

Ascencia Investor's briefing

13 November 2023



AGENDA

01

**MARKET
REVIEW**

02

**OPERATIONAL
PERFORMANCE**

03

**DEVELOPMENT
REVIEW**

04

**FINANCIAL
PERFORMANCE**

05

OUTLOOK



MARKET OVERVIEW



MARKET OVERVIEW

01

Pressure on consumption in the retail sector

02

Increased competition

03

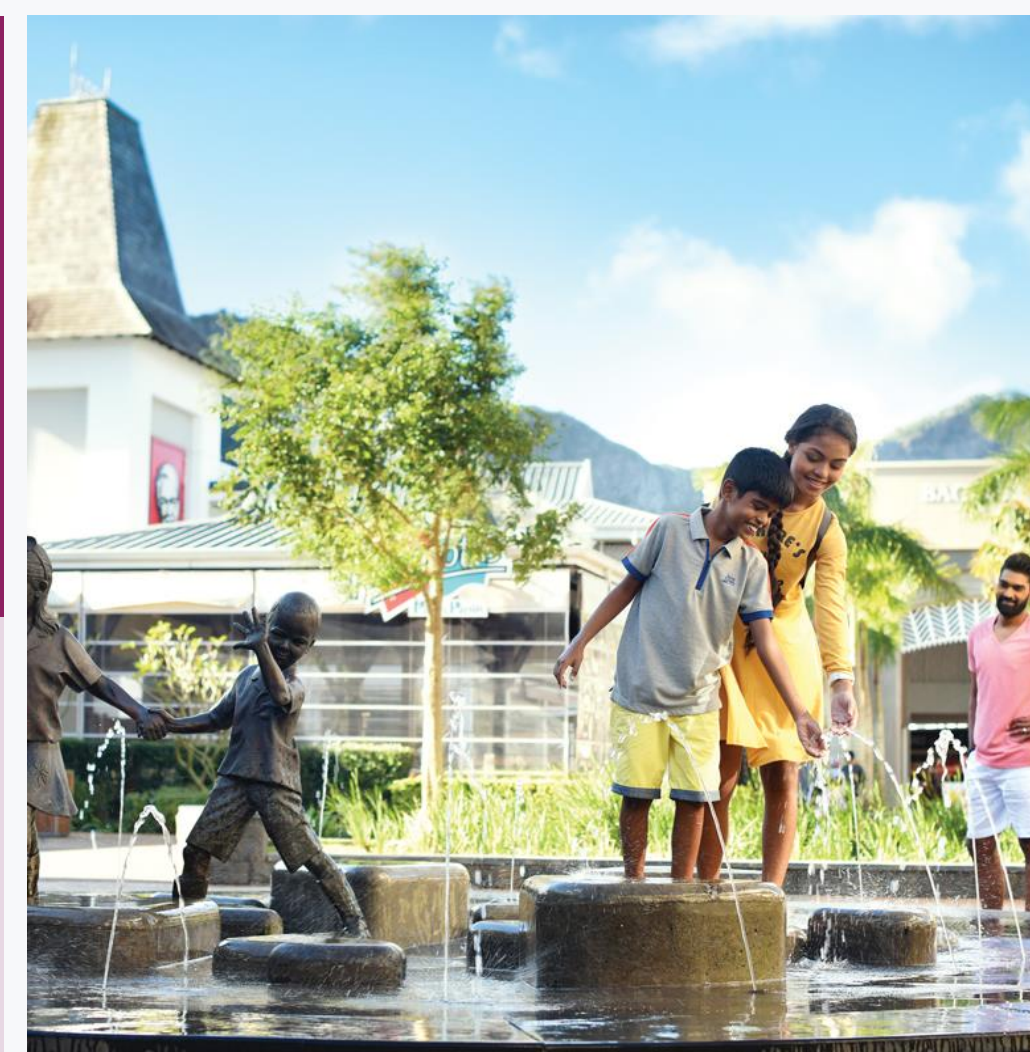
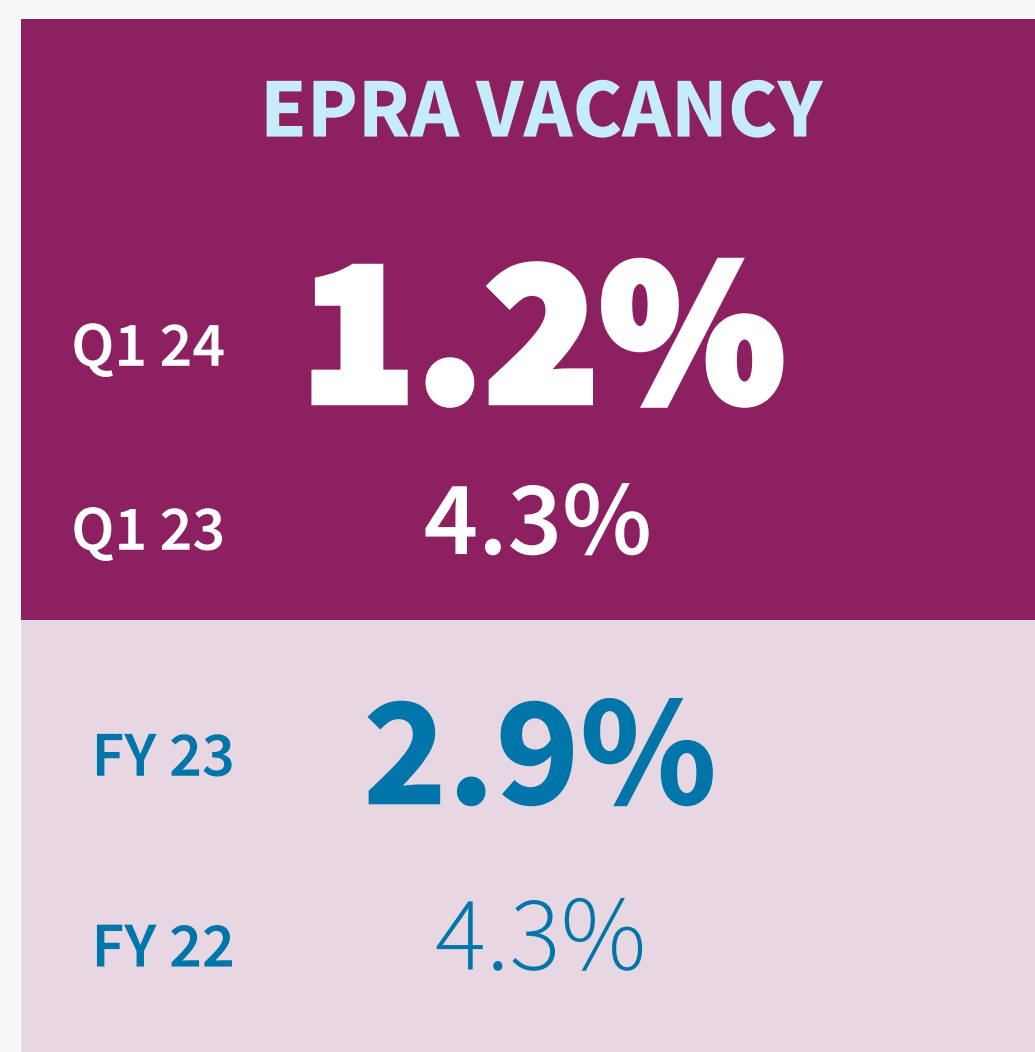
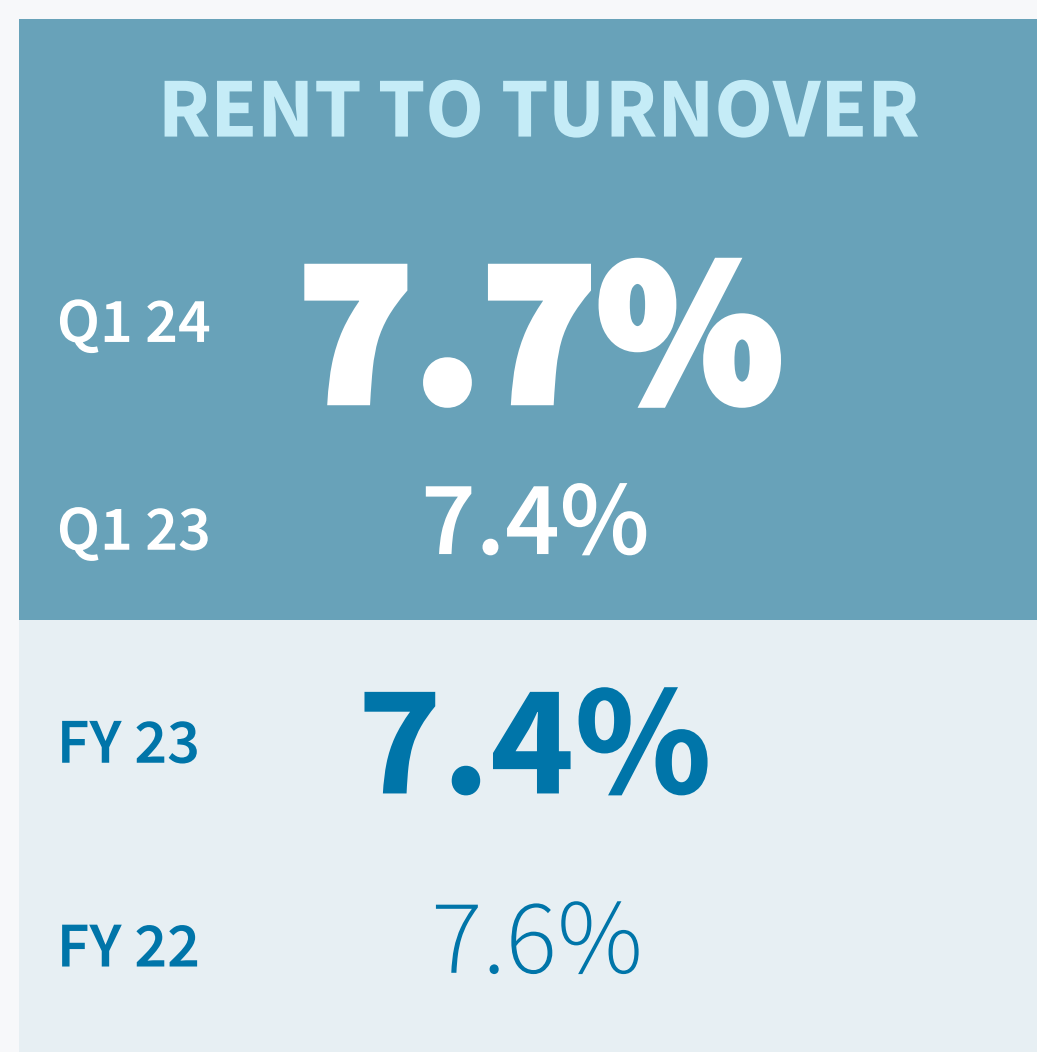
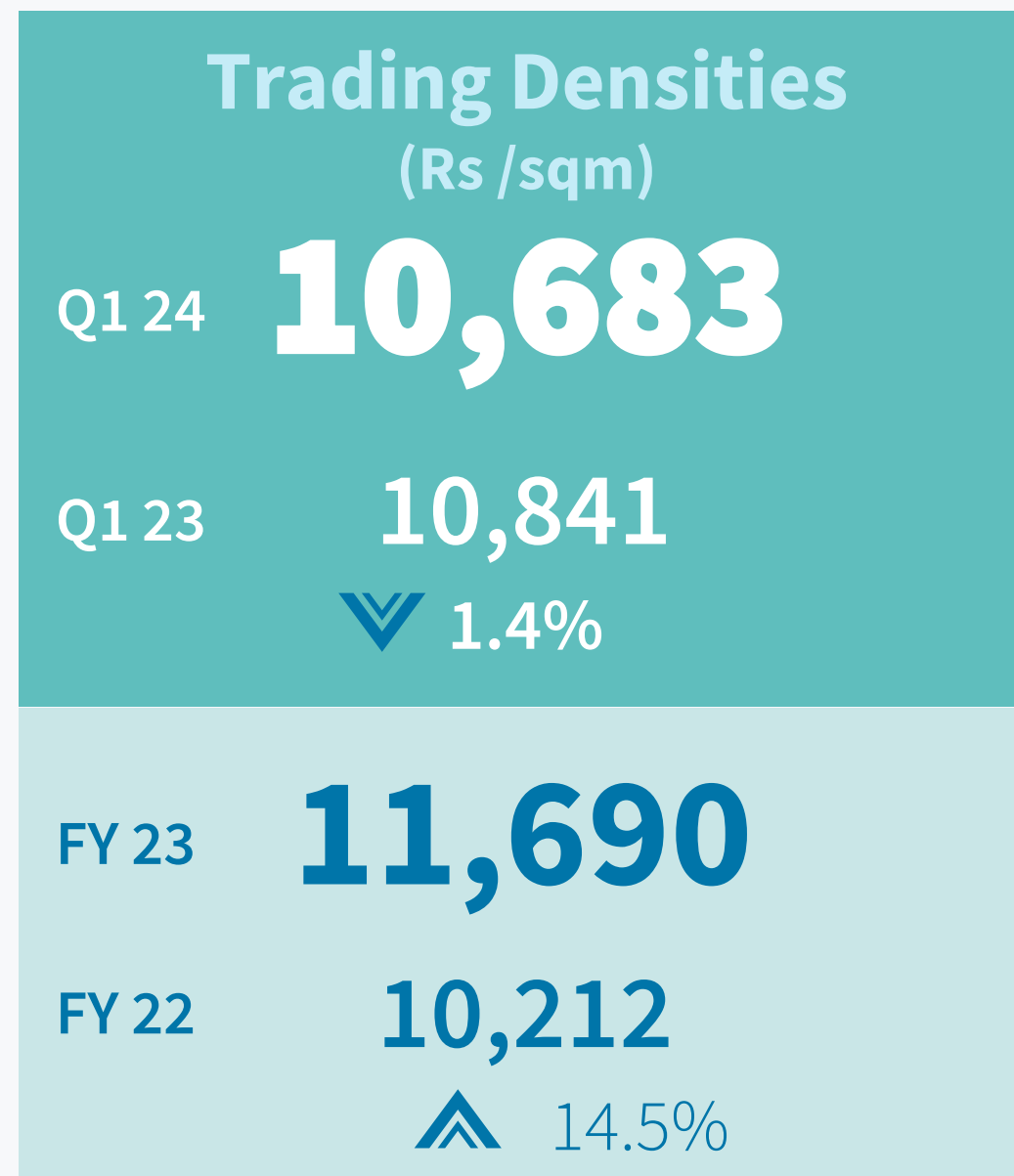
High interest rate environment



OPERATIONAL PERFORMANCE



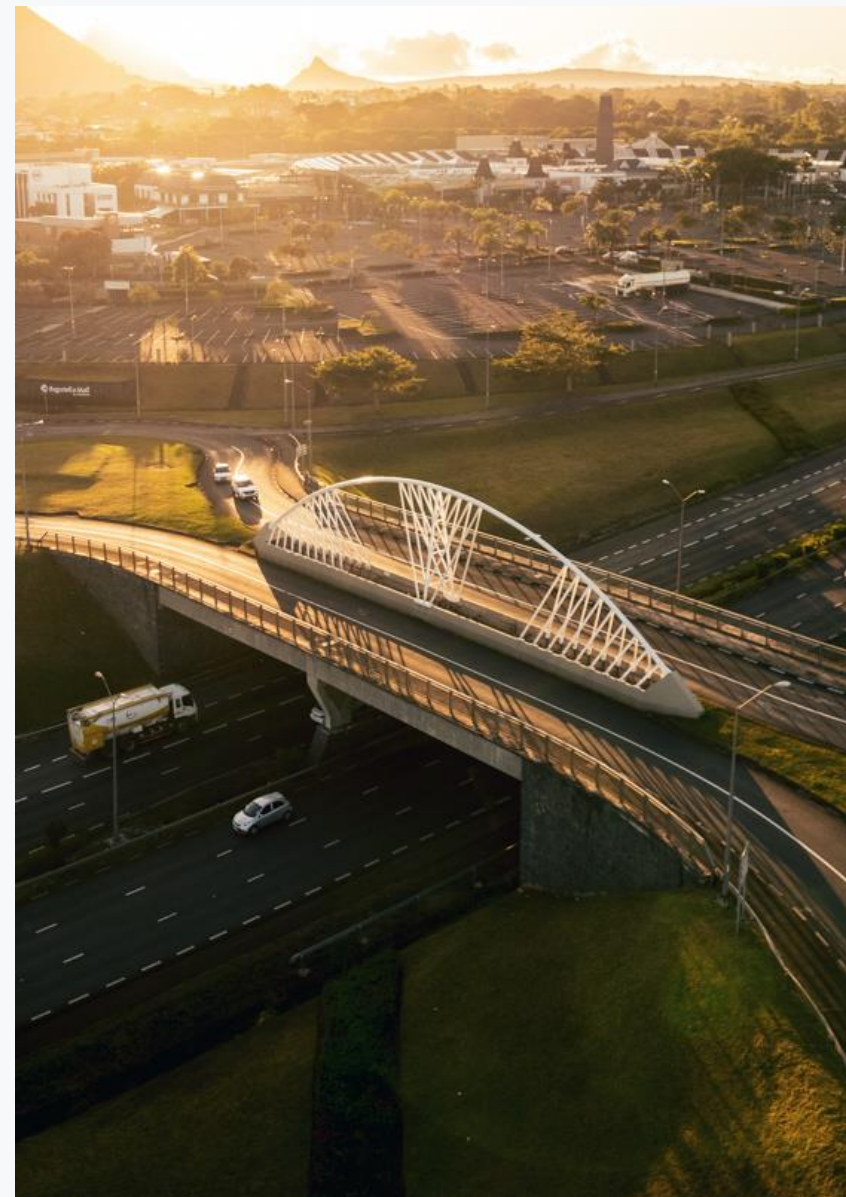
OPERATIONAL PERFORMANCE



COMMENTS

- The **Supermarket category** registered good performance from anchor tenants on most malls with notable increase on Bagatelle and Bo'Valon Malls.
- **Homeware and Interior** posted (-21%) in TD mainly due to increase in surface area with new tenant at Bagatelle
- **Electronics** posted 5% decrease in TD vs LY. This is mainly explained by a return to “normal” after a boom experienced since Covid.
- Good performance of **Restaurants (+7%) and fast-food categories (+5%)** mainly related to Covered food court experience at Phoenix Mall and revamped food court of Bagatelle Mall
- **Footfall** boosted in Phoenix Mall mainly due metro link and Riche Terre impacted by renovation works ongoing.
- Low EPRA Vacancy
- Rent to turnover remains healthy

OPERATIONAL PERFORMANCE



RENT REVERSION

Q1 24 **6.3%**

Target Q1 24 5.2%

FY 23 **4.0%**

Target FY 23 3.0%

COLLECTION RATE

Q1 24 **100%**

Q1 23 99%

FY 23 **101%**

FY 22 101%

COMMENTS

- The mall performance and successful renewals enabled us to improve the **WALE to 4.2 years (Q1 23: 4.1 years)** across the portfolio.
- Successful renewal with an average rent reversion of 6.3% achieved over the portfolio.
- Escalation rates being applied is based on performance of shops.
- All upcoming renewals for the financial year are on track.
- Strong collection rate at 100%

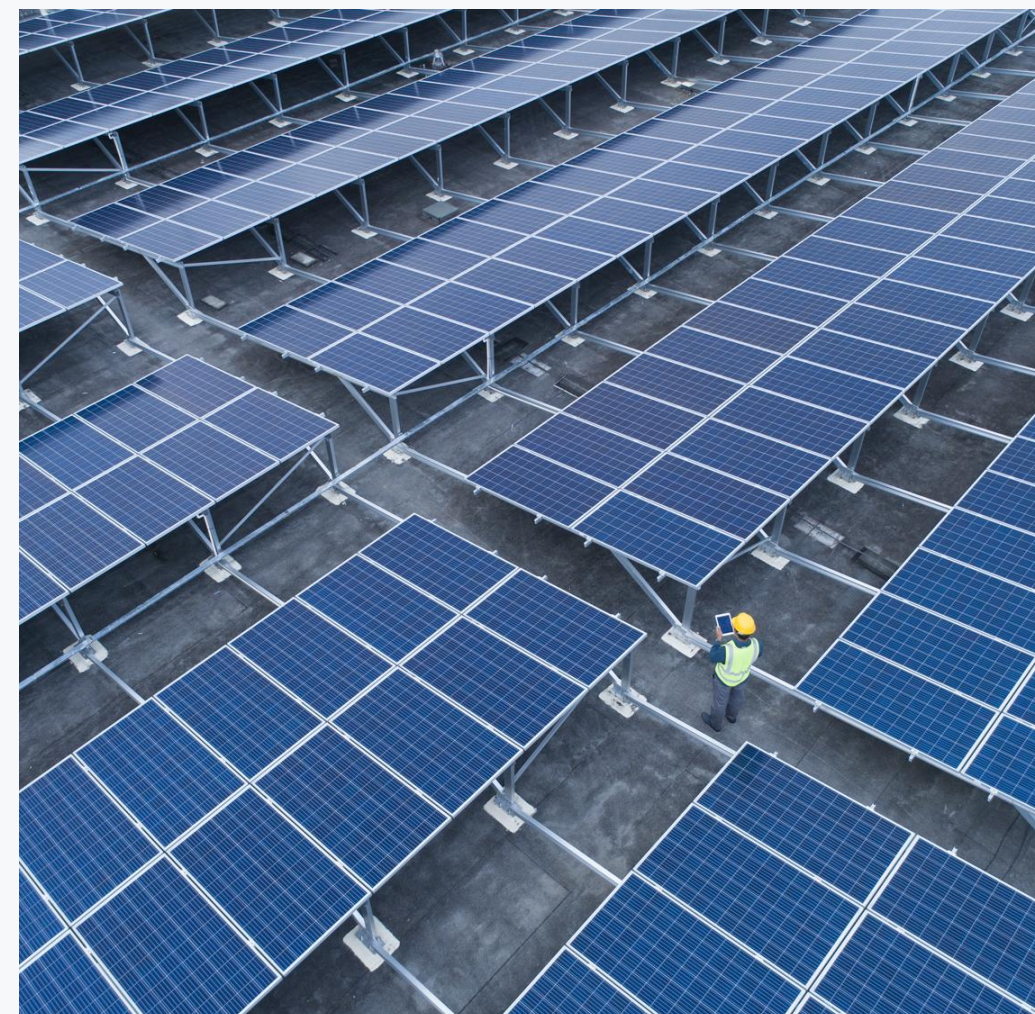
WASTE RECYCLING

Q1 24 **46%**

Q1 23 40%

FY 23 **44%**

FY 22 29%

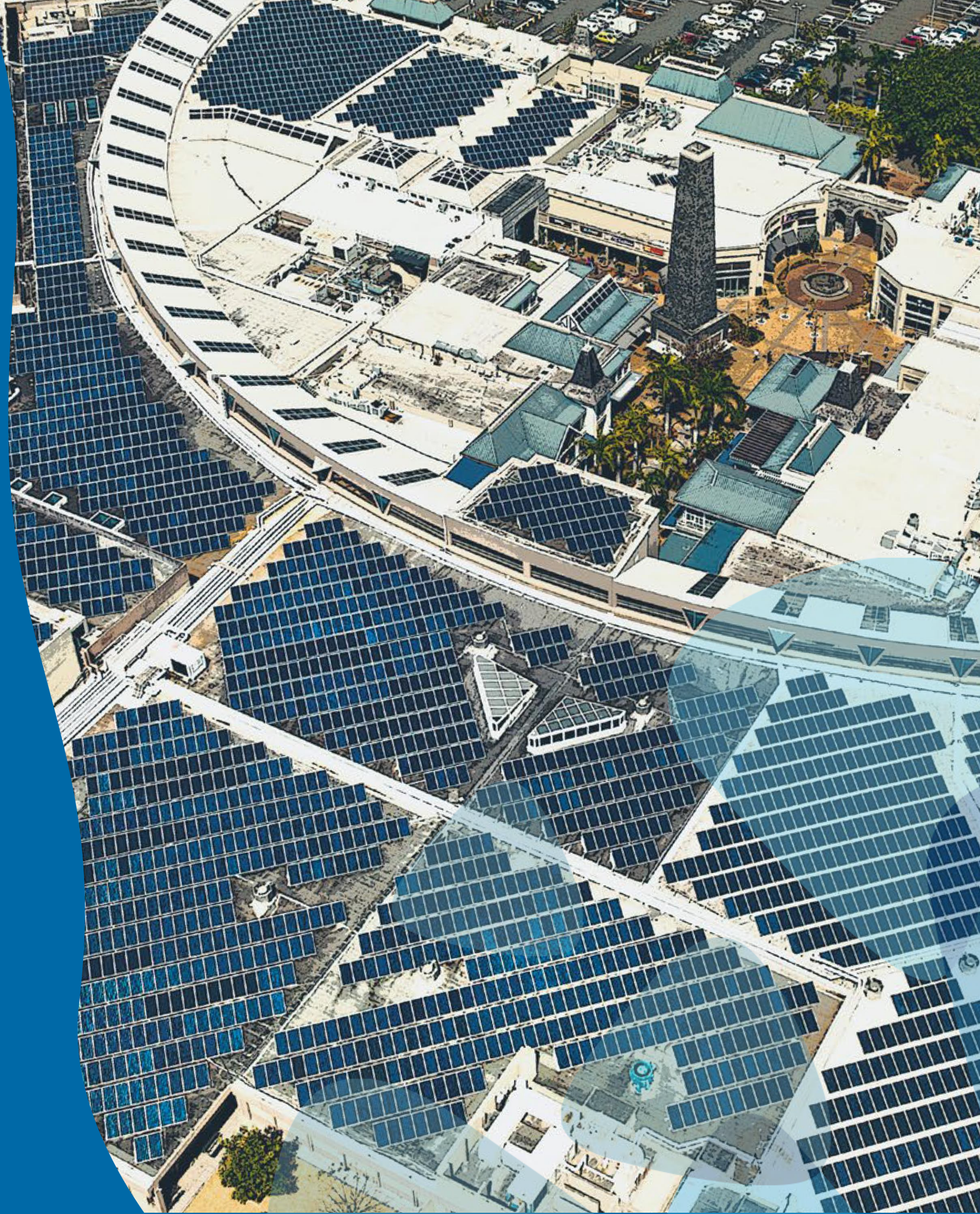


ENERGY EFFICIENCY (SOLAR PANELS)

11%

Target: 25%

DEVELOPMENT REVIEW



DEVELOPMENT REVIEW

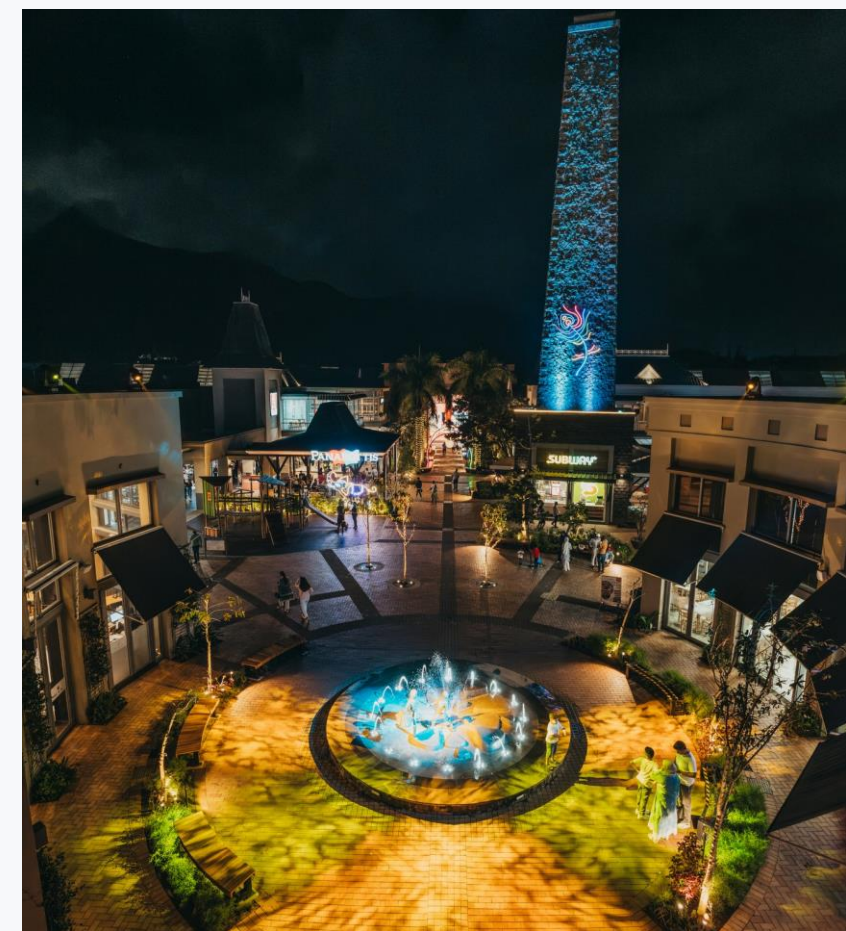


Phoenix Mall TOD
Yield: 4.2%
Investment: 3.4% savings
Completion date: on target

Bagatelle Mall foodcourt
Investment: 30% savings
Completion date: on target



Riche-Terre Mall revamp
Yield: 3.4%
Investment: MUR 183M
Completion date:
being closely monitored
to be on target



Bagatelle – Hardware shop
Yield: 10.9%
Investment: 10% savings
Completion date: on target

COMMENTS

- Current Development as as follows:
Bagatelle Mall – A hardware store is being developed over 2600sqm. Opening scheduled for December 2023
- **Riche Terre Mall:**
 - Riche Terre Mall extension and last refurbishment project was carried out in 2013.
 - The project consists of re engineering the approach at the mall to provide more visibility and revamp all the common areas. A particular attention is being provided to the foodcourt to provide a cosier atmosphere, with additional offerings and a kids play area

FINANCIAL PERFORMANCE





FINANCIAL PERFORMANCE

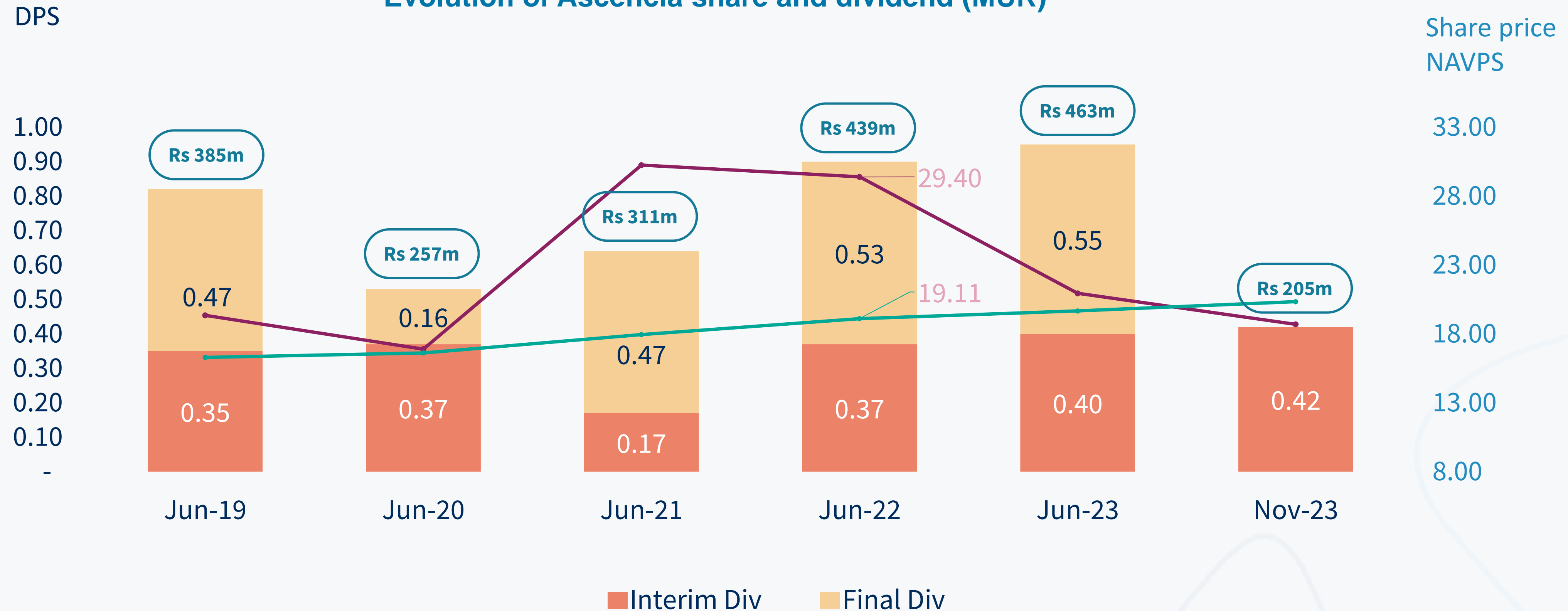
FINANCIAL KPIS				
	FY 2023	FY 2022	Q1 2024	Q1 2023
Total Revenue	1,730	1,555	447	399
Operating profit	988	897	257	228
FV gains	487	440	-	-
Net Finance costs	330	252	94	65
Operating Cash flow	888	792	236	235
Interest Cover	3.0	3.5	2.8	3.6
IP	16,468	15,408	16,555	15,575
Net Debt	5,825	5,380	5,696	5,321
LTV	38%	41%	38%	41%

COMMENTS

- **Increase in revenue and operating profit** on the back of lower vacancy and successful completion of PHM Metro market
- Average yield on properties 7.8%
- Higher interest rates led to increased finance costs but still within interest covenants.
- Cash flow management remains a priority reflected in the strong collection rate.
- **Movement in IP mainly explained by:**
 - Metro market project plus Bagatelle food court and Intermart extension
 - Fair value gain
- **LTV** contained to **38%** and **Debt Rating** maintained at **AA-**

INTERIM DIVIDEND UP BY 5%

Evolution of Ascencia share and dividend (MUR)



- **Sustained growth in dividend and 5%** dividend yield on NAVps. We declared Rs 205m as interim dividend for the quarter.
- NAVPS of **Rs 20.67** (YoY 6.3% increase)
- Ascencia's shares stand in the Top 5 by market value on the Official List.

OUTLOOK



OUTLOOK



**Consolidating
our position**



Digital strategy
to boost tenant's turnover



**Starting
international journey**



Ascencia
Shaping singular places

THANK YOU