

“Good quarter driven by better than expected consumption levels in our Malls.”

Key figures for the quarter

(compared to same quarter last year)

Rs **8,714** per sqm
AVERAGE TRADING DENSITIES

▼-4%

Sep 2019: 2.0%
1.9%
VACANCY

Rs **1,680,974**
AVERAGE MONTHLY FOOTFALL

▼-7%

Rs **237** m
NET OPERATIONAL INCOME
REMAINS STABLE

Rs **16.86**
NET ASSET VALUE PER SHARE

▲+2%

Rs **7.8** bn
MARKET CAPITALISATION

▼-24%

COMMENTS ON THE QUARTER ended 30 September 2020

Financial Review

Ascencia delivered a robust performance for the quarter amidst challenging market conditions and uncertainty brought about by the pandemic. Net Operating Income stood at Rs 237m (Sep 19: Rs 237m) and Profit After Tax at Rs 114m (Sep 19: Rs 123m). The lower profit is mainly explained by specific expenditure related to the pandemic.

Operational Review

Consumption at national level went down by 4.1% in Q1, 32.5% in Q2 of calendar year 2020 and is expected to show another contraction for Q3. Our Malls have shown a high degree of resilience with consumption only down by 4% compared to last year for the quarter. This relatively strong performance is explained by the locations of our Malls, the urban market showing a stronger resilience than rural areas and a move away from high street retail to formal retail (Malls). Categories such as supermarkets, sport shops, health & beauty and household goods shops are doing well with a change in consumption pattern towards basic necessities. Moreover, the fashion category is also performing better than expected especially for strong brands (both international and local) probably explained by travel restrictions. Consequently, we saw a contraction in entertainment, accommodation & food services as well as jewellery.

Development Review

Construction on the Decathlon site is nearing completion. The building will be handed over to Decathlon in mid-December with an opening planned on the 1st April 2021. As for the Bagatelle Mall extension, phase 1 is completed with the opening of four shops namely Ralph Lauren, Gant, Lacoste and Fila. Burger King will open in January 2021 whilst phase 3 will open on the 12th March 2021 as planned.

Bond Issue

The bond program was increased to Rs 2.5bn out of which Rs 1.5bn will be raised during Q2. The proceeds from the initial bond issue will be used to fund the Bagatelle Mall Extension, the Decathlon building as well as the acquisition of the remaining stake in the Bo'Valon Mall to bring the total shareholding to 100%.

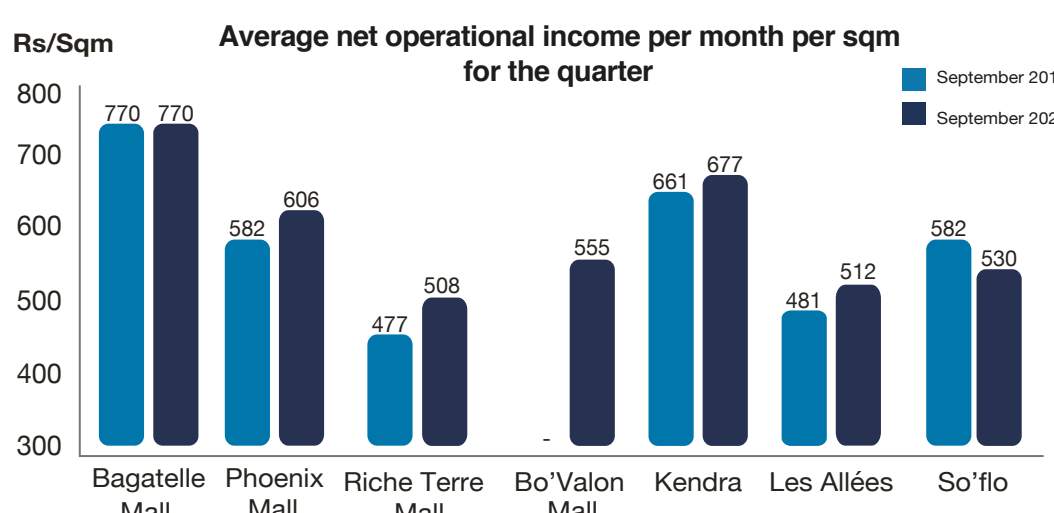
Outlook

For the next quarter, we expect consumption to remain close to the level of calendar year 2019. As for calendar year 2021, we remain cautious until the COVID 19 vaccine starts to have a real impact on the spread of the pandemic and the borders start to re-open across the globe.

By order of the Board
10 December 2020

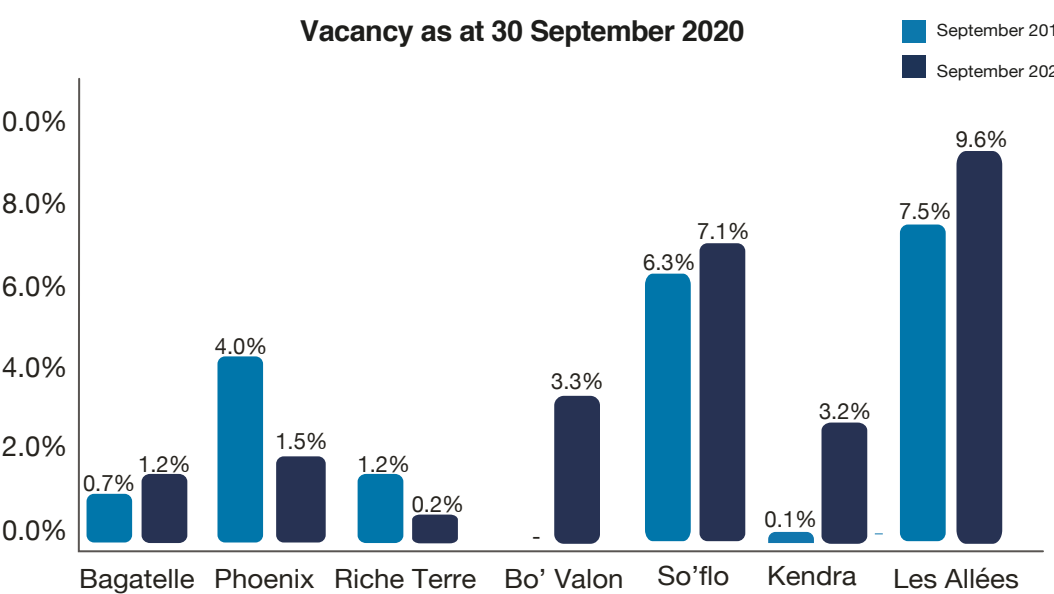
STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

In Rs 000	Unaudited quarter ended 30 September 2020	Unaudited quarter ended 30 September 2019	Audited year ended 30 June 2020
Continuing operations			
Revenue			
Operational revenue	311,724	315,302	1,273,229
Other operating income	7,340	10,068	30,976
Straight line rental accrual	9,255	(1,057)	28,890
Total revenue	328,319	324,313	1,333,095
Direct operating expenses arising from investment properties	(91,620)	(87,757)	(379,527)
Net operational income	236,699	236,556	953,568
Investment and other income	3,025	6,846	26,526
Administrative expenses	(63,755)	(35,177)	(338,716)
Operating profit	175,969	208,225	641,378
Share of profit from joint ventures	4,597	(70)	(4,775)
Change in fair value of investment properties	-	-	109,809
Profit before finance costs	180,566	208,155	746,412
Finance costs	(49,701)	(69,561)	(255,793)
Profit before tax	130,865	138,594	490,619
Income tax expense	(17,544)	(18,307)	(89,302)
Profit for the quarter/year from continuing operations	113,321	120,287	401,317
Discontinued operations			
Post tax profit from discontinued operations	287	2,371	5,292
Profit for the quarter/year	113,608	122,658	406,609
Other comprehensive income	-	-	-
Total comprehensive income for the quarter/year	113,608	122,658	406,609
Total comprehensive income attributable to:			
- Ordinary equity holders of the parent	113,608	122,658	406,609
Number of ordinary shares in issue	487,314,989	484,817,301	487,314,989
Weighted average number of ordinary shares in issue	487,314,989	484,817,301	484,824,144
Basic earnings per share (Rs)	0.23	0.25	0.84
Diluted earnings per share (Rs)	-	-	0.84
Interim dividend per share (Rs)	-	-	0.37
Final dividend per share (Rs)	-	-	0.16
Net asset value per share (Rs)	16.86	16.55	16.62



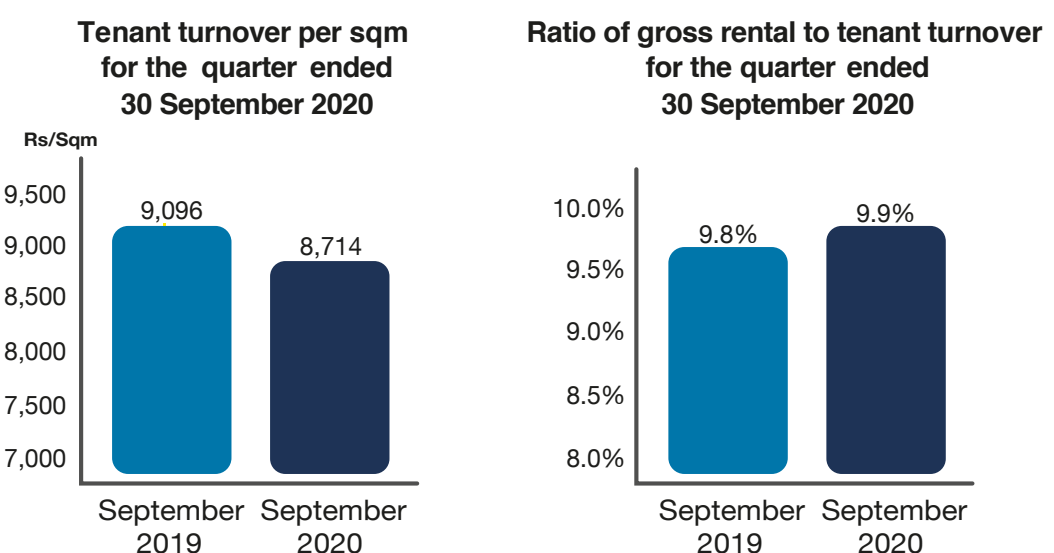
STATEMENTS OF FINANCIAL POSITION

In Rs 000	Unaudited quarter ended 30 September 2020	Unaudited quarter ended 30 September 2019	Audited year ended 30 June 2020
ASSETS			
Investment properties	12,868,598	12,293,927	12,744,899
Equipment	24,740	26,832	25,720
Investment in joint venture	140,350	140,528	135,753
Deferred tax asset	-	4,006	-
Current assets	590,202	955,138	684,861
Non-current assets classified as held for sale	21,019	119,144	21,244
Total assets	13,644,909	13,539,575	13,612,477
EQUITY AND LIABILITIES			
Shareholders' Equity			
Stated capital	4,460,068	4,411,401	4,460,068
Retained earnings	3,753,898	3,613,691	3,640,290
Total equity	8,213,966	8,025,092	8,100,358
Non-current liabilities			
Borrowings	4,425,112	4,465,209	4,429,711
Other liabilities	596,608	592,064	596,606
Total non-current liabilities	5,021,720	5,057,273	5,026,317
Current liabilities			
Borrowings	62,042	11,471	62,030
Other liabilities	344,419	443,057	423,547
Total current liabilities	406,461	454,528	485,577
Liabilities directly associated with non-current assets classified as held for sale	2,762	2,682	225
Total equity and liabilities	13,644,909	13,539,575	13,612,477



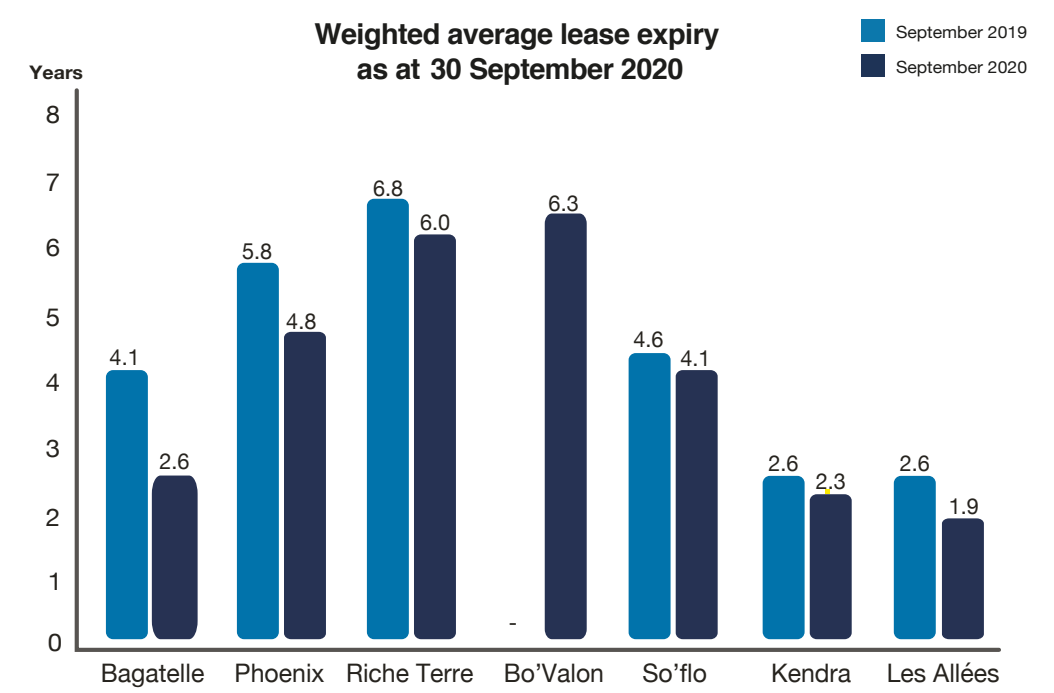
STATEMENTS OF CASH FLOWS

In Rs 000	Unaudited quarter ended 30 September 2020	Unaudited quarter ended 30 September 2019	Audited year ended 30 June 2020
Net cash generated from operating activities	185,000	115,300	123,819
Net cash used in investing activities	(117,800)	(5,200)	(239,196)
Net cash used in financing activities	(129,100)	(297,500)	(411,939)
Net cash flows from discontinued operations	287	2,400	100,735
Net decrease in cash and cash equivalents	(61,613)	(185,000)	(426,581)
Cash and cash equivalents - opening	336,271	762,852	762,852
Cash flow from acquisition of subsidiary company	-	-	-
Cash and cash equivalents - closing	274,658	577,852	336,271



STATEMENTS OF CHANGES IN EQUITY

In Rs 000	Stated Capital	Retained Earnings	Total Equity
GROUP			
Balance at 01 July, 2019	4,411,401	3,491,033	7,902,434
Total comprehensive income for the quarter	-	122,658	122,658
At 30 September, 2019	4,411,401	3,613,691	8,025,092
Balance at 01 July, 2020	4,460,068	3,640,290	8,100,358
Total comprehensive income for the quarter	-	113,608	133,608
At 30 September, 2020	4,460,068	3,753,898	8,213,966



The Board of Directors of Ascencia Limited accepts full responsibility for the accuracy of the information contained in this report. The abridged financial statements are unaudited and have been prepared using same accounting policies as the audited financial statements for the year ended 30 June 2020. Copies of this report are available free of charge and upon request from the Company Secretary at the registered office of Ascencia Limited. The abridged unaudited financial statements are issued pursuant to DEM Rule 17. The statement of direct and indirect interests of Officers pursuant to rule 8(2)(m) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007 is available, free of charge at the registered office: No. 5, President John Kennedy Street, Port Louis.