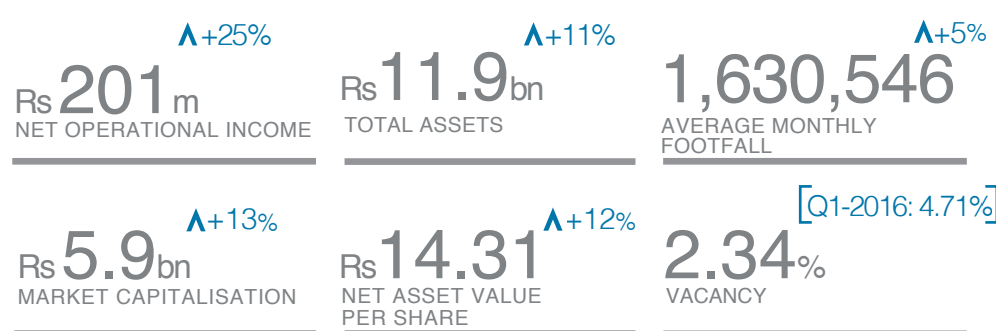


Ascencia Ltd reports a 25% increase in operational profit for the quarter ended 30 September 2017 as compared to the same period last year

Key figures for the quarter

(compared to same period last year)



STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

In Rs 000	Unaudited quarter ended 30 September 2017	Unaudited quarter ended 30 September 2016	Audited year ended 30 June 2017
Operational revenue	277,799	226,782	1,054,219
Other operating income	5,372	3,784	28,723
Total revenue	283,171	230,566	1,082,942
Direct operating expenses arising from investment properties	(82,217)	(69,662)	(329,160)
Net operational income	200,954	160,904	753,782
Investment and other income	2,105	6,674	5,125
Administrative expenses	(24,748)	(25,869)	(112,233)
Operating profit	178,311	141,709	646,674
Profit on disposal of investment properties	-	2,303	2,303
Increase in fair value of investment properties	-	-	647,407
Share of loss in joint venture	(284)	(2,361)	(6,422)
Profit before finance costs	178,027	141,651	1,289,962
Finance costs	(68,232)	(67,291)	(266,237)
Profit before tax	109,795	74,360	1,023,725
Income tax expense	(16,004)	(8,590)	(64,818)
Profit for the quarter/year from continuing operations	93,791	65,770	958,907
Discontinued operations			
Post tax profit from discontinued operations	(980)	5,661	1,122
Profit for the quarter/year	92,811	71,431	960,029
Other comprehensive income	-	-	-
Total comprehensive income for the quarter/year	92,811	71,431	960,029
Total comprehensive income attributable to:			
- Ordinary equity holders of the parent	83,459	64,351	872,873
- Non-controlling interests	9,352	7,080	87,156
	92,811	71,431	960,029
Class A ordinary share			
Number of shares in issue	432,770,316	423,299,213	432,770,316
Weighted average number of ordinary shares in issue	-	-	423,325,161
Basic earnings per share (Rs)	0.19	0.15	2.06
Diluted earnings per share (Rs)	-	-	2.04
Interim dividend per share (Rs)	-	-	0.20
Final dividend per share (Rs)	-	-	0.30
Net asset value per share (Rs)	14.31	12.79	14.11

STATEMENTS OF FINANCIAL POSITION

In Rs 000	Unaudited quarter ended 30 September 2017	Unaudited quarter ended 30 September 2016	Audited year ended 30 June 2017
ASSETS			
Investment properties	10,695,048	10,381,464	10,663,787
Equipment	21,954	11,056	21,002
Investment in joint venture	99,641	61,987	99,925
Goodwill	12,554	12,554	12,554
Current assets	524,259	269,924	343,402
Non-current assets classified as held for sale	535,156	-	657,755
Total assets	11,888,612	10,736,985	11,798,425
EQUITY AND LIABILITIES			
Shareholders' equity			
Stated capital	3,699,505	3,602,171	3,699,505
Retained earnings	2,491,294	1,810,963	2,407,835
Non-controlling interests	620,230	557,052	610,878
Total equity	6,811,029	5,970,186	6,718,218
Non-current liabilities	4,728,794	4,179,860	4,533,373
Liabilities directly associated with non-current assets classified as held for sale	168,911	-	176,288
Current liabilities	179,878	586,939	370,546
Total equity and liabilities	11,888,612	10,736,985	11,798,425

STATEMENTS OF CASH FLOWS

In Rs 000	Unaudited quarter ended 30 September 2017	Unaudited quarter ended 30 September 2016	Audited year ended 30 June 2017
Net cash generated from operating activities	252,717	111,682	698,632
Net cash used in investing activities	(6,438)	(92,728)	(415,237)
Net cash used in financing activities	(161,266)	(231,243)	(304,161)
Net cash flows from discontinued operations	88,266	3,300	(48,128)
Net increase/(decrease) in cash and cash equivalents	173,279	(208,989)	(68,894)
Cash and cash equivalents - opening	228,156	297,050	297,050
Cash and cash equivalents - closing	401,435	88,061	228,156

STATEMENTS OF CHANGES IN EQUITY

In Rs 000	Stated capital	Retained earnings	Non-controlling interests	Total equity
GROUP				
Balance at 01 July 2016	3,602,171	1,746,612	549,972	5,898,755
Total comprehensive income for the quarter	-	64,351	7,080	71,431
At 30 September 2016	3,602,171	1,810,963	557,052	5,970,186
Balance at 01 July 2017	3,699,505	2,407,835	610,878	6,718,218
Total comprehensive income for the quarter	-	83,459	9,352	92,811
At 30 September 2017	3,699,505	2,491,294	620,230	6,811,029

COMMENTS ON THE QUARTER ended 30 September 2017

Operational review

Results for the quarter were strong with net operational income increasing by 25% as compared to the same period last year. The main contributor was Phoenix Mall with an additional contribution of Rs 27m compared to last year when the Mall was only partially opened. Vacancies are under control across all our properties and trading densities remain healthy as compared to last year.

This good operational performance coupled with tight management of debtors, the sale of our non-core assets and the rescheduling of our loan commitments have significantly increased our cash resources which stood at Rs 400m at the end of the quarter.

Reporting format

This quarter, we have added a number of KPIs in order to allow investors to have a better understanding of the performance of the company with a focus on its sustainability. As such, we have provided KPIs on Tenant Performance and the contractual obligations of tenants on each of our property (WALE). The Weighted Average Lease Expiry (WALE) is a measure of the average number of years in which all leases in our property will expire.

Major events during the quarter

1. So'Flo

The construction is progressing well with the opening planned for the 29 November 2017. The Mall is almost fully let and our team is working hard to ensure that most of the shops will be ready for trading by the end of November 2017.

2. Sale of non-core assets

We have now received board approval for the sale of all our non-core assets. Out of a total of Rs 487m of proceeds, we have received Rs 98m this quarter. The remainder will be received during the course of the next two quarters.

3. Entry of Atterbury in the capital of Ascencia

The Board of Ascencia has approved the filing of an application before the Supreme Court of Mauritius for a Scheme of Arrangement. The Scheme is subject to the approvals of the bondholders and shareholders of Ascencia, as well as the approvals of regulatory authorities and the Supreme Court. Should the scheme be approved, Atterbury will become a shareholder of Ascencia Ltd. Bagaprop Ltd, the holding company of Bagatelle Mall, will hence become a wholly-owned subsidiary of Ascencia. The Board believes that the reputation and network that Atterbury has established in the property sector in Africa and Europe over the last two decades will be of immense value to the Company.

4. Renewal of the Somags Leases in Phoenix Mall and Riche Terre Mall

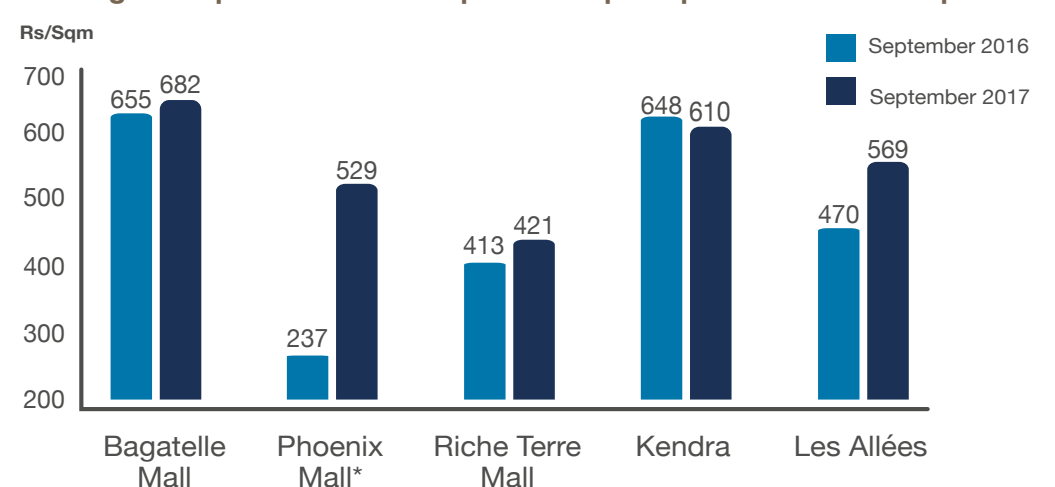
Somags also commonly referred as "Jumbo", the anchor tenant at Phoenix Mall and Riche Terre Mall, has renewed its leases for a further period of 10 years. This has significantly improved the WALE on these two properties.

Prospects

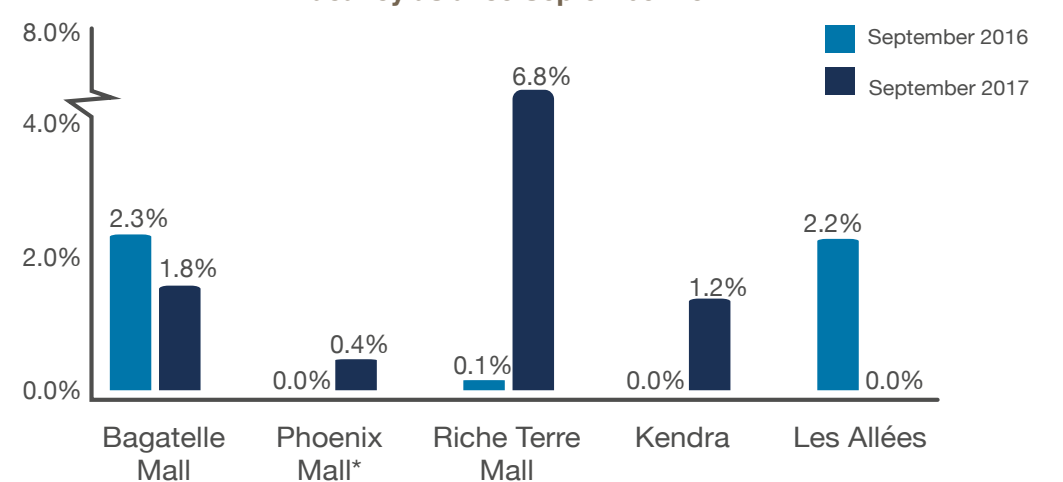
Our properties should continue to show a high degree of resilience in a context which remains challenging.

By order of the Board
08 November 2017

Average net operational income per month per square metre for the quarter

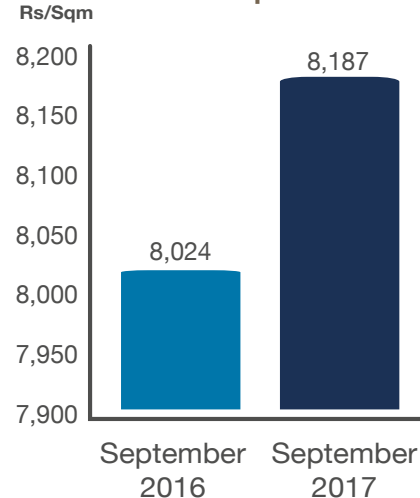


Vacancy as at 30 September 2017

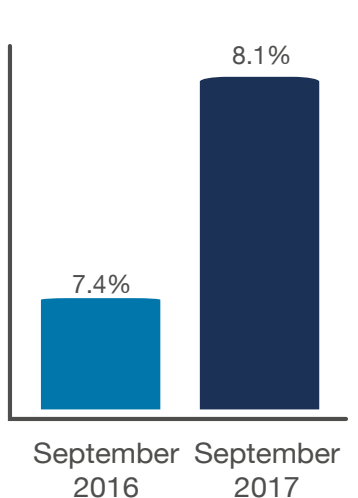


* Note : September 2016 figures take into account five months renovation of the Mall.

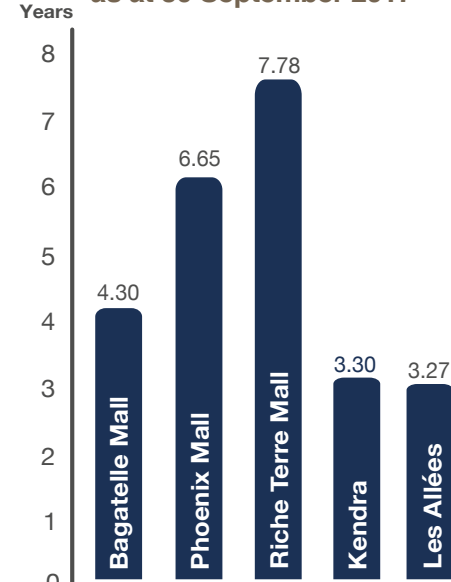
Tenant turnover per square metre for the quarter



Ratio of gross rental to tenant turnover



Weighted Average Lease Expiry as at 30 September 2017



Breakdown of net operational income per properties in % for the quarter

