

Interim statement at 31/12/2022

— First quarter of financial year 2022-2023

SOLID OPERATING RESULTS

& RESILIENCE OF PROPERTY PORTFOLIO VALUES

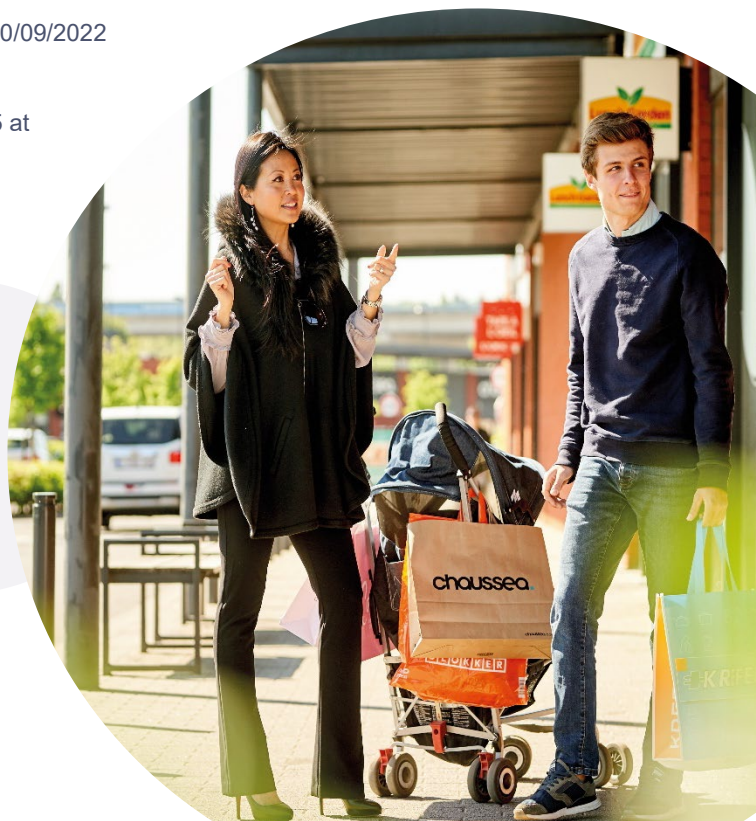
OPERATING RESULTS

- **RENTAL INCOME:** €12.3 million, up by 1.5% compared with €11.7 million at 31/12/2021
- **EPRA EARNINGS:** €8.6 million, up by 5.8% compared with €8.2 million at 31/12/2021
- **EPRA EARNINGS PER SHARE:** €1.31, compared with €1.24 at 31/12/2021
- **NET RESULT:** €13.9 million, compared with €11.7 million at 31/12/2021, an increase of 18.8%

BALANCE SHEET INFORMATION

- **FAIR VALUE OF THE PORTFOLIO:** €744.6 million compared with €738.9 million at 30/09/2022
- **EPRA LTV:** 42.9%, down compared with the 44.4% at 30/09/2022
- **EPRA NTA PER SHARE:** €64.45 compared with €62.35 at 30/09/2022

Change to Ascencio's ticker
on Euronext Brussels from "ASC" to "ASCE"



SUMMARY OF ACTIVITY

In a context still characterised by high inflation and a rising trend in interest rates, the attractiveness of rental and investment markets in out-of-town retail real estate proved consistent during the past quarter.

During this period, Ascencio kept up the dynamic pace of its rental management, signing 7 leases (2 new and 5 renewals) and also 3 short-term leases; representing in all some 4,750 m² and taking the EPRA occupancy rate of its portfolio to 96.9% (compared with 96.5% at 30/09/2022).

The Company also continued the extension works of its Ottignies supermarket (Belgium), completed and accepted in the meantime, as well as the renovation of the roof of its Aix-en-Provence supermarket (France) as part of its global programme of building insulation.

Regarding ESG matters, Ascencio accelerated its preparatory work for implementing its energy strategy for its entire portfolio.

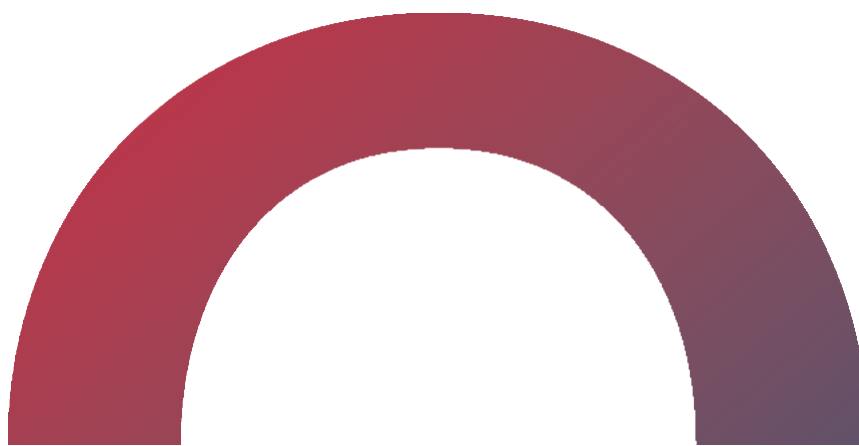
During the past quarter the Company also carried out the following actions:

- At the environmental level: installation of 6 new charging stations for electric vehicles at its head office in Gosselies (Belgium), for both employees and tenants;
- At the social level: participation in various actions to support the sport, related to the sustainable development goal “good health and well-being”.

In the context of its team’s well-being at work, Ascencio also decided to refurbish its office spaces to make them more attractive and bring them into line with its flexible and collaborative way of organising work.

Regarding financial management, in this context of high interest rates, Ascencio ensured to maintain a balance in the use of its various sources of financing, in particular by increasing the outstandings of its commercial paper issues. This balance, combined with the interest rate hedging structure put in place by the Company, allowed Ascencio to maintain the cost of financing relatively steady compared with the previous financial year (at 1.87% at 31/12/2022, compared with 1.80% at 30/09/2022).

Lastly, during the past quarter, the Company prepared the overhaul of its articles of association to bring them into line with the new Code of Companies and Associations; they are expected to be approved by an extraordinary general meeting of shareholders called in the first quarter of 2023.



CONSOLIDATED RESULTS FOR THE FIRST QUARTER OF THE 2022/2023 FINANCIAL YEAR

Consolidated income statement at 31/12/2022

CONSOLIDATED RESULTS (€000s)	31/12/2022	31/12/2021
RENTAL INCOME	12,283	11,692
Rental-related charges	-31	172
Recovery of property charges	259	120
Taxes and charges not recovered	-21	-2
PROPERTY RESULT	12,490	11,981
Property charges	-1,008	-984
Corporate overheads	-1,156	-1,085
OPERATING RESULT BEFORE RESULT ON PORTFOLIO	10,326	9,912
<i>Operating margin</i>	84.1%	84.8%
Financial income	303	0
Net interest charges	-1,722	-1,447
Other financial charges	-175	-121
Taxes	-87	-173
EPRA EARNINGS	8,646	8,170
Net gains and losses on disposals of investment properties	0	-159
Change in the fair value of investment properties	5,214	999
Portfolio result	5,214	840
Change in fair value of financial assets and liabilities	88	2,682
Deferred tax	-55	1
NET RESULT	13,893	11,694
EPRA Earnings per share (EUR)	1.31	1.24
Earnings per share (EUR)	2.11	1.77
Number of shares	6,595,985	6,595,985

Rental income came to €12.3 million, up by 5.1% compared with the first quarter of the previous financial year (like-for-like : 4.8%), mainly thanks to the impact of the current high level of inflation.

The property result came to €12.5 million, up by 4.2% compared with the €12.0 million of the comparable period.

The financial result held steady at -€1.6 million; the increase in interest paid on financing at variable rates being largely offset by increased interest received on derivative hedging instruments put in place by the Company. At 31/12/2022, the average cost of financing (including hedging instruments) and average financial indebtedness amounted to 1.87% and €325 million respectively, compared with 1.82% and €333 million at 31/12/2021. At 31/12/2022, the Company's hedging ratio was 91.8%, allowing the Company, as illustrated in the above results, to limit the negative impact of higher interest rates and thus to reduce the volatility of its financial result.

Taking account of these developments and of a decline in tax charges linked to the application of the SOCIMI regime, EPRA Earnings amounted to €8.6 million at 31/12/2022, up by 5.8% compared with the €8.2 million posted at 31/12/2021. In per share terms, EPRA Earnings were therefore €1.31 compared with €1.24 in the first quarter of the previous financial year.

In terms of revaluation of the property portfolio, the upward trend in valuations continues, +€5.2 million (+0.7%) at 31/12/2022, as against €1.0 million (+0.1%) at 31/12/2021. This trend illustrates the resilience of the values of the portfolio of properties held by the Company (characterised by a mix of supermarkets and retail parks) in a context of significantly higher interest rates traditionally seen as unfavourable for property values. Based on these values, the initial portfolio yield is 6.47% at 31/12/2022, compared with 6.41% for the previous year.

Taking account of these elements and of a stabilisation in the values of hedging instruments in the past quarter (+€0.1 million as against +€2.7 million at 31/12/2021), the Company's net result comes to €13.9 million (€2.11 per share), up by 19% compared with the €11.7 million (€1.77 per share) posted at 31/12/2021.

Consolidated balance sheet at 31/12/2022

CONSOLIDATED BALANCE SHEET (€000s)	31/12/2022	30/09/2022
ASSETS	785,342	783,312
Intangible assets	24	24
Investment properties	744,570	738,933
Other tangible assets	45	35
Other non-current assets	30,681	31,514
Current financial assets	1,823	885
Trade receivables	2,623	4,956
Cash and cash equivalents	2,847	4,356
Other current assets	2,729	2,611
EQUITY AND LIABILITIES	785,342	783,312
Equity	450,904	437,011
Non-current financial debts	237,753	268,677
Other non-current liabilities	2,534	2,476
Deferred tax	6,225	6,170
Current financial debts	79,983	58,038
Other current liabilities	7,943	10,939
IFRS NAV (EUR/share)	68.36	66.25
EPRA NTA (EUR/share)	64.45	62.35
Debt ratio (in accordance with the Royal Decree)	43.1%	44.9%
EPRA LTV	42.9%	44.4%

The value of the portfolio of investment properties at 31/12/2022 was €744.6 million, up by €5.2 million (+0.7%) on its value at 30/09/2022. The main investments made concern the project to extend the Ottignies supermarket (now called “Intermarché by Mestdagh”), for which €0.4 million were disbursed during the past quarter.

Other non-current assets and current financial assets consist mainly, depending on their maturities, of the portfolio of financial hedging instruments, the total positive value of which amounted to €32.0 million at 31/12/2022.

The Company’s equity continues to increase, going from €437.0 million at 30/09/2022 to €450.9 million at 31/12/2022. It should be noted that this latter figure includes the dividend for financial year 2021/2022 (€3.95 per share / €26.1 million) approved after closure by the ordinary general meeting of shareholders and distributed at the beginning of February 2023. At 31/12/2022, the intrinsic value per share in IFRS terms was €68.36, while the EPRA NTA per share was €64.45 (as against €66.25 and €62.35 respectively at 30/09/2022).

Lastly, total financial debts (current and non-current) amounted to €317.7 million at 31/12/2022 as against €326.7 million at 30/09/2022. At 31/12/2022, the residual duration of the financial debts was 3.1 years (as against 3.3 years at 30/09/2022).

Taking account of this financing structure, the Company has €128 million in unutilised credit lines, available (i) to cover all its outstanding commercial paper issues (€40.8 million), (ii) to finance the distribution of the next dividend, and (iii) towards financing of operational activities and any possible acquisitions.

At 31/12/2022, EPRA LTV stood at 42.9%, down compared with the 44.4% at 30/09/2022, while the Company’s debt ratio, calculated in accordance with the Royal Decree on Belgian REITs, came respectively to 43.1% and 44.9% at these same dates.

EVENT AFTER THE REPORTING PERIOD

The Company’s ticker on Euronext Brussels changed from “ASC” to “ASCE” on 13 February 2023.

This change of name is a result of the integration of the Italian stock exchange platform in the scope of Euronext as a pan-European stock market operator and does not affect investors.

OUTLOOK

In this context, characterised by high inflation and rising interest rates, Ascencio intends to pursue the dialogue with its retailer tenants in order to respond as best it can to their needs. Identifying these needs highlights in particular the importance of energy matters and as such justifies the sustained pace of implementation of the Company’s ESG strategy.

This macro-economic environment, of which the evolution in the coming months there is considerable uncertainty, has influenced the investment market in its expectations as to the convergence between vendors’ expectations and buyers’ demands, which has translated into a slowing in the pace of transactions.

This situation leads Ascencio to adopt a prudent stance as to the analysis and valuation of new investment cases.

AUORE ANBERGEN

Head of IR, Marketing & Communication

Tel: +32 (0)71.91.95.23

aurore.anbergen@ascencio.be

CÉDRIC BIQUET

Chief Financial Officer

Tel: +32 (0)71.91.95.00

VINCENT H. QUERTON

Chief Executive Officer

Tel: +32 (0)71.91.95.00

ABOUT ASCENCIO

Active in Belgium, France and Spain, Ascencio is a Société Immobilière Réglementée Publique (Public Regulated Property Company or “Belgian REIT”) specialising in investment in commercial premises located out of town.

Ascencio is characterised by its hybrid portfolio, consisting mainly of supermarkets and retail parks, with a value of around €750 million.

Listed on Euronext Brussels since 2007 and with a market capitalisation of some €350 million, Ascencio pursues a policy aimed at creating long-term value for all its shareholders, partners and employees.

