

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

				Audited
		30 September	30 September	30 June
		2025	2024	2025
		Rs'000	Rs'000	Rs'000
ASSETS	<u>Notes</u>			
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
	ν.			
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	. Tel 41.	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







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

Interest income		3 Months to 30 September 2025 Rs'000	3 Months to 30 September 2024 Rs'000	30 June 2025 Rs'000
Net 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 inventotics sold - - (26,315) Cost of sales of properties under VEFA (35,614) - (26,315) Gain/losses on properties sold (6660 - 9376 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 (37,628) (83,204) (418,732) Other expenses (37,628) (83,204) (418,732) Operating profit (5,533 65,200 173,793 Operating profit (5,533 65,200 173,793 Operating profit (5,933 65,200 173,793 Operating profit (5,934 65,933 65,200 173,793 Operating profit (5,942 73,113 64,424 72,617 Other provisions (7,03 73,113 64,424 72,617 Other Comprehension Income (2,073 - 12,617 Other Comprehensive income for the year/period 73,113 64,424 234,888 Other comprehensive income for the year/period 73,113 64,424 234,888 Other comprehensive income for the year/period 73,113 64,424 234,888 Operating profit (3,000 73,113 64,424 234,888 Operating profit	Interact income			
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 inventotics 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 </td <td></td> <td></td> <td></td> <td></td>				
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 inventotics 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) Operating income 153,560 148,403 592,525 Personnel expenses (52,739) (53,065) (280,784) Operating profit 65,933 65,200 173,793 Other expenses (24,156) (19,754) (49,413) Non-interest expense (87	1 2 3 4 4 5 5 5 6 5 6 5 6 5 6 5 6 5 6 5 6 5 6			
Rent received 678	Net interest income	124,433	117,323	402,077
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 (26,315) Cost of sales of properties under VEFA (35,614) - (26,315) Cost of sales of properties under VEFA (35,614) - (26,315) Cost of sales of properties under VEFA (35,614) - (36,315) Cost of sales of properties with customers (6666) - (937) Cost of sales of properties with customers (35,614) - (26,315) Cost of sales of properties with customers (35,614) - (26,315) Cost of sales of properties with customers (35,614) - (35,614) - (36,315) Cost of sales of properties with customers (35,614) - (35,614) - (36,315) Cost of sales of properties with customers (35,614) - (35,614)	Fee and commission income	12,138	11,334	46,422
Policy fees and charges on loan	Rent received		7	100
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 inventotics 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 (2,073) (374) (991) Prudential Provisions (2,073) 2	Policy fees and charges on loan		5,234	
Non-interest income 29,794 30,880 122,511			DOMESTIC OF STREET	
Cost of property development inventoties sold				
Cost of property development inventoties sold		24.040		27.252
Cost of sales of properties under VEFA (35,614) - (26,315)		34,948		27,252
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 - 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 1 2 43,070 <td></td> <td>-</td> <td>-</td> <td>(0.6.01.5)</td>		-	-	(0.6.01.5)
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: - - 19,202 Gain on revaluation of land & buildings - - - -	75 175			
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	Gain/losses on properties sold	(666)	 	937
Depreciation and amortisation	Operating income	153,560	148,403	592,525
Depreciation and amortisation	Personnel expenses	(52,739)	(53,065)	(280,784)
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: - - 19,202 Gain on revaluation of land & buildings - - 19,202 Gain on revaluation of land & buildings - - - Gain on revaluation of land & buildings - - - Gother comprehensive income for the year/period 7 - - Other compre				CT 100 100 1
Non-interest expense (87,628) (83,204) (418,732) Operating profit (Net impairment loss on financial assets including write-off)/Release of allowance for credit impairment 65,933 65,200 173,793 Other provisions (73) (374) (991) Prudential Provisions (2,073) - (5,842) Gain on sale of foreclosed properties (2,073) - (5,842) Increase in fair value of investment property (2,073) - (2,553) Increase in fair value of investment property (2,073) - (2,8042) Profit for the year/period (73,113) 64,424 172,617 Other Comprehension Income Items that will not be reclassified to profit or loss: - (2,073) - (2,073) Remeasurement of post-employment benefit obligations - (2,073) - (2,073) - (2,072) Other comprehensive income for the year/period (2,073) - (2,073) - (2,072) - (2,072) Total comprehensive income for the year/period (73,113) 64,424 234,889				S
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Other provisions Prudential Provisions (2,073) (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 Gain on revaluation of land & buildings - 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 73,113 64,424 234,889 Total comprehensive income for the year/period 73,113 64,424 234,889	(Net impairment loss on financial assets including write-	65,933	65,200	173,793
Prudential Provisions Gain on sale of foreclosed properties Increase in fair value of investment property Profit for the year/period Other Comprehension Income Items that will not be reclassified to profit or loss: Remeasurement of post-employment benefit obligations Gain on revaluation of land & buildings Items that will be reclassified to profit or loss Other comprehensive income for the year/period Total comprehensive income for the year/period 73,113 64,424 234,889		9,326	(659)	(24,938)
Gain on sale of foreclosed properties Increase in fair value of investment property 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 Gain on revaluation of land & buildings Items that will be reclassified to profit or loss Other comprehensive income for the year/period 73,113 64,424 234,889		(73)	(374)	(991)
Increase in fair value of investment property 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 Gain on revaluation of land & buildings Gain on revaluation of land & buildings Items that will be reclassified to profit or loss Other comprehensive income for the year/period Total comprehensive income for the year/period 73,113 64,424 234,889		(2,073)		(5,842)
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 Gain on revaluation of land & buildings Items that will be reclassified to profit or loss Other comprehensive income for the year/period Total comprehensive income for the year/period 73,113 64,424 234,889		·	257	2,553
Other Comprehension Income Items that will not be reclassified to profit or loss: Remeasurement of post-employment benefit obligations Gain on revaluation of land & buildings - 43,070 Items that will be reclassified to profit or loss Other comprehensive income for the year/period Total comprehensive income for the year/period 73,113 64,424 234,889				28,042
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 73,113 64,424 234,889 Formings per share (Ps) prepared 2.66 2.272	Profit for the year/period	73,113	64,424	172,617
Gain on revaluation of land & buildings Items that will be reclassified to profit or loss Other comprehensive income for the year/period Total comprehensive income for the year/period 73,113 64,424 234,889	Items that will not be reclassified to profit or loss:			
Items that will be reclassified to profit or loss Other comprehensive income for the year/period Total comprehensive income for the year/period 73,113 64,424 234,889		2-		19,202
Other comprehensive income for the year/period - 62,272 Total comprehensive income for the year/period 73,113 64,424 234,889		-	-	43,070
Total comprehensive income for the year/period 73,113 64,424 234,889			<u> </u>	-
Formings may share (Pa) as we sated	Other comprehensive income for the year/period		-	62,272
Earnings per share (Rs) - as reported 3.66 3.22 8.63	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

			Building		Life			Performing	Performing Non Performing	
	Share	Revaluation	insurance	Retained	Insurance	Statutory	Other	Exposures	Exposures	
	capital	reserves	reserve	earnings	reserve	reserve	reserves	reserve	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	1	•	ã	64,424	•		î		3.0	64,424
Dividend	1		ì	(13,677)	•		ı	4		(13,677)
Transfer to performing exposure reserves	•	,	î	(!	ı	•	(29,733)	29,733	(1)	
Transfer to non performing exposure reserves			î	,	ı	,	(42,206)		42,206	1
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	30	3.	3,479,353
 Effect of prior year adjustments 	ï	586		(332,052)	à	, A	ì	1		(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			1	172,617			1		•	172,617
Other comprehensive income/(loss) for the year		43,070	,	19,202	3		4	1	•	62,272
Total comprehensive income/(loss) for the year		43,070	1	191,819			-	•		234,889
Transfer to performing exposure reserves		,	1	ı		•	(17,376)	17,376	4	aro
Dividend		1	1	(13,677)	1	1	ì	1	3	(13,677)
At 30 June 2025	200,000	594,229	116,810	2,041,375	110,494	200,000	89,214	17,376	3	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	1:	3,369,498
- Effect of prior year adjustments	ī	7	-	350,329	•	(0)	ı	œ	1	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	1	i	1	73,113	ä	,	î	1	1	73,113
Dividend	,	î	Ţ	(17,265)	ä	1	î	31	•	(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 Rs'000	30 September 2024 Rs'000	Audited 30 June 2025 Rs'000
Operating activities			
Profit for the period/year Adjustments for:	73,113	64,424	172,617
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 Purchase of intangible assets Proceeds from disposal of property and equipment Proceeds from disposal of property development Additions to property development Net cash from investing activities	(24,076) - - - (12,682) (36,758)	(9,753) - 33 - (27,399) (37,119)	(13,593) (4,562) 547 27,252 (76,263) (66,619)
Financing activities	()/		(**)***)
Housing deposits certificates (HDC) Plan Epargne Logement Savings (PEL)	215,631 1,330	555,075 77,777	1,753,784 274,465
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		224.001	******
Change in cash and cash equivalents	342,647	326,981	326,981
Cash and cash equivalents at end of the year/period	(51,274)	(99,145)	15,666
Cash and cash equivalents at end of the year/period	291,373	227,836	342,647
Cash at bank and in hand	205 000	220 124	270 202
Bank overdrafts (Note 2)	305,899	228,124	370,203
	(14,526) 291,373	(288) 227,836	(27,556) 342,647
Non-cash transaction:	271,3/3	447,030	372,047
Investment in subsidiary Other liabilities		-	-





MAURITIUS HOUSING COMPANY LTD

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

Trovision for cream rosses	Specific Provision Rs'000	Portfolio Provision Rs'000	Non Performing Exposure Prudential Provision Rs'000	Performing Exposure Prudential Provision Rs'000	Total 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

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