ASCENCIA LIMITED

(Incorporated in the Republic of Mauritius Business Registration No.: C07072304



ABRIDGED UNAUDITED FINANCIAL STATEMENTS FOR THE 3 MONTHS ENDED DECEMBER 31, 2012

				STATEMENT OF FINANCIAL POSITION			
	Unaudited 3 months ended December 31,	Unaudited 3 months ended December 31,	Audited Year ended September 30,		Unaudited December 31,	Unaudited December 31,	Audite September 3
	2012 Rs 000	2011 Rs 000	2012 Rs 000		2012 Rs 000	2011 Rs 000	201 Rs 00
Revenue				ASSETS Non current assets			
Rental income	41,354	54,762	209,863	Investment properties	1.717.691	2,008,837	1.717.80
Other income	7,765	3,421	17,319	Current assets	742,211	277,309	749.49
Operational revenue	49,119	58,183	227,182	Total assets	2,459,902	2,286,146	2,467,29
Expenses				EQUITY AND LIABILITIES			
Operating expenses	(4,663)	(8,387)	(31,062)	Equity and reserves			
Administrative expenses	(5,177)	(5,777)	(22,738)	Share capital	1.514.609	1,424,609	1.514.60
Loss on disposal of investment properties	(=,,	- (-,)	(4,099)	Retained earnings	355,491	288,670	327,00
Finance costs	(8,486)	(9,650)	(36,200)	Total equity and reserves	1,870,100	1,713,279	1,841,61
manoc ocoto	(18,326)	(23,814)	(94,099)	• •			
Profit before fair value gain and tax	30,793	34,369	133,083	Non current liabilities	496,092	492,032	493,00
•	33,.33	0 1,000	ŕ	Current liabilities	93,710	80,835	132,67
Fair value gain Taxation (see comments)	(2,310)	- 8,758	60,399 (6,696)	Total equity and liabilities	2,459,902	2,286,146	2,467,29
Duesit for the maried		40.407	400 700				•
Profit for the period	28,483	43,127	186,786				
STATEMENT OF COMPREHENSIVE INCOME				STATEMENT OF CASH FLOWS			
	Unaudited 3	Unaudited 3	Audited Year		Unaudited 3	Unaudited 3	Audited Yea
	months ended	months ended	ended		months ended	months ended	ende
	December 31.	December 31,	September 30,		December 31,	December 31,	September 3
	2012	2011	2012		2012	2011	201
	Rs 000	Rs 000	Rs 000		Rs 000	Rs 000	Rs 00
Profit for the period	28,483	43,127	186,786				
Other comprehensive income		-	-	Net cash flow from operating activities	4,171	25,484	137,13
Total comprehensive income for the period / year	28,483	43,127	186,786	Net cash flow from (used in) investing activities	64	(27,610)	(27,47
				Net cash flow used in financing activities	(2,223)	(2,753)	(104,36
		4 0 = = 440	4 400 007				` -'
Number of ordinary shares in issue	1.423.337	1.355.412	1.423.337	Net (decrease) / increase in cash and cash equivalents	2.012	(4.879)	5.30
	1,423,337	1,355,412	1,423,337 1,360,052	Net (decrease) / increase in cash and cash equivalents Opening cash and cash equivalents	2,012 6.119	(4,879) 819	
Weighted average number of ordinary shares in issue	1,423,337 - -	1,355,412 - -	1,360,052	Opening cash and cash equivalents	6,119	<u>`819´</u>	81
Weighted average number of ordinary shares in issue Dividend per share	· · · · · · · · · · · · · · · · · · ·	-	1,360,052 76.00				
Weighted average number of ordinary shares in issue Dividend per share Earnings per share	1,423,337 - - 20.01 20.01	1,355,412 - - 31.82 31.82	1,360,052	Opening cash and cash equivalents	6,119	<u>`819´</u>	81
Weighted average number of ordinary shares in issue Dividend per share Earnings per share Earnings per share (excluding fair value gain)	20.01	31.82	1,360,052 76.00 137.34	Opening cash and cash equivalents	6,119	<u>`819´</u>	81
Number of ordinary shares in issue Weighted average number of ordinary shares in issue Dividend per share Earnings per share Earnings per share Earnings per share (County of the County of the Sarnings per share (Excluding fair value gain) COMMENTS ON 3 MONTHS ENDED DECEMBER 31, 2012 The Company's profit before tax for the quarter amounted to Rs 30.8n	20.01 20.01	31.82 31.82	1,360,052 76.00 137.34 92.93	Opening cash and cash equivalents Closing cash and cash equivalents	6,119	<u>`819´</u>	81 6,11
Weighted average number of ordinary shares in issue Dividend per share Earnings per share Earnings per share (excluding fair value gain) COMMENTS ON 3 MONTHS ENDED DECEMBER 31, 2012 The Company's profit before tax for the quarter amounted to Rs 30.8n	20.01 20.01 20.01 m representing a 10.4% decreas	31.82 31.82 e over the comparab	1,360,052 76.00 137.34 92.93	Opening cash and cash equivalents Closing cash and cash equivalents	6,119 8,131	(4,060)	81 6,11
Weighted average number of ordinary shares in issue Dividend per share Earnings per share Earnings per share Earnings per share (excluding fair value gain) COMMENTS ON 3 MONTHS ENDED DECEMBER 31, 2012 The Company's profit before tax for the quarter amounted to Rs 30.8n The decrease in rental income and operating expenses is principally and the impact of the ongoing refurbishment work at Centre Commerce.	20.01 20.01 20.01 mr representing a 10.4% decreas y due to the disposal of 3 office cial Riche Terre. Total expenses,	31.82 31.82 e over the comparab and industrial prope, excluding finance or	1,360,052 76,00 137.34 92.93 le period last year. rities in June 2012 ssts, for the period	Opening cash and cash equivalents Closing cash and cash equivalents	6,119 8,131 Share	(4,060) Retained	81 6,11 Tota Equ
Weighted average number of ordinary shares in issue Dividend per share Earnings per share Earnings per share Earnings per share (excluding fair value gain) COMMENTS ON 3 MONTHS ENDED DECEMBER 31, 2012 The Company's profit before tax for the quarter amounted to Rs 30.8n The decrease in rental income and operating expenses is principally and the impact of the ongoing refurbishment work at Centre Commerc amounted to Rs 9.8m representing a 30% decrease over last year. 1	20.01 20.01 mr representing a 10.4% decreas y due to the disposal of 3 office cial Riche Terre. Total expenses, The provision of Rs 12m made f	31.82 31.82 e over the comparab and industrial prope, excluding finance or or deferred tax on la	1,360,052 76,00 137.34 92.93 le period last year. rties in June 2012 osts, for the period and in the previous	Opening cash and cash equivalents Closing cash and cash equivalents STATEMENT OF CHANGES IN EQUITY	Share capital Rs 000	Retained earnings	81 6,11 Tota Equi Rs 0
Weighted average number of ordinary shares in issue Dividend per share Earnings per share Earnings per share (excluding fair value gain) COMMENTS ON 3 MONTHS ENDED DECEMBER 31, 2012 The Company's profit before tax for the quarter amounted to Rs 30.8 in the decrease in rental income and operating expenses is principally and the impact of the ongoing refurbishment work at Centre Commer amounted to Rs 9.8 in representing a 30% decrease over last year. I minancial year was reversed in the financial year 2012, hence explain	20.01 20.01 20.01 m representing a 10.4% decreas y due to the disposal of 3 office rcial Riche Terre. Total expenses, The provision of Rs 12m made fi aining the drop in PAT in Decen	ad 31.82 31.82 31.82 e over the comparab and industrial prope excluding finance or or deferred tax on la or deferred tax on la	1,360,052 76.00 137.34 92.93 le period last year. rties in June 2012 ssts, for the period in the previous per share for the	Opening cash and cash equivalents Closing cash and cash equivalents STATEMENT OF CHANGES IN EQUITY At October 1, 2011	6,119 8,131 Share capital	Retained earnings Rs 000	81 6,11 Tota Equ Rs 0 1,670,15
Weighted average number of ordinary shares in issue Dividend per share Earnings per share Earnings per share (excluding fair value gain) COMMENTS ON 3 MONTHS ENDED DECEMBER 31, 2012 The Company's profit before tax for the quarter amounted to Rs 30.8n The decrease in rental income and operating expenses is principally and the impact of the ongoing refurbishment work at Centre Commercamounted to Rs 9.8m representing a 30% decrease over last year. Thin amounted to Rs 9.8m representing a 10% decrease over last year. The inancial year 2012, hence explained by the condition of the sound	20.01 20.01 20.01 mr representing a 10.4% decreas y due to the disposal of 3 office cial Riche Terre. Total expenses, The provision of Rs 12m made f aining the drop in PAT in Decem 1 a change in the reporting date	31.82 31.82 e over the comparab and industrial prope excluding finance or or deferred tax on la ber 2012. Earnings of the Company fron	1,360,052 76.00 137.34 92.93 Ie period last year. rties in June 2012 sts, for the period nd in the previous per share for the 130 September to	Opening cash and cash equivalents Closing cash and cash equivalents STATEMENT OF CHANGES IN EQUITY At October 1, 2011 Total comprehensive income for the period	6,119 8,131 Share capital Rs 000 1,424,609	Retained earnings Rs 000 245,543 43,127	81 6,11 Tota Equ Rs 0 1,670,18 43,12
Weighted average number of ordinary shares in issue Dividend per share Earnings per share Earnings per share (excluding fair value gain) COMMENTS ON 3 MONTHS ENDED DECEMBER 31, 2012 The Company's profit before tax for the quarter amounted to Rs 30.8n The decrease in rental income and operating expenses is principally and the impact of the ongoing refurbishment work at Centre Commercamounted to Rs 9.8m representing a 30% decrease over last year. Thinancial year was reversed in the financial year 2012, hence explained stood at Rs 20.01. On 12 February 2013, the Board approved 30 June. As a result, the current financial year of the Company shall	20.01 20.01 20.01 m representing a 10.4% decreas y due to the disposal of 3 office cial Riche Terre. Total expenses, The provision of Rs 12m made f aining the drop in PAT in Decem d a change in the reporting date cover a period of 9 months starl	31.82 31.82 e over the comparab and industrial prope excluding finance or or deferred tax on la ber 2012. Earnings of the Company fron	1,360,052 76.00 137.34 92.93 Ie period last year. rties in June 2012 sts, for the period nd in the previous per share for the 130 September to	Opening cash and cash equivalents Closing cash and cash equivalents STATEMENT OF CHANGES IN EQUITY At October 1, 2011	Share capital Rs 000	Retained earnings Rs 000	8: 6,1: Tot: Equ Rs 0 1,670,1: 43,1:
Weighted average number of ordinary shares in issue Dividend per share Earnings per share Earnings per share (excluding fair value gain) COMMENTS ON 3 MONTHS ENDED DECEMBER 31, 2012 The Company's profit before tax for the quarter amounted to Rs 30.8n The decrease in rental income and operating expenses is principally and the impact of the ongoing refurbishment work at Centre Commercamounted to Rs 9.8m representing a 30% decrease over last year. Thin amounted to Rs 9.8m representing a 30% decrease over last year. The financial year 2012, hence explain period stood at Rs 20.01. On 12 February 2013, the Board approved 30 June. As a result, the current financial year of the Company shall Thereafter, the financial year of the Company shall start on 01 July an	20.01 20.01 20.01 m representing a 10.4% decreas y due to the disposal of 3 office cial Riche Terre. Total expenses, The provision of Rs 12m made f aining the drop in PAT in Decem d a change in the reporting date cover a period of 9 months starl	31.82 31.82 e over the comparab and industrial prope excluding finance or or deferred tax on la ber 2012. Earnings of the Company fron	1,360,052 76.00 137.34 92.93 Ie period last year. rties in June 2012 sts, for the period nd in the previous per share for the 130 September to	Opening cash and cash equivalents Closing cash and cash equivalents STATEMENT OF CHANGES IN EQUITY At October 1, 2011 Total comprehensive income for the period	6,119 8,131 Share capital Rs 000 1,424,609	Retained earnings Rs 000 245,543 43,127	81 6,11 Tota Equ Rs 0 1,670,18 43,12
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Weighted average number of ordinary shares in issue Dividend per share Earnings per share Earnings per share (excluding fair value gain) COMMENTS ON 3 MONTHS ENDED DECEMBER 31, 2012	20.01 20.01 20.01 m representing a 10.4% decreas y due to the disposal of 3 office cial Riche Terre. Total expenses, The provision of Rs 12m made f aining the drop in PAT in Decem d a change in the reporting date cover a period of 9 months starl	31.82 31.82 e over the comparab and industrial prope excluding finance or or deferred tax on la ber 2012. Earnings of the Company fron	1,360,052 76.00 137.34 92.93 Ie period last year. rties in June 2012 sts, for the period nd in the previous per share for the 130 September to	Opening cash and cash equivalents Closing cash and cash equivalents STATEMENT OF CHANGES IN EQUITY At October 1, 2011 Total comprehensive income for the period Balance at December 31, 2011	Share capital Rs 000 1,424,609	Retained earnings Rs 000 245,543 43,127 288,670	5,30 81 6,11 Tota Equi Rs 0 1,670,15 43,12 1,713,27

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 September 30, 2012. 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.