Abridged Unaudited Financial Statements
for the quarter ended **30 September 2026**

Ascencia
Shaping singular places

STATEMENTS OF FINANCIAL POSITION

In Rs 000	**Unaudited quarter ended 30 September 2026**	Unaudited quarter ended 30 September 2025	Audited year ended 30 June 2026
ASSETS			
Investment properties	19,638,174	18,468,907	19,490,396
Investment in Joint Venture	375,610	–	375,610
Investment in Unquoted Shares	2,400	–	2,400
Equipment	79,991	59,383	79,973
Trade and other receivables	285,601	224,499	255,558
Financial assets at amortised cost	110,847	250,571	66,791
Cash and cash equivalents	200,794	232,705	118,500
Total assets	**20,693,417**	**19,236,065**	**20,389,228**
EQUITY AND LIABILITIES			
SHAREHOLDERS' EQUITY			
Stated capital	4,460,068	4,460,068	4,460,068
Retained earnings	7,728,543	6,958,611	7,554,156
Total equity	**12,188,611**	**11,418,679**	**12,014,224**
LIABILITIES			
Non-current liabilities			
Borrowings	6,214,020	6,345,194	6,214,062
Deferred tax liabilities	1,033,756	911,319	1,033,756
	7,247,776	**7,256,513**	**7,247,818**
Current liabilities			
Borrowings	598,141	8,565	598,141
Other liabilities	658,889	552,308	529,045
	1,257,030	**560,873**	**1,127,186**
Total liabilities	**8,504,806**	**7,817,386**	**8,375,004**
Total equity and liabilities	**20,693,417**	**19,236,065**	**20,389,228**

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

In Rs 000	**Unaudited quarter ended 30 September 2026**	Unaudited quarter ended 30 September 2025	Audited year ended 30 June 2026
Total revenue	**522,360**	**505,008**	**2,113,674**
Direct operating expenses arising from investment properties	(170,490)	(157,812)	(697,016)
Net operational income	**351,870**	**347,196**	**1,416,658**
Administration and other costs	(57,984)	(54,046)	(234,536)
Change in fair value of investment properties	–	–	721,161
Profit from operations	**293,886**	**293,150**	**1,903,283**
Net finance costs	(97,363)	(95,120)	(377,665)
Profit before tax	**196,523**	**198,030**	**1,525,618**
Income tax expense	(22,136)	(25,566)	(211,813)
Profit for the quarter/year	**174,387**	**172,464**	**1,313,805**
Earnings per share (Rs)	0.36	0.35	2.70

STATEMENTS OF CASH FLOWS

In Rs 000	**Unaudited quarter ended 30 September 2026**	Unaudited quarter ended 30 September 2025	Audited year ended 30 June 2026
Net cash generated from operating activities	290,524	323,608	1,188,919
Net cash used in investing activities	(207,497)	(239,414)	(751,422)
Net cash used in financing activities	(733)	(12,870)	(480,378)
Net increase/ (decrease) in cash and cash equivalents	**82,294**	**71,324**	**(42,881)**
Cash and cash equivalents - opening	118,500	161,381	161,381
Cash and cash equivalents - closing	**200,794**	**232,705**	**118,500**

STATEMENTS OF CHANGES IN EQUITY

In Rs 000	Stated Capital	Retained Earnings	Total Equity
Balance at 01 July 2025	4,460,068	6,786,147	11,246,215
Total comprehensive income for the year	–	172,464	172,464
Dividends	–	–	–
At 30 September 2025	**4,460,068**	**6,958,611**	**11,418,679**
Balance at 01 July 2026	4,460,068	7,554,156	12,014,224
Total comprehensive income for the year	–	174,387	174,387
Dividends	–	–	–
At 30 September 2026	**4,460,068**	**7,728,543**	**12,188,611**

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 2026. 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
Incorporated in the Republic of Mauritius
Business Registration No: C07072304 ER House, Vivea Business Park, Moka, Mauritius
T: + 230 460 07 07 | **E:** investors@byascencia.com | **www.ascenciacorporate.com**

KEY FIGURES FOR THE PERIOD ENDED 30 SEPTEMBER 2026

AVERAGE MONTHLY FOOTFALL
+0.4%
2,091,384
SEP 2025: 2,082,243

AVERAGE TRADING DENSITY
+10.9%
Rs 13,962
SEP 2025: Rs 12,592 per sqm

COLLECTION RATE[3]
99 %
SEP 2025: 99 %

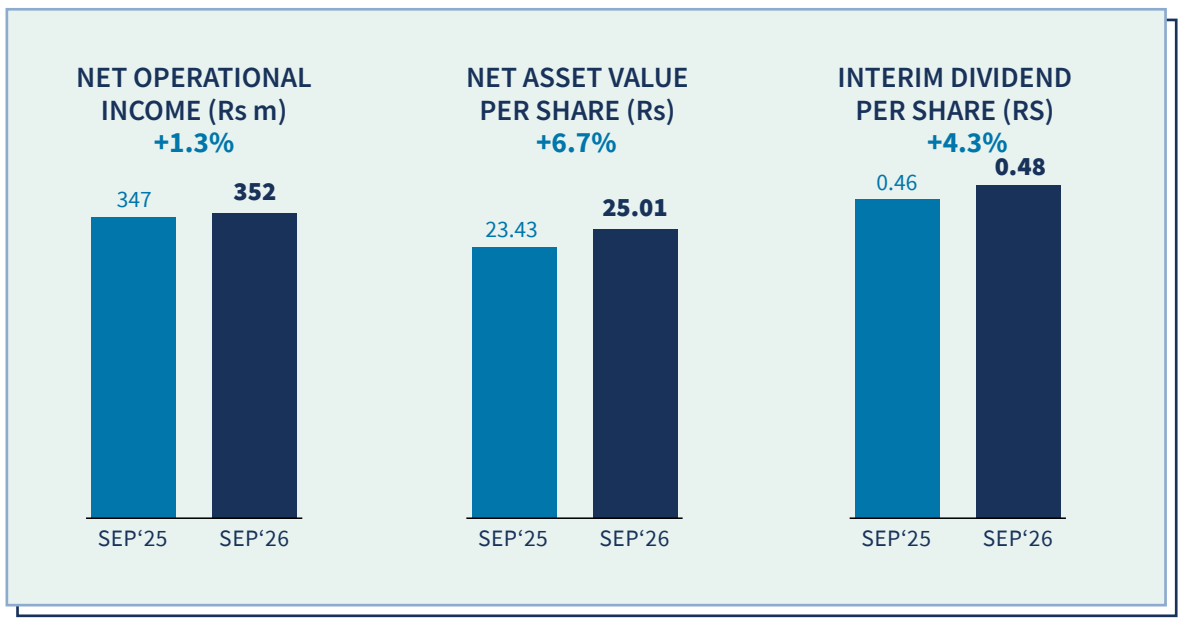
FINANCIAL VACANCY[2]
2.2 %
SEP 2025: 0.9 %

RENT TO TURNOVER
7.5 %
SEP 2025: 7.6 %

WALE[4]
3.0 years
SEP 2025: 3.8 years

AVERAGE RENT REVERSION[1]
19.0 %
SEP 2025: 15.4 %

[1] Average Rent Reversion refers to the difference between the exit rental and the new rental when a lease is renewed.
[2] Financial Vacancy is the Market rent of vacant space divided by Market rent of the whole portfolio over the period.
[3] Collection rate is the cash received over net invoicing.
[4] WALE: Weighted Average Lease Expiry.



PERFORMANCE REVIEW

Ascencia recorded a stable performance for the quarter ended 30 September 2026, with total revenue increasing by 3.4% and profit after tax rising by 1.1% to Rs 174m compared to same period last year. Performance was supported by contractual rental escalations and successful lease renewals, partly offset by the planned temporary financial vacancy of Rs10m at Bagatelle Mall, as the 6,000 sqm area is being redeveloped into a new entertainment node. Scheduled to open in November 2026, the grand opening of this node will be anchored by Flip Out, one of the UK's leading indoor entertainment operators, marking a significant step in broadening the mall's leisure offering.

Tenant performance remained healthy, with average trading density up by 10.9% and rent-to-turnover ratio improving to 7.5%, from 7.6% last year. Through active asset management, responsive leasing and continued investment in the customer experience, Ascencia remains focused on maintaining the attractiveness of its malls and supporting sustainable long term tenant performance.

INTERIM DIVIDEND DECLARATION

Reflecting the performance and cash-generating capacity, the Board has declared an interim dividend of Rs 0.48 per share, up from last year interim dividend of Rs 0.46 per share, totalling Rs 234m.

DEVELOPMENT REVIEW

The construction of Mall de Flacq is progressing as planned and marks a key step in expanding Ascencia's presence in the East of the island. Meanwhile, the Burger King drive-thru at Riche-Terre Mall opened in August 2026, while the KFC drive-thru at Bo'Valon Mall commenced operations during the second quarter. Both developments enhance customer convenience and are expected to contribute to incremental rental income.

OUTLOOK

As part of the ongoing optimisation of its capital structure, the Company is exploring the refinancing of its debt through a sustainability-linked bond. Discussions with lenders are ongoing, with the objectives of aligning to the Group's sustainability strategies, optimising the cost of funding and further strengthening the funding structure.

Ascencia remains focused on protecting existing income, delivering projects with disciplined capital allocation and ensuring its malls continue to respond to the evolving needs of consumers and tenants.

By order of the Board

10 November 2026