

**SHELTER-AFRIQUE, KENYA**
**Credit rating note (May 2013)**

Category of values	Rating scale	Currency	Current rating	Previous rating	Outlook
Long-term	Regional	CFA	A	N/A	Stable
Short-term	Regional	CFA	A1	N/A	Stable

**Bloomfield Investment Corporation Contacts**
**Phone: + (225) 22 48 81 82/83**
**Fax : + (225) 22 48 86 12**
**Jean Paul TONGA, Operations Manager**  
[p.tonga@bloomfield-investment.com](mailto:p.tonga@bloomfield-investment.com)
**Olivier DICOH, Head of mission**  
[o.dicoh@bloomfield-investment.com](mailto:o.dicoh@bloomfield-investment.com)
**Maïmouna Coulibaly, Head of mission**  
[m.coulibaly@bloomfield-investment.com](mailto:m.coulibaly@bloomfield-investment.com)
[www.bloomfield-investment.com](http://www.bloomfield-investment.com)
**Basic financial data:**

In thousand US\$	2011	2012
Total assets	194 721	191 989
Loans	104 529	92 498
Own funds	87 414	95 658
Cash assets	82 135	33 358
Loans and advances	100 792	145 133
Interest income and equivalent	12 143	15 870
Net result	2 818	3 214

**Introduction**

SHELTER-AFRIQUE is a Multilateral Development Bank (MDB) established in 1982 and having its head office in Kenya. Its authorized capital amounts to US\$ 300 million and its corporate object is to promote in various forms (direct financing, acquisition of stake, joint venture, technical assistance) housing finance and urban development in the forty-four (44) African shareholder countries.

**Justification of the rating and outlook**

**Long-term:** High credit quality. Protection factors are good. However, risk factors are more variable and more significant in periods of economic pressure.

**Short-term:**

There is strong assurance for timely repayment. Liquidity factors are strong and are supported by good protection factors for key items. Risk factors are very low.

**The rating is based on the following positive factors:**

- High and increasing demand for housing to be met in the member countries;
- Increasing business volume (loans level);
- Improving interest margin, net banking income and net result;
- Proven good capacity to raise funds;
- Trust of international donors;
- Potential strong support of the main shareholder, the African Development Bank (ADB)

**Below are the main rating factors regarded as negative:**

- Lack of callable capital to serve as guarantee for lenders;
- CFA Franc liquidity needs to be improved and is strongly linked to the capacity to mobilize resources;
- Non-productive assets (non-performing loans) portfolio needs to be reduced;
- Operating profitability has to be improved;
- The legal environment is not secured enough in the countries of operation.