



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF FINANCIAL POSITION AT 30 SEPTEMBER 2020

Annex 1

Notes	30 September 2020	30 September 2019	Audited 31 December 2019
	Rs'000	Rs'000	Rs'000
ASSETS			
Cash at banks and in hand	201,056	419,441	327,547
Treasury deposit	325,000	550,000	475,000
Property development	121,995	84,264	99,343
Loans to customers	1 7,597,635	7,859,296	8,002,544
Investment property	125,409	120,749	125,409
Property and equipment	600,262	601,735	609,183
Intangible asset	156,640	74,582	134,666
Other assets	2 875,261	251,727	202,111
Assets held for sale	61,641	62,046	61,641
Total assets	10,064,899	10,023,840	10,037,444
LIABILITIES			
PEL and other savings accounts	1,893,623	1,857,963	1,870,009
Housing deposits certificates- HDC	3,376,135	3,332,085	3,404,266
Borrowings	3 608,447	802,919	733,637
Retirement benefit obligations	256,717	299,225	256,717
Other liabilities	188,972	93,846	59,814
Total liabilities	6,323,894	6,386,038	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	2,440,725	2,137,866	2,412,721
Statutory reserve	200,000	200,000	200,000
Other reserves	106,590	119,187	106,590
Total equity	3,617,032	3,540,702	3,589,028
Total equity and liabilities	10,064,899	10,023,840	10,037,444



MAURITIUS HOUSING COMPANY LTD

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

Annex 2

	9 Months to September 2020	3 Months to September 2020	9 Months to September 2019	3 Months to September 2019	Audited 31 December 2019
	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000
Interest income	301,807	101,734	404,983	140,104	526,276
Interest expense	(115,889)	(32,515)	(143,383)	(53,051)	(191,906)
Interest suspended	-	-	(1,389)	(812)	-
Net interest income	185,918	69,219	260,211	86,241	334,370
Fee and commission income	31,874	12,617	22,779	8,011	37,928
Rent received	6,188	1,105	6,311	3,052	8,301
Policy fees and charges on loan	3,211	1,416	5,107	1,634	6,282
Other operating income	38,191	7,686	39,696	14,468	54,965
	79,464	22,824	73,893	27,165	107,476
Operating income	265,382	92,043	334,104	113,406	441,846
Personnel expenses	(107,880)	(33,900)	(115,553)	(41,922)	(152,966)
Depreciation and amortisation	(25,281)	(8,249)	(10,153)	(3,574)	(18,235)
Other expenses	(53,754)	(21,059)	(72,103)	(23,131)	(101,187)
Non-interest expense	(186,915)	(63,208)	(197,809)	(68,627)	(272,388)
Operating profit	78,467	28,835	136,295	44,779	169,458
Provision/release for credit impairment/IFRS 9	(23,357)	(7,092)	(24,586)	(12,515)	(21,017)
Other provisions	(883)	-	(686)	-	(26,348)
Gain/(loss) on foreclosed properties	(609)	(40)	-	90	1,213
Increase in fair value of investment property	-	-	-	-	4,660
Profit for the quarter/year	53,618	21,703	111,023	32,354	127,966
Other comprehensive income					
<i>Items that will not be reclassified to profit or loss:</i>					
Remeasurements of post employment benefit obligation:	-	-	-	-	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	53,618	21,703	111,023	32,354	159,349
Earnings per share (Rs)	2.68	1.09	5.55	1.62	6.40



MAURITIUS HOUSING COMPANY LTD

STATEMENT OF CHANGES IN EQUITY FOR PERIOD ENDED 30 SEPTEMBER 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 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
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)	-
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	-	-	-	53,618	-	-	-	53,618
Dividend	-	-	-	(25,593)	-	-	-	(25,593)
At 30 September 2020	200,000	425,138	116,810	2,440,725	127,769	200,000	106,590	3,617,032



MAURITIUS HOUSING COMPANY LTD

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

Annex 4

	30 September 2020	30 September 2019	Audited 31 December 2019
	Rs'000	Rs'000	Rs'000
Cash flows from operating activities			
Profit for the period/year	53,618	111,023	127,966
<i>Adjustments for:</i>			
Allowance for credit impairment	24,240	24,586	21,017
Other provisions	-	-	26,348
Depreciation	10,954	10,153	15,780
Amortisation	14,327	-	2,455
Loss/(Gain) on sale of foreclosed property	609	686	(1,213)
Increase in fair value of investment property	-	-	(4,660)
Interest in suspense	-	1,389	3,132
Profit on disposal of property and equipment	(4)	(319)	(319)
Provision for retirement benefit obligation	-	-	15,748
	103,744	147,518	206,254
Change in operating assets and liabilities			
(Increase)/decrease in other assets	(673,150)	(44,547)	28,481
(Increase)/decrease in assets held for sales	-	1,316	8,093
(Increase)/decrease in treasury deposits	150,000	(250,000)	75,000
Increase/(decrease) in other liabilities	129,157	6,722	(22,762)
Decrease in accrued interest payable	(38,844)	(42,364)	(29,278)
Increase in loans to customers	354,458	(334,571)	(757,972)
Net cash used in operating activities	(78,379)	(663,444)	(492,184)
Cash flows from investing activities			
Purchase of property and equipment	(2,033)	(5,815)	(18,890)
Purchase of intangible assets	(36,301)	(15,487)	(78,024)
Payment for development of properties	(22,652)	(81,859)	319
Proceeds from disposal of property and equipment	4	319	(96,938)
Net cash (used in)/generated from investing activities	(60,982)	(102,842)	(193,533)
Cash flows from financing activities			
Housing deposits certificates (HDC)	(16,025)	963,164	1,027,995
Plan Epargne Logement Savings (PEL)	50,340	57,525	97,534
Repayments of borrowings	(123,157)	(103,120)	(168,992)
Dividends paid	-	-	(40,845)
Net cash generated from/(used in) financing activities	(88,842)	917,569	915,692
Increase/(decrease) in cash and cash equivalents	(124,459)	298,801	229,975
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	(124,459)	298,801	210,317
Cash and cash equivalents at 30 September/31 December	203,044	415,987	327,503
Cash and cash equivalents			
Cash at bank and in hand	201,056	419,441	327,547
Bank overdrafts and uncleared effects	1,988	(3,454)	(44)
	203,044	415,987	327,503



MAURITIUS HOUSING COMPANY LTD

Notes to Accounts

1 LOANS TO CUSTOMERS

	30 September 2020	30 September 2019	Audited 31 December 2019
	Rs 000	Rs 000	Rs 000
Unsecured loans	915,509	12,243	69,401
Secured loans	8,165,307	8,616,259	8,700,523
Total loan balance	9,080,816	8,628,502	8,769,924
Transfer to other assets	(1,199,754)	-	-
Total loan advanced	7,881,062	8,628,502	8,769,924
<i>Provisions:</i>		-	-
Provision for credit losses (Note (a))	(265,202)	(601,043)	(597,474)
Penalty provision (Note (b))	(2,345)	-	-
Interest suspended provision (Note (b))	(15,880)	(168,163)	(169,906)
Total provisions	(283,427)	(769,206)	(767,380)
Loans to customers	7,597,635	7,859,296	8,002,544
Analysed as follows:			
Current	506,102	454,840	506,102
Non-current	7,374,960	8,173,662	8,263,822
	7,881,062	8,628,502	8,769,924

(a) 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	19,437	5,149	24,586
At 30 September 2019	532,593	68,450	601,043
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	533,539	63,935	597,474
At 1 January 2020	533,539	63,935	597,474
Movement during the period	13,283	10,074	23,357
Total provision before write off	546,822	74,009	620,831
Transfer to other assets	(355,629)	-	(355,629)
At 30 Septemebr 2020	191,193	74,009	265,202

(b) Penalty and interest provision

	Penalty provision	Interest suspended	Total
	Rs'000	Rs'000	Rs'000
At 1 January 2020	-	169,906	169,906
Movement during the period	27,479	23,670	51,149
Total balance before write off	27,479	193,576	221,055
Transfer to other assets	(25,134)	(177,696)	(202,830)
At 30 September 2020	2,345	15,880	18,225

2 OTHER ASSETS

	Loan balance Rs'000	Provision Rs'000	Total Rs'000
At 1 January 2020	-	-	202,111
Movement during the period	-	-	31,855
Total balance	-	-	233,966
Loan NPA balance transfer to other assets	1,199,754	-	1,199,754
Provision for credit loss transfer to other assets	-	(355,629)	(355,629)
Penalty and interest provision transfer to other assets	-	(202,830)	(202,830)
At 30 September 2020	1,199,754	(558,459)	875,261

3 BORROWINGS

	30 September 2020 Rs'000	30 September 2019 Rs'000	Audited 31 December 2019 Rs'000
Current			
Bank overdrafts (secured)	1,988	3,454	44
Loan capital	8,854	9,088	8,854
Bank loans	183,335	158,334	183,335
Lease liabilities	2,742	-	2,742
	196,919	170,876	194,975
Non-current			
Loan capital	41,968	100,822	98,068
Bank loans	366,389	520,059	435,358
Loan - Government of Mauritius	-	11,162	-
Lease liabilities	3,171	-	5,236
	411,528	632,043	538,662
Total borrowings	608,447	802,919	733,637