



REGULATED INFORMATION

QUARTERLY INFORMATION

November 8th, 2024

The **TEXAF** Group's activities in the DRC evolved as follows during the 3rd quarter

- Rental income from the real estate business (rental of residential properties and office space in Kinshasa) came to EUR 6.7 million for the quarter, up 16% on the comparable period of 2023. Most of this increase is due to the rental of the Group's two new projects: *Promenade des Artistes* (94 flats), which came on the market between January and July, and phase 3 of **SILIKIN VILLAGE** (6,000 m² of furnished offices, co-working space and meeting rooms), which became available to customers in July. In October, it was announced that **TEXAF** has sold 49% of the **PETIT-PONT** building to the insurance company SFA Congo and the investment fund AFRICAN RIVER FUND IV, managed by XSML Capital, for EUR 5.4 million. The capital gain of EUR 2.7 million will not appear in the consolidated accounts because **TEXAF** retains a 51% interest. The aim of this transaction is to create an institutional property market in the DRC, which has not existed until now.



Promenade des Artistes



- **CARRIGRES** (sandstone quarry in Kinshasa). Sales for the third quarter of 2024 came to EUR 1.2 million, down 40% on the historically high 3rd quarter of 2023. Quantities sold were lower (-24%), as was the average selling price (-20%), reflecting sluggish construction activity in Kinshasa.
- The President of the Democratic Republic of Congo has inaugurated **SILIKIN VILLAGE III**, which triples **TEXAF DIGITAL**'s capacity. It immediately found its market and 90% of the new individual offices are rented, while the co-working spaces are gradually filling up. **CLOSE THE GAP - TEXAF** has also opened a shop selling reconditioned computers. **TEXAF DIGITAL** has also acquired a stake in start-up **AFRIWISE**, which offers an AI-driven legal information platform for the African and Middle Eastern markets.



Inauguration of Silikin Village by the President of the Republic



- **OADC TEXAF DIGITAL**, the joint venture with the WIOCC group, opened the DRC's first tier-III data centre to its customers in August. The banks RAWBANK and SOFIBANQUE, the pan-African cloud services operator ST DIGITAL and the French virtualisation and storage company LENUMERIC have already announced that they will be housing their servers there.



Part of the data hall

TEXAF, founded in 1925, is the only listed company with all its activities in the Democratic Republic of Congo. These are currently focused on real estate, careers and digital.

This stock market listing and the resulting obligations of good governance and transparency are a major asset for the group in terms of its development and the promotion of the formal sector in the Democratic Republic of Congo.

*The focus of real estate activity is the **UTEXAFRICA** concession, which combines housing, offices and shops on a 50-hectare site along the Congo River. This offer is accompanied by services for residents such as sports and leisure facilities, the **TEXAF BILEMBO** cultural centre, maintenance services and office equipment In the same district, it also includes the **SILIKIN VILLAGE** concession and the Petit-Pont building. Ten kilometres away, it also includes an 87-hectare plot of land earmarked for the **JARDINS DE KINSUKA** project.*

*The quarry business is managed by **CARRIGRES**, which operates a sandstone quarry in Kinshasa with a nominal capacity of 600,000 tonnes, supplying the road and concrete sectors.*

***TEXAF**, convinced of the opportunity that the digital economy represents for the DRC, has made it a third branch of activity. In September 2019, it launched its **SILIKIN VILLAGE** initiative, which will provide work and training spaces for the emerging digital ecosystem, as well as a range of training courses, support and conferences. It also aims to partner with international groups to set up new infrastructures and services in the DRC.*

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