Annex 1

MAURITIUS HOUSING COMPANY LTD
STATEMENT OF FINANCIAL POSITION AT 30 SEPTEMBER 2025

	Notes	30 September 2025 Rs'000	30 September 2024 Rs'000	Audited 30 June 2025 Rs'000
ASSETS				
Cash and cash equivalents		**305,899**	228,124	370,203
Treasury deposits		**2,308,097**	1,750,000	2,240,493
Property development		**205,810**	234,921	193,128
Loans to customers	1	**11,853,219**	10,763,075	11,243,725
Investment property		**206,400**	106,800	206,400
Investment in Subsidiary		**25,000**	25,000	25,000
Property and equipment		**608,080**	544,235	586,687
Right-of-use assets		**9,377**	12,366	11,444
Intangible assets		**69,370**	90,598	75,914
Other assets		**76,081**	55,067	81,493
Assets held for sale		**42,239**	44,413	42,239
Total assets		**15,709,571**	**13,854,599**	**15,076,726**
LIABILITIES				
PEL and other savings accounts		**2,432,709**	2,255,857	2,419,193
Housing deposits certificates		**8,101,342**	6,623,792	7,856,508
Borrowings	2	**397,285**	471,798	435,793
Lease Liabilities		**9,171**	12,474	11,138
Retirement benefit obligations		**615,512**	642,527	615,512
Other liabilities		**240,904**	181,078	232,111
Total liabilities		**11,796,923**	**10,187,527**	**11,570,255**
Insurance funds		**136,973**	136,973	136,973
SHAREHOLDERS' EQUITY				
Share capital		**200,000**	200,000	200,000
Revaluation reserves		**594,229**	550,174	594,229
Building insurance reserve		**116,810**	116,810	116,810
Life insurance reserve		**110,494**	110,494	110,494
Retained earnings		**2,447,551**	2,246,030	2,041,375
Statutory reserve		**200,000**	200,000	200,000
Other reserves		**89,214**	34,651	89,214
Performing exposures reserve		**17,376**	29,733	17,376
Non Performing exposures reserve		**-**	42,206	-
Total equity		**3,775,675**	**3,530,098**	**3,369,498**
Total equity and liabilities		**15,709,571**	**13,854,599**	**15,076,726**

Annex 2

MAURITIUS HOUSING COMPANY LTD
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE PERIOD/YEAR ENDED 30 SEPTEMBER 2025

	3 Months to 30 September 2025	3 Months to 30 September 2024	Audited 30 June 2025
	Rs'000	**Rs'000**	**Rs'000**
Interest income	**243,606**	214,434	873,909
Interest expense	**(119,173)**	(96,911)	(404,832)
Net interest income	**124,433**	117,523	469,077
Fee and commission income	**12,138**	11,334	46,422
Rent received	**678**	741	2,927
Policy fees and charges on loan	**4,306**	5,234	18,590
Other operating income	**12,671**	13,571	54,572
Non-interest income	**29,794**	30,880	122,511
Revenue from contracts with customers	**34,948**	-	27,252
Cost of property development inventoties sold	-	-	-
Cost of sales of properties under VEFA	**(35,614)**	-	(26,315)
Gain/losses on properties sold	**(666)**	-	937
Operating income	**153,560**	148,403	592,525
Personnel expenses	**(52,739)**	(53,065)	(280,784)
Depreciation and amortisation	**(10,733)**	(10,385)	(43,035)
Other expenses	**(24,156)**	(19,754)	(94,913)
Non-interest expense	**(87,628)**	(83,204)	(418,732)
Operating profit	**65,933**	65,200	173,793
(Net impairment loss on financial assets including write-off)/Release of allowance for credit impairment	**9,326**	(659)	(24,938)
Other provisions	**(73)**	(374)	(991)
Prudential Provisions	**(2,073)**	-	(5,842)
Gain on sale of foreclosed properties	-	257	2,553
Increase in fair value of investment property	-	-	28,042
Profit for the year/period	73,113	64,424	172,617
Other Comprehension Income			
Items that will not be reclassified to profit or loss:			
Remeasurement of post-employment benefit obligations	-	-	19,202
Gain on revaluation of land & buildings	-	-	43,070
Items that will be reclassified to profit or loss	-	-	-
Other comprehensive income for the year/period	-	-	62,272
Total comprehensive income for the year/period	**73,113**	64,424	234,889
Earnings per share (Rs) - as reported	**3.66**	3.22	8.63

MAURITIUS HOUSING COMPANY LTD
STATEMENT OF CHANGES IN EQUITY AS AT 30 SEPTEMBER 2025

	Share capital	Revaluation reserves	Building insurance reserve	Retained earnings	Life Insurance reserve	Statutory reserve	Other reserves	Performing Exposures reserve	Non Performing Exposures reserve	Total
	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000
At 1 July 2024	200,000	550,174	116,810	2,195,285	110,494	200,000	106,590	-	-	3,479,353
Profit for the period	-	-	-	64,424	-	-	-	-	-	64,424
Dividend	-	-	-	(13,677)	-	-	-	-	-	(13,677)
Transfer to performing exposure reserves	-	-	-	-	-	-	(29,733)	29,733	-	-
Transfer to non performing exposure reserves	-	-	-	-	-	-	(42,206)	-	42,206	-
At 30 September 2024	200,000	550,174	116,810	2,246,030	110,494	200,000	34,651	29,733	42,206	3,530,098
At 01 July 2024										
- As previously reported	200,000	550,174	116,810	2,195,285	110,494	200,000	106,590	-	-	3,479,353
- Effect of prior year adjustments	-	985	-	(332,052)	-	-	-	-	-	(331,067)
At 01 July 2024 - As restated	200,000	551,159	116,810	1,863,233	110,494	200,000	106,590	-	-	3,148,286
Profit for the year	-	-	-	172,617	-	-	-	-	-	172,617
Other comprehensive income/(loss) for the year	-	43,070	-	19,202	-	-	-	-	-	62,272
Total comprehensive income/(loss) for the year	-	43,070	-	191,819	-	-	-	-	-	234,889
Transfer to performing exposure reserves	-	-	-	-	-	-	(17,376)	17,376	-	-
Dividend	-	-	-	(13,677)	-	-	-	-	-	(13,677)
At 30 June 2025	200,000	594,229	116,810	2,041,375	110,494	200,000	89,214	17,376	-	3,369,498
At 1 July 2025										
- As previously reported	**200,000**	**594,229**	**116,810**	**2,041,375**	**110,494**	**200,000**	**89,214**	**17,376**	**-**	**3,369,498**
- Effect of prior year adjustments	**-**	**-**	**-**	**350,329**	**-**	**-**	**-**	**-**	**-**	**350,329**
At 01 July 2025 - As restated	**200,000**	**594,229**	**116,810**	**2,391,704**	**110,494**	**200,000**	**89,214**	**17,376**	**-**	**3,719,827**
Profit for the period	**-**	**-**	**-**	**73,113**	**-**	**-**	**-**	**-**	**-**	**73,113**
Dividend	**-**	**-**	**-**	**(17,265)**	**-**	**-**	**-**	**-**	**-**	**(17,265)**
At 30 September 2025	**200,000**	**594,229**	**116,810**	**2,447,551**	**110,494**	**200,000**	**89,214**	**17,376**	**-**	**3,775,675**

MAURITIUS HOUSING COMPANY LTD

STATEMENT OF CASH FLOWS FOR THE PERIOD/YEAR ENDED 30 SEPTEMBER 2025

	30 September 2025	30 September 2024	Audited 30 June 2025
	Rs'000	Rs'000	Rs'000
Operating activities			
Profit for the period/year	**73,113**	64,424	172,617
Adjustments for:			
Allowance for credit impairment (net)	**(9,326)**	659	24,555
Prudential provisions	**2,073**	-	5,842
Other provisions	**73**	374	991
Depreciation	**2,684**	3,984	17,389
Amortisation	**8,049**	6,401	25,646
Gain on sale of foreclosed properties	-	(257)	(2,553)
Increase/(decrease) in fair value of investment property	-	-	(28,042)
Interest in suspense	**(4,746)**	(6,271)	(14,098)
Profit/(loss) on disposal of property and equipment	-	-	(547)
Profit on disposal of property development	**666**	-	(937)
Provision for retirement benefit obligations	-	-	30,745
	72,585	69,314	231,608
Change in operating assets and liabilities			
Changes in other assets	**5,412**	2,158	(26,213)
Changes in assets held for sale	-	320	5,047
Changes in treasury deposits	**(67,604)**	(425,000)	(916,925)
Changes in other liabilities	**4,583**	19,218	70,253
Changes in accrued interest payable	**41,390**	14,442	15,097
Changes in loans to customers	**(247,109)**	(360,514)	(1,198,365)
Net cash generated from operating activities	**(190,742)**	(680,062)	(1,819,498)
Investing activities			
Purchase of property and equipment	**(24,076)**	(9,753)	(13,593)
Purchase of intangible assets	-	-	(4,562)
Proceeds from disposal of property and equipment	-	33	547
Proceeds from disposal of property development	-	-	27,252
Additions to property development	**(12,682)**	(27,399)	(76,263)
Net cash from investing activities	**(36,758)**	(37,119)	(66,619)
Financing activities			
Housing deposits certificates (HDC)	**215,631**	555,075	1,753,784
Plan Epargne Logement Savings (PEL)	**1,330**	77,777	274,465
Movement in borrowings	**(25,478)**	(18,548)	(81,821)
Movement in lease liabilities	**(1,580)**	3,732	(6,087)
Movement in Retirement Benefit Obligations	-	-	(38,558)
Dividends paid	**(13,677)**	-	-
Net cash from financing activities	**176,226**	618,036	1,901,783
Change in cash and cash equivalents	**(51,274)**	(99,145)	15,666
Movement in cash and cash equivalents			
Cash and cash equivalents at start of the year/period	**342,647**	326,981	326,981
Change in cash and cash equivalents	**(51,274)**	(99,145)	15,666
Cash and cash equivalents at end of the year/period	**291,373**	227,836	342,647
Cash and cash equivalents is made up of:			
Cash at bank and in hand	**305,899**	228,124	370,203
Bank overdrafts (Note 2)	**(14,526)**	(288)	(27,556)
	291,373	**227,836**	342,647
Non-cash transaction:			
Investment in subsidiary	-	-	-
Other liabilities	-	-	-

Notes to Accounts

1 LOANS TO CUSTOMERS - SECURED

	30 September 2025	30 September 2024	Audited 30 June 2025
	Rs'000	Rs'000	Rs'000
Staff loans	**8,098**	-	8,215
Fast loans and Flexi loans	**2,132,854**	1,665,977	2,009,091
Secured loans	**10,573,541**	9,961,044	10,450,679
Total loan advanced	**12,714,493**	11,627,021	12,467,985
Penalty provision	**(17,737)**	(19,559)	(18,338)
Interest suspended	**(166,716)**	(179,281)	(171,462)
Net loans advanced	**12,530,040**	11,428,181	12,278,185
Provision for credit losses (Note (b))	**(676,821)**	(665,106)	(1,034,460)
	11,853,219	10,763,075	11,243,725
Analysed as follows:			
Current	**448,935**	660,344	460,422
Non-current	**12,265,558**	10,966,677	12,007,563
	12,714,493	11,627,021	12,467,985

(b) Provision for credit losses

	Specific Provision	Portfolio Provision	Non Performing Exposure Prudential Provision	Performing Exposure Prudential Provision	Total
	Rs'000	Rs'000	Rs'000	Rs'000	Rs'000
At 1 July 2024	587,514	77,183	-	-	664,697
Movement during the period	(2,438)	2,847	-	-	409
At 30 September 2024	585,076	80,030	-	-	665,106
At 1 July 2024					
- As previously reported	587,514	77,183			664,697
- Effect of prior year adjustments	344,608	(5,243)			339,365
- As restated	932,122	71,940	-	-	1,004,062
Movement during the year	18,580	5,976	-	5,842	30,398
At 30 June 2025	950,702	77,916	-	5,842	1,034,460
At 1 July 2025					
- As previously reported	**950,702**	**77,916**	**-**	**5,842**	**1,034,460**
- Effect of prior year adjustments	**(361,675)**	**8,999**	**-**	**2,347**	**(350,329)**
- As restated	**589,027**	**86,915**	**-**	**8,189**	**684,131**
Movement during the period	**(11,402)**	**2,019**	**-**	**2,073**	**(7,310)**
At 30 September 2025	**577,625**	**88,934**	**-**	**10,262**	**676,821**

2 BORROWINGS

	30 September 2025	30 September 2024	Audited 30 June 2025
	Rs'000	Rs'000	Rs'000
Current			
Bank overdrafts (secured)	**14,526**	288	27,556
Loan capital	**6,288**	602	6,288
Bank loans	**100,345**	94,963	100,345
	121,159	95,853	134,189
Non-current			
Loan capital	**74,165**	6,451	75,067
Bank loans	**201,961**	369,494	226,537
	276,126	375,945	301,604
Total borrowings	**397,285**	471,798	435,793