

PRESS RELEASE

REGULATED INFORMATION

26 February 2010

- ✓ **THE RECURRENT OPERATING RESULT INCREASED (+73%) THANKS TO THE INTEGRATION OF CARRIGRES AND DESPITE THE CRISIS WHICH IS AFFECTING OUR INDUSTRIAL ACTIVITIES**
- ✓ **THE GROUP'S OWN FUNDS EXCEED EUR 50 MILLION**
- ✓ **THE BOARD IS CONFIDENT AND PROPOSES A DIVIDED INCREASE: +21%**

Texaf's Board of Directors drew up the company's statutory accounts (in accordance with Belgian law on annual accounts) and consolidated accounts (in accordance with the IFRS standards as adopted in the European Union) on 31 December 2009.

The Board wishes to point out that the company's assets are located in the Democratic Republic of Congo (DRC) and that the specific environment of the country entails certain risks. The accounts were drawn up based on an outlook involving stability in the social-economic and regulatory environment.

2009 HIGHLIGHTS

- ✚ The Congolese economy has been severely affected by the international economic crisis. The contraction of demand has led to the falling of raw materials prices forcing a significant number of economic actors to withdraw, negatively impacting the labour market with a net loss of 200,000 jobs. The scarcity of foreign exchange has brought about a depreciation of the Congolese Franc against the Dollar which rose 44.4% in 2009 against 23.8% in 2008.
The rate of inflation, strongly correlated to the evolution of the USD/CDF rate, soared during the course of the year to reach 53.44% in 2009 against 27.6% in 2008.
- ✚ It is in this context of crisis that the **Texaf** group invested strongly in the DRC: EUR 10.3 million (excluding transfer of assets) almost exclusively in self-financing. In particular, **Texaf** repurchased 50% of the **Carrigrès** sandstone quarry taking its share to 100%.
- ✚ The group likewise continued to invest in its real estate activity because the demand for real estate and office leasing remains very buoyant.
- ✚ On the other hand, industrial activities have suffered. The public works sector, including its suppliers such as **Carrigrès**, is being considerably disrupted by the arrival of Chinese civil engineering companies. In Lubumbashi fall in raw materials prices has led to a reduction in mining activities and consequently an impact on the activity of the **Mécelco** construction plant.
- ✚ The group is for the first time publishing a table showing the overall résultat which includes the direct entries into the own funds. This overall group result going back to **Texaf's** shareholders is EUR 5.2 millions, that is EUR 16 per share. The **Texaf** group's own funds exceed EUR 50 million or EUR 160 per share, an increase of 77% compared to the own funds of the year of the first consolidation under IFRS on 1 January 2005. The consolidated operating result amounts to EUR 3.5 million and the net result (share of the group) to EUR 1.92 million.
- ✚ The group notes with concern the persistence of legal insecurity in the DRC, mainly in the area of land tenure. We deeply hope that the DRC's membership of the Organisation for the Harmonisation of Business Law in Africa (OHADA) will bring the serenity that is essential for the business climate.

INDUSTRIAL ACTIVITIES

CARRIGRES (000 EUR)	2005	2006	2007	2008	2009
Revenue from ordinary activities	3.835	4.817	5.537	7.628	4.916
Operating result	1.475	1.127	1.219	2.741	1.510
Net result	547	420	359	1.388	1.349
Net result (group share)	267	205	175	678	1.349

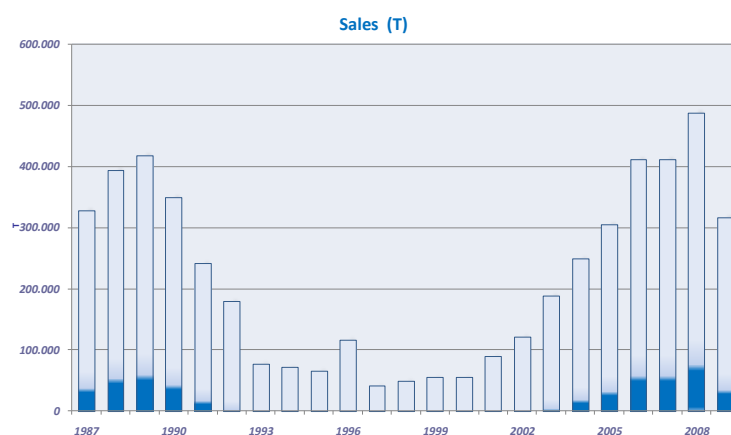
Carrigrès has been fully consolidated since being 100% controlled by **Texaf** in 2009.

The arrival in 2009 of Chinese companies has shaken up the whole public works sector because these companies have been awarded nearly all of the major road projects, placing the existing contractors in great difficulty. There has been a significant impact on **Carrigrès** which has seen its sandstone sales drop because the Chinese companies exploit their own deposits.

Moreover the road linking **Carrigrès** to Kinshasa city centre has been under repair by the Chinese companies since the spring of 2009. These works are coming to an end. The reopening of this access road could constitute a competitive advantage.

The prospect of works for the reconstruction of the country has attracted economic operators and new sandstone quarries have come into being.

These three elements place a weight of uncertainty on the quarry's sales and it is difficult to make a forecast for the current year even if February 2010 saw sales rocket.



MECELCO (000 EUR)	2005	2006	2007	2008	2009
Revenue from ordinary activities	342	645	1.050	1.834	1.736
Operating result	-307	-305	-115	2.783	-336
Net result	-302	-312	-195	2.602	-349
Net result (group share)	-313	-286	-195	1.711	-176

TEXAF

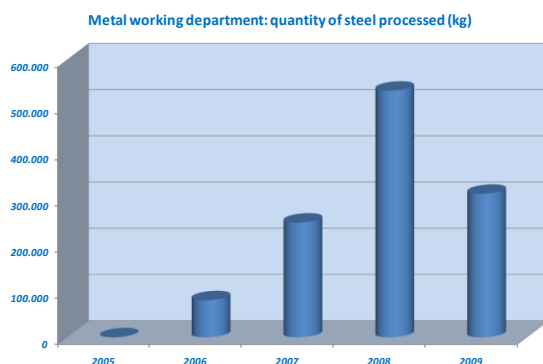
SOCIETE ANONYME - NAAMLOZE VENNOOTSCHAP

SOCIETE FINANCIERE ET DE GESTION

The mining region of Lubumbashi has been considerably affected by the fall of raw materials prices and many operators have disappeared. The growth of the **Mécelco** plant has slowed. Both the metal working activity and the wagon maintenance activity have suffered the consequences of this and the objective of breaking even could not be achieved in 2009.

We recall that in 2008, **Mécelco** had transferred a historical debt that it held over Gécamines.

This transfer had contributed to a consolidated result amounting to EUR 2.9 million.



REAL ESTATE ACTIVITIES

REAL ESTATE (000 EUR)	2005	2006	2007	2008	2009
Revenue from ordinary activities	4.260	4.970	5.565	6.525	6.896
Operating result	2.564	1.986	3.000	1.967	2.342
Net result	1.052	2.089	2.635	1.177	830
Net result (group share)	1.052	2.089	2.714	1.182	741

TEXAF

SOCIETE ANONYME - NAAMLOZE VENNOOTSCHAP

SOCIETE FINANCIERE ET DE GESTION

The real estate activity also bears the structure costs of the holding company as well as the exchange rate loss of EUR 0.9 million on the tax asset. It is an accounting and not monetary impact.

In 2008, the revenues comprised management fees over **Carrigrès** amounting to EUR 0.75 million.

Texaf SA and its Congolese subsidiaries **Cotex**, **Utexafrika** and **Immotex** are developing a building leasing activity in Kinshasa: residential housing, industrial buildings and offices.

At the end of 2009, **Utexafrika** placed 15 new apartments at the top of the range (3,790 m²) on the market. The construction of the two buildings that house these apartments was carried out to deadline and budget. Tenants have been found for all of these apartments. These revenues will significantly contribute to the growth of the group's real estate revenues in 2010.

Furthermore six apartments underwent major renovation during the course of the year.

Legal insecurity is especially felt in the area of land tenure. The defence of rights is generating growing costs.

IMBAKIN

No progress was able to be made in 2009 on the principle of the settlement of the debt of EUR 64 million that the group holds over the Congolese State following its sentencing in 1997.

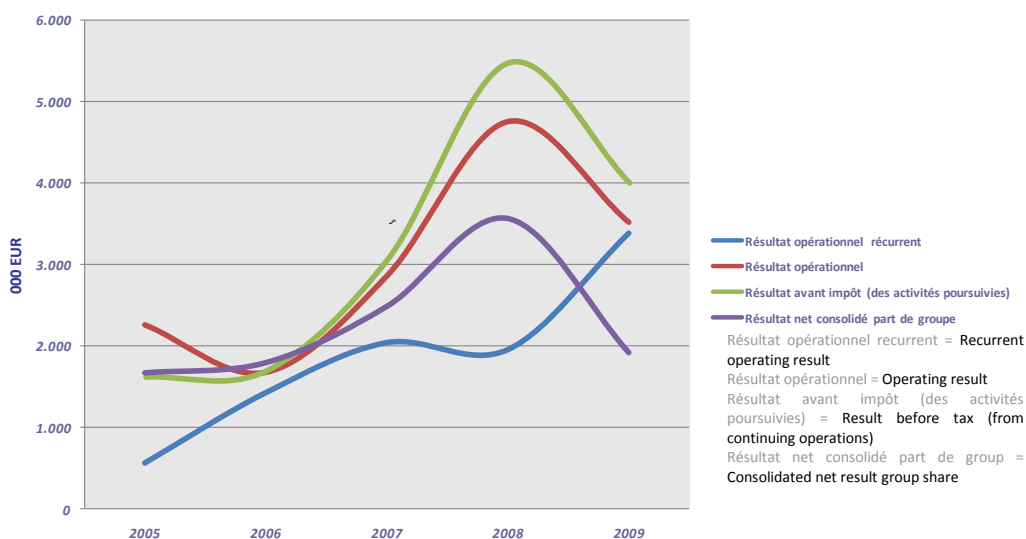
CONSOLIDATED RESULTS

000 EUR	2007	2008	2009
Revenue from ordinary activities	6.615	8.359	13.548
Other recurrent operating income	340	413	468
Recurrent operating expenses	-4.912	-6.815	-10.632
Recurrent operating result	2.043	1.957	3.384
<i>Δ y-1</i>	43%	-4%	73%
Other non-recurrent operating items	813	2.794	132
Operating result	2.856	4.751	3.516
<i>Δ y-1</i>	70%	66%	-26%
Finance cost	-120	-91	-166
Share in the result of holdings consolidated under the equity method	208	678	0
Other non-operating income	132	151	665
Result before tax (from continuing operations)	3.076	5.489	4.015
<i>Δ y-1</i>	+80	+78%	-27%
Taxes	-463	-1.033	-2.185
Result from contributed or discontinued operations	-416	0	0
Net result after tax	2.197	4.456	1.830
Consolidated net result (Group share)	2.485	3.571	1.915
<i>Δ y-1</i>	39%	44%	-46%
Per share			
<i>Operating result in EUR</i>	8,95	14,90	11,02
<i>Consolidated net result (Group share) in EUR</i>	7,79	11,20	6,00
<i>Number of shares in circulation</i>	318.933	318.933	318.933

STATEMENT OF THE OVERALL CONSOLIDATED RESULT

000 EUR	2008	2009
Net result of the period	4.456	1.830
Movements of the variations in foreign currencies	95	-60
Movements (after tax) of the reserves for financial assets available for sale	39	-
Movements (after tax) of the revaluation reserves linked to the change of scope		3.335
OVERALL RESULT	4.590	5.105
Going to:		
Texaf's shareholders	3.624	5.219
	<i>Per share:</i>	<i>11,36</i>
		<i>16,36</i>
Minority interests	966	-114

Following the acquisition of Carriaf/Carrigrès the group has decided to note in the statement the revaluation of the share it held in Carriaf: EUR +3.3 million. The group therefore presents an *overall* result (shareholders' share) of EUR 5.2 millions.



The 2009 accounts fully integrate the Carrigrès even though the latter were consolidated using the equity method in 2008.

The accounts were drawn up according to IFRS standards

- ✚ Revenue from ordinary activities: +62%
 - the Carrigrès turnover: EUR 4.9 millions
 - the Mécelco turnover: EUR 1.7 million (-5%)
 - the rents: EUR 6.9 million (+20%)
- ✚ The other recurrent operating revenue mainly concern the re invoicing of leasing expenses and miscellaneous sales.
- ✚ The recurrent operating expenses: +56%
 - taking over of Carrigrès costs amounting to EUR 3.3 million
 - increase in depreciation expenses not including Carrigrès: +21%
 - the other recurrent operating expenses not including Carrigrès: +19%

- these recurrent operating expenses comprise among other things a gain of EUR 0.75 million relating to the effect of the depreciation of the Congolese Franc on provisions
- ✚ The recurrent operating result increased by 73%.
- ✚ The non-recurrent operating elements are made up of:
 - taking back of miscellaneous provisions: EUR + 0.28 million
 - reduction of stock value: EUR - 0.08 million
 - exceptional costs relating to 2008 : EUR - 0.07 million
- ✚ In 2008, the accounts included included non-recurrent elements amounting to EUR 2.8 million
- ✚ The financial charges are increasing due to the interest charges on a credit of EUR 2 million obtained in the DRC in 2009.
- ✚ The other non-operating revenue: essentially capital gains on the sale of two buildings.
- ✚ The tax expense includes a depreciation of the of the deferred tax assets of **Utexafrica** following the depreciation of the Congolese France compared to the euro: EUR 0.9 million.
- ✚ The net consolidated result (group share) amounts to EUR 1.92 million, that is EUR 6.0/share.
- ✚ The overall result going to the shareholders amounts to EUR 5.2 millions, that is EUR 16.4 EUR/share.

CONSOLIDATED BALANCE SHEET

000 EUR	31.12.2007	31.12.2008	31.12.2009
Non-current assets	63.535	67.536	80.248
Property, plant and equipment	4.215	6.324	17.694
Investment properties	57.844	59.046	62.532
Investments	1.474	2.152	-
Other financial assets	2	14	21
Current assets	6.285	7.965	11.831
Available for sale assets	-	-	1.546
Inventories	378	378	3.178
Receivables	1.293	1.439	1.845
Cash and cash equivalents	4.104	5.382	4.702
Other current assets	510	766	560
TOTAL ASSETS	69.820	75.501	92.079
Equity	42.542	46.711	50.863
Capital	4.744	4.744	4.744
Consolidated reserves	29.732	32.935	37.648
Minority interests	8.066	9.032	8.471
Non-current liabilities	23.689	24.371	32.605
Deferred tax liabilities	20.444	21.508	26.765
Other non-current liabilities	3.245	2.863	5.840
Current liabilities	3.589	4.419	8.611
TOTAL EQUITY AND LIABILITIES	69.820	75.501	92.079

CONSOLIDATED CONDENSED CASH FLOW STATEMENT

000 EUR	2005	2006	2007	2008	2009
Cash and cash equivalents at beginning of year	1.415	2.031	3.650	4.104	5.382
Cash flows from operating activities	1.346	2.460	2.978	6.554	4.019
Cash flows from investing activities	-787	-482	-3.138	-4.231	-5.059
Cash flows from financing activities	57	-359	614	-1.121	361
Net increase (decrease) of cash and cash equivalents	616	1.619	454	1.202	-679
Fair value adjustment of the cash and cash equivalents and currency conversion discrepancies				76	-1
Cash and cash equivalents at end of year	2.031	3.650	4.104	5.382	4.702

AUDITOR'S REPORT ON THE CONSOLIDATED ACCOUNTS

The auditor has confirmed that his work is substantively completed and has not revealed any significant correction that should be included in the consolidated accounting information set out in this press release. However, he draws attention to the management's comments in this press release concerning the risks inherent in the presence of the group's key assets in the DRC and this country's economic and regulatory environment.

SUBSEQUENT EVENTS AND 2010 PERSPECTIVE

- ✚ It is difficult to express an opinion the evolution of the *industrial* activities in 2010.
- ✚ The real estate activity should experience significant growth resulting from the investments in 2009 and 2010.
- ✚ The group expects an improvement in the operating result for 2010.
- ✚ The Board is not ware of significant events subsequent to closure.

APPROPRIATION OF 2009 EARNINGS

Confident about the positive evolution of the Texaf group's activities in the DRC, the Board will propose again increasing the dividend by 21% and to distributing EUR 612,351k that is EUR 1.44 **net** per share payable from 11 March 2010 against provision of voucher no. 13.

GOVERNANCE OF TEXAF

The director's mandate of Mr. Dominique Moorkens is about to expire. Mr. Moorkens will present himself at the next General Meeting for the renewal of his director's mandate for a period of 3 years.

The madate of PriceWaterhouseCoopers is also about to expire. The renewal of its mandate for a period of 3 years will be proposed.

FINANCIAL AGENDA

Tuesday 27 April 2010 at 11 am: Annual General Meeting
Friday 27 August 2010: Publication of half-yearly results
End of February 2011: Publication of 2009 annual results
Tuesday 26 April 2011: Annual General Meeting.

The dates for the publication of interim declarations have yet to be set.

Texaf, founded in 1925, is the only investment company with industrial, financial and real estate interests that is quoted on the Euronext exchange and which to this day continues to have all its activities and establishments in the Democratic Republic of Congo.

This stock market listing of activities in the Congo, together with the resulting obligations of good governance and transparency, form a major asset of the group in promoting the formal sector in the DRC.

Contact: Philippe Croonenberghs, CEO: +32 495 24 32 64