

FIRST HOUSING FINANCE (TANZANIA) LIMITED

PUBLICATION OF AUDITED FINANCIAL STATEMENTS



Issued pursuant to Regulation 58 of The Banking and Financial Institutions (Mortgage Finance) Regulations, 2015.

CONDENSED STATEMENT OF FINANCIAL POSITION AS AT 31ST DECEMBER 2023

(Amounts in thousand shillings)

	Current Year	Previous Year
	31st Dec. 2023	31st Dec. 2022
A. ASSETS		
1. Cash	149	1,532
2. Balances with Bank of Tanzania	-	-
3. Investments in Government Securities	3,600,562	3,601,363
4. Balances with Other Banks and Financial Institutions	3,986,264	6,695,407
5. Cheques and Items for Clearing	-	-
6. Inter-branch Float Items	-	-
7. Bills Negotiated	-	-
8. Customers' Liabilities for Acceptances	-	-
9. Interbank Loans Receivables	-	-
10. Investments in Other Securities	-	-
11. Loans, Advances and Overdrafts (Net of Allowances for Expected Losses)	27,439,967	19,561,504
12. Other Assets	843,009	706,753
13. Equity Investments	1,622,000	1,622,000
14. Underwriting Accounts	-	-
15. Property, Plant and Equipment	230,990	323,876
16. TOTAL ASSETS	37,722,941	32,512,435
B. LIABILITIES		
17. Deposits from Other Banks and Financial Institutions	-	-
18. Customer Deposits	1,880,605	911,787
19. Cash Letters of Credit	-	-
20. Special Deposits	-	-
21. Payment Orders/ Transfers Payable	-	-
22. Bankers' Cheques and Drafts Issued	-	-
23. Accrued Taxes and Expenses Payable	557,439	793,444
24. Acceptances Outstanding	-	-
25. Inter-branch Float Items	-	-
26. Unearned Income, Other Deferred Charges & Taxes	41,070	41,070
27. Other Liabilities (Lease liabilities)	181,852	261,198
28. Borrowings	16,208,723	12,003,729
29. TOTAL LIABILITIES	18,869,689	14,011,228
30. NET ASSETS/(LIABILITIES) (16 minus 29)	18,853,252	18,501,207
C. SHAREHOLDERS' FUNDS		
31. Paid up Share Capital	21,800,000	21,800,000
32. Share premium	-	-
33. Capital Reserve	-	-
34. Retained Earnings	(3,394,624)	(3,678,678)
35. Profit/(Loss) Account	352,045	284,054
36. Fair Value Reserve	95,831	95,831
37. Minority Interest	-	-
38. TOTAL SHAREHOLDERS' FUNDS	18,853,252	18,501,207
39. Contingent Liabilities	-	-
40. Non-Performing Loans & Advances	846,650	561,178
41. Allowance for Expected Losses	248,747	135,812
42. Other Non-Performing Assets	-	-
D. SELECTED FINANCIAL CONDITION INDICATORS		
(i). Shareholders' Funds to Total Assets	49.98%	56.91%
(ii). Non-Performing Loans to Total Gross Loans	3.06%	2.85%
(iii). Gross Loans & Advances to Total Deposits	1472.33%	2160.30%
(iv). Loans & Advances to Total Assets	72.74%	60.17%
(v). Earning Assets to Total Assets	95.18%	91.84%
(vi). Deposits Growth	106.25%	86.81%
(vii). Assets Growth	16.03%	56.57%

The above extracts are from the Financial Statements of the Financial Institution for the year ended 31st December 2022, which have been prepared in accordance with International Financial Reporting Standards (IFRS). The Financial Statements were audited by PricewaterhouseCoopers - Certified Public Accountants and received an unqualified audit report.

Name and Title	Signature	Date
Sasa M. Chonza (Chief Executive Officer)	(Signed)	09.04.2024
Amulike E. Kamwela (Chief Financial Officer)	(Signed)	09.04.2024
Isambo Binde (Internal Audit Manager)	(Signed)	09.04.2024

CONDENSED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE YEAR ENDED 31ST DECEMBER 2023

(Amounts in Thousand shillings)

	Current Year	Previous Year
	31st Dec. 2023	31st Dec. 2022
1. Interest Income	4,833,462	3,855,309
2. Interest Expense	(1,487,940)	(1,000,506)
3. Net Interest Income	3,345,522	2,854,803
4. Bad Debts Written-Off	-	-
5. Impairment Reversal / (Losses)	(106,888)	(96,711)
6. Non Interest Income :	205,398	167,890
6.1 Foreign Currency Dealings and Translation Gains/ (Loss)	(1,237)	(1,480)
6.2 Fees and Commissions	152,147	93,770
6.3 Dividend Income	36,900	27,590
6.4 Other Operating Income	17,588	48,010
7. Non Interest Expenses :	(3,040,590)	(2,619,191)
7.1 Salaries and Benefit	(1,774,369)	(1,568,574)
7.2 Fees and Commissions	-	-
7.3 Other Operating Expenses	(1,266,221)	(1,050,617)
8. Operating Income/ (Loss)	403,442	306,791
9. Income Tax Provision	(51,397)	(22,737)
10. Net Income/ (Loss) after Income Tax	352,045	284,054
11. Other Comprehensive Income	-	-
12. Total Comprehensive Income/ (Loss)	352,045	284,054
13. Number of Employees	27	23
14. Basic Earnings Per Share	1.61	1.30
15. Number of Branches	1	1
SELECTED PERFORMANCE INDICATORS		
(i). Return on Average Total Assets	1.00%	1.07%
(ii). Return on Average Shareholder's Fund	1.88%	1.55%
(iii). Non Interest Expense to Gross Income	85.63%	86.65%
(iv). Net Interest Income to Average Earning Assets	10.17%	11.84%

CONDENSED STATEMENT OF CHANGES IN EQUITY AS AT 31st DECEMBER 2023

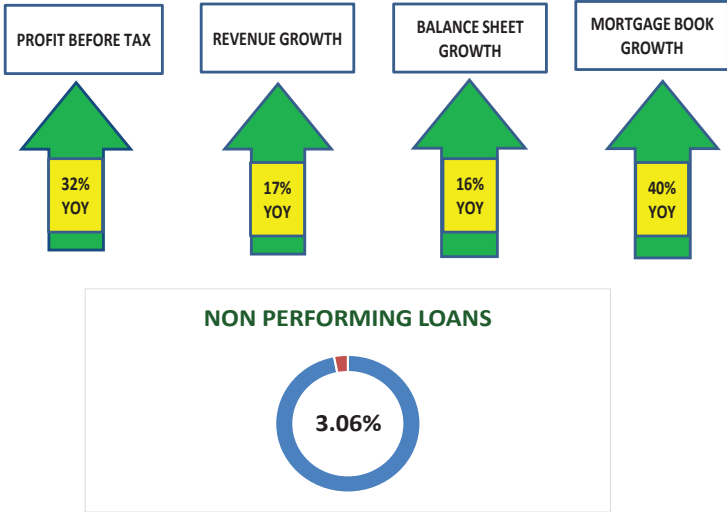
(Amounts in Thousand shillings)

	Share Capital	Share premium	Retained Earnings	Regulatory reserve	General Provision Reserve	Others (Fair Value Reserve)	Total
Current Year (2023)							
Balance as at the beginning of the year	21,800,000	-	(3,456,952)	62,328	-	95,831	18,501,207
Profit/(Loss) for the year	-	-	352,045	-	-	-	352,045
Transactions with owners	-	-	-	-	-	-	-
Dividends Paid	-	-	-	-	-	-	-
Regulatory Reserve	-	-	(214,812)	214,812	-	-	-
General Provision	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-
Balance as at the end of the year	21,800,000	-	(3,319,719)	277,140	-	95,831	18,853,252
Previous Year (2022)							
Balance as at the beginning of the Year	21,800,000	-	(3,703,026)	24,348	-	95,831	18,217,153
Profit/(Loss) for the year	-	-	284,054	-	-	-	284,054
Other Comprehensive Income	-	-	-	-	-	-	-
Transactions with owners	-	-	-	-	-	-	-
Dividends Paid	-	-	-	-	-	-	-
Regulatory Reserve	-	-	(37,980)	37,980	-	-	-
General Provision	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-
Balance as at the end of the year	21,800,000	-	(3,456,952)	62,328	-	95,831	18,501,207

We, the undersigned directors, attest to the faithful representation of the above statements. We declare that the statements have been examined by us and, to the best of our knowledge and belief, have been prepared in conformance with International Financial Reporting Standards and the requirements of the Banking and Financial Institutions Act, 2006 and they present a true and fair view.

Name	Signature	Date
Charles Mugila (Chairman)	(Signed)	09.04.2024
Margaret Ikongo (Director)	(Signed)	09.04.2024

KEY FINANCIAL HIGHLIGHTS



CONDENSED STATEMENT OF CASH FLOW FOR THE YEAR ENDED 31ST DECEMBER 2023

(Amounts in Thousand shillings)

	Current Year	Previous Year
	31st Dec. 2023	31st Dec. 2022
I. Cash Flow from Operating Activities:		
Net Income/ (Loss) before tax	403,442	306,791
Adjustments for		
- Impairment/ Amortization/ Depreciation & Non-cash items	230,222	297,712
- Net Change in Loans and Advances	(7,991,398)	(6,075,097)
- Gain/Loss from Sale of Assets	-	-
- Net Change in Deposits	968,818	423,700
- Net Change in Short Term Negotiable Securities	-	-
- Net Change in Other Liabilities	(236,005)	119,974
- Net Change in Other Assets	(119,805)	(150,770)
- Tax Paid	(61,397)	(44,803)
- Other	29,808	219,473
Net Cash (Used)/ Provided by Operating Activities	(6,776,315)	(4,903,020)
II. Cash Flow from Investing Activities		
- Matured deposits with banks	2,247,141	(5,495,357)
- Purchase of Fixed Assets	(25,262)	(30,904)
- Proceeds from Sale of Fixed Assets	-	-
- Purchase of TMRC Securities	-	-
- Investment in Govt Securities	-	-
- Purchase of Intangibles	(11,637)	(2,348)
Net Cash (Used) by Investing Activities	2,210,242	(5,528,609)
III. Cash Flow from Financing Activities		
- Repayment of Long-Term Debt	(2,800,000)	-
- Proceeds from Issuance of Long Term Debt	-	-
- Proceeds from Issuance of Share Capital	-	-
- Payment of Cash Dividends	-	-
- Repayment of principal portion of lease liabilities	(103,333)	(99,297)
- Others (New Loan from TMRC & NBC Bank (T) Ltd)	7,000,000	10,800,000
Net Cash Provided by Financing Activities	4,096,667	10,700,703
IV. Cash and Cash Equivalents		
Net Increase / (Decrease) in Cash and Cash equivalents	(469,406)	269,074
Cash and Cash Equivalents at the Beginning of the period	1,214,860	945,786
Cash and Cash Equivalents at the End of the period	745,454	1,214,860