Reviewed Results for the six-month period ended 30 June 2024

ISIN Code: SZE000331031 Share Code: SBC
Listed on the Eswatini Stock Exchange

HIGHLIGHTS

Gross loan book growth of	Group revenue growth of	Earnings per share decrease of	Residential occupancy growth of
2.1% ▲	3.2% ▲	55.6% ▼	18.8% ▲

Figures in Emalangeni	6 months to 30 June 2024 Reviewed	12 months to 31 December 2023 Audited	6 months to 30 June 2023 Reviewed*
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME			
Revenue	216 351 808	433 954 911	209 787 801
Operating expenses	(93 163 446)	(197 645 342)	(85 419 116)
Impairment loss on loan and advances	(5 889 412)	(1 450 088)	(7 935 603)
OPERATING PROFIT	**117 298 950**	**234 859 481**	**116 435 082**
Other income	34 974 975	88 501 813	45 663 589
Finance costs	(146 304 521)	(273 339 037)	(130 943 388)
PROFIT BEFORE TAXATION	**5 969 404**	**50 022 257**	**31 155 283**
Taxation	1 960 727	(21 078 199)	(14 174 225)
PROFIT FOR THE PERIOD/YEAR	**7 930 131**	**28 944 058**	**16 981 058**
Other comprehensive income	-	-	-
TOTAL COMPREHENSIVE INCOME	**7 930 131**	**28 944 058**	**16 981 058**
TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:			
Owners of the parent	7 930 131	28 944 058	16 982 685
Non-controlling interest	-	-	(1 627)
	7 930 131	**28 944 058**	**16 981 058**
Earnings per share (cents)	8	30	18
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION			
ASSETS			
NON-CURRENT ASSETS			
Investment property	347 109 771	347 085 871	345 302 763
Property, plant and equipment	4 628 819	3 971 469	4 257 307
Goodwill	209 448 253	209 448 253	209 448 253
Intangible assets	4 460 924	4 796 778	4 690 615
Amounts owing by related parties	64 240 196	63 000 000	105 016 376
Other financial assets	261 351 414	261 351 414	105 354 270
Deferred tax asset	45 022 082	40 596 748	35 309 108
Loans and advances	1 062 667 766	1 045 091 545	1 058 218 041
Right of use assets	3 806 708	3 757 455	4 697 901
	2 002 735 933	**1 979 099 533**	**1 872 294 634**
CURRENT ASSETS			
Amounts owing by related parties	519 286 514	473 986 227	512 947 226
Loan to contractor	11 877 368	11 430 648	10 111 854
Current tax receivable	11 180 687	6 182 708	1 589 601
Work in progress	2 355 110	1 952 388	766 076
Loans and advances	328 338 751	319 527 682	322 612 267
Trade and other receivables	32 953 012	60 265 254	53 077 747
Cash and cash equivalents	81 660 208	91 275 966	94 648 036
	987 651 650	**964 620 873**	**995 752 807**
TOTAL ASSETS	**2 990 387 583**	**2 943 720 406**	**2 868 047 441**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	348 329 629	348 329 629	348 329 629
Retained earnings	107 239 440	122 531 071	130 569 698
	455 569 069	**470 860 700**	**478 899 327**
Non-controlling interest	-	-	38 858
	455 569 069	**470 860 700**	**478 938 185**
NON-CURRENT LIABILITIES			
Amount owing to related parties	335 650 941	288 296 093	246 772 301
Other financial liabilities	900 854 236	1 048 979 006	987 544 140
Trade and other payables	-	-	11 423 734
Deferred income	17 471 728	-	-
Lease liabilities	2 487 960	2 323 026	3 142 452
	1 256 464 865	**1 339 598 125**	**1 248 882 627**
CURRENT LIABILITIES			
Amounts owing to related parties	502 557 462	412 636 973	284 100 804
Other financial liabilities	760 970 672	690 716 716	836 537 396
Current tax payable	-	-	3 233 255
Trade and other payables	7 314 613	28 129 479	14 513 114
Deferred income	5 823 909	-	-
Lease liabilities	1 686 993	1 778 413	1 842 060
	1 278 353 649	**1 133 261 581**	**1 140 226 629**
TOTAL LIABILITIES	**2 534 818 514**	**2 472 859 706**	**2 389 109 256**
TOTAL EQUITY AND LIABILITIES	**2 990 387 583**	**2 943 720 406**	**2 868 047 441**
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY			
SHARE CAPITAL	**9 649**	**9 649**	**9 649**
Balance at the beginning of the year	9 649	9 649	9 649
SHARE PREMIUM	**348 319 980**	**348 319 980**	**348 319 980**
Balance at the beginning of the year	348 319 980	348 319 980	348 319 980
RETAINED EARNINGS	**107 239 440**	**122 531 071**	**130 569 698**
Balance at the beginning of the year	122 531 071	143 587 013	143 587 013
Dividends declared	-	(50 000 000)	(30 000 000)
Profit for the year	7 930 131	28 944 058	16 982 685
Prior year adjustment	(23 221 762)	-	-
NON-CONTROLLING INTEREST	-	-	**38 858**
Balance at the beginning of the year	-	40 485	40 485
Movement for the year	-	(40 485)	(1 627)
TOTAL EQUITY	**455 569 069**	**470 860 700**	**478 938 185**
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS			
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash generated from/(used in) operations	131 177 529	45 062 067	(103 439 172)
Interest income	34 974 975	88 501 813	40 683 240
Interest paid	(101 707 347)	(180 436 655)	(82 034 744)
Tax paid	(7 462 586)	(37 337 098)	(11 820 342)
NET CASH GENERATED FROM/(USED IN) OPERATING ACTIVITIES	**56 982 571**	**(84 209 873)**	**(156 611 018)**
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of property, plant and equipment	(1 564 767)	(1 796 749)	(1 205 150)
Proceeds on sale of property, plant and equipment	20 000	68 983	21 461
Expenditure incurred on investment property	(426 622)	(2 124 010)	(340 902)
Purchase of other intangible assets	(969 520)	(2 876 191)	(1 417 068,00)
NET CASH USED IN INVESTING ACTIVITIES	**(2 940 909)**	**(6 727 967)**	**(2 941 659)**
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of loans from Group and related party companies	(42 801 757)	(97 669 509)	-
Proceeds from loans from Group and related party companies	137 035 000	135 200 000	115 000 000
Repayment of other financial liabilities	(168 223 601)	(242 574 610)	(56 023 151)
Proceeds from other financial liabilities	11 444 450	280 103 109	66 458 197
Repayment of lease liabilities	(1 111 512)	(1 926 121)	(315 270)
Dividends paid	-	(50 000 000)	(30 000 000)
NET CASH (USED IN)/ GENERATED BY FINANCING ACTIVITIES	**(63 657 420)**	**23 132 869**	**95 119 776**

Figures in Emalangeni	6 months to 30 June 2024 Reviewed	12 months to 31 December 2023 Audited	6 months to 30 June 2023 Reviewed*
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (CONT.)			
TOTAL CASH MOVEMENT FOR THE YEAR	**(9 615 758)**	**(67 804 971)**	**(64 432 901)**
Cash at the beginning of the period/ year	91 275 966	159 080 937	159 080 937
TOTAL CASH AT END OF THE PERIOD/ YEAR	**81 660 208**	**91 275 966**	**94 648 036**

*Prior period figures were restated between financing and operating activities to appropriately disclose the nature of the cash flows. Furthermore, cash flows presented as part of financing activities have been restated to be presented on a gross basis, showing gross cash receipts and gross cash payments in accordance with the requirements of IAS 7. The net effect on the cash flow statement equated to E nil.

NOTES

1. STATEMENT OF COMPLIANCE

The interim financial results have been prepared in accordance with International Financial Reporting Standards (IFRS) and IAS 34, in the manner required by the Companies Act of Eswatini. The accounting policies and methods of compilation applied in these financial results are consistent with those applied in the preparation of the prior year annual financial statements for the year ended 31 December 2023.

The financial results have been prepared under the supervision of the Group Chief Financial Officer, Mr S. Leas CA (SA).

2. HEADLINE EARNINGS

2.1 EARNINGS PER SHARE (CENTS)			
Earnings per share (cents)	8	30	18
2.2. NUMBER OF ORDINARY SHARES OF E0.0001 EACH IN ISSUE			
Actual	98 490 000	96 490 000	98 490 000
Weighted average	98 490 000	96 490 000	98 490 000
Diluted	**98 490 000**	**96 490 000**	**98 490 000**
3. LOANS AND ADVANCES			
Advances	1 434 361 853	1 402 860 524	1 421 201 540
Impairment for credit losses of loans and advances	(43 355 336)	(38 241 297)	(40 371 232)
	1 391 006 517	**1 364 619 227**	**1 380 830 308**
4. CASH AND CASH EQUIVALENTS	**81 660 208**	**91 275 966**	**94 648 036**
5. OTHER FINANCIAL LIABILITIES			
5.1 HELD AT AMORTISED COST			
Medium term notes	800 555 068	853 256 743	940 686 224
Term loans	328 808 244	341 344 174	310 031 925
Promissory notes	532 461 596	545 094 805	573 363 387
	1 661 824 908	**1 739 695 722**	**1 824 081 536**

5.2 MEDIUM TERM NOTE PROGRAMME

The Group raises funds through Promissory Notes and Medium Term Note Programmes (MTNs). The MTNs are listed on the Eswatini Stock Exchange in the name of SBC Limited and Select Limited, and in total, had an available facility of E502 150 578 as at 30 June 2024 (June 2023: E395 323 233).

6. RELATED PARTY TRANSACTIONS

Transactions with holding company and fellow subsidiaries:

Administration and management fees	(33 721 286)	(57 057 716)	(29 261 081)
IT infrastructure	(1 907 726)	(3 379 307)	(1 488 530)
Net interest income	76 166 816	138 956 401	15 450 002
Rental income	2 311 425	4 456 406	2 130 858

There have been no guarantees provided or received for any related party receivables or payables. The Group has not recorded any impairment of receivables relating to amounts owed by related parties during the period.

7. CASH GENERATED FROM OPERATIONS			
Profit before tax	5 969 404	50 022 257	31 155 283
Adjustments for:			
Depreciation	14 957 758	7 563 486	2 993 741
Write offs	4 407 034	15 636 184	6 066 604
Interest income	(34 974 975)	(88 501 813)	(45 663 589)
Finance costs	146 304 521	273 339 037	130 943 388
Assets recognised under new lease	-	-	-
Profit on disposal of assets	(20 000)	(98 434)	(21 461)
Gains on exchange differences	(128 558)	(11 061)	-
Provision for/(reversal of) impairment for credit losses of loans and advances	(5 889 412)	(1 450 088)	1 868 999
Changes in working capital:			
(Decrease)/ increase in trade and other receivables	26 865 522	(34 306 656)	(9 694 148)
(Decrease)/ increase in trade and other payables	(28 129 479)	8 061 254	(911 473)
Increase in deferred income	23 295 637	-	
Increase in prepayments to contractor	-	-	(596 873)
Increase in loans and advances	(32 276 702)	(111 591 620)	(134 288 213)
Movement from related party loans	10 796 779	(75 050 567)	(85 300 427)
	131 177 529	**45 062 067**	**(103 439 172)**

COMMENTARY

INTRODUCTION

SBC Limited is listed on the Eswatini Stock Exchange and is the majority shareholder of Select Limited, Pine Acres and Lesana Lesotho Limited.

From an operational and management structure:

- the Eswatini consumer lending business is housed in Select Limited;
- the Lesotho consumer lending business is housed in Lesana Lesotho Limited; and
- Pine Acres houses the property development business in Eswatini and is also reported on separately.

CORPORATE TRANSACTIONS DURING THE YEAR

There were no corporate transactions during the period under review. Reference is however made to the below two corporate transactions which were executed in the prior financial year ended 31 December 2023:

- SBC Limited's acquisition of the 100% share capital of Lesana Lesotho Limited from Select Limited:
  - This transaction had no impact on the current period under review's financial performance due to the transaction being executed within the SBC Group.
- Select Limited's acquisition of a 10.51% minority stake in Ezabeni Property Holdings (Pty) Limited:
  - As this prior year transaction involved parties outside of the SBC Group, this financial impact can be noted in the current period under review.
  - As a result of the purchase consideration payable by Select of E261m for its 10.51% equity stake in Ezabeni being offset by a receivable from Ezabeni's shareholder to Select, the financial impact of lost interest income from this intergroup receivable in Select's financial information was noted in the 2024 period under review.
  - As noted in prior communications, although the short to medium term impact of the lost interest income in Select's and SBC's profitability can be noted, management is confident that substantial future growth will be extracted from this investment which is further aligned to the Select Group's long term property strategy.

OPERATIONAL REVIEW

The financial results for the period ending on 30 June 2024 reflect a challenging market environment that impacted SBC Limited's financial performance. The higher interest cost cycle of the market had a significant impact on our financial performance. Management anticipates a reduction in the high interest rate cycle during quarter four of 2024, which is expected to improve the Group's future profitability.

Eswatini experienced economic growth of 4.8% in 2023, following a period of slow growth at 0.5% in 2022; the Ministry of Finance has forecasted a growth rate of 4.9% for 2024. South Africa continues to be Eswatini's main trading partner, accounting for about 68% of its exports and 72% of its imports. Therefore, it is evident that when the South African economy is struggling, the Eswatini economy is directly compromised.

In Lesotho, the competitive environment resulted in higher-than-expected inbound settlements, which hindered the Group's market share growth. We did however see a subsequent improvement in disbursements since quarter three. Lesana, has however grown by 11.6% on a profit before-tax line compared to June 2023, while the IMF projected the economy to only grow by 2.7% in 2024. The excellent result in Lesana demonstrated the ability to deliver substantial growth to the SBC Group, while management expects this trend to continue in the foreseeable future.

We have seen a continuous improvement in the Group's residential rental offering in Pine Acres, consisting of 147 units, ending on 95% occupancy (June 2023: 80%), indicative of the success of our residential offering in Eswatini. The retail centre remains fully occupied through long-term leases in place.

As a result of the success of our property portfolio, management have executed on the next phase of our longer term strategy to develop between 400 and 500 residential units in the foreseeable future. Complementing our existing 147 completed residential apartments and the 8 Embassy Town Houses will be the new development of between 100 and 150 affordable 1 and 2-bedroom units, which will be specifically designed and built:

- conventional sale (under the sectional title act)
- a "mortgage/rent to own product" will be provided by the Select Group to successful applicants and
- for additional rental stock.

This offering will be a first in Eswatini and will provide opportunities for home ownership to a sector of the market that has traditionally not qualified, due to restrictions in traditional bank finance.

In addition to the above-mentioned apartments, Pine Acres has commenced the building of 10 Town Houses. These will be available for rent, sale and Rent to Own and are intended for individuals who seek more than what the apartments offer. Construction commenced during June of this year and is planned to be completed by May 2025.

As a result of the success of our initial retail offering, management is also planning to develop the second phase retail centre at Malkerns Park View, Eswatini. The approximately 5,863 sqm of lettable space will be a high-end retail center, with a predominant focus on high quality brand tenants. It is Pine Acres' intention to continue to only develop buildings of high quality in design and finish to ensure they have long term tenants and financial sustainability.

In summary, regardless of the challenging market conditions, SBC Limited's commendable financial performance given the circumstances reflects its commitment to delivering value to shareholders through the execution of its strategic objectives. These objectives include the strategic intent to grow both its residential and commercial property portfolio and the underlying mortgage type loan products by leveraging off its existing loan book business and resources.

FINANCIAL REVIEW

Throughout the review period, the socio-economic environment in Eswatini and Lesotho remained stable. Nonetheless, we noticed a general reduction in the local Eswatini market, affecting both of our market segments as well as some of African Alliance Group's retail operations.

Despite facing challenges, SBC demonstrated resilience and achieved a reasonable outcome for the period ended 30 June 2024. Management focused on maintaining a strong liquidity position to support the growth of the loan book driven by disbursements which amounted to E209.2m (June 2023: E244.5m) for the period under review. Total disbursements in Eswatini decreased by 6.1% to E113.6m (June 2023: E121m), although stronger growth was experienced in the higher yielding shorter term products compared to June 2023. Disbursements in Lesotho ended on a disappointing E95.6 (June 2023: E123.5), whilst a higher yielding shorter term product was also introduced in Lesana during the second quarter of 2024 which is expected to yield stronger returns for the remainder of the 2024 year. As a result, the SBC aggregated gross loan book increased by approximately 2.1% to E1.43b (June 2023: E1.4b).

The SBC Group's consumer lending revenue grew by 2.4% to E207.1m (June 2023: E202.3m). This marginal loan book growth was due to the lower than anticipated growth in Lesana together with the high inbound settlements from competition, whilst our Eswatini business only maintained their market share. In both Eswatini and Lesotho, an all-inclusive yield of approximately 29.5% was maintained, which is expected to increase to the 30% levels in the foreseeable future with the reintroduction and growth strategy of the higher yielding shorter term products.

The SBC Group's revenues increased by 3.2% to E216.4m (June 2023: E209.8m), inclusive of revenue of E9.2m (June 2023: E7.5m) generated from the retail and residential rentals of our Malkerns Square property development.

The SBC Group's total operating expenses increased by 9.2% to E93.3m (June 2023: E85.4m), mainly as a result of investing in resources in Lesana to support the growth trajectory of this business. The Group's approach and strategy is to consistently empower and improve the capabilities of all stakeholders, including the investment in our staff compliment.

The book profit margin in both Eswatini and Lesotho was diluted compared to the prior comparable period due to the higher cost of debt, including both interest and debt-raising costs. Although a marginal increase can be noted in the bad debt provisions as a % of gross loan book, management was comfortable with the overall collection rate in Eswatini and Lesotho. The reasonably stable collection performance enabled the total SBC Group's impairment provision to end at 3.0% of the gross loan book, marginally higher than the June 2023 comparable period of 2.84%.

Due to the current high interest rate cycle and the investment made in Ezabeni Property Holdings during the 2023 financial year, finance costs (excluding interest income) of E146.3m (June 2023: E130.9m) increased by 11.8%, which was higher than the loan book growth. E26.8m (June 2023: E23.9m) of the total interest expense is attributed to the funding cost of the Malkerns Square project. The balance of this increase is attributed to growth in the consumer lending business coupled with the cost of carrying excess funding. As a percentage of revenue, consumer lending (excluding the impact of the investment made in Ezabeni Property Holdings) net interest expense amounted to 33.7% (June 2023: 30.4%).

Although the current period under review's profit after tax of E7.9m is indicative of a decline (June 2023: E16.9m), this was mainly attributable to the following three factors:

I. The high interest rate cycle resulting in higher interest cost of approximately E4.6m, which is not a permanent occurrence and should start to move back to normalised rates over the next 12 to 18 months.

II. The impact of the movement in provision for bad debts of E5.9m (June 2023: E1.9m).

III. Additional investment made in Ezabeni Property Holdings, resulting in a lower interest income through related party loan receivables of approximately E11.7m, although future fair value gains through capital appreciation are expected.

OUTLOOK

Property Outlook:

As previously communicated, Select Group's long-term strategy, specifically in Eswatini, aims to diversify its loan-book by providing "mortgage-type" financing to customers who are not currently being serviced by traditional banks. This will result in Select building a loan book backed by an underlying asset in the form of property.

The Group is currently exploring the feasibility of offering a "Rent to Own" housing product, whereby the customer would enter a long-term rental contract for a housing unit, with ultimate ownership transferring to the client upon the last rental instalment being paid. This new loan offering carries a materially different lending risk from our current loan book offerings, with a substantial advantage being that each loan is secured by an asset in the form of a Pine Acres developed property, which remains under the ownership of the Group up to the point that the last "Rent to Own" loan instalment is settled by the client.

Within the broader SBC group, Pine Acres has successfully developed a residential property development known as "Malkerns Square". The first two phases of this development were completed between 2021 and 2022, and the project has achieved excellent occupancy rates. The total occupancy rate ended on 91% in December 2023 and reached the 95% levels during quarter one of 2024. This strengthens the potential for further development of 400 to 600 residential units on the Malkerns Square property in the future. Management is prepared to execute on the 2024 planning and development of an additional 100 to 150 units, to be started in 2025. We are also planning to improve the already exceptional amenities by adding "Padel Courts" to the Malkerns Square public offering, which will be Eswatini's first professionally constructed Padel Courts in the Kingdom of Eswatini. Additionally, the company plans to commence the development of the second phase of its retail expansion, which is expected to be nearly three times more profitable than the current retail development.

As the current and future property developments will be completed under the Pine Acres stable, it is appropriate to consider restructuring the current Loan Book Company ("Select Ltd") and the Property Development Company ("Pine Acres") to achieve efficiencies and synergies in line with the longer-term strategy.

General Outlook:

Although the Eswatini payroll market has become saturated in recent years whilst still expecting inflationary growth, management is anticipating significant growth in the Lesotho payroll market to continue. Lesana aims to grow its current payroll-segment market share from 20% to 23% or more in 2024/25. As part of the 2024/25 strategy, the Group continues to aggressively expand various higher yielding short term products across Eswatini and Lesotho, in addition to its current product offerings.

Management retains an optimistic outlook for the SBC Group, owing to the various investments made in resources and the dedicated focus on liquidity management. As a result, SBC is in an excellent position to navigate the ever challenging business environment and take advantage of new opportunities as they arise. The management expresses confidence that SBC will continue to provide favourable, above inflationary returns to its shareholders for the foreseeable future.

FINANCIAL STATEMENTS

The interim annual financial statements for the period ended 30 June 2024 have not been audited, although SNG Grant Thornton Chartered Accountants (Eswatini) did perform an independent review. The full 31 December 2024 financial results will however include an audit report.

CORPORATE GOVERNANCE

The directors and management of SBC Limited confirm their continued commitment to the principles of openness, integrity and accountability as advocated by sound principles of Corporate Governance contained in the King Reports.

By order of the Board

T Dladla, Chairperson

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P.O. Box 5727, Mbabane H100 Telephone: (+268) 2518 5556
Directors: Hon. T Dladla (Chairperson), MM Dlamini, SM Ginindza, SK O'Sullivan* (*South African)

SPONSORING BROKER	TRANSFER SECRETARY	AUDITORS
African Alliance Eswatini	SNG Grant Thornton	SNG Grant Thornton
Securities Limited	Umkhiwa House, Lot 195,	Umkhiwa House, Lot 195,
1st Floor, Matsapha Link, Matsapha	Kal Grant Road, Mbabane	Kal Grant Road, Mbabane

8. SEGMENTAL ANALYSIS

	Consumer lending segments by geographic region						Segmental reporting by product group								
	Eswatini Consumer Lending			Lesotho Consumer Lending			Total Consumer Lending			Eswatini Property			Group		
Segmental reporting	30 Jun 2024	31 Dec 2023*	30 June 2023**	30 Jun 2024	31 Dec 2023*	30 June 2023**	30 Jun 2024	31 Dec 2023*	30 June 2023**	30 Jun 2024	31 Dec 2023*	30 June 2023**	30 Jun 2024	31 Dec 2023*	30 June 2023**
Revenue	114 510 649	229 103 270	111 760 060	92 605 150	188 632 820	90 511 150	207 115 799	417 736 090	202 271 210	9 236 009	16 218 821	7 496 744	216 351 808	433 954 911	209 767 687
Profit before taxation	2 327 566	37 324 572	28 800 821	26 745 328	58 091 016	23 961 587	29 072 894	95 415 588	52 762 408	(23 103 490)	(45 393 331)	(21 607 125)	5 969 404	50 022 257	31 155 283
Taxation	1 146 003	(17 594 444)	(13 387 584)	(1 025 448)	(15 509 688)	(6 282 842)	120 555	(33 104 132)	(19 670 426)	1 840 172	12 025 933	5 496 201	1 960 727	(21 078 199)	(14 174 225)
Profit for the period	3 473 569	19 730 128	15 413 237	25 719 880	42 581 328	17 678 745	29 193 449	62 311 456	33 091 982	(21 263 318)	(33 367 398)	(16 110 924)	7 930 131	28 944 058	16 981 058
Gross advances to customers	800 794 938	778 023 405	774 982 180	633 566 915	624 837 119	646 219 360	1 434 361 853	1 402 860 524	1 421 201 540	-	-	-	1 434 361 853	1 402 860 524	1 421 201 540
Impairment provisions	(29 203 122)	(24 857 371)	(25 078 009)	(14 152 214)	(13 383 926)	(15 293 224)	(43 355 336)	(38 241 297)	(40 371 233)	-	-	-	(43 355 336)	(38 241 297)	(40 371 233)
Net advances	771 591 816	753 166 034	749 904 171	619 414 701	611 453 193	630 926 136	1 391 006 517	1 364 619 227	1 380 830 307	-	-	-	1 391 006 517	1 364 619 227	1 380 830 307

Total segment assets, borrowings and Total segment liabilities are after the elimination of cross holdings between the segments.

The segments are aligned with management's approach to the business. As a result in the increased investment in housing, it is deemed appropriate to identify Property as a distinct segment from the existing consumer lending business.