivalents as at 1 January	327,503	327,503	117,186
Increase/(decrease) in cash and cash equivalents	(114,278)	111,144	210,317
Cash and cash equivalents at 31 March/December	<u>213,225</u>	<u>438,647</u>	<u>327,503</u>
<b>Cash and cash equivalents</b>			
Cash at bank and in hand	213,225	476,416	327,547
Bank overdrafts and uncleared effects	-	(37,769)	(44)
	<u>213,225</u>	<u>438,647</u>	<u>327,503</u>



Notes to Accounts

1 LOANS TO CUSTOMERS

	31 March 2021 Rs 000	31 March 2020 Rs 000	Audited 31 December 2019 Rs 000
Unsecured loans	505,917	66,968	69,401
Secured loans	8,754,299	8,799,937	8,700,523
<b>Total loan advanced</b>	<b>9,260,216</b>	<b>8,866,905</b>	<b>8,769,924</b>
<i>Provisions:</i>			-
Provision for credit losses (Note (a))	(626,565)	(606,171)	(597,474)
Penalty provision (Note (b))	(25,739)	(32,185)	-
Interest suspended provision (Note (b))	(195,903)	(186,658)	(169,906)
<b>Total provisions</b>	<b>(848,207)</b>	<b>(825,014)</b>	<b>(767,380)</b>
<b>Loans to customers</b>	<b>8,412,009</b>	<b>8,041,891</b>	<b>8,002,544</b>
Analysed as follows:			
Current	506,102	506,102	506,102
Non-current	8,754,114	8,360,803	8,263,822
	<b>9,260,216</b>	<b>8,866,905</b>	<b>8,769,924</b>

(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	11,602	(2,905)	8,697
At 31 March 2020	545,141	61,030	606,171
At 1 January 2020	533,539	63,935	597,474
Movement during the period	22,588	6,503	29,091
<b>At 31 March 2021</b>	<b>556,127</b>	<b>70,438</b>	<b>626,565</b>

(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	25,739	25,997	51,736
At 31 March 2021	25,739	195,903	221,642

2 BORROWINGS

	31 March 2021 Rs'000	31 March 2020 Rs'000	Audited 31 December 2019 Rs'000
<b>Current</b>			
Bank overdrafts (secured)	-	37,769	44
Loan capital	8,854	8,854	8,854
Bank loans	183,335	183,335	183,335
Lease liabilities	2,742	2,742	2,742
	<b>194,931</b>	<b>232,700</b>	<b>194,975</b>
<b>Non-current</b>			
Loan capital	38,404	46,953	98,068
Bank loans	278,762	461,537	435,358
Lease liabilities	7,407	4,547	5,236
	<b>324,573</b>	<b>513,037</b>	<b>538,662</b>
<b>Total borrowings</b>	<b>519,504</b>	<b>745,737</b>	<b>733,637</b>