

# Abridged Unaudited Financial Statements

for the period ended 31 March 2026

## STATEMENTS OF FINANCIAL POSITION

In Rs 000	Unaudited 31 March 2026	Unaudited 31 March 2025	Audited 30 June 2025
<b>ASSETS</b>			
Investment property	18,780,660	17,693,549	18,443,942
Equipments	72,873	55,746	61,973
Trade and other receivables	231,175	270,968	214,623
Financial assets at amortised cost	276,264	443,155	67,731
Cash and cash equivalents	171,698	119,151	167,673
<b>Total assets</b>	<b>19,532,670</b>	<b>18,582,569</b>	<b>18,955,942</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholders' equity</b>			
Stated capital	4,460,068	4,460,068	4,460,068
Retained earnings	7,097,314	6,461,705	6,786,147
<b>Total equity</b>	<b>11,557,382</b>	<b>10,921,773</b>	<b>11,246,215</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Borrowings	6,494,835	6,353,383	6,346,501
Deferred tax liabilities	911,319	716,269	911,319
	<b>7,406,154</b>	<b>7,069,652</b>	<b>7,257,820</b>
<b>Current liabilities</b>			
Borrowings	8,885	65,053	8,565
Other liabilities	560,249	526,091	443,342
	<b>569,134</b>	<b>591,144</b>	<b>451,907</b>
<b>Total liabilities</b>	<b>7,975,288</b>	<b>7,660,796</b>	<b>7,709,727</b>
<b>Total equity and liabilities</b>	<b>19,532,670</b>	<b>18,582,569</b>	<b>18,955,942</b>

## STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

In Rs 000	Unaudited quarter ended 31 March 2026	Unaudited quarter ended 31 March 2025	Unaudited 9 months ended 31 March 2026	Unaudited 9 months ended 31 March 2025	Audited year ended 30 June 2025
<b>Total revenue</b>	<b>540,529</b>	<b>529,405</b>	<b>1,574,937</b>	<b>1,505,680</b>	<b>2,036,065</b>
Direct operating expenses arising from investment properties	(180,767)	(180,711)	(508,648)	(491,813)	(676,778)
<b>Net operational income</b>	<b>359,762</b>	<b>348,694</b>	<b>1,066,289</b>	<b>1,013,867</b>	<b>1,359,287</b>
Administration and other costs	(64,819)	(58,613)	(178,113)	(168,168)	(231,948)
Change in fair value of investment properties	-	-	-	-	656,844
<b>Profit from operations</b>	<b>294,943</b>	<b>290,081</b>	<b>888,176</b>	<b>845,699</b>	<b>1,784,183</b>
Net finance costs	(88,605)	(91,167)	(275,801)	(274,625)	(372,498)
<b>Profit before tax</b>	<b>206,338</b>	<b>198,914</b>	<b>612,375</b>	<b>571,074</b>	<b>1,411,685</b>
Income tax expense	(24,787)	(11,301)	(77,043)	(33,630)	(242,790)
<b>Profit for the quarter/period</b>	<b>181,551</b>	<b>187,613</b>	<b>535,332</b>	<b>537,444</b>	<b>1,168,895</b>
Earnings per share (Rs)	0.37	0.38	1.10	1.10	2.40

### PERFORMANCE REVIEW

The Company continues to deliver steady growth. Net operational income grew by 5.2% compared to the same period last year, underpinned by resilient trading densities which similarly advanced by 5.2%. Performance for the 9 months ended 31 March 2026 was varied, with certain sectors recording stronger momentum than others, reflecting the broader diversity of the retail landscape. Overall, the portfolio remains resilient, supported by sustainable rental levels. Vacancy rates are low and rent collection has remained consistently strong.

Profit before tax for the 9 months ended 31 March 2026 grew by 7.2% to Rs 612m, mainly driven by higher operating income. However, new fiscal measures impacted final earnings, resulting in a marginal decrease in profit after tax of 0.4% to Rs 535m. On the other hand, Net Asset Value per share increased by 5.8% to Rs 23.72.

The Company has declared a final dividend of Rs 0.66 per share which will result in a total payout of Rs 546m for the year. The dividend yield stood at 6.2% at 12 May 2026.

### DEVELOPMENT REVIEW

Good progress is being made on the new entertainment node at Bagatelle Mall. This project will combine leisure and enhanced food and beverage offerings. Once completed, it is expected to improve the customer experience, increase dwell time, and drive higher footfall and tenant sales. The project remains on track for an opening in November 2026.

At Mall de Flacq, construction is progressing well and remains on schedule. In addition, fit-out works for the Burger King drive-thru at Riche-Terre Mall are nearing completion, with opening expected in June 2026.

### OUTLOOK

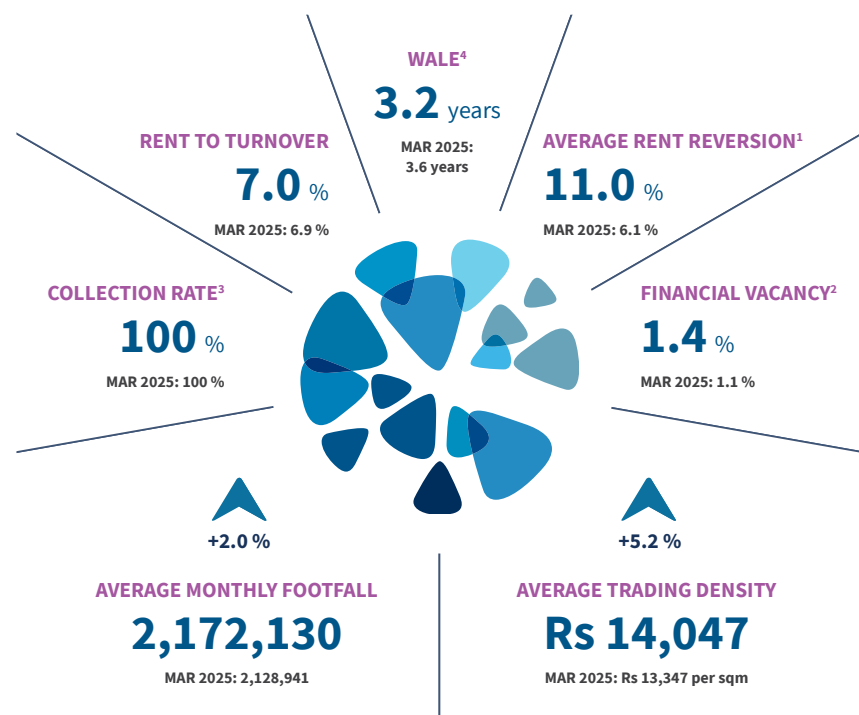
The retail environment continues to evolve, and the Company remains focused on adapting to changing consumer behaviours and market conditions. Cost management and operational efficiency will continue to be priorities in the period ahead.

The Board is mindful of the current challenges faced by our local economy resulting from the ongoing Middle East crisis. However, the Board remains confident in the Company's ability to achieve its objectives for the financial year.

By order of the Board

13 May 2026

## KEY FIGURES FOR THE PERIOD ENDED 31 MARCH 2026

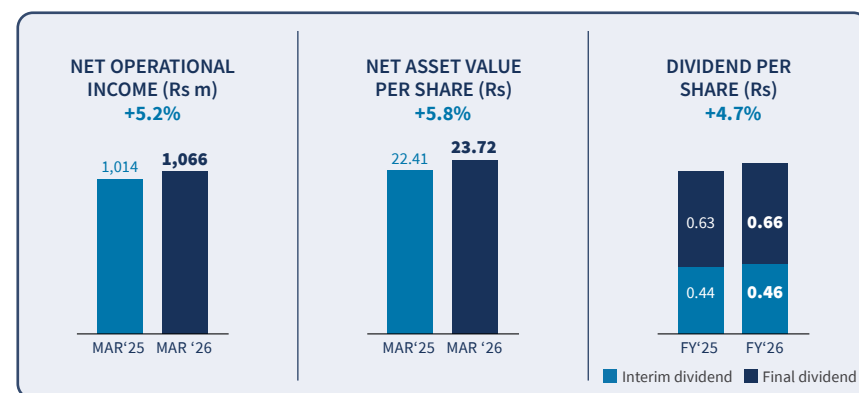


<sup>1</sup> Average Rent Reversion refers to the difference between the exit rental and the new rental when a lease is renewed.

<sup>2</sup> Financial Vacancy is the Market rent of vacant space divided by Market rent of the whole portfolio over the period.

<sup>3</sup> Collection rate is the cash received over net invoicing.

<sup>4</sup> WALE: Weighted Average Lease Expiry.



## STATEMENTS OF CASH FLOWS

In Rs 000	Unaudited 31 March 2026	Unaudited 31 March 2025	Audited 30 June 2025
<b>Net cash generated from operating activities</b>	898,191	815,651	1,030,238
<b>Net cash used in investing activities</b>	(606,636)	(410,900)	(7,128)
<b>Net cash used in financing activities</b>	(281,238)	(410,895)	(980,732)
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>10,317</b>	<b>(6,144)</b>	<b>42,378</b>
Cash and cash equivalents - opening	161,381	125,295	125,295
<b>Cash and cash equivalents - closing</b>	<b>171,698</b>	<b>119,151</b>	<b>167,673</b>

## STATEMENTS OF CHANGES IN EQUITY

In Rs 000	Stated Capital	Retained Earnings	Total Equity
<b>Company</b>			
<b>Balance at 01 July 2024</b>	4,460,068	6,138,680	10,598,748
Total comprehensive income for the period	-	537,444	537,444
Dividends	-	(214,419)	(214,419)
<b>At 31 March 2025</b>	<b>4,460,068</b>	<b>6,461,705</b>	<b>10,921,773</b>
<b>Balance at 01 July 2025</b>	4,460,068	6,786,147	11,246,215
Total comprehensive income for the period	-	535,332	535,332
Dividends	-	(224,165)	(224,165)
<b>At 31 March 2026</b>	<b>4,460,068</b>	<b>7,097,314</b>	<b>11,557,382</b>

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 2025. 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.

### Ascencia Limited

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