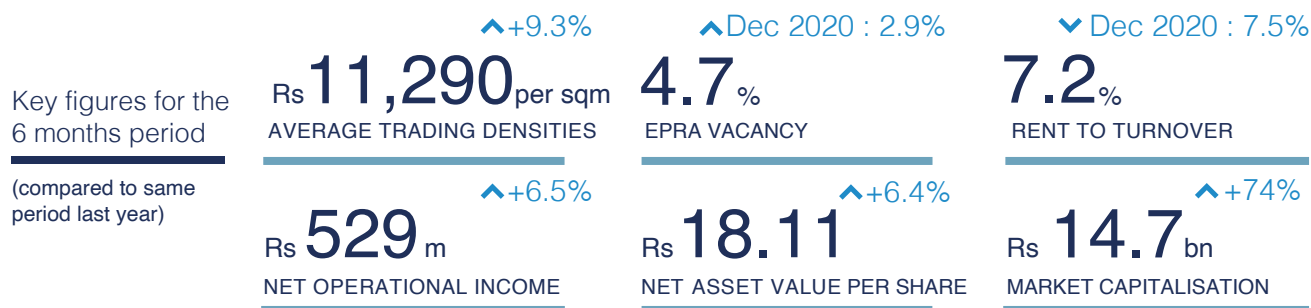


## “Healthy trading performance of the malls resulting in +6.5% increase in net operational income”



### COMMENTS FOR THE PERIOD ended 31 December 2021

#### Operational Review

Operational results were encouraging for the period with a Net Operational Income increase of 7.2% for the quarter and 6.5% for the period, driven by successful annual contractual increase and renewals of leases, additional revenue from Bo'Valon Mall since 01 October 2021 and new revenues from our latest projects namely Bagatelle Mall extensions and Decathlon box. The key performance indicators of every property have been in line with our expectations with healthy trading densities (+9.3%) and rent to turnover ratios as compared to the same period last year. The blended interest rate on the Rs 1.5bn bond issue of December 2020 stood at 4.05%. The increase in finance costs compared to last year reflects the full impact of this capital raise. Reversal of provision of Rs 30m related to COVID relief impacted the PAT for the period ended 31 December 2020. If ignored, PAT has increased by 5% to Rs 256m for the period ended 31 December 2021.

#### Major Events during the Second Quarter

The Group has completed the acquisition of the remaining stake in The Beau Vallon Shopping Mall Limited which is now a fully-owned subsidiary of Ascencia Ltd.

Some 19,640 m<sup>2</sup> were renewed at an average rent reversion rate of 4.6% during the period; the bulk concerns Bagatelle Mall with some 14,368 m<sup>2</sup> renewed at a rent reversion rate of 5.7% at an average lease expiry of 5.4 years and Phoenix Mall with some 2,654m<sup>2</sup> renewed at a rent reversion rate of 4.1% at an average lease expiry of 4.3 years, both against a standard escalation of 5%.

In November 2021, the Rating Committee of CARE Ratings (Africa) Private Limited upgraded the debt rating of the Group from CARE MAU A+ (Stable) to CARE MAU AA- (Stable). As a result, the blended interest rate on the bonds has been reduced from 4.05% to 3.90%.

#### Outlook

Ascencia is completing the restructuring of its existing term loans which will reduce its cost of funding and improve its debt maturity profile.

The ongoing COVID-19 crisis has altered the consumption behaviours. Over the past 6 months, prices of consumer products have increased across all segments and within the prevailing context, the Board remains cautious.

Announced projects are progressing satisfactorily and are expected to contribute positively to the performance of the business.

By order of the Board  
09 February 2022

### STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

In Rs 000	Unaudited quarter ended 31 December 2021	Unaudited quarter ended 31 December 2020	Unaudited 6 months ended 31 December 2021	Unaudited 6 months ended 31 December 2020	Audited year ended 30 June 2021
<b>Continuing operations</b>					
Operational revenue	375,437	326,691	709,646	638,415	1,292,026
Other operating income	8,902	10,131	17,404	17,471	28,184
Straight line rental accrual	12,138	17,323	14,273	26,578	18,015
<b>Total revenue</b>	<b>396,477</b>	<b>354,145</b>	<b>741,323</b>	<b>682,464</b>	<b>1,338,225</b>
Direct operating expenses arising from investment properties	(118,036)	(94,449)	(212,491)	(186,069)	(381,273)
<b>Net operational income</b>	<b>278,441</b>	<b>259,696</b>	<b>528,832</b>	<b>496,395</b>	<b>956,952</b>
Investment and other income	3,975	4,959	5,862	7,983	23,306
Administrative expenses	(51,972)	(24,091)	(100,205)	(87,844)	(276,016)
<b>Operating profit</b>	<b>230,444</b>	<b>240,564</b>	<b>434,489</b>	<b>416,534</b>	<b>704,242</b>
Share of profit from joint ventures	-	4,976	1,793	9,573	31,991
Forex translation	(432)	-	(432)	-	-
Change in fair value of investment properties	-	-	-	-	536,757
<b>Profit before finance costs</b>	<b>230,012</b>	<b>245,540</b>	<b>435,850</b>	<b>426,107</b>	<b>1,272,990</b>
Finance costs	(68,456)	(49,935)	(132,809)	(99,637)	(223,872)
<b>Profit before tax</b>	<b>161,556</b>	<b>195,605</b>	<b>303,041</b>	<b>326,470</b>	<b>1,049,118</b>
Income tax expense	(23,802)	(34,196)	(46,676)	(51,740)	(91,197)
<b>Profit for the quarter/period from continuing operations</b>	<b>137,754</b>	<b>161,409</b>	<b>256,365</b>	<b>274,730</b>	<b>957,921</b>
<b>Discontinued operations</b>					
Post tax profit from discontinued operations	288	277	693	564	11
<b>Profit for the quarter/period</b>	<b>138,042</b>	<b>161,686</b>	<b>257,058</b>	<b>275,294</b>	<b>957,932</b>
Other comprehensive income	-	-	-	-	-
<b>Total comprehensive income for the quarter/period</b>	<b>138,042</b>	<b>161,686</b>	<b>257,058</b>	<b>275,294</b>	<b>957,932</b>
<b>Attributable to:</b>					
Ordinary equity holders of the parent	<b>138,042</b>	<b>161,686</b>	<b>257,058</b>	<b>275,294</b>	<b>957,932</b>
<b>Ordinary shares</b>					
Number of shares in issue	487,314,989	487,314,989	487,314,989	487,314,989	487,314,989
Basic earnings per share (Rs)	0.28	0.33	0.53	0.56	1.97
Interim dividend per share (Rs)	0.37	0.17	0.37	0.17	0.17
Final dividend per share (Rs)	-	-	-	-	0.47
Net asset value per share (Rs)	18.11	17.02	18.11	17.02	17.95

### STATEMENTS OF FINANCIAL POSITION

In Rs 000	Unaudited 31 December 2021	Unaudited 31 December 2020	Audited 30 June 2021
<b>ASSETS</b>			
Investment properties	14,878,549	13,107,841	13,830,599
Equipment	19,448	24,654	20,816
Investment in joint venture	-	145,326	167,744
Goodwill	17,278	-	-
Intangible assets	556	-	-
Cash and cash equivalents	471,053	1,133,800	1,071,916
Trade debtors and other receivables	362,880	454,715	791,690
Non-current assets classified as held for sale	19,058	21,026	19,054
<b>Total assets</b>	<b>15,768,822</b>	<b>14,887,362</b>	<b>15,901,819</b>
<b>EQUITY AND LIABILITIES</b>			
Shareholders' Equity			
Stated capital	4,460,068	4,460,068	4,460,068
Retained earnings	4,363,091	3,832,740	4,286,340
<b>Total equity</b>	<b>8,823,159</b>	<b>8,292,808</b>	<b>8,746,408</b>
<b>Non-current liabilities</b>			
Borrowings	5,772,112	5,454,267	5,922,092
Deferred tax liabilities	492,288	596,608	483,321
<b>Total Non-current liabilities</b>	<b>6,264,400</b>	<b>6,050,875</b>	<b>6,405,413</b>
<b>Current liabilities</b>			
Borrowings	330,603	62,457	201,990
Other liabilities	350,313	480,925	547,638
<b>Total current liabilities</b>	<b>680,916</b>	<b>543,382</b>	<b>749,628</b>
Liabilities directly associated with non-current assets classified as held for sale	347	297	370
<b>Total equity and liabilities</b>	<b>15,768,822</b>	<b>14,887,362</b>	<b>15,901,819</b>

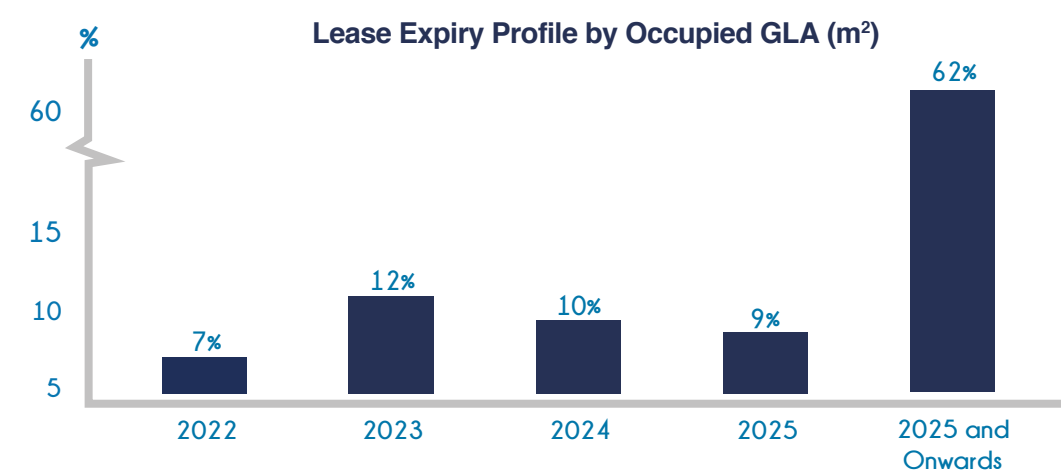
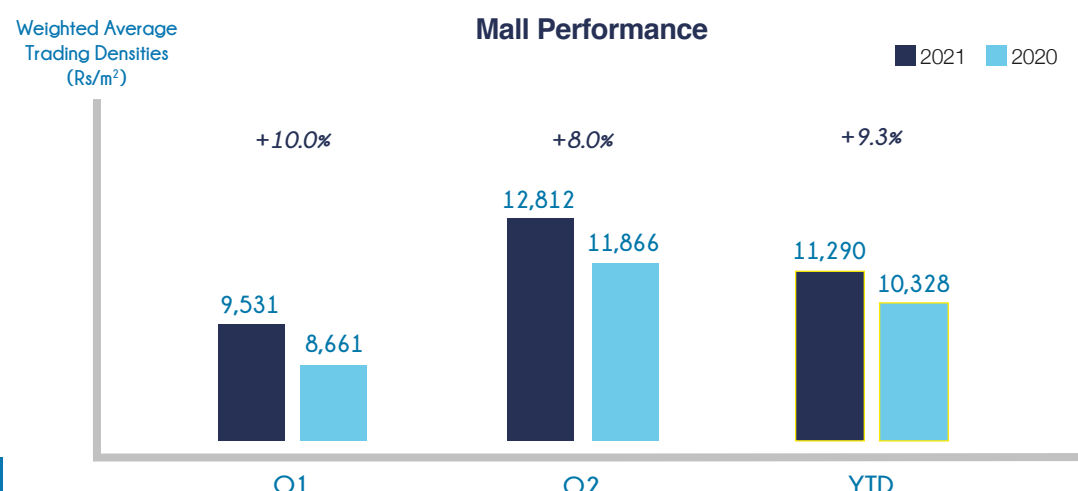
### STATEMENTS OF CASH FLOWS

In Rs 000	Unaudited 6 months ended 31 December 2021	Unaudited 6 months ended 31 December 2020	Audited year ended 30 June 2021
Net cash generated from operating activities	432,940	422,800	628,254
Net cash used in investing activities	(405,759)	(314,600)	(782,175)
Net cash (used in) from financing activities	(558,447)	858,900	1,058,210
Net cash flows (used in) from discontinued operations	(19)	564	1,491
<b>Net (decrease) increase in cash and cash equivalents</b>	<b>(531,285)</b>	<b>967,664</b>	<b>905,780</b>
Cash and cash equivalents - opening	1,071,916	166,136	166,136
Cash and cash equivalents through acquisition	(69,578)	-	-
<b>Cash and cash equivalents - closing</b>	<b>471,053</b>	<b>1,133,800</b>	<b>1,071,916</b>

### STATEMENTS OF CHANGES IN EQUITY

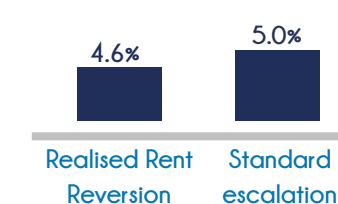
In Rs 000	Stated Capital	Retained Earnings	Total Equity
<b>GROUP</b>			
<b>Balance at 01 July, 2020</b>	<b>4,460,068</b>	<b>3,640,290</b>	<b>8,100,358</b>
Total comprehensive income for the period	-	275,294	275,294
Dividends	-	(82,844)	(82,844)
<b>At 31 December, 2020</b>	<b>4,460,068</b>	<b>3,832,740</b>	<b>8,292,808</b>
<b>Balance at 01 July, 2021</b>	<b>4,460,068</b>	<b>4,286,340</b>	<b>8,746,408</b>
Total comprehensive income for the period	-	257,058	257,058
Dividends	-	(180,307)	(180,307)
<b>At 31 December, 2021</b>	<b>4,460,068</b>	<b>4,363,091</b>	<b>8,823,159</b>

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 2021. 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 Listing Rule 12.20.



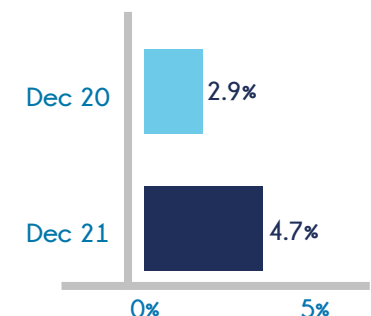
#### New Lettings and Renewals During the Period

Renewals	92%
m <sup>2</sup>	19,640



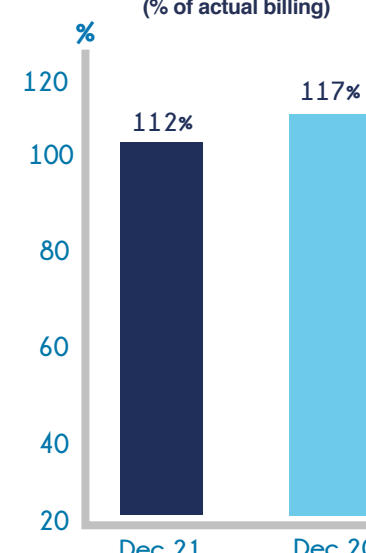
\*Rent Reversion is the average increase in rental on renewals achieved on the new leases.

#### EPRA Vacancy



\*EPRA Vacancy Rate is the Market rent of vacant space divided by Market rent of the whole portfolio.

#### Collection Rate (% of actual billing)



#### EPRA Cost Ratio

