

PRESS RELEASE

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REGULATED INFORMATION

**SFA CONGO AND AFRICAN RIVERS FUND IV LP INVEST EUR 5.39 MILLION  
IN THE PETIT-PONT BUILDING, A TEXAF GROUP PROJECT**

The Congolese insurance company **SOCIETE FINANCIERE D'ASSURANCE (SFA)** and the investment fund **AFRICAN RIVERS FUND IV LP**, managed by **XSML CAPITAL**, are each investing EUR 2.695 million to buy a 49% stake in the PETIT-PONT building from the **TEXAF** group. This office building is ideally located at the entrance to Boulevard du 30 Juin, Kinshasa's main thoroughfare. It was built by the **TEXAF** group in 2022 and covers 3,229 m<sup>2</sup> of leasable space on three levels. It is the city's first eco-responsible building, with solar panels, rainwater recovery, LED lighting and double glazing. Since its inauguration, it has been 100% let to leading international corporations.



**SOCIETE FINANCIERE D'ASSURANCE (SFA CONGO)** ([www.sfa-congo.com](http://www.sfa-congo.com)) began operations in 2019 when the insurance sector was liberalised in the Democratic Republic of Congo. Today, thanks to the skills of its teams and the privileged partnerships it has forged with leading international players, **SFA CONGO** has become the market leader in corporate insurance, with a turnover of USD 71m in 2023. This transaction, which is part of **SFA CONGO's** investment diversification strategy, enables it to invest in an eco-responsible asset while obtaining an attractive gross return.

**XSML CAPITAL** ([www.xsmlcapital.com](http://www.xsmlcapital.com)) is an investment fund manager specialising in Central Africa, founded in 2008 with the aim of helping entrepreneurs in African frontier markets to grow sustainably. **AFRICAN RIVERS FUND IV LP** is its fourth fund with a target size of USD 135m and covers the DRC, Uganda, Angola, Zambia and Kenya to develop businesses that provide access to higher quality services to international standards while creating sustainable jobs. Through this operation, it is helping to create an institutional property market in the DRC and expects that this original transaction in particular will initiate other property investments by young Congolese insurance companies over the next few years.

The entry of formal and ambitious investors into the capital of PETIT-PONT is a strategic validation for **TEXAF**, confirming its commitment to developing high-quality real estate in Kinshasa. This transaction enables **TEXAF** to



realise the value it has created, with a capital gain of EUR 2.7 m. However, this capital gain will not be reflected in the consolidated accounts, as PETIT-PONT remains within the scope of consolidation. **TEXAF** will continue to manage the building on behalf of the new consortium.



**TEXAF**, founded in 1925, is the only listed company to carry out all its activities in the Democratic Republic of Congo. These currently focus on real estate, careers and digital.

This listing on the stock exchange and the resulting obligations of good governance and transparency represent a major asset for the Group in terms of developing and promoting the formal sector in the Democratic Republic of Congo.

Real estate activity is focused on the **UTEXAFRICA** complex, which brings together housing, offices and shops on a 50-hectare site along the River Congo. The complex also offers a range of services to local residents, including sports and leisure facilities, the **TEXAF BILEMBO** cultural centre, maintenance services and office fit-outs ..... In the same district, it also includes the **SILIKIN VILLAGE** complex and the Petit-Pont building. Ten kilometres away, it also includes 87 hectares 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 involves providing workspaces and training facilities for the emerging digital ecosystem, as well as a range of training, coaching and conferences. It also aims to partner with international groups to set up new infrastructures and services in the DRC.

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