

Abridged Unaudited Financial Statements

for the period ended 31 March 2023

Consumption remains resilient despite inflationary pressures.



Ascencia
Shaping singular places

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

In Rs 000	Unaudited quarter ended 31 March 2023	*Unaudited quarter ended 31 March 2022	Unaudited 9 months ended 31 March 2023	*Unaudited 9 months ended 31 March 2022
Continuing operations				
Total revenue	435,682	396,170	1,260,544	1,137,492
Direct operating expenses arising from investment properties	(137,832)	(128,455)	(371,070)	(340,946)
Net operational income	297,850	267,715	889,474	796,546
Operation cost	(47,170)	(55,279)	(140,218)	(155,916)
Profit from operations	250,680	212,436	749,256	640,630
Share of profit from joint ventures	-	-	-	1,793
Settlement of pre-existing obligations	-	-	-	(41,308)
Gain on bargain purchase	-	-	-	24,030
Net finance costs	(91,302)	(58,779)	(239,368)	(185,726)
Profit before tax	159,378	153,657	509,888	439,419
Income tax expense	(9,440)	15,350	(44,222)	(31,326)
Profit for the period from continuing operations	149,938	169,007	465,666	408,093
Discontinued operations				
Post tax profit from discontinued operations	-	423	-	1,116
Profit for the period	149,938	169,430	465,666	409,209

STATEMENTS OF FINANCIAL POSITION

In Rs 000	Unaudited 31 March 2023	*Unaudited 31 March 2022	Audited 30 June 2022
ASSETS			
Investment property	15,855,023	14,778,690	15,407,717
Equipment	21,790	19,770	21,250
Cash and cash equivalents	235,640	775,315	818,444
Financial assets at amortised cost	627,059	217,826	435,321
Trade and other receivables	209,749	203,581	219,100
Non-current assets classified as held for sale	-	19,362	-
Total assets	16,949,261	16,014,544	16,901,832
EQUITY AND LIABILITIES			
Shareholders' Equity			
Stated capital	4,460,068	4,460,068	4,460,068
Retained earnings	5,124,440	4,515,242	4,853,700
Total equity	9,584,508	8,975,310	9,313,768
Non-current liabilities			
Borrowings	6,336,335	5,724,088	6,332,764
Deferred tax liabilities	542,099	492,288	542,098
Total Non-current liabilities	6,878,434	6,216,376	6,874,862
Liabilities directly associated with non-current assets classified as held for sale	-	4,263	-
Current liabilities			
Borrowings	42,136	368,291	-
Other liabilities	444,183	450,304	713,202
Total current liabilities	486,319	818,595	713,202
Total equity and liabilities	16,949,261	16,014,544	16,901,832

STATEMENTS OF CASH FLOWS

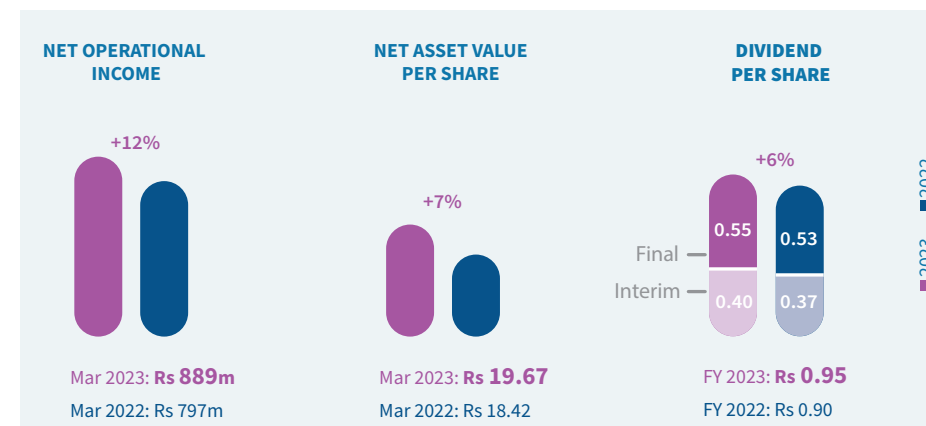
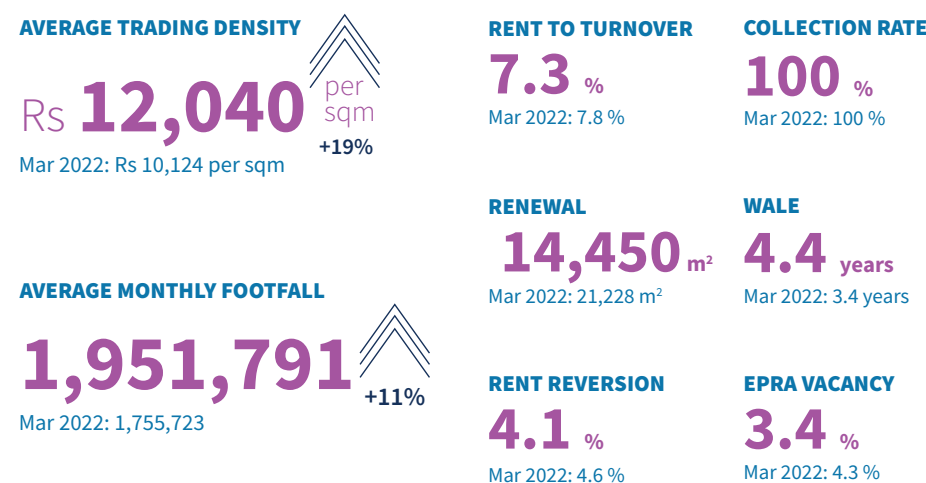
In Rs 000	Unaudited 9 months ended 31 March 2023	*Unaudited 9 months ended 31 March 2022	Audited 30 June 2022
Net cash generated from operating activities	628,524	734,637	791,595
Net cash used in investing activities	(605,610)	(416,959)	(494,299)
Net cash used in financing activities	(605,718)	(618,172)	(569,201)
Net cash flows from discontinued operations	-	3,893	18,433
Net decrease in cash and cash equivalents	(582,804)	(296,601)	(253,472)
Cash and cash equivalents - opening	818,444	1,071,916	1,071,916
Cash and cash equivalents - closing	235,640	775,315	818,444

STATEMENTS OF CHANGES IN EQUITY

In Rs 000	Stated Capital	Retained Earnings	Total Equity
Balance at 01 July, 2021	4,460,068	4,286,340	8,746,408
Total comprehensive income for the period	-	409,209	409,209
Dividends	-	(180,307)	(180,307)
At 31 March, 2022	4,460,068	4,515,242	8,975,310
Balance at 01 July, 2022	4,460,068	4,853,700	9,313,768
Total comprehensive income for the period	-	465,666	465,666
Dividends	-	(194,926)	(194,926)
At 31 March, 2023	4,460,068	5,124,440	9,584,508

* The March 2022 figures have been adjusted to reflect the audited financial statements as at 30 June 2022.

KEY FIGURES FOR THE 9 MONTHS PERIOD ENDED 31 MARCH 2023



COMMENTS FOR THE PERIOD ENDED 31 MARCH 2023

PERFORMANCE REVIEW

Ascencia ended the quarter with positive results across all its portfolio despite the challenging high inflation environment. For the nine months' period, Footfall is up by 11% and Average Trading Density has increased by 19% while Rent to Turnover ratio is down from 7.8% to 7.3%.

The strategic choices made by the management in reviewing its tenant mix have resulted into a low EPRA vacancy rate of 3.4%, down from 4.3% the previous year. Average lease tenures have increased to 4.4 years with higher tenant retention rates. A total of 14,450m² were renewed at a rent reversion rate of 4.1%. This coupled with the completion of the projects over the last year contributed to an increase in total revenue and net operational income of 11% and 12%, respectively. The lower margin in PAT is mainly due to higher finance costs following the increase in interest rates.

On the back of this positive performance, the Company has declared a final dividend of Rs 0.55 per share which will result in a total payout of Rs 463m for the year.

DEVELOPMENT REVIEW

Ascencia has established partnerships with leading local and global brands, the latest addition being Conforama, a global leader in the home furniture category, which has chosen Bagatelle Mall for its first store in Mauritius. The company is pleased to announce that the tenant is completing its fit-out works and is planning to open at the end of May 2023, generating additional revenue and job opportunities. Furthermore, we plan to finish developing a hardware shop at the south node of Bagatelle Mall. This new brand to our tenant mix will improve the offering of the Mall.

The Biogas pilot project, for conversion of organic waste into energy, is currently in its commissioning phase and is expected to be operational over the next few weeks.

The company has also started revamping the Bagatelle food court to create a unique environment that includes an endemic planted entrance and a Kids' area, along with additional covered seats. The project will be completed in July 2023.

OUTLOOK

Looking ahead, consumption is expected to be affected by the ongoing high inflation environment, especially with further interest rate hikes expected. The Board is confident of reaching its target for this financial year.

By order of the Board

09 May 2023

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 2022. 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.