



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF FINANCIAL POSITION AT 30 SEPTEMBER 2019

Annex 1

Notes	30 September 2019	30 September 2018	Audited 31 December 2018
	Rs'000	Rs'000	Rs'000
ASSETS			
Cash at banks and in hand	419,441	174,798	118,130
Treasury deposit	550,000	150,000	300,000
Property development	84,264	2,405	2,405
Loans to customers	7,859,296	7,209,503	7,550,700
Investment property	120,749	116,000	120,749
Property and equipment	601,735	484,927	606,072
Intangible asset	74,582	58,855	59,097
Other assets	251,727	273,850	207,181
Assets held for sale	62,046	-	64,045
Total assets	10,023,840	8,470,338	9,028,379
LIABILITIES			
PEL and other savings accounts	1,857,963	1,798,541	1,818,670
Housing deposits certificates- HDC	3,332,085	2,402,924	2,393,053
Borrowings	802,919	542,359	903,528
Retirement benefit obligations	299,225	267,559	299,225
Other liabilities	93,846	92,303	46,279
Total liabilities	6,386,038	5,103,686	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	2,137,866	1,998,170	2,067,688
Statutory reserve	200,000	200,000	200,000
Other reserves	119,187	119,187	119,187
Total equity	3,540,702	3,278,552	3,470,524
Total equity and liabilities	10,023,840	8,479,338	9,028,379



MAURITIUS HOUSING COMPANY LTD

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

Annex 2

	9 Months to September 2019	3 Months to September 2019	9 Months to September 2018	3 Months to September 2018	Audited 31 December 2018
	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000
Interest income	404,983	140,104	355,685	115,310	483,144
Interest expense	(143,383)	(53,051)	(127,187)	(42,136)	(174,438)
Interest suspended	(1,389)	(812)	2,695	551	1,627
Net interest income	260,211	86,241	231,193	73,725	310,333
Fee and commission income	22,779	8,011	22,415	9,459	33,332
Rent received	6,311	3,052	6,262	3,099	7,397
Policy fees and charges on loan	5,107	1,634	5,279	1,726	7,367
Other operating income	39,696	14,468	45,262	15,245	59,387
	73,893	27,165	79,218	29,529	107,483
Operating income	334,104	113,406	310,411	103,254	417,816
Personnel expenses	(115,553)	(41,922)	(115,139)	(37,712)	(179,069)
Depreciation and amortisation	(10,153)	(3,574)	(10,580)	(3,472)	(14,336)
Other expenses	(72,103)	(23,131)	(66,184)	(20,135)	(86,559)
Non-interest expense	(197,809)	(68,627)	(191,903)	(61,319)	(279,964)
Operating profit	136,295	44,779	118,508	41,935	137,852
Provision/release for credit impairment/IFRS 9	(24,586)	(12,515)	(831)	(10,890)	56,373
Gain/(loss) on foreclosed properties	(686)	90	(1,381)	2,456	5,251
Increase in fair value of investment property	-	-	-	-	4,749
Profit for the quarter/year	111,023	32,354	116,296	33,501	204,225
Other comprehensive income					
<i>Items that will not be reclassified to profit or loss:</i>					
Remeasurements of post employment benefit obligation:	-	-	-	-	(18,411)
Gain on revaluation of land & buildings	-	-	-	-	122,454
Gain on foreclosed properties	-	-	-	-	-
Impact of IFRS 9	-	-	(58,605)	-	-
Other comprehensive income for the period/year	-	-	(58,605)	-	104,043
Total comprehensive income for the period/year	111,023	32,354	57,691	33,501	308,268
Earnings per share (Rs)	5.55	1.62	5.81	1.68	10.21



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF CHANGES IN EQUITY FOR PERIOD ENDED 30 SEPTEMBER 2019

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 2018	200,000	489,743	116,810	1,982,437	154,642	200,000	119,187	3,262,819
Adjustment for IFRS 9	-	-	-	(58,605)	-	-	-	(58,605)
Profit for the period	-	-	-	116,296	-	-	-	116,296
Dividend	-	-	-	(41,958)	-	-	-	(41,958)
At 30 September 2018	200,000	489,743	116,810	1,998,170	154,642	200,000	119,187	3,278,552
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	-	-	-	111,023	-	-	-	111,023
Dividend	-	-	-	(40,845)	-	-	-	(40,845)
At 30 September 2019	200,000	612,197	116,810	2,137,866	154,642	200,000	119,187	3,540,702



MAURITIUS HOUSING COMPANY LTD

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

Annex 4

	30 September 2019	30 September 2018	Audited 31 December 2018
	Rs'000	Rs'000	Rs'000
Cash flows from operating activities			
Profit for the period/year	111,023	116,296	204,225
<i>Adjustments for:</i>			
Allowance for credit impairment	24,586	831	(56,373)
Depreciation	10,153	9,628	13,068
Amortisation	-	951	1,268
Loss/(Gain) on sale of foreclosed property	686	1,381	(5,251)
Increase in fair value of investment property	-	-	(4,749)
Interest in suspense	1,389	(2,695)	(1,627)
Profit on disposal of property and equipment	(319)	(15)	(15)
Provision for retirement benefit obligation	-	-	13,256
	147,518	126,377	163,802
Change in operating assets and liabilities			
(Increase)/decrease in other assets	(44,547)	27,317	28,481
(Increase)/decrease in assets held for sales	1,316	-	8,093
(Increase)/decrease in treasury deposits	(250,000)	125,000	75,000
Increase/(decrease) in other liabilities	6,722	(18,695)	(22,762)
Decrease in accrued interest payable	(42,364)	(14,546)	(29,278)
Increase in loans to customers	(334,571)	(472,909)	(757,972)
Net cash used in operating activities	(663,444)	(353,833)	(534,636)
Cash flows from investing activities			
Purchase of property and equipment	(5,815)	(2,702)	(4,834)
Purchase of intangible assets	(15,487)	(11,272)	(11,831)
Payment for development of properties	(81,859)	-	-
Proceeds from disposal of property and equipment	319	15	15
Net cash (used in)/generated from investing activities	(102,842)	(13,959)	(16,650)
Cash flows from financing activities			
Housing deposits certificates (HDC)	963,164	113,354	111,565
Plan Epargne Logement Savings (PEL)	57,525	59,323	95,103
Repayments of borrowings	(103,120)	146,612	409,192
Dividends paid	-	-	(41,957)
Net cash generated from/(used in) financing activities	917,569	319,289	573,903
Increase/(decrease) in cash and cash equivalents	298,801	77,874	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	298,801	77,874	22,617
Cash and cash equivalents at 30 September/31 December	415,987	172,443	117,186
Cash and cash equivalents			
Cash at bank and in hand	419,441	174,798	118,130
Bank overdrafts and uncleared effects	(3,454)	(2,355)	(944)
	415,987	172,443	117,186



MAURITIUS HOUSING COMPANY LTD

Notes to Accounts

1 LOANS TO CUSTOMERS - SECURED

	30 September 2019	30 September 2018	Audited 31 December 2018
	Rs 000	Rs 000	Rs 000
Fast loans	12,243	2,651	2,576
Secured loans	8,616,259	8,006,218	8,291,355
Total loan advanced	8,628,502	8,008,869	8,293,931
Provision for Bad debts		-	-
Provision for credit losses (Note (b))	(601,043)	(633,660)	(576,457)
Interest suspended	(168,163)	(165,706)	(166,774)
	<u>7,859,296</u>	<u>7,209,503</u>	<u>7,550,700</u>
Analysed as follows:			
Current	454,840	440,634	454,840
Non-current	8,173,662	7,568,235	7,839,091
	<u>8,628,502</u>	<u>8,008,869</u>	<u>8,293,931</u>

(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	63,366	-4,761	58,605
	575,932	56,897	632,829
Movement during the period	(2,101)	2,932	831
At 30 September 2018	<u>573,831</u>	<u>59,829</u>	<u>633,660</u>
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	<u>513,156</u>	<u>63,301</u>	<u>576,457</u>
At 1 January 2019	513,156	63,301	576,457
Movement during the period	19,437	5,149	24,586
At 30 Septemebr 2019	<u>532,593</u>	<u>68,450</u>	<u>601,043</u>

2 BORROWINGS

	30 September 2019	30 September 2018	Audited 31 December 2018
	Rs'000	Rs'000	Rs'000
Current			
Bank overdrafts (secured)	3,454	2,355	944
Loan capital	9,088	9,067	9,088
Short term loan	-	-	100,000
Bank loans	158,334	183,333	158,334
	<u>170,876</u>	<u>194,755</u>	<u>268,366</u>
Non-current			
Loan capital	100,822	113,113	112,338
Bank loans	520,059	223,329	511,662
Loan - Government of Mauritius	11,162	11,162	11,162
	<u>632,043</u>	<u>347,604</u>	<u>635,162</u>
Total borrowings	<u>802,919</u>	<u>542,359</u>	<u>903,528</u>