

Half-yearly financial report of the statutory manager First half of the 2021-2022 financial year

Excellent half-year results illustrating the strong performance of Ascencio's real estate portfolio

- Financial results for the past six months show an overall increase compared to the same period last year:
 - **Rental income** of €23.6 million and **property result** of €23.9 million, up by 2.1% and 6.5% respectively;
 - **EPRA Earnings** €16.2 million, or €2.46 per share, up by 6.5%;
 - **Positive revaluations:**
 - of the investment property portfolio (+€12.3 million/+1.7%); its fair value coming to €726.8 million at 31 March 2022;
 - of the portfolio of hedging instruments (+€15.9 million compared to 30 September 2021);
 - **Net result** of €43.9 million, or €6.66 per share, up by 130% on the €19.1 million for the half-year to 31 March 2021.
 - **EPRA NTA per share** of €57.97.
- Successful completion of a first bond issue of €25 million, giving the Company access to new investors and strengthening the diversification of the financing structure.
- Intermarché will soon be welcomed as a major new tenant in the Company's portfolio, replacing the historical tenant Mestdagh.

TABLE OF CONTENTS

1. Presentation.....	3
2. Interim Management Report.....	3
2.1. Summary of activity during the 1 st half of financial year	3
2.2. Simplified consolidated results for the first half of the financial year 2021/2022	5
2.3. Simplified consolidated balance sheet at 31 March 2022	7
2.4. The property portfolio	9
2.5. Consolidated data per share.....	10
2.6. Significant events and transactions after 31 March 2022	11
2.7. Main risks and uncertainties.....	11
2.8. Outlook.....	11
3. Property experts' report	12
3.1. Property experts	12
3.2. Experts' report	12
4. Ascencio on the stock exchange	15
4.1. Trends in closing price and net asset value	15
4.2. Dividend for the financial year 2020/2021	15
4.3. Shareholding of Ascencio SCA at 31 March 2022	15
5. Condensed consolidated financial statements	16
5.1. Consolidated balance sheet at 31 March 2022	16
5.2. Consolidated statement of comprehensive income at 31 March 2022	18
5.3. Consolidated Cash Flow Statement at 31 March 2022	20
5.4. Consolidated statement of changes in equity at 31 March 2022	21
5.5. Segment information at 31 March 2022.....	22
5.6. Notes to the condensed consolidated financial statements	23
NOTE 1 General information and accounting methods	23
NOTE 2 Investment property	23
NOTE 3 Financial debts.....	25
NOTE 4 Financial instruments	25
5.7. Statutory auditor's report	26
6. Declaration by responsible persons.....	27
7. Information on forward-looking statements	27
8. Financial calendar.....	27
9. Fact sheet	28
Reconciliation of Alternative Performance Measures (APMs)	29
EPRA	30

1. Presentation

Ascencio SCA is a Public Regulated Real Estate Company (Société Immobilière Réglementée Publique or "SIRP", hereinafter referred to in the English translation as a "public B-REIT" (Belgian real estate investment trust)). It specialises in out-of-town retail premises and the food sector.

Active in Belgium, France and Spain, its portfolio currently comprises 104 properties generating rental income of approximately €48.5 million on an annual basis. At 31 March 2022, the fair value of the portfolio stood at €726.8 million.

About ten sectors of activity are represented but with a predominance of the food sector (approximately 40% of annual rents) but also decoration, DIY and fashion under brands such as Casino, the Mestdagh Group (soon to be Intermarché), Grand Frais, Brico, Carrefour, Décathlon, Kréfel, Hubo, Delhaize,

Ascencio SCA is listed on Euronext Brussels. Its market capitalisation amounted to €340 million at 31 March 2022 (based on a share price of €51.50 at that date).

2. Interim Management Report

2.1. Summary of activity during the 1st half of financial year

Strong growth in operating results

Macroeconomic context

In a macro-economic context still marked by the COVID-19 crisis as well as the geopolitical conflict between Russia and Ukraine, Ascencio closed the first half of its 2021/2022 financial year with strong growth in results, both operationally and in terms of its valuations. This growth demonstrates once again the resilience of the Company's portfolio to both the COVID-19 crisis and the actual geopolitical context; this resilience coming from the portfolio's specific positioning in out-of-town retail property, mainly focused on activities designed to meet consumers' primary needs (food, sports and leisure, home decoration, etc.).

Operational activity

In terms of operational activity, Ascencio saw sustained rental activity over the past six months, further confirming retailers' attraction to out-of-town retail: 31 transactions were concluded (13 new leases signed and 18 leases renewed), representing a total of approximately 28,000 m², slightly more than 6% of the real estate portfolio's surface area, with rents obtained that were approximately 3% higher than the estimated rental value and stable compared to previous rents.

This rental management particularly concerned the following properties:

- Couillet Bellefleur (Belgium): 7 leases were renewed (Ava, Luxus Maniet, Cassis Paprika, Point Carré, Action, Tape à l'œil and Lunch Garden) and a new lease was signed with the Pro Duo chain;
- Papeteries de Genval (Belgium): 3 new leases were signed, with Okaïdi, Fox&Cie (a brand already present on the site but which is now expanding by occupying 2 adjacent units) and Batopin (cash distributors);
- Jodoigne (Belgium): a new lease was signed with the food retailer Intermarché;
- Hamme-Mille (Belgium): a new lease was signed with the garden centre Les Jardins de Philae;
- Morlanwelz (Belgium): a new lease was signed with coffee roaster Moon Coffee;
- Messancy (Belgium): a new lease was signed with Baby Kid for two retail units.

In terms of capital expenditure, Ascencio invested approximately €0.8 million, most of it corresponding to the completion of the modernisation programme for the facades of the Messancy retail park (Belgium), as well as some other roofing work and fit outs for new tenants.

Ascencio also finalised the sale of its property in Sint-Niklaas for €1.5 million, for which a sales agreement had been signed in the course of the financial year 2020/2021.

This significant operational activity over the past six months has resulted in an increase in the occupancy rate of the consolidated portfolio from 96.0% at 30 September 2021 to 96.7% at 31 March 2022.

The half-year was also marked by the takeover of SA Mestdagh by the Les Mousquetaires group. This grouping alone represents 8 brands: Intermarché, Netto, Bricomarché, Bricorama, Brico Cash, BricoPrivé.com, Roady and Rapid Pare-Brise. The 23 Mestdagh supermarkets in Ascencio's portfolio will therefore be transferred to the Intermarché banner in 2023. Intermarché is a fast-growing brand that is particularly well known for its approach to short circuits that favour local producers. Ascencio enthusiastically welcomes this new tenant to its portfolio; a tenant that will eventually represent nearly 10% of the Company's rental income.

ESG policy

As part of the development of its ESG policy, Ascencio has taken a series of initiatives over the past six months related to the three pillars of ESG issues:

- **Environment:**
 1. The Company has launched programmes to install charging stations both within its real estate portfolio in the retail parks of Messancy (Belgium) and Saint-Aunes (France) and in the car park of its head office in Gosselies (Belgium) for the benefit of its tenants and staff. In addition, it is considering the wider deployment of charging stations across the other assets in its portfolio.
 2. The Company has also started to install an energy consumption measurement of its buildings in order to collect and monitor energy consumption over time and to carry out a full audit. This audit will enable it to establish an action plan to reduce the Company's carbon footprint over time and to produce the necessary reporting to illustrate its progress in environmental performance.
- **Society:**
 1. the implementation, still in a test phase, of a work organisation policy, in order to balance homeworking with the presence of employees in the office;
 2. The installation of charging stations at the Company's headquarters, as mentioned above, is also part of an approach aimed at promoting electro-mobility among its staff.
- **Governance:** the adaptation of the remuneration policy for the members of its executive committee, including in particular a criterion relating to the implementation of the ESG policy within the Company.

The successful implementation of an ESG policy will depend in particular on the digital transformation of the Company, a transformation process that has been under way for the past six months.

Financial activity

Finally, in terms of financial activity, Ascencio continued to strengthen its financing structure by concluding a new Revolving Credit Facility (RCF) for an amount of €10 million with one of its partner banks, as well as successfully completing a bond issue in the form of a private placement for an amount of €25 million. This latest transaction is an important event for the Company as it allows it to further diversify its funding sources with major institutional investors and illustrates the confidence of institutional investors in Ascencio's real estate strategy and in the performance of its portfolio.

On the strength of these operations, Ascencio benefits from unused credit lines at 31 March 2022 for a total amount of around €55 million under its financing lines, enabling it to cover its operating needs and the investments to be made within its portfolio, but also to have sufficient financial capacity to participate in the financing of investment transactions that may come to fruition. In addition, these new financings also mean that the average residual duration of the Company's debt is 3.3 years at 31 March 2022, compared with 3.7 years at 30 September 2021.

As part of the management of the interest rate hedging ratio on its debt, during the past six months Ascencio terminated in advance an interest rate swap for a nominal amount of €20 million. This early termination, combined with the putting in place of the new fixed rate financing described above, has the effect of optimising the Company's cost of financing during the year without reducing its hedging ratio, which stood at 86.4% at 31 March 2022.

2.2. Simplified consolidated results for the first half of the financial year 2021/2022

CONSOLIDATED RESULTS (€000S)	31/03/2022	31/03/2021
Rental income	23,627	23,146
Rental related charges	413	-662
Taxes and charges not recovered	-103	-17
Property result	23,937	22,467
Property charges	-1,847	-1,752
Corporate overheads	-2,189	-2,112
Other income and operating costs	0	1
Operating result before result on portfolio	19,900	18,604
<i>Operating margin (*)</i>	84.2%	80.4%
Net interest charges	-2,950	-2,901
Other financial charges	-246	-212
Taxes	-485	-253
EPRA Earnings	16,220	15,238
Net gains and losses on sales of investment property	-159	0
Net capital gains realized on the sale of financial assets and liabilities	10	0
Changes in the fair value of investment property	12,318	143
Changes in fair value of financial assets and liabilities	15,908	3,763
Deferred tax	-336	-28
NET RESULT	43,961	19,115
EPRA Earnings (EUR)	2.46	2.31
Earnings per share (EPS) (euros)	6.66	2.90
Number of shares	6,595,985	6,595,985

(*) Alternative Performance Measure (APM). See page 29.

Rental income for the first half of the financial year, before the COVID impact, amounted to €23.63 million, up by 2.1% on the first half of the financial year 2020/2021.

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

RENTAL INCOME (€000S)	31/03/2022		31/03/2021	
Belgium	12,819	54%	12,556	54%
France	9,813	42%	9,611	42%
Spain	995	4%	980	4%
TOTAL	23,627	100%	23,146	100%

This growth in rental income in all three countries in which Ascencio operates is the result of both good rental management of the properties, with occupancy rates increasing over the period under review, and the impact of the current high inflation, which is beginning to be reflected in the Company's rental income.

Rental related charges were negative during the half-year (-€0.4 million), compared with a positive total expense of €0.7 million in the comparable period of the previous financial year. This heading of the income statement mainly records:

1. the impact of rent rebates selectively granted to tenants who were severely affected by the mandatory closures imposed as part of the management of the COVID pandemic. While allowances had been effectively granted during the previous financial year or prudently estimated for current or future discussions (-€0.7 million at 31 March 2021), this impact turned out to be more limited than initially expected, thus generating reversals of provisions during the past six months (+€0.3 million);
2. the impact of write-offs and reversals of write-offs on trade receivables, the net balance of which at 31 March 2022 amounted to income of €0.2 million (compared with a perfect stability in the first half of the previous financial year).

As a result of these various elements, the property result reached €23.94 million for the half-year to 31 March 2022, an increase of 6.5% compared with the same period of the previous financial year.

After deducting property charges and general expenses, which were relatively stable compared to the first half of the previous year, the **operating result before result on portfolio** was €19.90 million (€18.60 million in the first half of the previous financial year). The operating margin came to 84.2%.

Interest charges, including cash flows generated by interest rate hedging instruments, amounted to €2.95 million at 31 March 2022, compared with €2.90 million in the same period of the previous financial year. This stability is the result of the combined effect of the stability of the average debt (€333.5 million compared to €327.0 million for the previous financial year) and the average cost of this financing¹ (unchanged at 1.85%) during the two half-years considered.

In a context of rising interest rates, it is interesting to note that this trend does not generate at this stage any impact on the financial result of the Company; and this in particular thanks to the hedging policy put in place which has the effect of reducing the volatility of interest charges to external fluctuations of the interest rate environment. At 31 March 2022, the Company's hedging ratio² was 86.4% and, based on the current debt outlook, will remain above 70% for more than four years, in line with the Company's hedging strategy.

Tax expenses, incurred by the French and Spanish entities, are up compared to the previous financial year, due on the one hand to the positive evolution of the activity in these countries, and on the other hand to non-recurring elements linked to the tax credits obtained in the previous financial year on the rent allowances linked to the COVID situation granted to tenants (-€40,000) and a regularisation of a charge linked to the previous financial year (-€130,000).

¹ Alternative Performance Measure (APM). See page 29.

² Hedging ratio = (Fixed rate debt + Notional amount of interest rate hedging instruments) / Total financial debt.

After deducting these tax charges, **EPRA Earnings** at 31 March 2022 amounted to €16.22 million, an increase of 6.5% compared with the half-year to 31 March 2021. EPRA Earnings per share at 31 March 2022 were therefore €2.46, up from €2.31 in the first half of the previous year.

As already mentioned earlier in this report, the past period has been very favourable in terms of valuation for the Company, both in terms of the fair value of the properties, which increased significantly excluding investments by + €12.3 million (compared to + €0.1 million in the half-year to 31 March 2021), and in terms of the fair value of the hedging instruments (+ €15.9 million compared to + €3.8 million for the first half of the previous year).

Taking into account these positive revaluations, **consolidated net income** for the first half of the year amounted to €43.96 million, a significant increase compared on the €19.11 million posted for the first half of the previous financial year.

2.3. Simplified consolidated balance sheet at 31 March 2022

CONSOLIDATED BALANCE SHEET (€000S)	31/03/2022	30/09/2021
ASSETS	751,346	728,076
Intangible assets	64	0
Investment properties	726,782	713,601
Other non-current financial assets	10,925	1,400
Assets held for sale	0	1,360
Trade receivables	2,020	5,773
Cash and cash equivalents	4,504	3,707
Other current financial assets	7,050	2,236
TOTAL EQUITY AND LIABILITIES	751,346	728,076
Equity	390,319	370,353
Non-current financial debts	263,245	278,822
Other non-current financial liabilities	3,287	10,275
Deferred taxes	1,611	1,275
Current financial debts	81,073	55,060
Other current liabilities	11,811	12,291
Liabilities	361,027	357,723

Assets

97% of the Company's assets consist of the real estate portfolio, the total fair value of which (including investments and development projects) amounted to €726.8 million at 31 March 2022, compared with €713.6 million at the end of the previous financial year. It should be noted that, in accordance with IFRS 16, this heading includes the rights of use held by the Company in the form of emphyteuses, for a value of €3.9 million.

Non-current assets mainly consist of hedging instruments with positive valuations. The increases in value of these instruments generated by the rise in interest rates during the half-year were recognised under this heading at 31 March 2022, bringing the balance to €10.9 million compared with €1.4 million at the end of the previous financial year.

At 30 September 2021, assets held for sale included the building in Sint-Niklaas (Belgium), which was in the process of being sold at that date. Since this transaction was finalised during the past six months, the asset was removed from the balance sheet and therefore no longer appears in the accounts at 31 March 2022.

The balance of trade receivables at 31 March 2022 was €2.0 million, significantly lower than the previous year-end balance. This decrease is mainly due to the resumption of normal tenant payment behaviour after the COVID period but also to the large amounts (mainly service charges and taxes) invoiced to tenants just before the annual closing on 30 September 2021.

Other current assets increase significantly due to the application of IFRIC 21, which requires the full amount of taxes and tax rebates to be recognised in the half-yearly accounts on an annual basis. This increase is offset by an equivalent increase in other current liabilities.

Equity and Liabilities

At 31 March 2022, total equity was €390.3 million, up from €370.4 million at the end of the previous financial year, taking into account the €24.4 million dividend paid to shareholders during the half-year under review. On this basis, the IFRS net asset value per share is €59.18 (compared to €56.15 at 30 September 2021).

On the liabilities side, financial debts (non-current and current) amounted to €344.3 million, compared to €333.9 million at 30 September 2021.

The increase in financial liabilities is mainly due to the payment of the previous year's dividend in February 2022, partly offset by the net cash generated in the first six months of the year.

Financial debts are divided into different types of financing:

(000 EUR)	31/03/2022	30/09/2021
Bank borrowing	231,438	248,120
Commercial paper	50,000	47,000
Medium Term Note	30,500	30,500
Bond issues	25,000	0
Investment credits	3,260	3,759
Finance leases	230	290
Lease debts (IFRS 16)	3,889	4,214
Total financial debts	344,318	333,883

The past half year was marked by the conclusion of a new bank financing line for an amount of €10 million in the form of a term loan (RCF) as well as the completion by Ascencio of its first bond issue, for a total amount of €25 million, carried out in three tranches with an average duration of four years and an average coupon of 2.57%. The completion of this bond issue, combined with the increased use of the commercial paper programme, has strengthened the diversification of the Company's funding sources and thus reduced the use of bank financing at 31 March 2022. At this date and taking into account the need to keep lines available to cover the full amount of the commercial paper issued, Ascencio has available credit lines for an amount of €54.5 million allowing it to finance its operations and the management of its portfolio, but also to participate in the financing of investment opportunities that may arise.

At 31 March 2022, the total credit lines maturing in the next 12 months amount to €50.5 million (of which €30 million are effectively used as at the balance sheet date), spread among several banking partners. As part of a prudent management of its financing, Ascencio anticipates these maturities and is already actively working on the renewal of these lines.

The balance of other non-current financial liabilities decreased significantly compared to the previous year (from €10.3 million to €3.3 million). This change is linked to the significant increase in value of hedging instruments over the past six months, with most of them seeing their negative values (recognised as liabilities) turn positive and thus reclassified as assets on the balance sheet at 31 March 2022.

This increase in the value of hedging instruments reflects the significant rise in interest rates during the past six months. This change has a direct positive impact on the value of the portfolio of hedging instruments held by the Company, illustrating their effectiveness in limiting the volatility of its financial expenses.

The consolidated debt ratio was 47.6% at 31 March 2022, stable compared to 30 September 2021, giving the Company a significant margin to consider new investments.

2.4. The property portfolio

At 31 March 2022, Ascencio held a portfolio of 104 properties located in Belgium, France and Spain, with a fair value of €726.8 million (development projects and rights of use under IFRS 16 included), up by 1.7% compared to its fair value at 30 September 2021.

The table below shows the geographical distribution of the investment property portfolio:

COUNTRY	Investment value (€000S)	Fair value (€000S)	(%)	Contractual rents (€000S)	EPRA occupancy rate (%)	Gross yield (%)
Belgium	397.827	388.219	53.2%	26,587	95.9%	6.75%
France	329,232	308,214	42.6%	19,910	99.1%	6.05%
Spain	31,371	30,350	4.2%	2,046	83.5%	6.52%
TOTAL	758.430	726.782	100.0%	48,542	96.7%	6.43%

With regard to the increase in the fair value of the properties, this positive evolution illustrates the current appetite of the investment market for the type of assets held by the Company, namely out-of-town retail property with a predominance of activities meeting the primary needs of consumers (food, sports and leisure, home decoration, etc.). It is also important to note that, taking into account these revaluations and those of the previous year, which were also positive, for a cumulative total of +€22.2 million, the Company has fully recovered the negative revaluations that were recorded in the 2019/2020 financial year (-€20.5 million) when the COVID pandemic broke out.

Investments in the first half of the year

Most of the investments made by Ascencio during the past six months concern its retail park in Messancy. These investments are part of a programme to revitalise the site with, on the one hand, the modernisation of the facades to increase the visibility of the brands housed there and, on the other hand, diversification of the commercial mix on the site (opening of a furniture brand and signing of a new lease with the Baby Kid brand). Also in Messancy, Ascencio has begun work on installing fast charging stations for electric vehicles in the retail park car park.

The other investments made by the Company mainly relate to development or renovation work in connection with the arrival of new brands. This was the case, for example, for the re-roofing of its building in Gerpinnes (Belgium) on the occasion of the arrival of the Vanden Borre Kitchen chain last March.

Divestments during the period:

In October 2021, Ascencio finalised the sale of its building in Sint-Niklaas (Belgium) for €1.5 million, for which a sales agreement had been signed in the course of the financial year 2020/2021. This transaction had a slight negative impact of €0.2 million on the results for the past six months.

Occupancy rate

At 31 March 2022, the portfolio occupancy rate was 96.7%, up from 96.0% at 30 September 2021. Looking at this overall development by country, the following trends can be observed:

1. in Belgium: 95.9% at 31 March 2022, compared to 94.3% at 30 September 2021. This increase in the occupancy rate is mainly attributable to new rentals in Jodoigne, Genval and Messancy.
2. in France: 99.1% at 31 March 2022, compared to 99.6% at 30 September 2021. This slight decrease is exclusively related to a temporary vacancy in the Chanas building, which was left vacant a few days before the closing date but which will already has a new tenant lined up for Q3.
3. in Spain: 83.5% at 31 March 2022, compared to 82.8% at 30 September 2021. The situation remained unchanged during the half-year under review, with the only vacant space being in the Valence building. This space, vacated by Worten in the previous financial year, is still subject to a indemnity that guarantees income and therefore does not negatively affect the portfolio yield at this stage. Several discussions with prospective tenants are under way and there is a good chance of the space being let in the coming months.

In addition, there was significant activity in the rental management of the entire portfolio. Currently, numerous negotiations with retail candidates are underway.

2.5. Consolidated data per share

NUMBER OF SHARES	31/03/2022	31/03/2021	30/09/2021
Weighted average number of shares	6,595,985	6,595,985	6,595,985
Total number of shares issued	6,595,985	6,595,985	6,595,985
<hr/>			
RESULT PER SHARE (euros)	31/03/2022	31/03/2021	30/09/2021
EPRA Earnings (euros)	2.46	2.31	4.63
Earnings per share (EPS) (euros)	6.66	2.90	6.92
<hr/>			
	31/03/2022	31/03/2021	30/09/2021
Net asset value (NAV) IFRS (€000S)	390,319	344,169	370,353
NAV IFRS per share (euros)	59.18	52.18	56.15
Restatements:			
Deferred tax (€000S)	1,611	860	1,275
Fair value of financial instruments (IRS & CAP) (€000S)	-9,576	8,720	6,779
EPRA NTA (€000S)	382,353	353,749	378,406
<hr/>			
EPRA NTA per share (euros)	57.97	53.63	57.37

2.6. Significant events and transactions after 31 March 2022

There have been no significant events or transactions after the closing of the past six-month period that could have an impact on the financial statements presented in this report.

2.7. Main risks and uncertainties

The fundamental risks facing the Company remain those described in the "Risk Factors" section of the 2020-2021 Annual Report. Ascencio takes care to apply the measures and procedures it has established in order to anticipate and control them.

However, it is necessary to add that the geopolitical conflict between Russia and Ukraine continues to generate uncertainty and volatility in the markets, and the potential long-term indirect effects are still difficult to estimate. At the date of this report, these uncertainties have not resulted in any impacts that would be reflected in the Company's results to the end of the reporting period.

2.8. Outlook

Despite the effects of the COVID pandemic and the escalation of the geopolitical conflict between Russia and Ukraine, out-of-town retail has proven its resilience. Moreover, retail parks and supermarkets are experiencing sustained rental activity and are attracting the interest of many investors. As these assets have proven to be resilient and particularly suitable for long-term investment, there has been a tendency for owners to hold on to their assets, which is currently reducing the number of investment cases circulating on the market.

In the coming months, Ascencio will continue to manage its assets and focus on portfolio resilience, value creation, commercial mix and omnichannel issues.

The Company also reaffirms its intention to relaunch an active acquisition strategy still based on out-of-town retail assets and more particularly retail parks and supermarkets, both in its existing markets and in a possible fourth market. In this context, and more specifically concerning the Spanish market, Ascencio has decided to undertake new administrative procedures with a view to obtaining SOCIMI status, a status equivalent to its SIR or B-REIT status in Belgium and SIIC status in France, which would enable it to reactivate its acquisition strategy in this market.

Moreover, in an economic context of high inflation and upward pressure on interest rates, Ascencio, thanks to the indexation of its revenues and its high hedging ratio, which protects it to a large extent against this rise in rates, is well positioned to continue its policy of optimising its results.

Finally, given the good results of the first half of the year and barring any substantial deterioration in the health and geopolitical contexts which significantly affecting the Company's results, Ascencio considers that it should be able to distribute a dividend for the current financial year that is at least comparable to that of the previous year.

3. Property experts' report

3.1. Property experts

The quarterly valuation of the portfolio was entrusted to the following experts:

- Jones Lang LaSalle (Brussels), represented by Mr Roderick Scrivener MRICS;
- Cushman & Wakefield (Brussels), represented by Mr. Ardalan Azari;
- CBRE (Brussels), represented by Mr Pieter Paepen MRICS;
- Cushman & Wakefield (Neuilly-sur-Seine, France), represented by Ms Valérie Parmentier MRICS;
- Jones Lang LaSalle Expertises (Paris, France), represented by Mr Pierre-Jean Poli REV;
- CBRE (Paris, France), represented by Mr Rémi Durand-Gasselin MRICS;
- Cushman & Wakefield (Madrid, Spain), represented by Mr Tony Loughran MRICS.

They will establish the fair value of Ascencio SCA's assets on a quarterly basis until the close of the 2023/2024 financial year.

3.2. Experts' report



Brussels 31 March 2022

Dear Sirs/Mesdames,

In accordance with Article 47 of the law of 12 May 2014 on regulated real estate companies, you have asked Jones Lang LaSalle, CBRE and Cushman & Wakefield to appraise the buildings located in Belgium, France and Spain which are part of the SIR (B-REIT).

Our assignment was carried out in complete independence.

In accordance with established practice, our assignment was carried out based on information provided by Ascencio as regards rental condition, charges and taxes borne by the lessor, work to be carried out and any other elements that might influence the value of the buildings. We assume this information to be accurate and complete. As stated explicitly in our valuation reports, these do not include in any way an assessment of the structural and technical quality of the buildings, or an analysis of the possible presence of harmful materials. These elements are well known to Ascencio, which manages its portfolio in a professional manner and carries out technical and legal due diligence before acquiring each building.

All the buildings have been visited by the experts. The experts work with various IT applications such as Circle Investment Valuer, Argus Enterprise and Microsoft Excel.

The investment value can be defined as the most likely value at which a property would change hands on the date of valuation between well-informed and willing parties before deduction of conveyance costs.

The experts adopted two methods: 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 surfaces let above or below their rental value, vacancy 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 rental vacancies, credit risk, maintenance obligations, etc.) To determine this yield, the experts based their estimates on transactions considered comparable 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.)

The sale of a building is in theory subject to transfer duties. This amount depends, among other things, on the method of transfer, the type of buyer and the geographical location of the property. It is not known until the sale has been concluded. In Belgium, as independent property experts we can say 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 properties with a value excluding costs of more than €2,500,000).

The Belgian assets are considered as a portfolio.

Transfer duties for properties located in France are generally 1.8% when the property is less than five years old and between 6.9% and 7.5% depending on the *département* in all other cases.

Based on the comments made in the foregoing paragraphs, we confirm that the **rounded investment value** of Ascencio's property assets as at 31 March 2022 amounts to :

€754,448,000
(Seven hundred and fifty-four million four hundred and forty-eight thousand euros)

This amount includes the value attributed to the properties valued by CBRE, Jones Lang LaSalle and Cushman & Wakefield, in the three countries where Ascencio is present.

After deducting respectively 2.5% for the properties located in Belgium (average rate of transfer duties defined by B-REIT experts), 1.8%/6.9%-7.5% for the properties held in France and 2.9%/3.4%/3.9% for the properties held in Spain, as transfer duties on the investment value, this gives us a rounded fair value of Ascencio's property assets at 31 March 2022 of:

€722,801,000
(Seven hundred and twenty-two million eight hundred and one thousand euros)

This amount includes the value attributed to the properties valued by CBRE, Jones Lang LaSalle and Cushman & Wakefield, in the three countries where Ascencio is present.

Opinion of Cushman & Wakefield

For the part of Ascencio's property assets that it valued at 31 March 2022, Cushman & Wakefield estimates the investment value at €251,165,387 and the fair value (after deduction of transfer duties) at €240,071,296.

Opinion of Jones Lang LaSalle

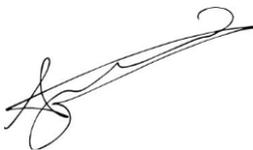
For the part of Ascencio's property assets that it valued at 31 March 2022, Jones Lang LaSalle estimates the investment value at €195,157,006 and the fair value (after deduction of transfer duties) at €185,630,982.

Opinion of CBRE

For the part of Ascencio's property assets that it valued at 31 March 2022, CBRE estimates the investment value at €308,126,000 and the fair value (after deduction of transfer duties) at €297,099,000.

Important: see hereunder "Explanatory note on market conditions in view of the conflict in Ukraine".

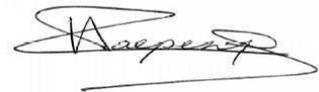
Yours faithfully,



Ardalan Azari
Partner
Cushman & Wakefield Belgium



Roderick Scrivener MRICS
Co-Head of Valuation
Jones Lang LaSalle Belgium



Pieter Paepen MRICS
Senior Director Valuation
CBRE Belgium



Valérie Parmentier MRICS
Director
Cushman & Wakefield France



Tony Loughran MRICS
Partner - Head of Valuation
Cushman & Wakefield Spain



Pierre-Jean Poli REV
Director
Jones Lang LaSalle France

-Signature électronique certifiée -
Rémi DURAND-GASSELIN, MRICS, VR
Retail Valuation Director
CBRE Valuation France



Rémi Durand-Gassel" MRICS
Director
CBRE France

EXPLANATORY NOTE ON MARKET CONDITIONS IN VIEW OF THE CONFLICT IN UKRAINE

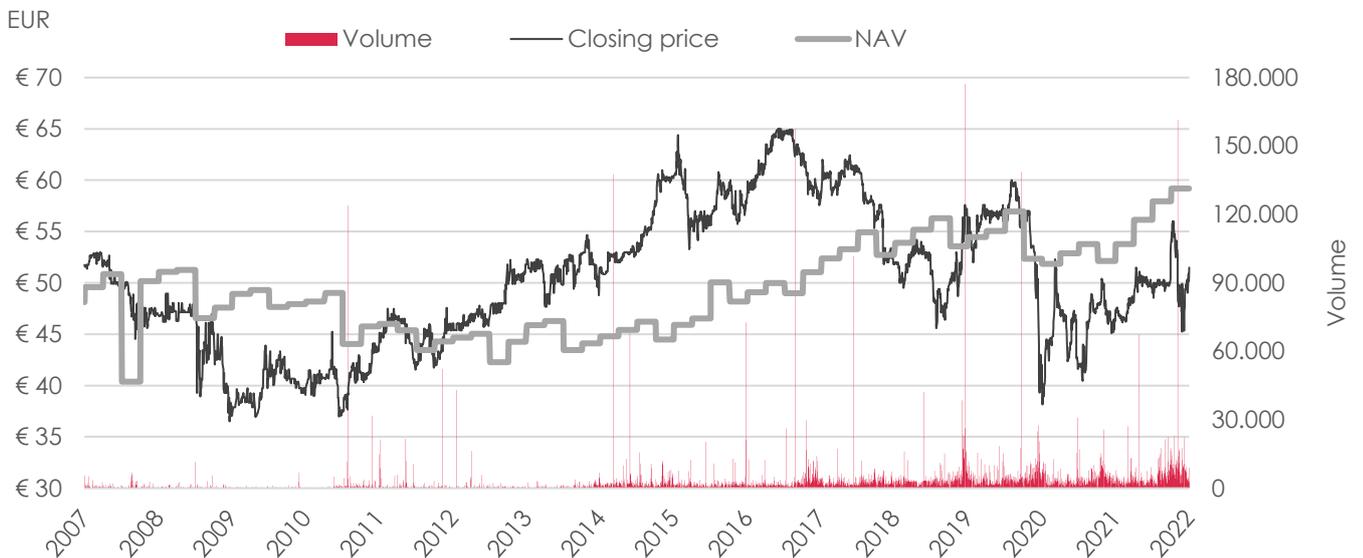
On 24 February 2022, Russian troops entered Ukrainian territory. The potential impact of this on global economies and property markets is still unknown. At the time of the valuation, the Belgian property markets were generally functioning well. Trading volumes and other relevant data had returned to levels that provided sufficient market data on which to base value opinions.

This information is included to ensure transparency and to allow a better understanding of the market context in which the valuation opinion is formulated. As market conditions may change rapidly as the conflict in Ukraine evolves, we stress the importance of the valuation date and note that valuations may need to be reviewed more regularly.

4. Ascencio on the stock exchange

4.1. Trends in closing price and net asset value

Graph at 31 March 2022



Ascencio's shares are listed on the Brussels Euronext continuous market. It forms part of the BEL Mid Index³.

Ascencio is also included in the FTSE EPRA NAREIT Developed Europe Real Estate Index.

At 31 March 2022, the closing price was €51.50 (compared to €49.10 at 30 September 2021). At that date Ascencio stock was thus trading at an 11.2% discount relative to its EPRA NTA.

4.2. Dividend for the financial year 2020/2021

The General Meeting of 31 January 2022 approved the appropriation of profit as proposed by the Board of Directors. Consequently, the meeting resolved to allocate a gross dividend of €3.70 per share for the financial year ending 30 September 2021. This dividend (coupon No. 19) was paid on 9 February 2022.

4.3. Shareholding of Ascencio SCA at 31 March 2022⁴

Ascencio SCA's shareholding structure is as follows according to the transparency declarations registered at 31 March 2022:

SHAREHOLDER	Number of shares	Percentage held
AG Finance SA	656,951	9.96%
Carl, Eric and John Mestdagh and Fidagh SA	625,809	9.49%
Free float	5,313,225	80.55%
TOTAL	6,595,985	100.00%

³ 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%.

⁴ On 14 April 2022, Ascencio received a transparency declaration stating that the shareholder group Carl, Eric and John Mestdagh and Fidagh SA had crossed the 10% threshold, bringing their shareholding to 10.38% and the free float to 79.66% at the declaration date.

5. Condensed consolidated financial statements

5.1. Consolidated balance sheet at 31 March 2022

CONSOLIDATED BALANCE SHEET (€000S)	31/03/2022	30/09/2021
ASSETS		
I NON-CURRENT ASSETS		
A Goodwill	0	0
B Intangible assets	64	0
C Investment properties	726,782	713,601
D Other tangible assets	37	46
E Non-current financial assets	10,889	1,354
F Finance lease receivables	0	0
G Trade receivables and other non-current assets	0	0
H Deferred tax assets	0	0
TOTAL NON-CURRENT ASSETS	737,772	715,002
II CURRENT ASSETS		
A Assets held for sale	0	1,360
B Current financial assets	0	0
C Finance lease receivables	0	0
D Trade receivables	2,020	5,773
E Tax receivables and other current assets	2,417	1,982
F Cash and cash equivalents	4,504	3,707
G Deferred charges and accrued income	4,633	253
TOTAL CURRENT ASSETS	13,573	13,075
TOTAL ASSETS	751,346	728,076

CONSOLIDATED BALANCE SHEET (€000S)	31/03/2022	30/09/2021
EQUITY		
I EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT COMPANY	390,319	370,353
A Capital	38,659	38,659
B Share premium account	253,353	253,353
C Reserves	54,346	32,688
b. Reserve for changes in fair value of properties	39,871	26,791
c. Reserve for estimated transaction costs resulting from hypothetical disposal of investment properties	-9,923	-10,031
e. Reserve for changes in fair value of authorised hedging instruments to which IFRS hedge accounting is not applied	-5,921	-12,491
m. Other reserves	30,318	28,419
D Net result for the financial year	43,961	45,652
II NON-CONTROLLING INTERESTS	0	0
TOTAL EQUITY	390,319	370,353
LIABILITIES		
I NON-CURRENT LIABILITIES	268,143	290,372
A Provisions	0	0
B Non-current financial debts	263,245	278,822
a. Credit institutions	203,900	243,985
b. Finance leases	0	170
c. Other	55,500	34,667
d. IFRS 16	3,845	0
C Other non-current financial liabilities	3,287	10,275
D Trade debts and other non-current debts	0	0
F Deferred tax liabilities	1,611	1,275
a. Exit tax	0	0
b. Other	0	1,275
II CURRENT LIABILITIES	92,884	67,351
B Current financial debts	81,073	55,060
a. Credit institutions	30,799	7,894
b. Finance leases	230	120
c. Other	50,000	47,046
d. IFRS 16	44	0
C Other current financial liabilities	0	0
D Trade debts and other current debts	5,810	9,731
a. Exit tax	0	0
b. Other	5,810	9,731
F Accrued charges and deferred income	6,000	2,559
TOTAL LIABILITIES	361,027	357,723
TOTAL EQUITY AND LIABILITIES	751,346	728,076

5.2. Consolidated statement of comprehensive income at 31 March 2022

CONSOLIDATED NET RESULT (€000S)		31/03/2022	31/03/2021
I	Rental income	23,627	23,146
III	Rental related charges	413	-675
NET RENTAL RESULT		24,040	22,471
IV	Recovery of property charges	64	41
V	Recovery of rental charges and taxes normally paid by tenants on let properties	5,967	5,891
VII	Rental charges and taxes normally paid by tenants on let properties	-6,023	-5,928
VIII	Other revenue and charges for letting	-111	21
PROPERTY RESULT		23,937	22,495
IX	Technical costs	-290	-349
X	Commercial costs	-177	-93
XI	Rental charges and taxes on unlet properties	-321	-268
XII	Property management costs	-1,013	-952
XIII	Other property charges	-46	-118
PROPERTY CHARGES		-1,847	-1,780
PROPERTY OPERATING RESULT		22,089	20,715
XIV	Corporate overheads	-2,189	-2,112
XV	Other operating income and charges	0	1
OPERATING RESULT BEFORE RESULT ON PORTFOLIO		19,900	18,604
XVI	Net gains and losses on disposals of investment properties	-159	0
XVIII	Changes in the fair value of investment properties	12,318	143
OPERATING RESULT		32,060	18,746
XX	Financial income	10	0
XXI	Net interest charges	-2,950	-2,901
XXII	Other financial charges	-246	-212
XXIII	Changes in fair value of financial assets and liabilities	15,908	3,763
FINANCIAL RESULT		12,722	651
PRE-TAX RESULT		44,782	19,397
XXV	Corporate tax	-821	-282
TAXES		-821	-282
NET RESULT		43,961	19,115
- Net result - Group share		43,961	19,115
- Net result - Non-controlling interests		0	0
BASIC NET RESULT AND DILUTED (€/SHARE, GROUP SHARE)		6.66	2.90

STATEMENT OF COMPREHENSIVE INCOME (€000S)		31/03/2022	31/03/2021
I	NET RESULT	43,961	19,115
II	OTHER COMPREHENSIVE INCOME RECYCLABLE UNDER THE INCOME STATEMENT	303	-1
A.	Impact on fair value of estimated transaction costs resulting from hypothetical disposal of investment properties	0	0
B.	Other comprehensive income of the year, net of tax	303	-1
	TOTAL COMPREHENSIVE INCOME OF THE YEAR	44,264	19,114
	Attributable to - Group share	44,264	19,114
	- Non-controlling interests	0	0

5.3. Consolidated Cash Flow Statement at 31 March 2022

CONSOLIDATED STATEMENT OF CASH FLOW (€000S)	31/03/2022	31/03/2021
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL YEAR	3,707	4,710
Net result for the financial year	43,961	19,115
Financial result	3,186	3,113
Net capital gains or losses realised on disposal of assets	159	0
Income tax expense (- tax income)	485	253
Income statement items without treasury impact	-28,039	-3,177
+/- Changes in the fair value of investment properties	-12,318	-143
+/- Change in non-current financial assets	-5	-4
+/- Change in non-current financial liabilities	-15,908	-3,763
+/- Change in non-current deferred tax liabilities	336	28
+ Depreciation	17	42
+ Reductions in value	-161	662
Changes in working capital requirement	-1,497	-733
+/- Changes in trade receivables	3,913	4,049
+/- Changes in tax receivables and other current assets	-435	-745
+/- Changes in deferred charges and accrued income	-4,379	-4,514
+/- Changes in trade debts and other current debts	-4,037	-2,364
+/- Changes in accrued charges and deferred income	3,441	2,842
Changes in provisions and other non-monetary items	0	0
Taxes paid	-397	-456
NET CASH FLOW FROM OPERATING ACTIVITIES	17,858	18,116
- Acquisition of investment properties	0	-6,382
- Projects in course of development	-47	0
- Other investments	-817	-1,686
- Acquisition of real estate companies	0	0
- Acquisition of intangible assets	-64	0
- Acquisition of tangible assets	-8	-7
+ Disposals of investment properties	1,309	0
+ Disposals of financial liabilities	-447	0
NET CASH FLOW FROM INVESTMENT ACTIVITIES	-74	-8,075
Costs of capital increase	0	0
Net change in financial liabilities	10,740	14,678
Reimbursement of financial debts and working capital of acquired companies	0	0
Other changes in financial assets and liabilities	-162	294
Gross dividend paid	-24,405	-24,075
Finance charges paid	-3,159	-3,030
NET CASH FLOW FROM FINANCING ACTIVITIES	-16,986	-12,132
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL YEAR	4,504	2,618

5.4. Consolidated statement of changes in equity at 31 March 2022

(€000S)	Reserves*							Result for the financial year	Total equity
	Capital	Share premium account	C.b.	C.c.	C.e.	C.m.			
BALANCE AT 30/09/2020	38,659	253,353	47,414	-10,031	-12,964	23,101	9,246	348,778	
Distribution of dividends							-24,075	-24,075	
Appropriation to reserves			-20,520		316	5,374	14,829	0	
Capital increase							0	0	
Net result							45,652	45,652	
Other elements recognised in the global result			-2					-2	
Reclassification of reserves			-100		157	-57		0	
Adjustment to reserves								0	
BALANCE AT 30/09/2021	38,659	253,353	26,792	-10,031	-12,491	28,418	45,652	370,353	

(€000S)	Reserves*							Result for the financial year	Total equity
	Capital	Share premium account	C.b.	C.c.	C.e.	C.m.			
BALANCE AT 30/09/2021	38,659	253,353	26,791	-10,031	-12,491	28,419	45,652	370,353	
Distribution of dividends							-24,405	-24,405	
Appropriation to reserves			9,835		5,704	5,708	-21,247	0	
Capital increase							0	0	
Net result							43,961	43,961	
Other elements recognised in the global result				107				107	
Reclassification of reserves			2,942		866	-3,808		0	
Adjustment to reserves			303			0		303	
BALANCE AT 31/03/2022	38,659	253,353	39,872	-9,924	-5,922	30,319	43,961	390,319	

* Reserves:

- C.b.: Reserve for balance of changes in fair value of properties
- C.c.: Reserve for estimated transfer costs and duties arising on hypothetical disposal of investment property
- 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. Segment information at 31 March 2022

The breakdown of the income statement by country is as follows:

(€000s)	Belgium		France		Spain		Unallocated		Total	
	31/03/2022	31/03/2021	31/03/2022	31/03/2021	31/03/2022	31/03/2021	31/03/2022	31/03/2021	31/03/2022	31/03/2021
Rental income	12,819	12,556	9,813	9,611	995	980	0	0	23,627	23,146
Write-downs on trade receivables	15	-21	146	25	0	0	0	0	161	4
Cancellation of COVID 19 rents	-13	-467	293	-188	-15	-13	0	0	265	-667
Charges not recovered	-56	-43	-3	5	2	0	0	0	-56	-38
Other rental result	-83	19	23	0	0	1	0	0	-60	21
PROPERTY RESULT	12,683	12,045	10,272	9,453	982	968	0	0	23,937	22,467
Property charges	-1,369	-1,298	-478	-454	0	0	0	0	-1,847	-1,752
PROPERTY OPERATING RESULT	11,313	10,747	9,794	8,999	982	968	0	0	22,089	20,715
Corporate overheads	-1,552	-1,509	-569	-556	-68	-46	0	0	-2,189	-2,111
OPERATING RESULT BEFORE RESULT ON PORTFOLIO	9,761	9,238	9,226	8,443	914	923	0	0	19,900	18,604
Net gains and losses on disposals of investment properties	-159	0	0	0	0	0	0	0	-159	0
Change in the fair value of investment properties	3,382	1,621	7,386	-753	1,550	-725	0	0	12,318	143
OPERATING RESULT	12,985	10,859	16,612	7,690	2,464	198	0	0	32,060	18,746
Financial income	10	0	0	0	0	0	0	0	10	0
Interest charges	0	0	0	0	0	0	-2,950	-2,901	-2,950	-2,901
Other financial charges	-229	-198	-16	-14	0	0	0	0	-246	-212
Change in fair value of financial assets and liabilities	15,908	3,763	0	0	0	0	0	0	15,908	3,763
FINANCIAL RESULT	15,688	3,566	-16	-14	0	0	-2,950	-2,901	12,722	650
RESULT BEFORE TAX	28,673	14,424	16,595	7,676	2,463	197	-2,950	-2,901	44,782	19,397
Taxes	0	0	-523	-115	-298	-167	0	0	-821	-282
NET RESULT	28,673	14,424	16,072	7,562	2,165	30	-2,950	-2,901	43,961	19,115

This segmentation is consistent with the Group's organisation and the Company's internal reporting to management.

5.6. 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 "SIRP", 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 2022 cover the period from 1 October 2021 to 31 March 2022. They were approved by the Board of Directors of the statutory manager on 24 May 2022.

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 Standards Interpretations Committee (IFRS IC, formerly IFRIC) as published and effective at 31 March 2022 and adopted by the European Union.

The consolidated financial statements have also been prepared in accordance with the provisions of the Royal Decree of 13 July 2014 as amended by 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 2020/2021 (pages 140 to 146).

Valuation of investment properties and methods applied by the experts (Jones Lang LaSalle - Cushman & Wakefield - CBRE)

Given that the mandates of the independent property experts expired on 30 September 2021 and in accordance with the principle of rotating experts every three years to ensure their independence, Ascencio re-evaluated the appraisal structure of its portfolio and granted new mandates to the same companies, JLL, Cushman & Wakefield and CBRE, making sure that the persons responsible for the appraisals had been changed within these companies. As these new mandates have been concluded for a further period of three years, they will expire at the end of the portfolio valuation at 30 September 2024.

The valuation method applied by the property experts remains the same and is explained in detail on pages 62 to 64 of the Annual Report 2020/2021.

At 31 March 2022 and despite the health and geopolitical context, the valuation of the properties is not subject to "material valuation uncertainty" as was the case in the 2019/2020 financial year when the outbreak of the health crisis made the property and financial markets too volatile and uncertain.

NOTE 2 Investment property

(€000S)	31/03/2022	30/09/2021
Properties available for lease	726,736	713,601
Development projects	47	0
BALANCE AT THE END OF THE FINANCIAL YEAR	726,783	713,601

Investment properties comprise:

- Properties available for lease, including rights of use on land held by the Company and recognised under IFRS 16 (see A below).
- development projects (see point 2 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 occupancy rate calculation.

1. Investment properties available for rent

(€000S)	31/03/2022	30/09/2021
BALANCE AT THE BEGINNING OF THE FINANCIAL YEAR	713,601	693,926
Investments	817	3,476
Acquisitions	0	6,382
Transfer from other tangible assets	0	926
Transfer from the development projects account	0	415
Transfer from assets held for sale	0	-1,360
Change in fair value	12,318	9,835
BALANCE AT THE END OF THE FINANCIAL YEAR	726,736	713,601

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 are described above in section 2.4. of the interim management report.

2. Development projects

(€000S)	31/03/2022	30/09/2021
BALANCE AT THE BEGINNING OF THE FINANCIAL YEAR	0	415
Investments	47	0
Transfer to investment properties	0	-415
BALANCE AT THE END OF THE FINANCIAL YEAR	47	0

The amount recognised as development project during the past half-year concerns the building housing the Carrefour by Mestdagh food store in Ottignies, for which a project to extend the surface area for the expansion of the supermarket is currently being prepared.

NOTE 3 Financial debts

(€000s)	31/03/2022	30/09/2021
Non-current financial debt	263,245	278,822
- Credit institutions	203,900	243,985
- Finance leases	0	170
- Other	55,500	30,500
- IFRS 16	3,845	4,167
Current financial debt	81,073	55,060
- Credit institutions	30,799	7,894
- Finance leases	230	120
- Other	50,000	47,000
- IFRS 16	44	46
TOTAL	344,318	333,883

The average cost of debt and the structure of financial debts are described above in section 2.3. of this report.

As indicated above, Ascencio continued its strategy of diversifying its sources of financing during the past six months by carrying out its first bond issue and increasing the use of its commercial paper programme. At 31 March 2022, the breakdown of financial debt is 69% bank borrowing, 16% bond debt (including medium term notes) and 15% commercial paper debt. At 30 September 2021, this breakdown was 77%, 9% and 14% respectively.

NOTE 4 Financial instruments

At 31 March 2022, 62.0% of the Company's debt was at floating rates. In order to limit the interest rate risk associated with this type of financing, the Company has put in place an interest rate hedging policy.

At 31 March 2022, the hedging ratio was 86.4%.

At the date of this half-yearly financial report, hedging consisted of 40 Interest Rate Swap (IRS) contracts for a total notional amount of €548 million, of which €193 million were effective at 31 March 2022 and €355 million will be effective at a later date.

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 directly and fully recognised in profit and loss.

The market value of derivative financial instruments is advised at each balance sheet date by the financial institutions from which these instruments have been acquired.

5.7. Statutory auditor's report

Report on the limited review of the consolidated interim financial information of Ascencio SCA for the six months ended 31 March 2022

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 2022, as well as selective notes 1 to 4.

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 751 346 (000) EUR and the consolidated condensed income statement shows a consolidated profit for the period then ended of 43 961 (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.

Signed at Zaventem

The statutory auditor

Deloitte Réviseurs d'Entreprises SRL
Represented by Rik Neckebroeck

Deloitte Réviseurs d'Entreprises SRL
Represented by Benjamin Henrion

6. Declaration by responsible persons

The statutory manager⁵ 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 interim 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 2022	18 August 2022 (5:40 p.m.)
Press release on results for the year to 30 September 2022	24 November 2022 (5.40 p.m.)
Ordinary general meeting of shareholders	31 January 2023 (2:30 p.m.)

⁵ 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) ("B-REIT")
ADDRESS	Avenue Jean Mermoz 1 Bldg H Box 4, 6041 Gosselies Belgium
TEL.	+ 32 (71) 91 95 00
EMAIL	info@ascencio.be
WEBSITE	www.ascencio.be
REGISTERED	with the Charleroi Companies Registry
COMPANY NUMBER	BE 0881 334 476
DATE INCORPORATED	10 May 2006
APPROVAL AS SIR (B-REIT)	28 October 2014
DURATION	Indefinite
STATUTORY AUDITOR	DELOITTE Réviseurs d'Entreprises, represented by Rik Neckebroeck
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	€727 million
NUMBER OF PROPERTIES	104
TYPE OF PROPERTIES	Out-of-town retail properties and others

For any additional information :

Aurore 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
cedric.biquet@ascencio.be

Vincent H. QUERTON

Chief Executive Officer

Tel. +32 (0)71.91.95.00
vincent.querton@ascencio.be

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.

Listed on Euronext Brussels since 2007, Ascencio pursues a coherent policy aimed at optimising its results over time and ensuring stable profits for all its shareholders.

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 European Securities and Markets Authority (ESMA) guidelines on Alternative Performance Measures (APMs), the APMs used in this press release are identified by a footnote.

The definition of the APMs and the use made of them can be found at the end of the 2019/2020 Annual Report, which is available on Ascencio's website (www.ascencio.be).

Operating margin

		31/03/2022	31/03/2021
Operating result before result on portfolio (€000S)	= A	19,900	18,604
Rental income (€000S)	= B	23,627	23,146
OPERATING MARGIN	= A / B	84.2%	80.4%

Average cost of debt

		31/03/2022	31/03/2021
Net interest charges (heading XXI) (€000S)		2,950	2,901
Interests on lease debt (IFRS 16)		-83	-57
Commissions on undrawn balances under credit facilities		191	163
Opening commission and charges for credit facilities		22	25
TOTAL COST OF FINANCIAL DEBTS	= A	3,080	3,032
WEIGHTED AVERAGE DEBT FOR THE PERIOD	= B	333,546	327,081
AVERAGE COST OF DEBT	= A*2 / B	1.85%	1.85%

Hedging ratio

(€000S)		31/03/2022	30/09/2021
Fixed-rate financial debts		131,067	96,517
Financial debts converted into fixed-rate debts by means of IRS		163,000	173,000
Financial debts converted into capped-rate debts by means of CAPS		0	10,000
TOTAL FIXED RATE OR CAPPED FINANCIAL DEBTS	= A	294,067	279,517
TOTAL VARIABLE RATE FINANCIAL DEBTS		46,443	59,424
TOTAL FINANCIAL DEBTS	= B	340,510	329,669
HEDGING RATIO	= A / B	86.4%	84.8%

EPRA

EPRA (the European Public Real Estate Association) is the voice of Europe's publicly traded real estate sector, representing more than 280 members and over €690 billion in assets.

EPRA publishes recommendations for defining the main performance indicators applicable to listed real estate companies. These recommendations are contained in the report "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 reporting with a view to improving the quality and comparability of information for investors.

EPRA PERFORMANCE INDICATORS

		31/03/2022	31/03/2021
EPRA Earnings (€000S)		16,230	15,238
EPRA Earnings per share (euros)	Earnings from operational activities.	2.46	2.31
EPRA Cost Ratio (including direct vacancy costs)	Administrative & operating costs (including costs of direct vacancy) divided by gross rental income.	15.8%	19.6%
EPRA Cost Ratio (excluding direct vacancy costs)	Administrative & operating costs (excluding costs of direct vacancy) divided by gross rental income.	14.4%	18.5%
		31/03/2022	30/09/2021
EPRA NRV (€000S)		414,000	408,775
EPRA NRV per share (euros)	The EPRA NRV assumes that entities never sell assets and provide an estimation of the value required to rebuild the entity.	62.77	61.97
EPRA NTA (€000S)		382,353	378,406
EPRA NTA per share (euros)	The EPRA NTA assumes that entities buy and sell assets, thereby crystallising certain levels of unavoidable deferred tax.	57.97	57.37
EPRA NDV (€000S)		392,016	369,501
EPRA NDV per share (euros)	The EPRA NDV represents the value accruing to the company's shareholders under an asset disposal scenario, resulting in the settlement of deferred taxes, the liquidation of financial instruments and the recognition of other liabilities for their maximum amount, net of any resulting tax.	59.43	56.02
EPRA Net Initial Yield (NIY)	Annualised rental income based on the cash rents passing at the balance sheet date, less non-recoverable property operating expenses, divided by the market value of the property, increased with (estimated) purchaser's costs	6.0%	6.0%
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	6.1%	6.1%
EPRA Vacancy Rate	Estimated Market Rental Value (ERV) of vacant space divided by ERV of the whole portfolio.	3.3%	4.0%