



INTERIM FINANCIAL REPORT OF THE STATUTORY MANAGER FOR THE FIRST HALF OF FINANCIAL YEAR 2018-2019



Regulated information

14 June 2019 – Under embargo until 5.40 p.m.

PORTFOLIO RESILIENCE AND DYNAMIC MANAGEMENT EPRA EARNINGS GROWTH - DIVIDEND AT LEAST COMPARABLE STRENGTHENING THE OPERATIONAL STRUCTURE INCLUSION IN THE EPRA INDEX

OPERATING RESULTS

- **Rental income** of €20.70 million
- **EPRA Earnings¹** of €14.46 million, up by 6.5%
- **Sharp decrease in average cost of borrowing:** 1.94% as against 2.89% in the first half of the previous financial year

FIGURES PER SHARE

- **EPRA Earnings¹:** €2.19 per share, up by 6.3%
- **EPRA NAV:** €54.75 per share, compared with €54.03 at 31 March 2018

PROPERTY PORTFOLIO

- **Value of the portfolio:** €624 million, virtually unchanged on a like-for-like basis
- **Geographical diversification** of the portfolio:
 - 61% in Belgium
 - 34% in France
 - 5% in Spain
- **Occupancy rate:** 97.0% (compared with 97.3% at 30 September 2018)

FINANCIAL STRUCTURE

- **Debt ratio²** 42.3% at 31 March 2019

¹ Alternative Performance Measure (APM). See pages 28 to 33.

² Debt ratio calculated in accordance with the Royal Decree of 28 April 2018 on Regulated Real Estate Companies.

1. Presentation

Ascencio SCA is a Public Regulated Real Estate Company (Société Immobilière Réglementée publique or "SIR", hereinafter referred to in the English translation as a "public B-REIT" (Belgian real estate investment trust)). It specialises in commercial premises located in outlying urban areas. Its portfolio currently comprises 103 properties spread among Belgium, France and Spain, which generate rental income of €41.0 million a year. At 31 March 2019, the fair value of the portfolio stood at €624 million.

Some ten sectors of activity are represented, but with a predominance of the food sector (33% of annual rentals) under such brand names as the Mestdagh Group, Carrefour, Grand Frais (France), Delhaize, Aldi and Lidl. Other major tenants include Brico/Brico Plan It, Worten, Decathlon, Krëfel, Hubo, Orchestra and Conforama (France).

Ascencio SCA is listed on Euronext Brussels. Its stock market capitalisation amounted to €371 million at 31 March 2019. The share price at that date was €56.20.

2. Interim Management Report

2.1. Consolidated results

CONSOLIDATED RESULTS - ANALYTICAL FORM (€000S)	31/03/2019	31/03/2018
Rental income	20,696	20,572
Charges linked to letting	-23	20
Taxes and charges not recovered	-40	-6
Property result	20,633	20,586
Property charges	-1,612	-1,271
Corporate overheads	-1,876	-1,814
Other income and operating costs	-16	-22
Operating result before result on portfolio	17,129	17,480
Operating margin (*)	82.8%	85.0%
Financial income (excl. impact of IAS 39)	-	-
Net interest charges	-2,254	-3,441
Other financial charges	-198	-186
Taxes	-218	-270
EPRA Earnings (*)	14,459	13,583
Net gains and losses on sales of investment property	-133	-15
Changes in the fair value of investment property	-907	2,040
Other portfolio result	-	-
Portfolio result	-1,039	2,025
Changes in fair value of financial assets and liabilities	-2,792	2,270
Deferred tax	-121	-80
Taxes on net gains and losses on disposals	-	-
Exit Tax	1,129	-
NET RESULT	11,635	17,798

(*) Alternative Performance Measure (APM). See pages 28 to 33.

CONSOLIDATED RESULT PER SHARE (euros)	31/03/2019	31/03/2018
EPRA Earnings (EUR)	2.19	2.06
Earnings per share (EPS) (euros)	1.76	2.70

NUMBER OF SHARES	31/03/2019	31/03/2018
Weighted average number of shares entitled to the dividend	6,595,985	6,595,985
Total number of shares issued	6,595,985	6,595,985

Rental income for the first half of the financial year amounted to €20.70 million, up by 0.6% on the first half of financial year 2017/2018.

On a like-for-like basis (constant scope) rental income was up by 0.1%.

The following table shows **rental income by country**:

RENTAL INCOME (€000S)	31/03/2019		31/03/2018	
Belgium	12,682	61%	12,723	62%
France	7,063	34%	6,905	34%
Spain	952	5%	944	5%
TOTAL	20,696	100%	20,572	100%

The **property result** amounted to €20.63 million (up by 0.2% on the half-year to 31 March 2018).

After deduction of property charges and general expenses, **operating profit before portfolio income** was €17.13 million (€17.48 million for the first six months of the previous financial year). The operating margin came to 82.8%.

Interest expense, including the cash flows generated by interest rate hedging instruments, amounted to €2.25 million for the half-year to 31 March 2019, down by 34.5% from H1 2017/2018.

The **average cost of borrowing**³ was down sharply (-34.5%), amounting to 1.94% (including margins and cost of hedging instruments), as against 2.89% for the first half of financial year 2017/2018.

Thanks to the interest rate hedging policy put in place, the group's **hedging ratio**⁴ is currently 84% and based on the current level of debt it will be above 70% for the next four financial years.

Taxes consist of taxes relating to the results of the Spanish subsidiary and the French tax charge on the results from French assets.

EPRA earnings for the first half-year amounted to €14.46 million compared with €13.58 million for the six months to 31 March 2018, an increase of 6.5%.

EPRA earnings per share amounted to €2.19, compared with €2.06 for the first half of the previous financial year.

³ Alternative Performance Measure (APM). See pages 28 to 33.

⁴ Hedging ratio = (Fixed rate debt + Notional amount of interest rate hedging instruments) / Total financial debt.

Non-monetary (i.e. non-cash) items in the income statement amounted to:

- -€0.9 million representing the change in fair value of investment property (-0.1% on a like-for-like basis);
- -€2.8 million fall in the fair value of interest rate hedging instruments;
- -€0.1 million of deferred tax relating to the deferred taxation (5% withholding at source) of unrealised capital gains on the French assets.

After taking account of these non-monetary items, net income for the first six months of the financial year came to €11.64 million as against €17.80 million for the six months to 31 March 2018.

2.2. Consolidated balance sheet

CONSOLIDATED BALANCE SHEET (€000S)	31/03/2019	30/09/2018
ASSETS	636,652	631,258
Investment properties	624,047	619,029
Other non-current financial assets	1,791	2,193
Assets held for sale	-	-
Trade receivables	1,684	4,307
Cash and cash equivalents	3,290	4,027
Other current financial assets	5,840	1,703
EQUITY AND LIABILITIES	636,652	631,258
Equity	353,331	364,026
Non-current financial debts	138,517	132,772
Other non-current financial liabilities	9,684	10,254
Deferred taxes	-	-
Current financial debts	125,336	114,698
Other current liabilities	9,784	9,508

At 31 March 2019, 98.0% of the assets in the consolidated balance sheet were investment properties (30 September 2018: 98.1%).

On the liabilities side, financial debt amounted to €263.9 million, compared with €247.5 million at 30 September 2018.

The financial liabilities are divided into four types of financing:

(€000S)	31/03/2019	30/09/2018
Roll over bank borrowing	205,600	188,200
Commercial paper	50,000	50,000
Finance leases	1,283	1,582
Investment credits	6,970	7,687
Total financial debts	263,853	247,469

At 31 March 2019, Ascencio had roll-over bank credit facilities of €290.5 million available in the form of advances. The unutilised portion of these lines amounted to €84.9 million.

At 31 March 2019 the maturity schedule of these bank credit facilities was as follows:

- 2018/2019: €65.0 million
- 2019/2020: €30.0 million
- 2020/2021: €0 million
- 2021/2022: €32.0 million
- 2022/2023: €63.5 million
- 2023/2024: €25.0 million
- 2024/2025: €75.0 million
- 2025/2026: €0 million

In June 2016, in order to reduce its average cost of borrowing, Ascencio put a commercial paper programme in place. At 31 March 2019 this programme was used for short-term issues amounting to €50 million. In order to hedge the risk of non-renewal of commercial paper issued, Ascencio makes sure that, under its bank credit lines, it always has undrawn balances at least equal to its outstanding commercial paper.

Other non-current liabilities of €9.7 million (30 September 2018: €10.3 million) included the fair value of interest rate hedging instruments (€7.0 million, compared with €4.8 million at 30 September 2018).

The consolidated debt ratio stood at 42.3% at 31 March 2019 as against 40.8% at 30 September 2018.

At 31 March 2019 Ascencio had investment capacity of €80 million before its ratio would exceed the 50% threshold.

2.3. Net asset value per share

At 31 March 2019, net asset value per share amounted to €53.57 (compared with €55.19 at 30 September 2018 before appropriation of profit and before the increase in the number of shares resulting from the optional dividend).

	31/03/2019	31/03/2018	30/09/2018
Net asset value (NAV) per the financial statements (€000S)	353,331	347,786	364,026
Restatements:			
Fair value of financial instruments (€000S)	7,030	5,260	4,238
Deferred tax	781	3,316	3,357
Net asset value (NAV) EPRA (€000S)	361,142	356,361	371,620
Number of shares	6,595,985	6,595,985	6,595,985
NAV per share (EUR) per the financial statements	53.57	52.73	55.19
NAV EPRA per share (EUR)	54.75	54.03	56.34

2.4. The real estate portfolio

At 31 March 2019 Ascencio held a portfolio of 103 properties located in Belgium, France and Spain, the fair value of which amounted to €624 million.

The following table shows the geographical breakdown of the property portfolio excluding projects:

COUNTRY	Investment value (€000S)	Fair value (€000S) (%)	Contractual rents (€000S)	Occupancy rate (%)	Gross yield (%)
Belgium	388,071	378,645 60.7%	25,668	95.4%	6.61%
France	224,645	212,052 34.0%	14,431	99.5%	6.42%
Spain	34,472	33,350 5.3%	1,948	100.0%	5.65%
TOTAL	647,187	624,047 100%	42,047	97.0%	6.50%

Investments during the first half of the financial year :

During the first half of the financial year Ascencio acquired nine newly constructed retail areas representing a total of 4,350 m², in the "Parc des Drapeaux" Retail Park in Caen, where it already held 19,629 m².

This investment, totalling €10 million, enables Ascencio to strengthen its control of the Retail Park, which rises from 60% to more than 70% of the retail areas, and to welcome some new strong brands, namely Marie Blachère, Celio, Jennyfer, Krys, Promod, Vertbaudet, Tape à l'Oeil, Armand Thiery and Besson Chaussures. This transaction generates indexed gross annual income for Ascencio of close to €558,000.

The Parc des Drapeaux, next to the Cora hypermarket, to the west of Caen (Rots), has an occupancy rate of 100%. Ever since its opening in 2011 it has been a great commercial success and attracted sustained interest on the part of numerous brands.

Divestments during the first half of the financial year :

On 26 February 2019 Ascencio sold the Pontet Retail Park in France to an institutional investor for an amount of €4 million not including duty. This Retail Park, with an area of 3,585 m², has an occupancy rate of 100% and is occupied by Basif-Fit, Pacific Pêche and the health food chain Satoriz.

This sale was made in the context of Ascencio's investment switching policy. The sale price was slightly higher than the fair value determined by the appraisal expert.

Occupancy rate :

At 31 March 2019, the occupancy rate of the portfolio stood at 97.0%, slightly down from 30 September 2018 (97.3%) due to new rental vacancies in the Belgian portfolio.

Composition of the portfolio at 31 March 2019

Breakdown by sector (1)

Retail	99.3%
Other	0.7%
Total	100%

Geographical distribution (1)

Belgium	60.7%
• Wallonia	49.2%
• Flanders	8.2%
• Brussels	3.3%
France	34.0%
Spain	5.3%
Total	100%

(1) Distribution established on the basis of fair value

Breakdown by business (2)

Food	33.4%
Textiles / Fashion	14.5%
Leisure	11.3%
DIY	9.5%
Furniture - Interior	8.3%
Decorating	8.3%
Household appliances	7.6%
Horeca	2.5%
Other	12.7%
Total	100%

Breakdown of tenants (2)

Grand Frais	11.7%
Groupe Mestdagh	10.2%
Carrefour	6.9%
Brico Plan-It / Brico	6.7%
Decathlon	3.4%
Worten	3.2%
Krëfel	2.2%
Hubo	2.1%
Delhaize	2.1%
Orchestra	1.9%
Others	49.7%
Total	100%

(2) Distribution established on the basis of rentals received

The food retail sector accounted for 33% of Ascencio's rental income in the six months to 31 March 2019. Thanks to the quality of the site locations, the attractive level of rentals and the limited impact of e-commerce on this segment, the food sector remains a defensive segment of Ascencio's portfolio.

In France, Ascencio's food portfolio basically consists of 18 Grand Frais sites. Grand Frais is performing well and continuing to expand. Ascencio also holds an Aldi supermarket in France.

In Belgium, Ascencio owns 42 supermarkets, of which

- 25 operated by the Mestdagh Group (€4.27 million in annual rentals);
- 12 operated by the Carrefour Group (€2.91 million in annual rentals);
- 3 operated by the Delhaize Group (€0.87 million in annual rentals);
- 1 Aldi supermarket and 1 Lidl supermarket (€0.22 million in annual rentals).

2.5. Events subsequent to 31 March 2019

There have been no significant events since 31 March 2019.

2.6. Main risks and uncertainties

The basic risks to which the company is exposed remain those described in the chapter headed "Risk factors" in the Annual Report for 2017-2018. Ascencio takes care to apply the measures and procedures it has established in order to anticipate and control them.

2.7. Related party transactions

During the first half of the financial year there were no related party transactions in the meaning of IAS 34 and Article 8 of the Royal Decree of 13 July 2014, other than those described in Note 39 to the consolidated financial statements for the year ended 30 September 2018 (page 112 of the 2018 Financial Annual Report).

2.8. Outlook

The quality and the diversification (in terms of geographical regions, sectors and tenants) of Ascencio's real estate portfolio constitute a solid and resilient basis for future results. This approach is reinforced by the strategic decision to hold the proportion of the relatively resilient and defensive food sector at not less than 25%.

Ascencio's inclusion in the EPRA index since March 2019 reinforces its position on the financial markets.

Focused on growth, Ascencio wishes to develop its investment policy taking market cycles into account. The pressure currently experienced in the retail sector makes investment decisions more complex and reduces the opportunities. This also encourages Ascencio to strengthen and consolidate its operational structure.

The resilience of the portfolio, supported by dynamic asset management and a reduction in the average cost of debt, should allow Ascencio to distribute a dividend at least comparable to that of the previous year, barring unforeseen circumstances.

3. Property experts' report

3.1. Property experts

Quarterly valuation of the portfolio has been entrusted to the following experts:

- Jones Lang LaSalle (Brussels), represented by Ms Greet Hex;
- Cushman & Wakefield (Brussels), represented by Mr Emeric Inghels;
- CBRE (Brussels), represented by Mr Tom Maes;
- Cushman & Wakefield (Neuilly-sur-Seine, France), represented by Mr Patrice Roux;
- Jones Lang LaSalle Expertises (Paris, France), represented by Mr Nicolas Cadoux;
- Cushman & Wakefield (Madrid, Spain), represented by Mr James Bird.

They will establish the fair value of Ascencio SCA's assets every quarter until the end of the financial year 2020/2021.

3.2. Experts' report



Brussels 31 March 2018

Dear Sir, Dear Madam,

In accordance to the article 47 of the law of 12 May 2014 on the Belgian Real Estate Investment Trusts (SIR/GVV), you asked Jones Lang LaSalle, CBRE and Cushman & Wakefield to value the buildings situated in Belgium, France and Spain and belonging to the BE-REIT.

Our mission has been realized in complete independence.

In accordance with established practice, our mission has been realized based on the information communicated by Ascencio regarding rental condition, charges and taxes carried by the lessor, work to be realized, as well as all other elements that might influence the value of the buildings. We suppose this information to be exact and complete. As stated explicitly in our valuation reports, this does not include in any way the valuation of structural and technical quality of the building, nor an analysis of the presence of any harmful material. These elements are known by Ascencio, that manages its portfolio in a professional manner and carries a technical and juridical due diligence before the acquisition of each building.

Every building has been visited by the experts. The details of our calculations, our comments on the real estate market and the conditions of our engagement are put in attachment. The experts work with the software « Circle Investment Valuer » or Excel.

The investment value can be defined as the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The experts have adopted two different methods: the « Term and Reversion » method and the « Hardcore » method. Besides, they also did a control in terms of price per m².

According to the « Term and Reversion » method, the capitalization of the revenues considers the actual revenue until the end of the current contract, and then takes the estimated rental value in perpetuity. According to the « Hardcore » method, the estimated rental value is capitalized in perpetuity before looking at adjustments that consider surfaces that are rented below or above their rental value, void, etc.

The yield, used for both methods, represents the expected yield for investors for this kind of properties. It reflects the intrinsic risks of the good and the sector (future void, credit risk, maintenance obligations, etc.). To determine this yield, experts based themselves on the most comparable transactions and current transactions in their investment department.

When there are unusual factors or specific factors applicable to a property, corrections will be applied (important renovations, non-recoverable costs...).

The sale of a property is in theory subjected to transaction costs. This amount depends among others on the method of transfer, the type of buyer and the geographic location of the property. This amount is known once the sale is closed. As independent real estate experts we can admit that based on a representative sample of transactions in the market between 2002 and 2005 (and recently revised for the period 2013-2016), the weighted average of the costs (average of the transaction costs) was 2,5% (for goods with a net value superior to 2.500.000 EUR).

The properties are considered as a portfolio.

The transaction costs for buildings located in France is 1,8% when the building is less than 5 years old and 6,9% otherwise.

Based on the remarks in previous paragraphs, we confirm that the investment value of the real estate portfolio of Ascencio on the 31st of March 2019 amounts to:

647.187.000 EUR
(Six hundred forty-seven million one hundred eighty-seven thousand euro)

This amount takes into account the value attributed to the buildings valuated by the companies CBRE, Jones Lang LaSalle and Cushman & Wakefield.

After deduction of respectively 2,5% for buildings located in Belgium (average rate of transaction costs defined by the experts of the BE-REITS), 1,8%/6,9% for building located in France and 2,5% for buildings located in Spain, as transaction cost on the investment value, we obtain a Fair Value of:

624.047.000 EUR
(Six hundred twenty-four million forty-seven thousand euro)

This amount takes into account the value attributed to the buildings valuated by the companies CBRE, Jones Lang LaSalle and Cushman & Wakefield.

We stay at your entire disposition if any questions about the report would remain. In the meantime, we offer you our kind salutations.



Emeric Inghels MRICS
Partner
Cushman & Wakefield Belgium



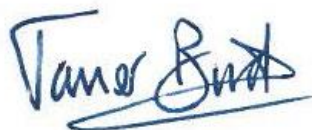
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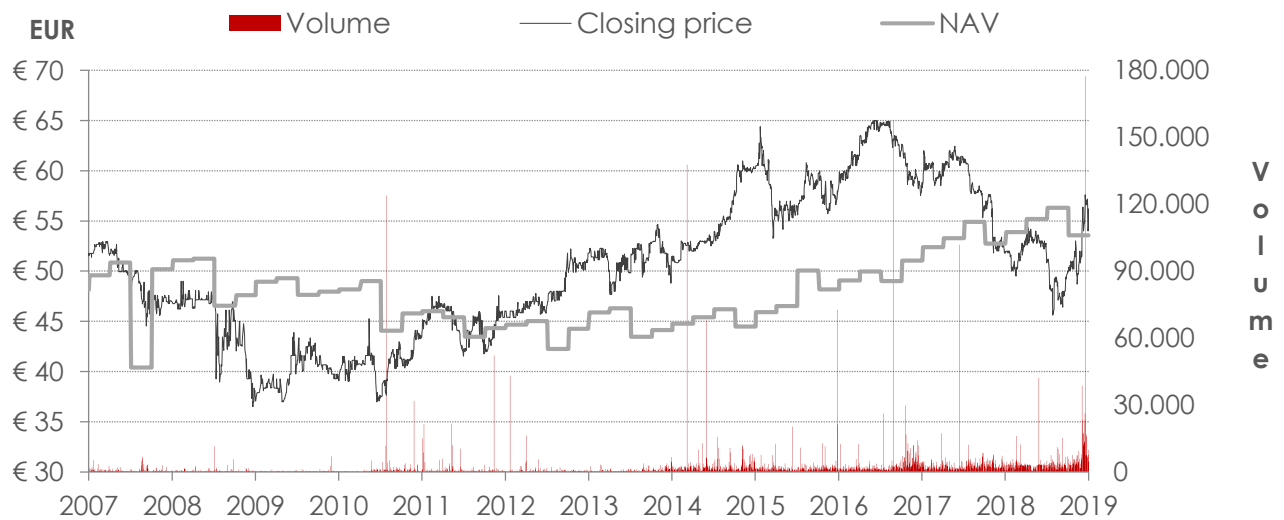


Nicolas Cadoux
Director
Jones Lang LaSalle France

4. Ascencio on the stock exchange

4.1. Trends in closing price and intrinsic value

Graph at 31/03/2019



Ascencio's shares are listed on the Brussels Euronext continuous market. It forms part of the BEL Mid Index⁵.

Since 18 March 2019 Ascencio has been included in the FTSE EPRA NAREIT DEVELOPED EUROPE REAL ESTATE INDEX.

On 31 March 2019 the closing price was €56.20. At that date Ascencio stock was thus trading at a 2.6% premium relative to its EPRA NAV.

4.2. Dividend paid

The General Meeting of Shareholders of 31 January 2019 approved the appropriation of profit as proposed by the Board of Directors. Consequently the Meeting resolved to declare a gross dividend of €3.40 per share. This dividend (coupon No. 16) was paid on 7 February 2019.

4.3. Shareholders of Ascencio SCA at 31 March 2019

The shareholding of Ascencio SCA is as follows according to the declarations of transparency registered at 31 March 2019:

SHAREHOLDER	Number of shares	Percentage held
AG Finance SA	798,224	12.10%
Carl, Eric and John Mestdagh and Fidagh SA	625,809	9.49%
Free float	5,171,952	78.41%
TOTAL	6,595,985	100.00%

⁵ The BEL Mid index is made up of stocks not included in the BEL20 index, having a higher free float market capitalisation than the level of the BEL20 index multiplied by €55,000 and a free-float velocity of at least 15%.

5. Condensed consolidated financial statements

5.1. Consolidated balance sheet at 31 March 2019

CONSOLIDATED BALANCE SHEET (€000S)	31/03/2019	30/09/2018
ASSETS		
I NON-CURRENT ASSETS		
A Goodwill	-	-
B Intangible assets	-	-
C Investment porperties	624,047	619,029
D Other tangible assets	1,320	1,168
E Non-current financial assets	471	1,025
F Finance lease receivables	-	-
G Trade receivables and other non-current assets	-	-
H Deferred tax assets	-	-
TOTAL NON-CURRENT ASSETS	625,838	621,222
II CURRENT ASSETS		
A Assets held for sale	-	-
B Current financial assets	-	-
C Finance lease receivables	-	-
D Trade receivables	1,684	4,307
E Tax receivables and other current assets	1,393	1,392
F Cash and cash equivalentents	3,290	4,027
G Deferred charges and accrued income	4,447	311
TOTAL CURRENT ASSETS	10,814	10,037
TOTAL ASSETS	636,652	631,258

CONSOLIDATED BALANCE SHEET (€000S)	31/03/2019	30/09/2018
EQUITY		
I EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT COMPANY	353,331	364,026
A Capital	38,659	38,659
B Share premium account	253,353	253,353
C Reserves	49,683	37,989
b. Reserve for changes in fair value of properties	43,925	39,770
c. Reserve for estimated transaction costs resulting from hypothetical disposal of investment properties	-10,139	-10,221
e. Reserve for changes in fair value of authorised hedging instruments to which IFRS hedge accounting is not applied	-4,451	-7,743
m. Other reserves	20,348	16,182
D Net result for the financial year	11,635	34,024
II NON-CONTROLLING INTERESTS	0	0
TOTAL EQUITY	353,331	364,026
LIABILITIES		
I NON-CURRENT LIABILITIES	148,201	143,026
A Provisions	1	21
B Non-current financial debts	138,517	132,772
a. Credit institutions	137,972	132,227
b. Finance leases	544	544
C Other non-current financial liabilities	8,902	6,876
D Trade debts and other non-current debts	-	-
F Deferred tax liabilities	781	3,357
a. Exit tax	-	2,696
b. Other	781	661
II CURRENT LIABILITIES	135,121	124,206
B Current financial debts	125,336	114,698
a. Credit institutions	74,597	63,660
b. Finance leases	739	1,038
c. Other	50,000	50,000
C Other current financial liabilities	-	-
D Trade debts and other current debts	3,444	7,837
a. Exit tax	-	-
b. Other	3,444	7,837
F Accrued charges and deferred income	6,341	1,671
TOTAL LIABILITIES	283,321	267,232
TOTAL EQUITY AND LIABILITIES	636,652	631,258

5.2. Consolidated statement of comprehensive income for the six months ended 31 March 2019

CONSOLIDATED NET RESULT (€000S)		31/03/2019	31/03/2018
I	Rental income	20,696	20,572
III	Charges linked to letting	-23	20
NET RENTAL RESULT		20,673	20,592
IV	Recovery of property charges	-	-
V	Recovery of rental charges and taxes normally paid by tenants on let properties	5,204	5,177
VII	Rental charges and taxes normally paid by tenants on let properties	-5,243	-5,200
VIII	Other revenue and charges for letting	-2	17
PROPERTY RESULT		20,633	20,586
IX	Technical costs	-510	-291
X	Commercial costs	-53	-90
XI	Rental charges and taxes on unlet properties	-225	-190
XII	Property management costs	-676	-548
XIII	Other property charges	-148	-152
PROPERTY CHARGES		-1,612	-1,271
PROPERTY OPERATING RESULT		19,021	19,315
XIV	Corporate overheads	-1,876	-1,814
XV	Other operating income and charges	-16	-22
OPERATING RESULT BEFORE RESULT ON PORTFOLIO		17,129	17,480
XVI	Net gains and losses on disposals of investment properties	-133	-15
XVIII	Changes in the fair value of investment properties	-907	2,040
XIX	Other result on the portfolio	-	-
OPERATING RESULT		16,090	19,505
XX	Financial income	-	-
XXI	Net interest charges	-2,254	-3,441
XXII	Other financial charges	-198	-186
XXIII	Changes in fair value of financial assets and liabilities	-2,792	2,270
FINANCIAL RESULT		-5,244	-1,357
PRE-TAX RESULT		10,846	18,148
XXV	Corporate tax	-339	-350
XXVI	Exit Tax	1,129	-
TAXES		790	-350
NET RESULT		11,635	17,798
- Net result - Group share		11,635	17,798
- Net result - Non-controlling interests		-	-
BASIC NET RESULT AND DILUTED (€/SHARE, GROUP SHARE)		1.76	2.70

STATEMENT OF COMPREHENSIVE INCOME (€000S)		31/03/2019	31/03/2018
I	NET RESULT	11,635	17,798
II	OTHER COMPREHENSIVE INCOME RECYCLABLE UNDER THE INCOME STATEMENT	96	14
A.	Impact on fair value of estimated transaction costs resulting from hypothetical disposal of investment properties	82	-
B.	Other comprehensive income of the year, net of tax	14	14
	TOTAL COMPREHENSIVE INCOME OF THE YEAR	11,731	17,812
	Attributable to - Group share	11,731	17,812
	- Non-controlling interests	-	-

5.3. Consolidated statement of cash flows

CONSOLIDATED STATEMENT OF CASH FLOW (€000S)	31/03/2019	31/03/2018
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL YEAR	4,027	2,919
Net result for the financial year	11,635	17,798
Financial result	5,244	1,357
Net capital gains or losses realised on disposal of assets	133	-15
Income tax expense (- tax income)	790	350
Income statement items without treasury impact	961	-2,033
+/- Changes in the fair value of investment properties	907	-2,040
+ Depreciation	31	27
+ Reductions in value	23	-20
Changes in working capital requirement	-1,412	-2,139
+/- Changes in trade receivables	2,600	2,704
+/- Changes in tax receivables and other current assets	-1	75
+/- Changes in deferred charges and accrued income	-4,136	-4,112
+/- Changes in trade debts and other current debts	-4,544	-5,079
+/- Changes in accrued charges and deferred income	4,669	4,273
Changes in non-current operating assets and liabilities	-1,147	-3
+/- Changes in non-current financial assets	-1	-3
+/- Changes in trade debts and other non-current debts	0	0
+/- Changes in non-current deferred tax liabilities	-1,146	0
Changes in provisions and other non-monetary items	-20	-38
Taxes paid	-1,961	-576
NET CASH FLOW FROM OPERATING ACTIVITIES	14,223	14,700
- Acquisition of investment properties	-10,018	-3,474
- Projects in course of development	0	0
- Acquisition of real estate companies	0	0
- Acquisition of intangible assets	0	0
- Acquisition of tangible assets	-169	472
+ Disposals of investment properties	3,919	3,359
NET CASH FLOW FROM INVESTMENT ACTIVITIES	-6,268	357
Costs of capital increase	0	-31
Net change in financial liabilities	16,384	3,864
Reimbursement of financial debts and working capital of acquired companies	0	0
Other changes in financial assets and liabilities	-214	281
Gross dividend paid	-22,426	-16,442
Finance charges paid	-2,435	-3,627
NET CASH FLOW FROM FINANCING ACTIVITIES	-8,691	-15,955
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL YEAR	3,290	2,022

5.4. Consolidated statement of changes in equity

(€000S)			Reserves*				Result for the financial year	Total equity
	Capital	Share premium account	C.b.	C.c.	C.e.	C.m.		
BALANCE AT 30/09/2017	38,069	248,975	27,347	-10,389	-14,327	15,409	41,197	346,281
Distribution of dividends							-16,443	-16,443
Appropriation to reserves			8,573		6,584	4,597	-19,754	0
Capital increase	590	4,378					-5,000	-32
Net result							17,798	17,798
Other elements recognised in the global result			14	169				14
Reclassification of reserves								0
Adjustment to reserves								169
BALANCE AT 31/03/2018	38,659	253,353	35,934	-10,220	-7,743	20,006	17,798	347,786

(€000S)			Reserves*				Result for the financial year	Total equity
	Capital	Share premium account	C.b.	C.c.	C.e.	C.m.		
BALANCE AT 30/09/2018	38,659	253,353	39,770	-10,221	-7,743	16,182	34,024	364,026
Distribution of dividends							-22,426	-22,426
Appropriation to reserves			4,141		3,292	4,165	-11,598	0
Capital increase							0	0
Net result							11,635	11,635
Other elements recognised in the global result			14	82				96
Reclassification of reserves								0
Adjustment to reserves								0
BALANCE AT 31/03/2019	38,659	253,353	43,925	-10,139	-4,451	20,348	11,635	353,331

* Reserves:

C.b.: Reserve for balance of changes in fair value of properties

C.c.: Reserve for estimated expenses and stamp duty arising on hypothetical disposal of investment properties

C.e.: Reserve for changes in fair value of authorised hedging instruments to which IFRS hedge accounting is not applied

C.m.: Other reserves

5.5. Notes to the condensed consolidated financial statements

NOTE 1 General information and accounting methods

General information

Ascencio SCA (hereinafter "Ascencio SCA" or "the Company") is a Public Regulated Real Estate Company (*Société Immobilière Réglementée Publique* or "SIR", hereinafter referred to in the English translation as a "public B-REIT" (Belgian real estate investment trust)) incorporated under Belgian law. Its financial year runs from 1 October to 30 September. The Company's condensed consolidated financial statements to 31 March 2019 cover the period from 1 October 2018 to 31 March 2019. They were approved by the Board of Directors of the Statutory Manager on 13 June 2019.

All amounts are expressed in thousands of euros unless otherwise stated.

Basis of preparation and accounting methods

The consolidated financial statements have been prepared in accordance with the International Financial Reporting Standards (IFRS) and the interpretations of the International Financial Reporting Interpretations Committee (IFRIC) as published and effective at 31 March 2019 and adopted by the European Union.

The consolidated financial statements have also been prepared in accordance with the provisions of the Royal Decree of 28 April 2018 on regulated property companies.

The bases of preparation and accounting methods are identical to those set out in the Annual Report for 2017/2018 (pages 83 to 88), except as regards the application of IFRS 9.

IFRS 9 Financial Instruments, effective for annual periods beginning on or after 1 January 2018, contains requirements for the classification and measurement of financial assets and liabilities, impairment of financial assets and general hedge accounting. IFRS 9 replaces most of IAS 39 - Financial Instruments: Recognition and Measurement.

The classification criteria for financial assets and liabilities have changed: the new IFRS 9 standard defines three main categories for the classification of financial assets and liabilities: fair value through profit and loss; fair value through other comprehensive income; and amortised cost. The 'held for trading' category under IAS 39 has been dispensed with. Derivative instruments are therefore shown in the category 'measured at fair value under other comprehensive income'.

As regards impairment of financial assets measured at amortised cost, including trade receivables and finance rental receivables, initial application of the expected credit losses model as per IFRS 9 leads to credit losses being recognised sooner than under the credit losses incurred model applied under IAS 39. Given on the one hand the relatively limited amounts of trade receivables and finance rental receivables, and on the other hand the low credit risk associated with the trade receivables and finance rental receivables (established on the basis of historical analysis), the application of the expected credit loss model in accordance with IFRS 9 does not have a material impact on Ascencio's consolidated financial statements.

Valuation method applied by the experts (Jones Lang LaSalle, Cushman & Wakefield and CBRE)

The valuation method applied by the property experts remains identical. It is explained in detail in the Annual Report for 2017/2018.

NOTE 2 Sector information

The breakdown of the operating result on the properties by country is as follows:

CONSOLIDATED RESULTS (€000S)	Belgium		France		Spain		TOTAL	
	31/03/2019	31/03/2018	31/03/2019	31/03/2018	31/03/2019	31/03/2018	31/03/2019	31/03/2018
Property result	12,620	12,751	7,060	6,891	953	944	20,633	20,586
Property charges	-1,411	-948	-201	-309	0	-14	-1,612	-1,271
PROPERTY OPERATING RESULT	11,210	11,803	6,858	6,582	953	930	19,021	19,315

This segmentation is consistent with the group's organisation and the Company's internal reporting provided to the Management.

NOTE 3 Investment property

(€000S)	31/03/2019	30/09/2018
Properties available for lease	624,047	619,029
Development projects	0	0
Assets held for own use	0	0
Others	0	0
BALANCE AT THE END OF THE FINANCIAL YEAR	624,047	619,029

Investment properties comprise:

- properties available for rental (point A hereunder);
- development projects (see point B hereunder). Development projects are works in progress of an investment nature on various properties. Projects in course of development do not form part of the calculation of the occupancy rate.

A. Investment properties available for rent

(€000S)	31/03/2019	30/09/2018
BALANCE AT THE BEGINNING OF THE FINANCIAL YEAR	619,029	609,693
Acquisitions	9,895	3,589
Transfer from development projects	0	5,051
Disposals	-3,970	-3,359
Transfer from assets held for sale	0	0
Change in fair value	-907	4,055
BALANCE AT THE END OF THE FINANCIAL YEAR	624,047	619,029

Changes in the fair value of investment properties available for rent reflect the investments and divestments made during the financial year as well as the change in fair value of the properties.

Investments and divestments during the financial year last ended are described above in point 2.4 of the interim management report.

B. Development projects

(€000S)	31/03/2019	30/09/2018
BALANCE AT THE BEGINNING OF THE FINANCIAL YEAR	0	3,624
Investments	0	1,341
Acquisitions	0	0
Transfer to investment properties	0	-5,051
Disposals	0	0
Change in fair value	0	86
BALANCE AT THE END OF THE FINANCIAL YEAR	0	0

Fair value measurement

Investment properties were appraised at 31 March 2019 by independent experts (CBRE, Jones Lang LaSalle and Cushman & Wakefield) at their fair value. The fair value of a property is its investment value, i.e. its cost including registration fees and other transaction costs, minus an allowance for stamp duty.

All investment properties have been classified since first adoption of IFRS 13 as level 3 in the fair value hierarchy defined in IFRS 13. This hierarchy has three levels:

- Level 1: observable prices quoted on active markets
- Level 2: observable inputs other than the quoted prices referred to in Level 1
- Level 3: unobservable inputs

During the first half of financial year 2018/2019 there were no transfers among levels 1, 2 and 3.

Valuation methods used

Two valuation methods are used by Ascencio's independent experts to determine the fair value of the portfolio properties: the term and reversion method and the hardcore method. They also carried out a check in terms of price per square metre.

Under the term and reversion method, the capitalisation of revenues first takes account of current revenue until the end of the current lease agreement and then takes the estimated rental value (ERV) in perpetuity. Under the hardcore method, the estimated rental value is capitalised in perpetuity, after which adjustments are made to take account of the areas let above or below their rental value, void periods, etc.

The yield used for both methods represents the yield expected by investors on this type of asset. It reflects the risks intrinsic to the asset and the sector (future void periods, credit risk, maintenance obligations, etc.). To determine this yield, the experts based their estimates on the most comparable transactions and on transactions currently under way in their investment departments.

When there are unusual factors specific to the asset, corrections are applied (major renovations, non-recoverable costs, etc.).

NOTE 4 Categories and designation of financial instruments

(€000S)	31/03/2019		30/09/2018		Classification of fair values
	Carrying amount	Fair value	Carrying amount	Fair value	
NON-CURRENT ASSETS	471	471	1,026	1,026	
Deposits in guarantee lodged	471	471	470	470	Level 2
Derivative instruments (IRS) at fair value through profit and loss	1	1	556	556	Level 2
CURRENT ASSETS	6,032	6,032	9,377	9,377	
Trade receivables	1,684	1,684	4,307	4,307	Level 2
Tax receivables and other current assets	1,058	1,058	1,043	1,043	Level 2
Cash and cash equivalents	3,290	3,290	4,027	4,027	Level 2
TOTAL	6,503	6,503	10,402	10,402	

(€000S)	31/03/2019		30/09/2018		Classification of fair values
	Carrying amount	Fair value	Carrying amount	Fair value	
NON-CURRENT LIABILITIES	147,418	148,957	139,647	140,630	
Bank borrowings	138,517	140,056	132,771	133,754	Level 2
Derivative instruments (IRS) at fair value through profit and loss	7,031	7,031	4,793	4,793	Level 2
Guarantees received	1,871	1,871	2,083	2,083	Level 2
CURRENT LIABILITIES	128,781	128,781	122,535	122,535	
Bank borrowings	75,336	75,336	64,698	64,698	Level 2
Other current financial liabilities	50,000	50,000	50,000	50,000	
Trade payables	2,042	2,042	5,649	5,649	Level 2
Other current liabilities	1,403	1,403	2,188	2,188	Level 2
TOTAL	276,199	277,738	262,182	263,165	

The fair value of financial instruments can be ranked in a hierarchy of three levels (1, 2 and 3) each corresponding to a degree of observability of fair value:

- Level 1 fair value measurements are those established based on unadjusted prices quoted on active markets for identical assets or liabilities;
- Level 2 fair value measurements are those established on the basis of inputs other than quoted prices as per level 1 but which are observable for the asset or liability concerned, either directly (i.e. from prices) or indirectly (from data deriving from prices);
- Level 3 fair value measurements are those established on the basis of valuation techniques comprising data relating to the asset or liability which are not based on observable market data (unobservable inputs).

Since the beginning of the financial year there have been no transfers among levels.

The fair value of financial instruments has been determined in accordance with the following methods:

- For short-term financial instruments such as trade receivables and payables, the fair value is considered not to be significantly different from the carrying amount as a function of the amortised cost;
- For floating rate borrowings, the fair value is considered not to be significantly different from the carrying amount as a function of the amortised cost;
- For fixed rate borrowings, the fair value corresponds to the net present value of the future flows of principal and interest;
- For derivatives, the fair value is determined by discounting the estimated future cash flows to their net present value based on interest rate curves.

NOTE 5 Financial liabilities

(€000S)	31/03/2019	30/09/2018
Non-current financial debt	138,517	132,772
- Credit institutions	137,972	132,227
- Finance leases	544	544
Current financial debt	125,336	114,698
- Credit institutions	74,597	63,660
- Finance leases	739	1,038
- Other - Commercial paper	50,000	50,000
TOTAL	263,853	247,469

The structure of the financial liabilities and the average cost of borrowing are described above in point 2.2 of the interim management report.

NOTE 6 Financial instruments

At 31 March 2019, 79.5 % of the Company's borrowings were at variable rates. With a view to limiting the interest rate risk associated with this type of financing, the Company has put in place a policy for hedging interest rate risk.

At 31 March 2019, the hedging ratio was 84.0 %.

At the date of this half-yearly financial report, hedging was composed of :

- 36 IRS (Interest Rate Swap) contracts on a total notional amount of €337.5 million, of which €97.5 million was effective at 31/03/2019 and €240 million will be effective at a later date.
- six CAP option contracts on a notional amount of €80 million, of which €70 million was effective at 31/03/2019 and €10 million will be effective at a later date.

The following table shows the hedges in place at the date of this half-yearly financial report.

Type	Notional amount (€000S)	Start date	End date	Interest rate at worst	Floating reference rate	Fair value (€000S)	
						31/03/2019	30/09/2018
IRS	10,000	29/02/2012	28/02/2019	1.80%	3-mth. Euribor	-	-106
IRS	5,000	29/02/2012	28/02/2019	1.81%	3-mth. Euribor	-	-53
IRS	20,000	29/06/2018	30/06/2019	0.19%	3-mth. Euribor	-25	-73
IRS	10,000	30/06/2013	30/06/2020	1.50%	3-mth. Euribor	-231	-302
IRS	10,000	3/07/2013	30/06/2020	1.50%	3-mth. Euribor	-231	-302
IRS	7,500	12/08/2011	12/08/2021	2.76%	3-mth. Euribor	-577	-638
IRS	20,000	28/09/2007	30/09/2022	3.70%	3-mth. Euribor	-2,978	-2,863
IRS	20,000	29/06/2018	30/06/2020	0.38%	3-mth. Euribor	-207	-203
IRS	10,000	29/06/2018	30/06/2020	0.29%	3-mth. Euribor	-76	-86
IRS	30,000	30/06/2019	30/06/2020	0.28%	3-mth. Euribor	-179	-120
IRS	15,000	31/12/2019	31/12/2022	0.34%	3-mth. Euribor	-217	38
IRS	10,000	30/09/2019	31/12/2023	0.39%	3-mth. Euribor	-195	58
IRS	10,000	30/09/2019	31/12/2023	0.40%	3-mth. Euribor	-197	49
IRS	10,000	30/06/2020	30/06/2023	0.35%	3-mth. Euribor	-125	70
IRS	15,000	30/06/2020	30/06/2023	0.15%	3-mth. Euribor	-87	196
IRS	30,000	30/06/2020	31/12/2021	0.18%	3-mth. Euribor	-163	74
IRS	20,000	30/06/2020	30/06/2021	0.26%	3-mth. Euribor	-100	0
IRS	20,000	30/06/2020	30/06/2023	0.62%	3-mth. Euribor	-412	-21
IRS	10,000	30/06/2021	31/12/2022	0.83%	3-mth. Euribor	-128	-25
IRS	10,000	30/06/2021	31/12/2022	0.63%	3-mth. Euribor	-100	7
IRS	15,000	31/12/2021	30/06/2023	0.72%	3-mth. Euribor	-150	20
IRS	15,000	31/12/2021	31/03/2023	0.67%	3-mth. Euribor	-117	23
IRS	10,000	30/06/2022	30/06/2023	0.80%	3-mth. Euribor	-70	10
IRS	10,000	30/09/2021	30/09/2023	0.65%	3-mth. Euribor	-118	-
IRS	10,000	30/09/2022	30/09/2023	0.73%	3-mth. Euribor	-58	-
IRS	10,000	31/12/2022	31/12/2023	0.49%	3-mth. Euribor	-29	-
IRS	10,000	31/12/2022	31/12/2024	0.61%	3-mth. Euribor	-59	-
IRS	10,000	31/12/2022	31/12/2023	0.53%	3-mth. Euribor	-33	-
IRS	20,000	31/03/2023	31/03/2025	0.62%	3-mth. Euribor	-105	-
IRS	20,000	30/06/2023	30/06/2024	0.50%	3-mth. Euribor	-40	-
IRS	15,000	30/06/2023	30/06/2025	0.46%	3-mth. Euribor	-12	-
IRS	15,000	30/06/2023	30/06/2025	0.46%	3-mth. Euribor	-14	-
IRS (*)	10,000	30/09/2022	30/09/2023	0.12%	3-mth. Euribor	-	-
IRS (*)	10,000	30/09/2022	30/09/2027	0.57%	3-mth. Euribor	-	-
IRS (*)	10,000	30/06/2023	30/06/2025	0.38%	3-mth. Euribor	-	-
IRS (*)	20,000	30/06/2023	30/06/2027	0.58%	3-mth. Euribor	-	-
IRS (*)	10,000	31/12/2023	31/12/2025	0.47%	3-mth. Euribor	-	-
IRS (*)	20,000	31/12/2023	31/12/2027	0.69%	3-mth. Euribor	-	-
CAP purchased	20,000	31/12/2017	31/12/2018	0.45%	3-mth. Euribor	-	0
CAP purchased	20,000	30/06/2017	30/06/2020	0.15%	3-mth. Euribor	0	8
CAP purchased	15,000	30/06/2018	31/12/2019	0.45%	3-mth. Euribor	0	0
CAP purchased	10,000	31/12/2018	31/12/2019	0.25%	3-mth. Euribor	0	0
CAP purchased	10,000	31/12/2018	30/09/2019	0.25%	3-mth. Euribor	0	0
CAP purchased	15,000	28/02/2019	30/06/2019	0.45%	3-mth. Euribor	0	0
CAP purchased (*)	10,000	31/12/2020	31/12/2021	0.25%	3-mth. Euribor	-	-

(*)IRS concluded after 31/03/2019

Ascencio does not apply hedge accounting to the financial hedging instruments that it holds. Therefore these instruments are considered as instruments held for trading under IFRS, and changes in their market value are recognised directly and in full in profit or loss.

The market value of derivative financial instruments is advised on each accounting closing date by the financial institutions from which these instruments were acquired.

NOTE 7 Other non-current financial liabilities

(€000s)	31/03/2019	30/09/2018
Authorised hedging instruments	7,031	4,793
Other	1,871	2,083
TOTAL	8,902	6,876

Other non-current financial liabilities mainly comprise the fair value of the interest rate swaps (IRS) entered into by the Company to hedge against a rise in interest rates, its borrowings being mainly at floating rates.

These hedging instruments are measured at their fair value at the end of each quarter as calculated by the issuing financial institutions.

NOTE 8 Earnings per Share

	31/03/2019	31/03/2018
EPRA Earnings per share (euros)	2.19	2.06
Earnings per share (euros)	1.76	2.70
Weighted average number of shares during the period	6,595,985	6,595,985

5.6. Auditor's Report

Ascencio SCA

Report on review of the consolidated interim financial information of Ascencio SCA for the six-month period ended 31 March 2019

In the context of our appointment as the company's statutory auditor, we report to you on the consolidated interim financial information. This consolidated interim financial information comprises the consolidated condensed statement of financial position, the consolidated condensed income statement, the consolidated condensed statement of comprehensive income, the consolidated condensed statement of cash flows and the consolidated condensed statement of changes in equity for the period of six months then ended as at 31 March 2019, as well as selective notes 1 to 8.

Report on the consolidated interim financial information

We have reviewed the consolidated interim financial information of Ascencio SCA ("the Company") and its subsidiaries (jointly "the Group"), prepared in accordance with International Financial Reporting Standard IAS 34 - Interim Financial Reporting as adopted by the European Union.

The consolidated condensed statement of financial position shows total assets of 636.652 (000) EUR and the consolidated condensed income statement shows a consolidated profit for the period then ended of 11.635 (000) EUR.

The manager of the company is responsible for the preparation and fair presentation of the consolidated interim financial information in accordance with IAS 34 – "Interim Financial Reporting" as adopted by the European Union. Our responsibility is to express a conclusion on this consolidated interim financial information based on our review.

Scope of review

We conducted our review of the consolidated interim financial information in accordance with International Standard on Review Engagements (ISRE) 2410 – Review of interim financial information performed by the independent auditor of the entity. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit performed in accordance with the International Standards on Auditing (ISA) and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion on the consolidated interim financial information.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the consolidated interim financial information of Ascencio SCA has not been prepared, in all material respects, in accordance with International Financial Reporting Standard IAS 34 - Interim Financial Reporting as adopted by the European Union.

Zaventem, 13 June 2019

The statutory auditor

DELOITTE Bedrijfsrevisoren / Reviseurs d'Entreprises
BV o.v.v.e. CVBA / SC s.f.d. SCRL
Represented by Kathleen De Brabander

6. Declaration by persons responsible

The Statutory Manager⁶ of Ascencio SCA hereby declares that to the best of its knowledge:

- the condensed financial statements, prepared in accordance with applicable accounting standards, give a true and fair view of the assets, financial position and results of the Company and of the companies included in the consolidation;
- the Management Report contains a true account of the significant events and main transactions between related parties that have taken place in the first six months of the financial year and their effect on the condensed statements, as well as a description of the main risks and uncertainties for the remaining months of the financial year.

7. Information on forward-looking statements

This interim financial report contains forward-looking information based on the Company's estimates and projections and its reasonable expectations in respect of external events and factors. By its very nature, such forward-looking information carries with it risks and uncertainties that could lead to results, the financial situation, performance and actual achievements diverging. Given these factors of uncertainty, statements about the future cannot be guaranteed.

8. Financial calendar

Interim statement for the quarter ending 30 June 2019	8 August 2019
Press release on results for the year to 30 September 2019	22 November 2019
Ordinary general meeting of shareholders	31 January 2020

⁶ Ascencio SA, Avenue Jean Mermoz 1 box 4, 6041 Gosselies, company number BE 0881.160.173

9. Fact sheet

COMPANY NAME	ASCENCIO SCA
STATUS	Public Regulated Real Estate Company (SIRP)
ADDRESS	Avenue Jean Mermoz 1 Bldg H Box 4, 6041 Gosselies, Belgium
TEL	+ 32 (71) 91 95 00
FAX	+ 32 (71) 34 48 96
E-MAIL	info@ascencio.be
WEBSITE	www.ascencio.be
REGISTERED	with the Charleroi Companies Registry
COMPANY NUMBER	BE 0881 334 476
DATE OF INCORPORATION	10 May 2006
APPROVAL AS SIR (B-REIT)	28 October 2014
DURATION	Indefinite
AUDITOR	Deloitte Réviseurs d'Entreprises, represented by Kathleen De Brabander
PROPERTY EXPERTS	Jones Lang LaSalle Cushman & Wakefield CBRE
FINANCIAL YEAR END	30 September
SHARE CAPITAL	€39,575,910
NUMBER OF SHARES	6,595,985
LISTED ON	Euronext Brussels
FAIR VALUE OF REAL ESTATE PORTFOLIO	€624 million
NUMBER OF PROPERTIES	103
TYPE OF PROPERTY	Commercial premises on urban peripheries and others

For any additional information:

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Chief Executive Officer
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This interim report is also available in Dutch and English, but only the French version of the document has full force and effect. The Dutch and English versions are free translations prepared under the responsibility of Ascencio.

RECONCILIATION OF ALTERNATIVE PERFORMANCE MEASURES (APMS)

Following the coming into force of the ESMA (European Securities and Markets Authority) Guidelines on Alternative Performance Measures (APMs) the APMs used in this press release are identified by an asterisk (*).

The definition of the APMs and the use made of them can be found at the end of the 2017/2018 Annual Report, which is available on Ascencio's website (www.ascencio.be).

Operating margin

		31/03/2019	31/03/2018
Operating result before result on portfolio (€000S)	= A	17,129	17,480
Rental income (€000S)	= B	20,696	20,572
OPERATING MARGIN	= A / B	82.8%	85.0%

Average cost of debt

		31/03/2019	31/03/2018
Net interest charges (heading XXI) (€000S)		2,254	3,441
Commissions on undrawn balances under credit facilities		158	146
Opening commission and charges for credit facilities		17	18
Change in fair value of CAPS		9	46
TOTAL COST OF FINANCIAL DEBTS	= A	2,438	3,650
WEIGHTED AVERAGE DEBT FOR THE PERIOD	= B	251,054	252,992
AVERAGE COST OF DEBT	= A*2 / B	1.94%	2.89%

Hedging ratio

(€000S)		31/03/2019	30/09/2018
Fixed-rate financial debts		54,199	55,000
Financial debts converted into fixed-rate debts by means of IRS		97,500	112,500
Financial debts converted into capped-rate debts by means of CAPS		70,000	55,000
TOTAL FIXED RATE OR CAPPED FINANCIAL DEBTS	= A	221,699	222,500
TOTAL VARIABLE RATE FINANCIAL DEBTS		42,153	24,969
TOTAL FINANCIAL DEBTS	= B	263,852	247,469
HEDGING RATIO	= A / B	84.0%	89.9%

EPRA

EPRA (the European Public Real Estate Association) is the voice of Europe's publicly traded real estate sector, representing more than 250 members and over €430 billion in real estate assets.

EPRA publishes recommendations for defining the main performance indicators applicable to listed real-estate companies. These recommendations are included in the report entitled "EPRA Reporting: Best Practices Recommendations Guidelines" ("EPRA Best Practices"). This report is available on the EPRA website (www.epra.com).

Ascencio subscribes to this move to standardise financial reporting with a view to improving the quality and the comparability of the information for investors.

EPRA KEY PERFORMANCE INDICATORS

		31/03/2019	31/03/2018
EPRA Earnings (000 EUR)	Earnings from operational activities.	14,459	13,583
EPRA Earnings per share (EUR)		2.19	2.06
EPRA Cost Ratio (including direct vacancy costs)	Administrative & operating costs (including costs of direct vacancy) divided by gross rental income.	17.24%	15.03%
EPRA Cost Ratio (excluding direct vacancy costs)	Administrative & operating costs (excluding costs of direct vacancy) divided by gross rental income.	16.15%	14.11%

		31/03/2019	30/09/2018
EPRA NAV (000 EUR)	Net Asset Value adjusted to include properties and other investment interests at fair value and to exclude certain items not expected to crystallise in a long-term investment property business model.	361,141	371,620
EPRA NAV per share (EUR)		54.75	56.34
EPRA NNNAV (000 EUR)	EPRA NAV adjusted to include the fair values of financial instruments, debt and deferred taxes.	351,791	363,043
EPRA NNNAV per share (EUR)		53.33	55.04
EPRA Net Initial Yield (NIY)	Annualised rental income based on the cash rents passing at the balance sheet date, less nonrecoverable property operating expenses, divided by the market value of the property, increased with (estimated) purchaser's costs.	6.31%	6.15%
EPRA Topped-up NIY	This measure incorporates an adjustment to the EPRA NIY in respect of the expiration of rent-free periods or other unexpired lease incentives such as discounted rent periods and step rents.	6.35%	6.22%
EPRA Vacancy Rate	Estimated Market Rental Value (ERV) of vacant space divided by ERV of the whole portfolio.	3.15%	2.76%

EPRA EARNINGS

(€000s)	31/03/2019	31/03/2018
EARNINGS (OWNERS OF THE PARENT) PER IFRS INCOME STATEMENT	11,635	17,798
ADJUSTMENTS TO CALCULATE EPRA EARNINGS	2,824	-4,215
(i) Change in value of investment properties, development properties held for investment and other interests	907	-2,040
(ii) Profits or losses on disposal of investment properties, development properties held for investment and other interests	133	15
(iii) Profits or losses on disposal of trading properties including impairment charges in respect of trading properties	0	0
(iv) Tax on profits or losses on disposals	0	0
(v) Negative Goodwill / Goodwill impairment	0	0
(vi) Change in fair value of financial instruments and associated close-out costs	2,792	-2,270
(vii) Acquisition costs on share deals and non-controlling joint venture interests (IFRS 3)	0	0
(viii) Deferred tax in respect of EPRA adjustments	-1,008	80
(ix) Adjustments (i) to (viii) above in respect of joint ventures	0	0
(x) Non-controlling interests in respect of the above	0	0
EPRA EARNINGS (OWNERS OF THE PARENT)	14,459	13,583
Number of shares	6,595,985	6,595,985
EPRA EARNINGS PER SHARE (EPRA EPS - €/SHARE) (OWNERS OF THE PARENT)	2.19	2.06

EPRA NET ASSET VALUE (NAV)

(€000s)	31/03/2019	30/09/2018
NAV PER THE FINANCIALS STATEMENTS (OWNERS OF THE PARENT)	353,331	364,026
Number of shares	6,595,985	6,595,985
NAV PER THE FINANCIALS STATEMENTS (€/SHARE) (OWNERS OF THE PARENT)	53.57	55.19
Effect of exercise of options, convertibles and other equity interests (diluted basis)	0	0
DILUTED VAN, AFTER THE EXERCISE OF OPTIONS, CONVERTIBLES AND OTHER EQUITY INTERESTS	353,331	364,026
Include :		
(i) Revaluation of investment properties	0	0
(ii) Revaluation of investment properties under construction	0	0
(iii) Revaluation of other non-current investments	0	0
Exclude :		
(iv) Fair value of financial instruments	7,030	4,238
(v.a) Deferred tax	781	3,357
(v.b) Goodwill as a result of deferred tax	0	0
Include/exclude :		
Adjustments (i) to (v) in respect of joint venture interests	0	0
EPRA NAV (OWNERS OF THE PARENT)	361,141	371,620
Number of shares	6,595,985	6,595,985
EPRA NAV PER SHARE (€/SHARE) (OWNERS OF THE PARENT)	54.75	56.34

EPRA TRIPLE NET ASSET VALUE (NNNAV)

(€000s)	31/03/2019	30/09/2018
EPRA NAV (OWNERS OF THE PARENT)	361,141	371,620
Include :	-9,350	-8,577
(i) Fair value of financial instruments	-7,030	-4,238
(ii) Fair value of debt	-1,539	-983
(iii) Deferred tax	-781	-3,357
EPRA NNAV (OWNERS OF THE PARENT)	351,791	363,043
Number of shares	6,595,985	6,595,985
EPRA NNAV PER SHARE (€/SHARE) (OWNERS OF THE PARENT)	53.33	55.04

EPRA NET INITIAL YIELD (NIY) AND EPRA TOPPED-UP NIY

(€000s)	31/03/2019			
	Belgium	France	Spain	TOTAL
Investment properties in fair value	378,645	212,052	33,350	624,047
Properties held for sale (+)	0	0	0	0
Developments (-)	0	0	0	0
PROPERTIES AVAILABLE FOR LEASE	378,645	212,052	33,350	624,047
Allowance for estimated purchasers' costs (+)	9,426	12,593	1,122	23,141
GROSS UP COMPLETED PROPERTY PORTFOLIO VALUATION	388,071	224,645	34,472	647,187
Annualised cash passing rental income (+)	25,506	14,431	1,948	41,885
Property outgoings ¹ (-)	-879	-170	0	-1,049
ANNUALISED NET RENTS	24,627	14,261	1,948	40,836
Add : notional rent expiration of rent free periods or other lease incentives (+)	162	108	0	270
TOPPED-UP NET ANNUALISED RENT	24,789	14,370	1,948	41,108
EPRA NIY (%)	6.35%	6.35%	5.65%	6.31%
EPRA TOPPED-UP NIY (%)	6.39%	6.40%	5.65%	6.35%

¹ The scope of the real-estate charges to be excluded for calculating the EPRA Net Initial Yield is defined in the EPRA Best Practices and does not correspond to "real-estate charges" as presented in the consolidated IFRS accounts.

(€000s)	30/09/2018			
	Belgium	France	Spain	TOTAL
Investment properties in fair value	380,094	205,635	33,300	619,029
Properties held for sale (+)	0	0	0	0
Developments (-)	0	0	0	0
PROPERTIES AVAILABLE FOR LEASE	380,094	205,635	33,300	619,029
Allowance for estimated purchasers' costs (+)	9,540	12,577	1,121	23,237
GROSS UP COMPLETED PROPERTY PORTFOLIO VALUATION	389,634	218,212	34,421	642,266
Annualised cash passing rental income (+)	25,383	13,942	1,970	41,296
Property outgoings ¹ (-)	-1,447	-368	0	-1,815
ANNUALISED NET RENTS	23,936	13,574	1,970	39,480
Add : notional rent expiration of rent free periods or other lease incentives (+)	298	181	0	479
TOPPED-UP NET ANNUALISED RENT	24,234	13,755	1,970	39,959
EPRA NIY (%)	6.14%	6.22%	5.72%	6.15%
EPRA TOPPED-UP NIY (%)	6.22%	6.30%	5.72%	6.22%

¹ The scope of the real-estate charges to be excluded for calculating the EPRA Net Initial Yield is defined in the EPRA Best Practices and does not correspond to "real-estate charges" as presented in the consolidated IFRS accounts.

EPRA VACANCY RATE

(€000s)	31/03/2019			
	Belgium	France	Spain	TOTAL
Estimated rental value (ERV) of vacant space	1,228	70	0	1,298
Estimated rental value (ERV) of total portfolio	25,176	14,021	1,990	41,187
EPRA VACANCY RATE (%)	4.88%	0.50%	0.00%	3.15%

(€000s)	30/09/2018			
	Belgium	France	Spain	TOTAL
Estimated rental value (ERV) of vacant space	1,062	70	0	1,132
Estimated rental value (ERV) of total portfolio	25,190	13,823	1,976	40,989
EPRA VACANCY RATE (%)	4.22%	0.51%	0.00%	2.76%

EPRA COST RATIOS

(€000s)	31/03/2019	31/03/2018
ADMINISTRATIVE/OPERATING EXPENSE LINE PER IFRS STATEMENT	-3,568	-3,093
Rental-related charges	-23	20
Recovery of property charges	0	0
Rental charges and taxes normally paid by tenants on let properties	-39	-23
Other revenue and expenditure relating to rental	-2	17
Technical costs	-510	-291
Commercial costs	-53	-90
Charges and taxes on unlet properties	-225	-190
Property management costs	-676	-548
Other property charges	-148	-152
Corporate overheads	-1,876	-1,814
Other operating income and charges	-16	-22
EPRA COSTS (INCLUDING DIRECT VACANCY COSTS)	-3,568	-3,093
Charges and taxes on unlet properties	225	190
EPRA COSTS (EXCLUDING DIRECT VACANCY COSTS)	-3,343	-2,903
GROSS RENTAL INCOME	20,696	20,572
EPRA COST RATIO (INCLUDING DIRECT VACANCY COSTS) (%)	17.24%	15.03%
EPRA COST RATIO (EXCLUDING DIRECT VACANCY COSTS) (%)	16.15%	14.11%