



PRESS RELEASE

27 February 2026

**REGULATED INFORMATION**

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**TEXAF CELEBRATED ITS 100TH ANNIVERSARY in 2025!  
RECURRING OPERATING INCOME UP 3%  
NET DIVIDEND OF EUR 1.32, UP 7.3%**

On 25 February 2026, **TEXAF's** Board of Directors approved the statutory accounts (based on Belgian annual accounts law) and consolidated accounts (based on IFRS as adopted by the European Union) as of 31 December 2025.

**IN BRIEF, KEY PERFORMANCE AND STRATEGIC ADVANCES:**

**Key figures:**

- ◇ Revenue growth: **+10%**, reaching **€37.7 million**
- ◇ Recurring operating profit: **€11.4 million**, up **+3%**
- ◇ Consolidated net profit: **€8.9 million**, up **+20%** compared to the previous financial year
- ◇ Investments: **€9.7 million**

**Highlights:**

- ◇ The **Real Estate segment** confirmed the success of its strategy focused on leasing high-quality properties in a concession offering unrivalled comfort in Kinshasa. Its revenue grew by 13%, benefiting from twelve months of leasing of "Promenade des artistes" and Silikin Village III, with an occupancy rate close to 100%.
- ◇ The **Quarry segment** experienced a difficult year due to market conditions. Measures were taken to restructure operations and strengthen the operating platform.
- ◇ The **Digital segment** confirmed the strength of the **SILIKIN VILLAGE** hub, while the data center showed slower than expected commercialization.

**New projects and strategic advances:**

- ◇ Start of construction in the **Real Estate segment** of the new "Quartier des Parcs" development (19 villas and 14 luxury apartments), with a total budget of €12.3 million and estimated rental income potential of €2.3 million. Rental scheduled for end of Q1 2027;
- ◇ Reorganization of **quarry** activities, with a new screening line operational in 2026;
- ◇ Start of infrastructure work on the first phase of the "Jardins de Kinsuka" property development project (which will be the subject to a new property development segment in 2026), involving the construction and sale of 42 villas from the second half of 2026;
- ◇ Publication of a first sustainability report, confirming **TEXAF's** commitment on ESG .

**TEXAF** celebrated 100 years of uninterrupted presence in the Democratic Republic of Congo this year and, despite a complex environment, is pursuing a strategy of growth and development .

## PERFORMANCE BY BUSINESS SEGMENT

### 1. REAL ESTATE ACTIVITY

The Real Estate segment offers residential properties for rent within the **Utexafrica** concession, as well as commercial space, warehouses and co-working spaces.

The tenants of the concession's 426 residential units benefit from a full range of services, from discreet but effective security to technical maintenance and waste collection. The estate also offers a wide range of services to its residents (lounge bar, restaurant, sports and leisure facilities) in a pleasant living environment, organized around green spaces along the Congo River.

The office and warehouse spaces total 56,300 m<sup>2</sup> of leasable area, while **SILIKIN VILLAGE** covers a gross floor area (GFA) of more than 7.500 M2.

In 2025, the Real Estate segment benefited from a residential occupancy rate of nearly 100% and full-year revenues from its two flagship projects, "**Promenade des Artistes**" and "**SILIKIN VILLAGE III**", which were put up for rent in 2024. These two projects represent a 30% increase in the group's residential housing supply and a tripling of the capacity of **SILIKIN VILLAGE**. The occupancy rate for offices was close to 95% of the space available for rent.

- ◇ This resulted in a **13%** increase in rental income to EUR 30,835k. On a like-for-like basis, growth was **2.7%**.
- ◇ Recurring operating profit rose by **11%** to EUR 13,533k. This increase is due to revenue growth, partially offset by higher personnel expenses resulting from the revision of salary scales, as well as higher management fees paid to the digital segment, which experienced strong growth in 2025. These management fees are eliminated on a consolidated basis.

REAL ESTATE (000 EUR)	2021	2022	2023	2024	2025	Var.
Revenue from ordinary activities	19.729	22.083	23.183	27.265	30.835	13%
Recurring operating result	9.115	9.814	10.572	12.139	13.533	11%
Operating result	9.070	9.660	14.325	11.368	13.386	18%
Result before deferred taxes	6.839	6.886	10.794	7.691	10.406	35%
Net result (Group's share)	5.351	8.696	10.114	9.512	10.955	15%

- ◇ Operating profit rose by **18%** to EUR 13,386k. This reflects an increase in depreciation and amortization related to the delivery of the latest construction projects, as well as a non-recurring loss of EUR -147k related to a write-down on seven plots of land owned by **La Cottonnière** in the provinces. The inclusion of depreciation charges for 2024 that were not repeated in 2025 explains the higher growth in operating profit.
- ◇ Net income (group share) amounted to EUR 10,955k, up **15%**. This increase was impacted by the change in deferred tax liabilities (+EUR 548k, compared with +EUR 1,887k in 2024).



*Quartier des Parcs under construction*

## 2. QUARRY ACTIVITY

**CARRIGRES**, the sandstone quarry for construction located on the outskirts of Kinshasa, whose activity is cyclical, faced unfavorable market conditions in 2025, mainly characterized by pressure on selling prices. In terms of volume, sales increased by 10%, but the average selling price fell by 26% to an average of 11.8 EUR/ton.

CARRIGRES (000 EUR)	2021	2022	2023	2024	2025	Var.
Revenue from ordinary activities	2.897	5.349	6.297	5.095	4.227	-17%
Recurring operating result	236	668	1.539	772	-487	n.s.
Operating result	236	668	3.863	772	-487	n.s.
Result before deferred taxes	381	640	3.610	681	-159	n.s.
Net result (Group's share)	452	759	2.983	628	-20	n.s.

- ◇ Revenue amounted to EUR 4,227k, down 17% compared to 2024 despite a slight recovery in the fourth quarter.
- ◇ The operating result for the year resulted in a loss of EUR 487k, thereby affecting its contribution to the group's cash flow.
- ◇ Profit before deferred tax, which includes financial income, amounted to -159 kEUR and net profit to -20 kEUR, benefiting from a deferred tax recovery of 139 kEUR.



*Photo of the Carrigrès production line*

## 3. DIGITAL ACTIVITY

The digital segment now covers three activities, all focused on developing digital sector in the DRC:

- ◇ Operation of the digital hub in Kinshasa, **SILIKIN VILLAGE**, which generates revenue through management fees.
- ◇ Operational and financial partnerships with the data center operator **OPEN ACCESS DATA CENTRES – TEXAF DIGITAL** and the supplier of reconditioned IT equipment **CTG-TEXAF**, whose results are included using the equity method,

- ◇ Venture capital investments in the pan-African fund **PARTECH AFRICA** and the legal tech company **AFRIWISE**, which is active in 25 countries in Africa.

In 2025, **SILIKIN VILLAGE**, which hosts 215 start-ups' s and SMEs and 879 active members working together on a daily basis, consolidated its position in 2025, with office occupancy rates close to 100% and an increase in occupancy rates for other types of available space.

In addition, the non-profit organization Silikin Village, which received total funding of USD 120,000 in 2025 from the FRB, the AFD and the TotalEnergies Startupper program, implemented three support programs and assisted 48 entrepreneurs. In addition to the numerous events and conferences organized throughout the year, these initiatives have contributed significantly to strengthening the community spirit and boosting the entrepreneurial ecosystem.

Highlights included the 5th edition of the Rencontre des Entrepreneurs Francophones (Francophone Entrepreneurs' Meeting) and the Innovation Days, which have established themselves as major events, bringing together key players interested in entrepreneurship and technology in the Democratic Republic of Congo.

Finally, nearly 85% of the beneficiaries of the support programs were women, illustrating Silikin Village's ongoing commitment to promoting female entrepreneurship and economic inclusion...



*Innovation Days at Silikin Village*

The first data center in the DRC, which **TEXAF** built in a joint venture with **OPEN ACCESS DATA CENTRES** ([www.openaccessdc.net](http://www.openaccessdc.net)), a subsidiary of the **WIOCC** group ([www.wiocc.net](http://www.wiocc.net)), and which meets international standards (Uptime Tier III, ISO 27001, PCI-DSS, etc.), was commissioned at the end of 2024 and now hosts major banks and internet service providers. In 2025, the focus was on developing the commercial pipeline. Current customers alone will double recurring revenue in 2026.

**CLOSE THE GAP – TEXAF**, which opened a store in **SILIKIN VILLAGE**, consolidated its refurbished computer sales business in 2025, generating a slightly positive operating result.

All these factors translate into the following:

DIGITAL (000 EUR)	2021	2022	2023	2024	2025	Var.
Revenue from ordinary activities	102	54	345	563	1.146	103%
Recurring operating result	-167	-443	-388	-305	48	n.s.
Operating result	-167	-443	-388	-305	48	n.s.
Result before deferred taxes	-167	-443	-644	-1.043	246	n.s.
Net result (Group's share)	-167	-443	-637	-1.038	241	n.s.

- ◇ Revenue from ordinary activities includes an increase in management fees linked to the growth in **SILIKIN VILLAGE's** business, which generated a positive operating result for the first time in 2025, amounting to EUR 50k.
- ◇ Operating profit includes the equity accounting of the activities of data center and Close The Gap for EUR 191k (including EUR 7k for Close The Gap). This result is impacted by a non-recurring accounting restatement of +EUR 583k.
- ◇ In terms of investments, **TEXAF** has subscribed for EUR 1 million in each of the two **PARTECH AFRICA** funds and has invested a total of EUR 276k in **AFRIWISE**.
- ◇ **TEXAF** also recorded net financial expenses of EUR -481k related to the valuation of the two PARTECH funds.

#### 4. HOLDING

HOLDING (000 EUR)	2021	2022	2023	2024	2025	Var.
Revenue from ordinary activities	0	0	0	0	0	n.s.
Recurring operating result	-1.182	-1.148	-1.750	-1.504	-1.772	18%
Operating result	-1.182	-1.148	-1.750	-1.504	-1.768	18%
Result before deferred taxes	-598	-835	-999	-1.862	-1.919	3%
Net result (Group's share)	-431	-661	-818	-1.675	-1.723	3%

- ◇ Expenses totaled EUR 1,772k, up 18%, impacted by variable remuneration and the recognition of a provision for retirements.
- ◇ Net income amounted to -EUR 1,723k (vs -EUR 1,675k), considering interest expenses .

#### OUTLOOK

Despite the continuing instability of the environment, the TEXAF Group intends to continue developing its activities in the Democratic Republic of Congo, particularly in Kinshasa. The Group thus continues to contribute to the country's economic growth, as its operations are not directly affected by the ongoing conflicts in eastern DRC.

As mentioned above, **TEXAF** initiated two new construction projects in 2025:

- The "Quartier des Parcs" project aims to increase the supply of residential housing within the concession, with 19 villas and 14 luxury apartments, responding to strong demand for this type of property. This project is expected to be marketed at the end of the first quarter of 2027 and will increase rental income by +€2.3 million on an annual basis.
- The "Jardins de Kinsuka" project (which will constitute a new real estate development segment in 2026) involves the start of infrastructure work on the Kinsuka site. This first development project involves the construction and sale of 42 houses from 2026 onwards as part of an initial phase. This development project will constitute a new business segment within the meaning of IFRS 8.



*Kinsuka site under development*

Over the next few years, the group is considering several new projects for the **Real Estate segment**, including the construction of new residential housing and an ambitious mixed-use commercial and office space project along Colonel Mondjiba Avenue, one of the city's main thoroughfares providing access to the Utexafrika concession.

In 2026, the **Quarry** will invest in a new screen and a new tertiary crusher. These investments will ensure continuity of production, but also optimize product screening, thereby improving production value and enabling the Quarry to better meet demand.

In the **Digital segment**, **SILIKIN Village** is expected to maintain an office occupancy rate of close to 100%, while the data center is expected to break even in terms of EBITDA before the end of 2026.

In conclusion, in the context of constant scope for the real estate segment and based on an increase in the quarry's market share, the group aims to achieve slight growth in recurring operating profit by focusing on controlling operating costs.

The group also continues to develop a sustainability policy that respects the environment and its stakeholders, while maintaining a strong governance policy. The group's progress on this project will be summarized in the 2025 annual report, which will be published on 13 April 2026.

## CONSOLIDATED RESULTS

EUR 000	2021	2022	2023	2024	2025
Revenue from ordinary activities	22.727	27.432	29.318	32.311	35.014
Other recurring operating income	2.055	2.053	2.013	1.922	2.634
Recurring operating expenses	-12.990	-16.376	-17.131	-18.057	-20.009
<b>Recurring EBITDA</b>	<b>11.791</b>	<b>13.109</b>	<b>14.200</b>	<b>16.176</b>	<b>17.639</b>
<i>As % of turnover</i>	48%	44%	45%	47%	47%
Depreciation	-3.649	-4.218	-4.274	-5.088	-6.240
<b>Recurring operating result</b>	<b>8.142</b>	<b>8.891</b>	<b>9.926</b>	<b>11.088</b>	<b>11.399</b>
<i>As % of turnover</i>	33%	30%	32%	32%	30%
Non-recurring operating items	-45	-154	6.077	-771	-143
<b>Operating result</b>	<b>8.097</b>	<b>8.737</b>	<b>16.003</b>	<b>10.317</b>	<b>11.257</b>
Financial income and expenses	-35	-18	-20	-1.038	-844
Result from the equity method	0	0	-253	-698	191
Donations to social responsibility activities	-141	-145	-182	-146	-139
<b>Result before tax</b>	<b>7.922</b>	<b>8.574</b>	<b>15.548</b>	<b>8.435</b>	<b>10.466</b>
Taxes	-1.467	-2.325	-3.350	-2.983	-2.384
<b>Result before deferred taxes</b>	<b>6.454</b>	<b>6.249</b>	<b>12.198</b>	<b>5.452</b>	<b>8.082</b>
<i>As % of turnover</i>	26%	21%	39%	16%	21%
Deferred taxes	-1.242	2.118	-543	2.027	890
<b>Net result after tax</b>	<b>5.212</b>	<b>8.366</b>	<b>11.654</b>	<b>7.479</b>	<b>8.971</b>
<b>Consolidated net result (Group's share)</b>	<b>5.205</b>	<b>8.352</b>	<b>11.642</b>	<b>7.428</b>	<b>8.989</b>
<b>Per share</b>					
<i>Recurring operating result (in EUR)</i>	2,22	2,42	2,71	3,02	3,11
<i>Operating result in EUR</i>	2,21	2,38	4,36	2,81	3,07
<i>Consolidated net result (Group's share) in EUR</i>	1,42	2,28	3,18	2,03	2,45
<i>Number of shares in circulation</i>	3.666.556	3.666.556	3.666.556	3.666.556	3.666.556

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

EUR	2021	2022	2023	2024	2025
<b>Result for the financial year</b>	<b>5.212</b>	<b>8.366</b>	<b>11.654</b>	<b>7.479</b>	<b>8.971</b>
Movements in foreign currency differences			-72	-29	132
Movements (net of tax) in revaluation reserves					
Movements (net of tax) in pension provisions	28	103	27	148	-6
Movements (net of tax) in available-for-sale financial asset reserves	419	498	-51		
Movements (net of tax) in hedging reserves			-38	-102	-81
<b>COMPREHENSIVE INCOME</b>	<b>5.659</b>	<b>8.967</b>	<b>11.520</b>	<b>7.497</b>	<b>9.017</b>
<b>Allocated to :</b>					
<b>To the shareholders of TEXAF</b>	<b>5.646</b>	<b>8.953</b>	<b>11.508</b>	<b>7.445</b>	<b>9.035</b>
<i>Per share</i>	1,54	2,44	3,14	2,03	2,46
To minority interests	13	15	12	52	-18

## CONSOLIDATED BALANCE SHEET BEFORE ALLOCATION OF TEXAF SA'S RESULTS

EUR	31.12.2021	31	31	31	31 December 2025
<b>NON-CURRENT ASSETS</b>	<b>116.579</b>	<b>130.554</b>	<b>141.324</b>	<b>153.598</b>	<b>156.131</b>
<i>Property, plant and equipment</i>	8.665	8.362	10.954	11.642	12.315
<i>Investment properties</i>	106.605	119.608	126.217	133.899	135.519
<i>Intangibles</i>	2	8	81	87	68
<i>Other financial assets</i>	1.307	2.576	4.072	7.969	8.229
<b>CURRENT ASSETS</b>	<b>18.583</b>	<b>18.388</b>	<b>25.382</b>	<b>21.066</b>	<b>24.047</b>
<i>Assets available for sale</i>	5.207	5.219	5.399	0	0
<i>Inventories</i>	4.622	4.552	4.928	6.021	6.169
<i>Receivables</i>	952	678	3.696	1.476	10.109
<i>Tax assets</i>	1.602	2.059	2.302	2.738	2.558
<i>Cash and short-term investments</i>	5.933	5.462	8.570	10.254	4.811
<i>Other current assets</i>	267	417	486	577	400
<b>TOTAL ASSETS</b>	<b>135.162</b>	<b>148.942</b>	<b>166.706</b>	<b>174.664</b>	<b>180.178</b>
<b>EQUITY</b>	<b>104.280</b>	<b>106.692</b>	<b>112.450</b>	<b>114.844</b>	<b>117.403</b>
<i>Capital</i>	25.497	25.497	25.497	25.497	25.497
<i>Group's reserves</i>	78.387	80.783	86.274	87.789	90.374
<i>Minority interests</i>	397	412	679	1.558	1.532
<b>NON-CURRENT LIABILITIES</b>	<b>20.413</b>	<b>28.231</b>	<b>35.520</b>	<b>43.125</b>	<b>39.049</b>
<i>Deferred tax liabilities</i>	12.882	12.292	13.013	11.151	10.210
<i>Other non-current liabilities</i>	7.530	15.939	22.507	31.974	28.839
<b>CURRENT LIABILITIES</b>	<b>10.469</b>	<b>14.020</b>	<b>18.737</b>	<b>16.695</b>	<b>23.726</b>
<i>Other current liabilities</i>	10.469	14.020	18.737	16.695	23.726
<b>TOTAL LIABILITIES</b>	<b>135.162</b>	<b>148.942</b>	<b>166.706</b>	<b>174.664</b>	<b>180.178</b>

## SUMMARY OF CONSOLIDATED CASH FLOWS

EUR 000	2021	2022	2023	2024	2025
<b>Cash and short-term investments at the beginning of the year</b>	<b>6.979</b>	<b>5.933</b>	<b>5.463</b>	<b>8.570</b>	<b>10.254</b>
Operating cash flow after tax	10.313	10.879	10.564	12.886	14.840
Changes in net working capital	-665	2.318	-817	895	-4.077
<b>Cash flows from operating activities</b>	<b>9.648</b>	<b>13.196</b>	<b>9.747</b>	<b>13.781</b>	<b>10.763</b>
Investments	-8.942	-17.420	-13.692	-13.723	-9.678
Divestments	26	10	5.097	896	21
<b>Cash flows from investment activities</b>	<b>-8.916</b>	<b>-17.409</b>	<b>-8.595</b>	<b>-12.828</b>	<b>-9.657</b>
Increase in capital	2.099	0	0	0	0
Dividends	-4.633	-5.238	-5.762	-6.024	-6.443
Change in debt	756	8.981	7.962	6.527	-102
<b>Cash flows from financing activities</b>	<b>-1.778</b>	<b>3.743</b>	<b>2.200</b>	<b>503</b>	<b>-6.545</b>
<b>Net increase (decrease) of cash and cash equivalents</b>	<b>-1.046</b>	<b>-470</b>	<b>3.352</b>	<b>1.457</b>	<b>-5.439</b>
Cash and short-term investments at end of period			-123	227	-4
<b>Cash and short-term investments at the end of the year</b>	<b>5.933</b>	<b>5.463</b>	<b>8.693</b>	<b>10.254</b>	<b>4.811</b>

- ◇ The group's turnover increased by 8% to EUR 35,014k, reflecting an increase in real estate and a significant decline in quarrying. The increase in other recurring operating income (+37%), combined with an 11% rise in operating expenses (EUR 20,009k), resulted in a 9% increase in EBITDA to EUR 17,639k.
- ◇ Operating profit amounted to EUR 11,257k, up 9%. It includes a non-recurring expense of EUR 143k relating to a write-down on seven Cotonière sites located in the provinces. As non-recurring expenses were lower than in 2024, operating profit grew faster than recurring operating profit.
- ◇ Net financial expenses amounted to EUR 844k (vs EUR 1,038k in 2024). This decrease is due to a combination of an increase in interest expenses on loans, a revision of the value of the PARTECH I fund (-EUR 481k) and a positive net result of EUR 1,005k on currency hedging transactions.
- ◇ Pre-tax profit amounted to EUR 10,466k (+24%). This includes the equity income from OADC Texaf Digital (+186 kEUR) and CTG (+7 kEUR). It should be noted, however, that the equity income from OADC Texaf Digital includes a non-recurring adjustment to the joint venture's income of 583 kEUR.
- ◇ The current tax charge fell to EUR 2,384k (vs. EUR 2,983k) following exemptions obtained on various recent real estate projects. Earnings before deferred tax amounted to EUR 8,082k (vs. EUR 5,452k).
- ◇ The change in deferred taxes represents a net improvement of EUR 890k (vs. EUR 2,027k in 2024). This item is highly volatile because it mainly stems from the unrealized tax gain on the group's properties, which depends both on the exchange rate between the Congolese franc and the euro and on an annual tax revaluation coefficient. In total, the net result attributable to the group amounted to EUR 8,989k (vs EUR 7,479k in 2024).
- ◇ As at 31 December 2025, the Group had net financial debt of EUR 15,697k (vs EUR 12,006k a year earlier). This amount is affected by an abnormally high working capital requirement as at 31 December. Investments remained high at EUR 9,657k (vs EUR 13,723k in 2024) and operating cash flow stood at EUR 10,763k after tax.

## STATUTORY AUDITOR'S REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS

The auditor confirmed that its work has been completed in substance and has not revealed any significant corrections that should be made to the consolidated accounting information included in the press release. However, he draws attention to the risks inherent in the presence of the group's main assets in the Democratic Republic of Congo and the economic and regulatory environment in that country, as well as the uncertainties that this environment poses for the valuation of the quarry and the determination of the fair value of investment properties.

## 2025 DIVIDEND

To reflect the results for the financial year and the outlook for 2026, the Board will propose to increase the dividend to EUR 6,914,077, or EUR 1.8857 (EUR 1.32 net) per share, an increase of 7.3% compared to 7% in the previous financial year. This will be payable from 30 May 2026 upon presentation of coupon no. 15.

## FINANCIAL CALENDAR

- Monday 13 April 2026: Publication of the annual report
- Friday 24 April 2026: Publication of the quarterly press release
- Tuesday, 12 May 2026 at 11: : Annual General Meeting
- Monday, 7 September 2026: Publication of half-year results
- Friday, 23 October 2026: Publication of quarterly press release

### N.B. Definition of alternative performance indicators

- *Non-recurring items: income or expenses that are not expected to recur in each financial year, such as*
  - *Gains or losses on disposals of fixed assets*
  - *Provisions (or reversals) for impairment of fixed assets*

- Costs related to major restructuring, takeover or disposal of a business (e.g. redundancy costs, factory closure costs, commissions paid to third parties to acquire or dispose of a business.)
- EBIT: Operating profit
- EBITDA: Operating profit plus depreciation and amortization
- Turnover: Revenue from ordinary activities (rental income and sales of stoneware)

**TEXAF**, founded in 1925, is the only publicly traded company with all of its activities in the Democratic Republic of Congo. Currently, these activities are focused on real estate, quarrying and digital technology. 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 center of the real estate business 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 center, maintenance services, office equipment, etc. It also includes, in the same neighborhood, the concession that houses **SILIKIN VILLAGE** and the Petit-Pont building. About ten kilometers away, it also includes an 87-hectare plot of land for the **JARDINS DE KINSUKA** project.

The quarrying activity is managed by **CARRIGRES**, which operates a sandstone quarry in Kinshasa with a nominal capacity of 600,000 tons, 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 its activity. In September 2019, it launched its **SILIKIN VILLAGE** initiative, which consists of offering workspaces and training to the emerging digital ecosystem, as well as a range of training courses, support and conferences. It also aims to partner with international groups to establish new infrastructure and services in the DRC.

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