

**“Total return of 13% achieved through strong operational performance and dividend growth.”**

**Key figures for the year**

(compared to last year)

Rs 9,578 TRADING DENSITIES ▲+8.2%	7.7% RENT TO TURNOVER [2018:7.9%]	1,878,293 AVERAGE MONTHLY FOOTFALL [2018:1,876,980]
Rs 1,005m NET OPERATIONAL INCOME ▲+19%	Rs 16.25 NET ASSET VALUE PER SHARE ▲+7.6%	Rs 0.82 DIVIDEND PER SHARE ▲+9.3%

**COMMENTS ON THE YEAR ended 30 June 2019**

**Operational Review:**

Ascencia continues to deliver sustained growth with net operating income growing by 10% compared to last year (excluding the impact of straight line rental accrual). The key drivers of this improvement were the annual contractual increase in leases and the contribution of So'flo for the year under review. Overall, tenants traded well even if we saw signs of a slowdown in consumer spending across some segments. Trading densities are up, rent to turnover ratio has further reduced and vacancy take up well under control with a vacancy level, which is similar to last year.

**Financial Review:**

Dividend per share rose by 9.3% to Rs 0.82 on the back of these strong results. As for our share price, it gained 13% over the period to close at Rs 19.35 representing a 19% premium to net asset value per share.

**Opening of Bo'Valon Mall and new accesses to the Phoenix Mall:**

Progress of work at Bo'Valon Mall is as planned with an opening scheduled for November 2019. Likewise, works on the new entrances at Phoenix Mall in the wake of the Road Decongestion Programme should be completed by November 2019.

**Outlook**

The expansion project at Bagatelle Mall is on track with completion scheduled for the end of the 2020 calendar year. This will significantly increase the attractiveness of the Mall with the arrival of popular international and local brands, a new visitor's entrance and 400 additional parking bays. As for So'flo, we are planning to upgrade the food hall to accommodate some new well-known local restaurants. These outlets are to open before December 2019.

Finally, we have embarked on an ambitious project, ASCE. This project aims at further establishing our brand through enhanced operational excellence and, ultimately, a better and consistent delivery of our customer promise "Shaping Singular Places". We are confident that this will, not only, allow us to remain relevant to our shoppers but continue to deliver robust results for our shareholders.

By order of the Board  
05 September 2019

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

In Rs 000	Audited year ended 30 June 2019	Audited year ended 30 June 2018
<b>Continuing operations</b>		
<b>Revenue</b>		
Operational revenue	1,294,275	1,174,443
Other operating income	32,835	28,514
Straight line rental accrual	74,475	-
<b>Total revenue</b>	<b>1,401,585</b>	<b>1,202,957</b>
Direct operating expenses arising from investment properties	(396,244)	(359,524)
<b>Net operational income</b>	<b>1,005,341</b>	<b>843,433</b>
Investment and other income	27,516	17,693
Administrative expenses	(141,886)	(136,120)
<b>Operating profit</b>	<b>890,971</b>	<b>725,006</b>
Share of profit from associates	24,224	30,553
Increase in fair value of investment properties	400,569	497,163
Net effect on business combinations	9,506	-
<b>Profit before finance costs</b>	<b>1,325,270</b>	<b>1,252,722</b>
Finance costs	(277,765)	(261,232)
<b>Profit before tax</b>	<b>1,047,505</b>	<b>991,490</b>
Income tax expense	(107,282)	(83,595)
<b>Profit for the year from continuing operations</b>	<b>940,223</b>	<b>907,895</b>
<b>Discontinued operations</b>		
Post tax profit / (loss) from discontinued operations	9,869	(18,351)
<b>Profit for the year</b>	<b>950,092</b>	<b>889,544</b>
Other comprehensive income	-	-
<b>Total comprehensive income for the year</b>	<b>950,092</b>	<b>889,544</b>
<b>Total comprehensive income attributable to:</b>		
- Ordinary equity holders of the parent	950,092	870,226
- Non-controlling interests	-	19,318
	<b>950,092</b>	<b>889,544</b>
<b>Class A ordinary share</b>		
Number of shares in issue	484,817,301	482,019,385
Weighted average number of shares in issue	482,034,716	452,776,447
Basic earnings per share (Rs)	1.97	1.91
Diluted earnings per share (Rs)	1.96	1.89
Interim dividend per share (Rs)	0.35	0.30
Final dividend per share (Rs)	0.47	0.45
<b>Net asset value per share (Rs)</b>	<b>16.25</b>	<b>15.10</b>

**STATEMENTS OF FINANCIAL POSITION**

In Rs 000	Audited year ended 30 June 2019	Audited year ended 30 June 2018	Restated year ended 30 June 2017
<b>ASSETS</b>			
Investment properties	12,293,927	11,160,054	10,663,787
Equipment	26,832	24,622	19,812
Investment in joint venture	128,424	130,478	99,925
Intangible assets	4,006	-	12,554
Current assets	935,285	1,098,475	344,592
Non-current assets classified as held for sale	119,144	71,567	657,785
<b>Total assets</b>	<b>13,507,618</b>	<b>12,485,196</b>	<b>11,798,455</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' equity</b>			
Stated capital	4,411,401	4,362,734	3,699,505
Retained earnings	3,469,291	2,914,455	2,380,432
Non-controlling interests	-	-	610,878
<b>Total equity</b>	<b>7,880,692</b>	<b>7,277,189</b>	<b>6,690,815</b>
<b>Non-current liabilities</b>			
Borrowings	4,465,209	4,101,464	3,908,250
Other liabilities	694,894	664,668	652,337
<b>Total non-current liabilities</b>	<b>5,160,103</b>	<b>4,766,132</b>	<b>4,560,587</b>
<b>Current liabilities</b>			
Borrowings	11,471	5,385	50,571
Other liabilities	452,670	396,880	320,005
<b>Total current liabilities</b>	<b>464,141</b>	<b>402,265</b>	<b>370,576</b>
Liabilities directly associated with non-current assets classified as held for sale	2,682	39,610	176,477
<b>Total equity and liabilities</b>	<b>13,507,618</b>	<b>12,485,196</b>	<b>11,798,455</b>

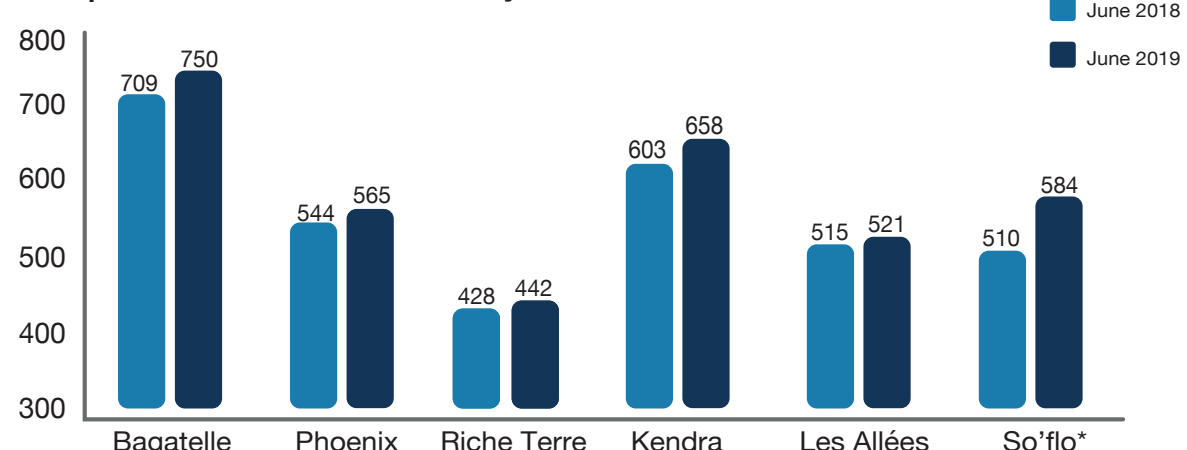
**STATEMENTS OF CASH FLOWS**

In Rs 000	Audited year ended 30 June 2019	Audited year ended 30 June 2018
Net cash generated from operating activities	757,096	723,798
Net cash used in investing activities	(362,852)	(19,532)
Net cash used in financing activities	(651,811)	(398,710)
Net cash flows from discontinued operations	16,429	458,825
<b>Net (decrease) / increase in cash and cash equivalents</b>	<b>(241,138)</b>	<b>764,381</b>
Cash and cash equivalents - opening	992,537	228,156
Cash flow from acquisition of subsidiary company	11,453	-
<b>Cash and cash equivalents - closing</b>	<b>762,852</b>	<b>992,537</b>

**STATEMENTS OF CHANGES IN EQUITY**

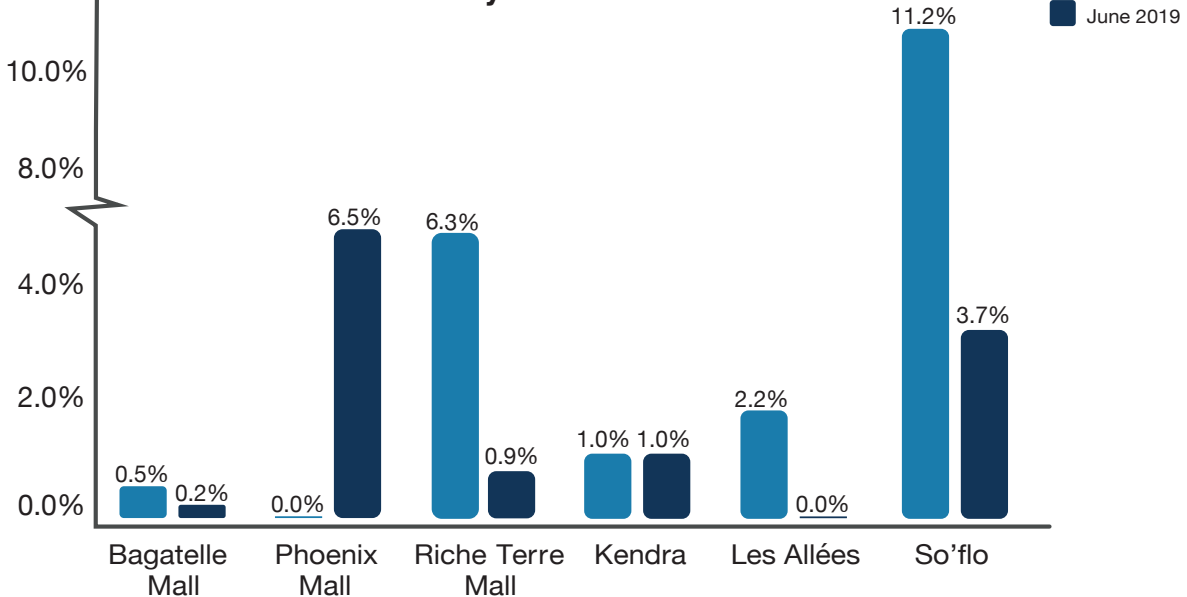
In Rs 000	Stated Capital	Retained Earnings	Non-Controlling Interests	Total Equity
<b>GROUP</b>				
<b>Balance at 01 July 2017</b>	<b>3,699,505</b>	<b>2,380,432</b>	<b>610,878</b>	<b>6,690,815</b>
Issue of shares	607,609	-	-	607,609
Conversion of preference shares	55,620	-	-	55,620
Total comprehensive income for the year	-	870,226	19,318	889,544
Dividends	-	(345,105)	(13,685)	(358,790)
Acquisition of non-controlling interest	-	8,902	(616,511)	(607,609)
<b>At 30 June, 2018</b>	<b>4,362,734</b>	<b>2,914,455</b>	<b>-</b>	<b>7,277,189</b>
<b>Balance at 01 July 2018</b>	<b>4,362,734</b>	<b>2,914,455</b>	<b>-</b>	<b>7,277,189</b>
Total comprehensive income for the year	-	950,092	-	950,092
Dividends	-	(395,256)	-	(395,256)
Conversion of preference shares	48,667	-	-	48,667
<b>At 30 June 2019</b>	<b>4,411,401</b>	<b>3,469,291</b>	<b>-</b>	<b>7,880,692</b>

**Average net operational income per square metre for the year ended 30 June 2019**

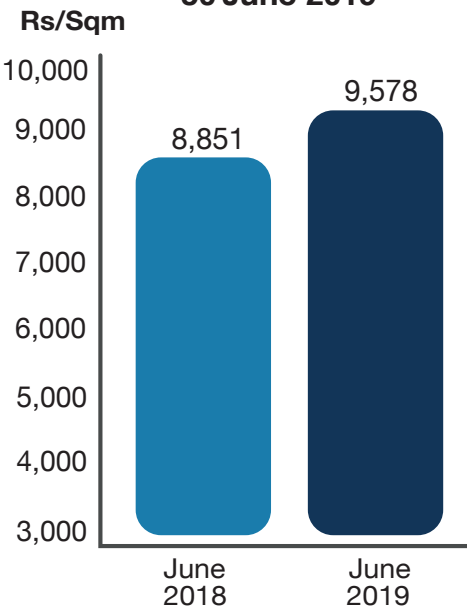


\*Note: So'flo figures are over 7 months of operation in 2018.

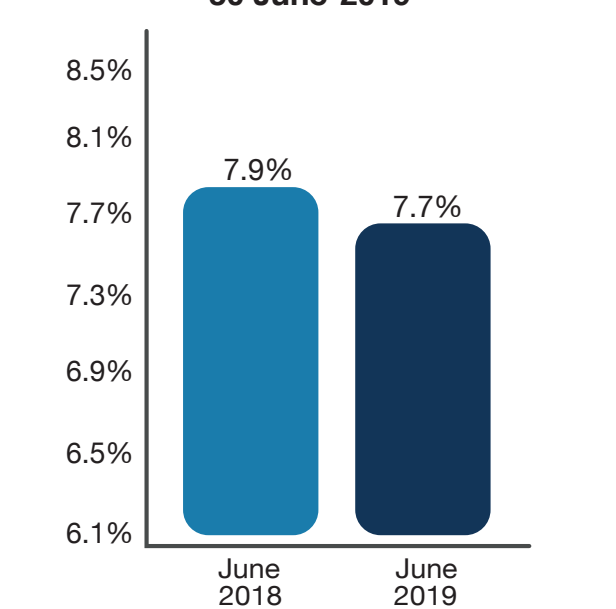
**Vacancy as at 30 June 2019**



**Tenant turnover per square metre for the year ended 30 June 2019**



**Ratio of gross rental to tenant turnover for the year ended 30 June 2019**



**Property Yield vs WALE as at 30 June 2019**

