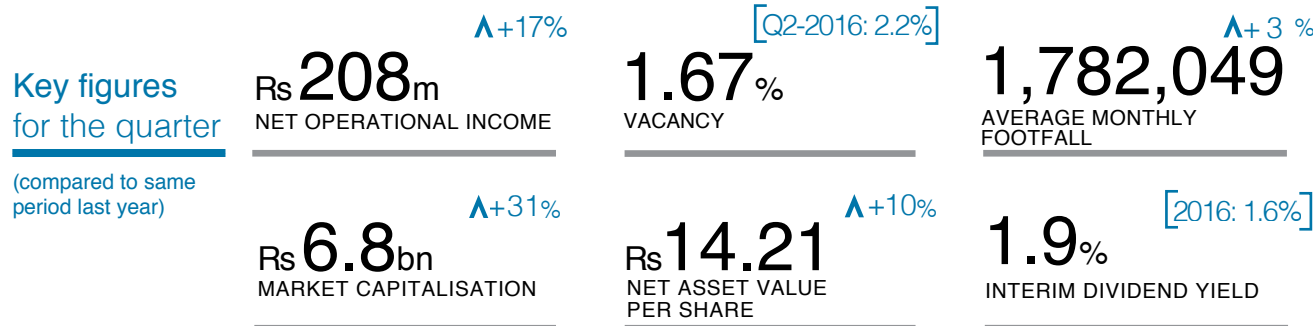


“Strong operational performance of the malls resulting in 35% increase in PAT”



COMMENTS ON THE QUARTER ended 31 December 2017

Operational review:

The good performance of the first quarter continues with net operational income increasing by 17% as compared to the same period last year. The main contributor is Phoenix Mall with an additional contribution of Rs 19m compared to last year when the Mall was only partially opened. Vacancy is down to 1.67% and trading, after a challenging first quarter, rebounded in the second quarter to record a 6.9% increase in trading densities compared to last year.

Major events:

1. So'Flo

So'Flo opened as planned on the 29 November 2017. Footfall is as expected and trading over December 2017 was encouraging.

2. Interim Dividend

Ascencia has declared an interim dividend of 30 cents per share (increase of 50% compared to last year). Yield has gone up from 1.6% to 1.9% despite the increase in share price of 28%.

3. Sale of non-core assets

No sale of non-core assets materialised in the second quarter. The bulk of the sale will take place during the next two quarters and will generate in excess of Rs 400m in cash.

4. Scheme of Arrangement

The Supreme Court of Mauritius (Bankruptcy division) has on 15 January 2018 approved the application filed by Ascencia for a Scheme of Arrangement (the 'Scheme') relating to its subsidiary, Bagaprop Limited ('Bagaprop'). Consequently, the 187,830 ordinary shares held by Atterbury Mauritius Consortium (Pty) Ltd ('Atterbury') in Bagaprop have been exchanged for new 45,616,281 Class A shares of Ascencia issued in the name of Atterbury.

Pursuant to the Scheme:

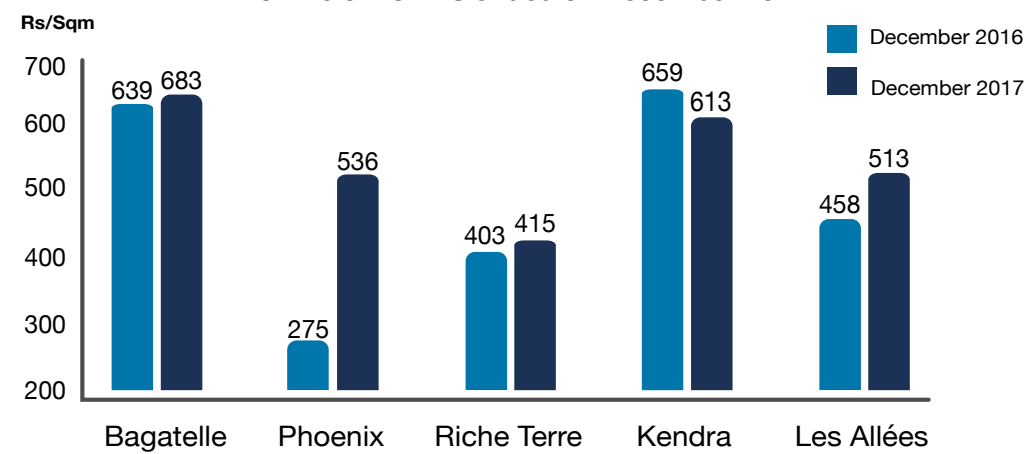
1. Ascencia now holds the 187,830 ordinary shares formerly held by Atterbury in Bagaprop;
2. Bagaprop is now a wholly-owned subsidiary of Ascencia; and
3. Atterbury holds 45,616,281 of the Class A Ordinary Shares of Ascencia, representing a 9.54% stake.

Prospects

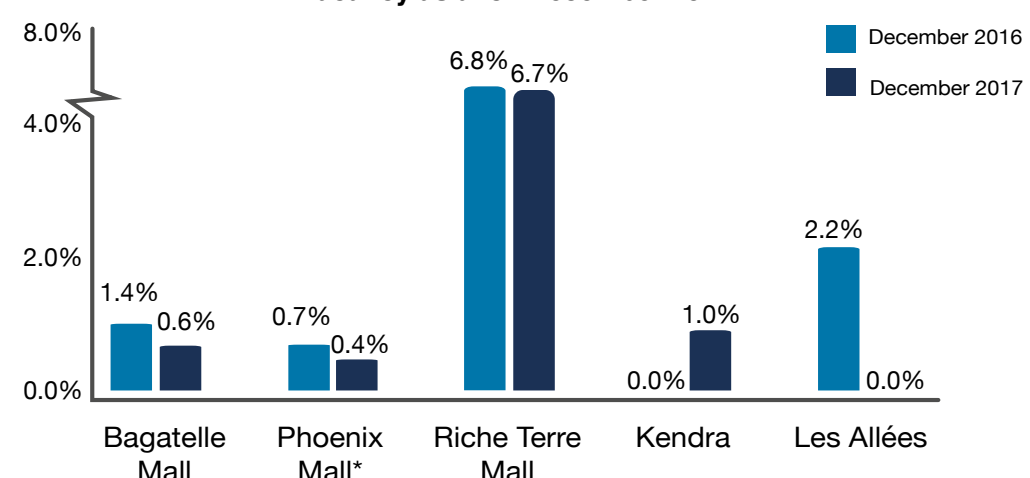
Cash will be used to invest in yielding projects in line with the company investment guidelines. As for the operating properties, we should continue to show a high degree of resilience in a context which remains challenging.

By order of the Board
08 February 2018

Average net operational income per month per square metre for the 6 months ended 31 December 2017

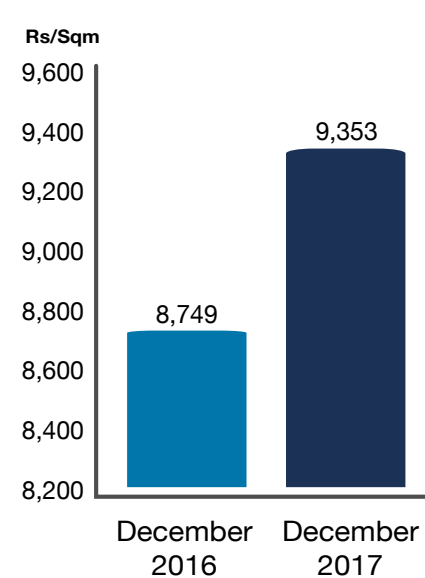


Vacancy as at 31 December 2017

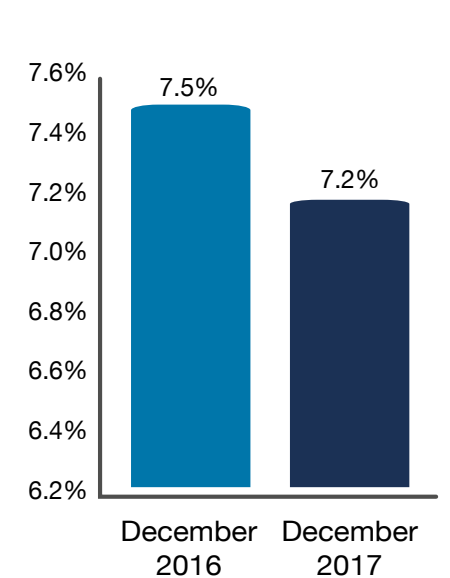


* Note : December 2016 figures take into account five months renovation of the Mall.

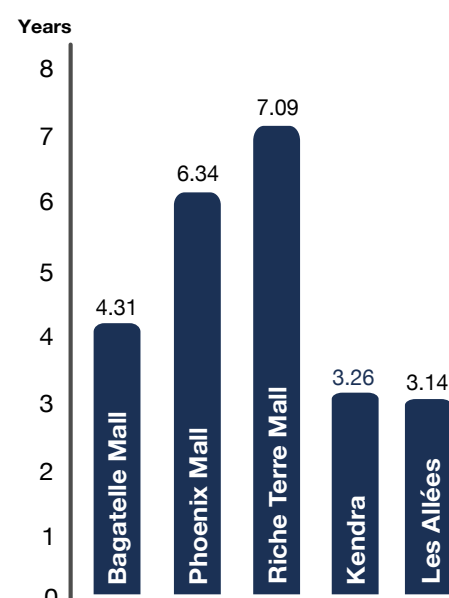
Tenant turnover per square metre for the 6 months ended 31 December 2017



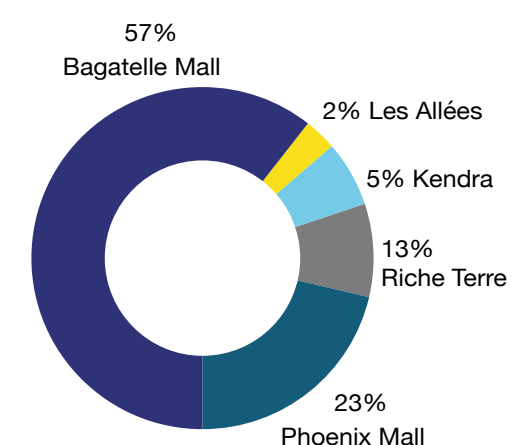
Ratio of gross rental to tenant turnover for the 6 months ended 31 December 2017



Weighted average lease expiry as at 31 December 2017



Breakdown of net operational income per properties in % for the 6 months ended 31 December 2017



STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

In Rs 000	Unaudited quarter ended 31 December 2017	Unaudited quarter ended 31 December 2016	Unaudited 6 months ended 31 December 2017	Unaudited 6 months ended 31 December 2016	Audited year ended 30 June 2017
Continuing operations					
Operational revenue	285,722	251,360	563,521	478,141	1,054,219
Other operating income	10,150	6,201	15,523	9,985	28,723
Total revenue	295,872	257,561	579,044	488,126	1,082,942
Direct operating expenses arising from investment properties	(87,400)	(78,837)	(169,616)	(148,499)	(329,160)
Net operational income	208,472	178,724	409,428	339,627	753,782
Investment and other income	4,953	2,043	7,058	4,631	5,125
Administrative expenses	(48,826)	(18,376)	(73,573)	(44,245)	(112,233)
Operating profit	164,599	158,305	342,913	300,013	646,674
Profit on disposal of investment properties	-	-	-	2,303	2,303
Increase in fair value of investment properties	-	-	-	-	647,407
Share of profit/(loss) in joint venture	287	(153)	2	(2,153)	(6,422)
Profit before finance costs	164,886	158,152	342,915	299,803	1,289,962
Finance costs	(64,200)	(63,356)	(132,432)	(130,646)	(266,237)
Profit before tax	100,686	94,796	210,483	169,157	1,023,725
Income tax expense	(6,382)	(27,308)	(22,386)	(35,899)	(64,818)
Profit for the quarter/period from continuing operations	94,304	67,488	188,097	133,258	958,907
Discontinued operations					
Post tax profit from discontinued operations	4,156	5,182	3,174	10,843	1,122
Profit for the quarter/period	98,460	72,670	191,271	144,101	960,029
Other comprehensive income	-	-	-	-	-
Total comprehensive income for the quarter/period	98,460	72,670	191,271	144,101	960,029
Total comprehensive income attributable to:					
- Ordinary equity holders of the parent	88,495	57,274	171,953	128,705	872,873
- Non-controlling interests	9,965	15,396	19,318	15,396	87,156
	98,460	72,670	191,271	144,101	960,029
Class A ordinary share					
Number of shares in issue	432,770,316	423,299,213	432,770,316	423,299,213	432,770,316
Weighted average number of ordinary shares in issue	432,770,316	423,299,213	432,770,316	423,299,213	423,325,161
Basic earnings per share (Rs)	0.20	0.15	0.40	0.30	2.06
Diluted earnings per share (Rs)	-	-	-	-	2.04
Interim dividend per share (Rs)	0.30	-	0.30	-	0.20
Final dividend per share (Rs)	-	-	-	-	0.30
Net asset value per share (Rs)	14.21	12.94	14.21	12.94	14.11

STATEMENTS OF FINANCIAL POSITION

In Rs 000	Unaudited 6 months ended 31 December 2017	Unaudited 6 months ended 31 December 2016	Audited year ended 30 June 2017
ASSETS			
Investment properties	10,660,726	10,579,131	10,663,787
Equipment	21,893	19,054	21,002
Investment in joint venture	99,927	61,834	99,925
Goodwill	12,554	12,554	12,554
Current assets	643,266	234,791	343,402
Non-current assets classified as held for sale	584,418	-	657,755
Total assets	12,022,784	10,907,364	11,798,425
EQUITY AND LIABILITIES			
Shareholders' equity			
Stated capital	3,699,505	3,602,171	3,699,505
Retained earnings	2,449,957	1,875,317	2,407,835
Non-controlling interests	616,511	565,368	610,878
Total equity	6,765,973	6,042,856	6,718,218
Non-current liabilities	4,637,791	4,378,675	4,533,373
Liabilities directly associated with non-current assets classified as held for sale	170,070	-	176,288
Current liabilities	448,950	485,833	370,546
Total equity and liabilities	12,022,784	10,907,364	11,798,425

STATEMENTS OF CASH FLOWS

In Rs 000	Unaudited 6 months ended 31 December 2017	Unaudited 6 months ended 31 December 2016	Audited year ended 30 June 2017
Net cash generated from operating activities	347,090	323,239	698,632
Net cash (used in) investing activities	(16,961)	(299,644)	(415,237)
Net cash (used in) financing activities	(123,950)	(218,129)	(304,161)
Net cash flows from discontinued operations	87,085	-	(48,128)
Net increase/(decrease) in cash and cash equivalents	293,264	(194,534)	(68,894)
Cash and cash equivalents - opening	228,156	297,050	297,050
Cash and cash equivalents - closing	521,420	102,516	228,156

STATEMENTS OF CHANGES IN EQUITY

In Rs 000	Stated Capital	Retained Earnings	Non-controlling Interests	Total Equity
Balance at 01 July 2016	3,602,171	1,746,612	549,972	5,898,755
Total comprehensive income for the period	-	128,705	15,396	144,101
At 31 December 2016	3,602,171	1,875,317	565,368	6,042,856
Balance at 01 July 2017	3,699,505	2,407,835	610,878	6,718,218
Total comprehensive income for the period	-	171,953	19,318	191,271
Dividends	-	(129,831)	(13,685)	(143,516)
At 31 December 2017	3,699,505	2,449,957	616,511	6,765,973

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 2017. 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.

