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# A CENTURY OF TRANSFORMATION AND GROWTH

[WWW.TEXAF.BE](http://WWW.TEXAF.BE)



# TEXAF'S DNA

Founded in 1925, TEXAF is the only publicly traded company that carries out all its activities in the Democratic Republic of Congo.

## ➤ Governance

Strong and transparent management practices.

## ➤ Unique products

- Only residential compound of 45 ha in the heart of Kinshasa
  - Multiple green areas with stunning views of the Congo River
  - Multiple leisure activities and work-live-play environment
- Silikin Village is the only entrepreneurial and innovation hub in Kinshasa with modern facilities on a 3,2 ha site.
- Premium-quality stone quarry, renowned for its exceptional standards and conveniently located within the city for easy access.

## ➤ Low debt ratio

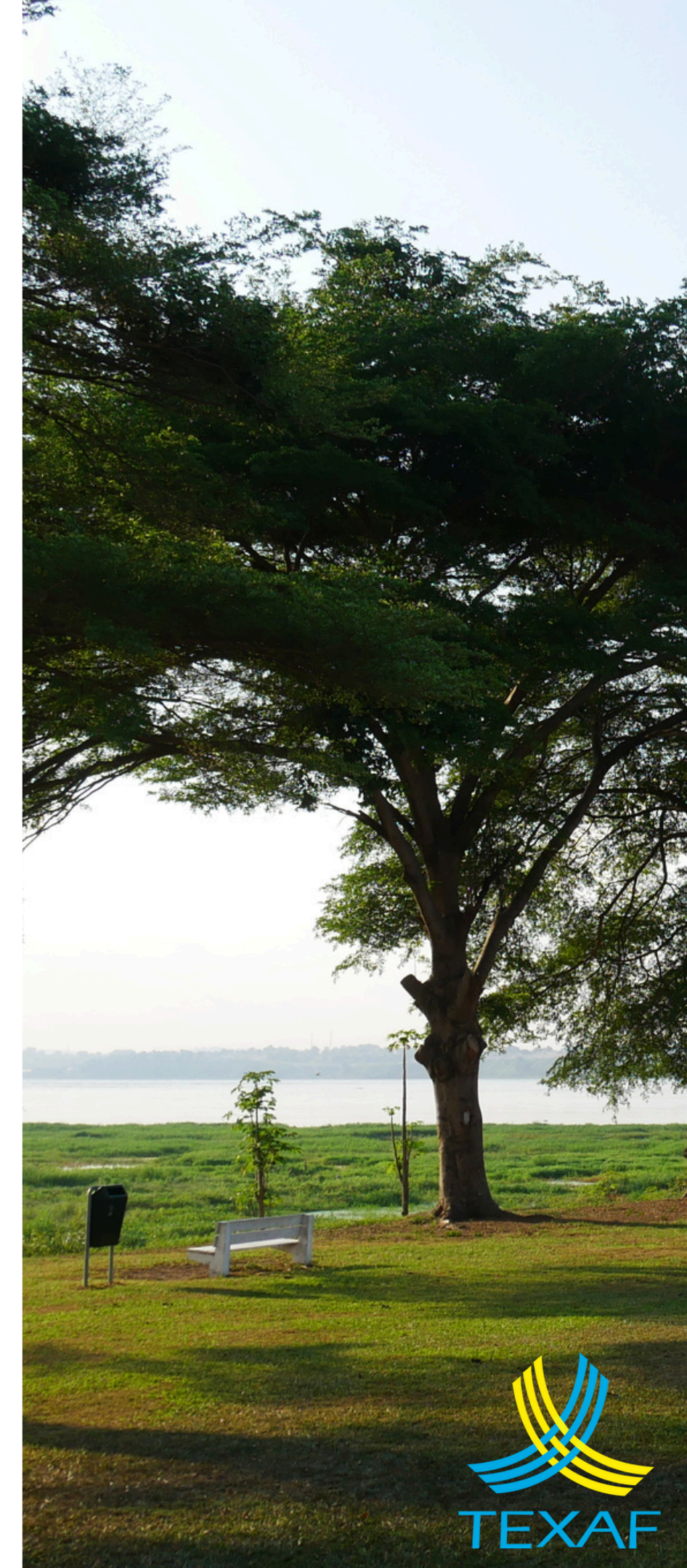
Maximum 1,5 times EBITDA.

## ➤ Regional experts

Regional experts with the ambition to be the example of investing and operating successfully and with integrity in the DRC.

## ➤ Creating value

Numerous opportunities for future projects in the existing portfolio, creating long-term value.



# OUR VALUES

RESPECT



INTEGRITY



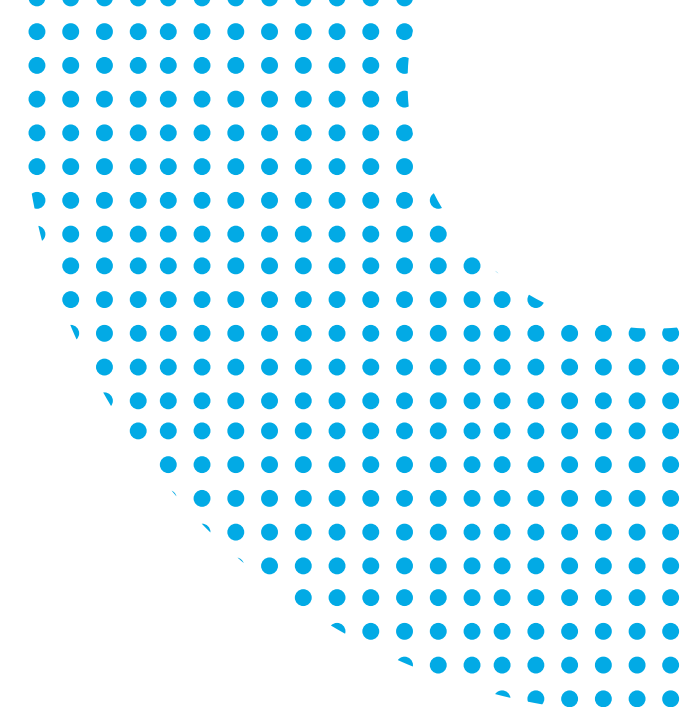
RESILIENCE



INNOVATION



HIGH STANDARDS



# A CENTURY OF EXCELLENCE AND VISION



## 100 years of legacy & history in Congo

**Celebrating over a century of growth, driven by a clear vision and dedicated mission. A symbol of stability and innovation in the DRC.**



## Profitability & Risk Management

**Demonstrated excellence in yielding high profitability with robust risk management strategies, ensuring investor confidence.**



## Long-Term Growth Outlook

**Positive growth trajectory in the long term, supported by strategic initiatives and market positioning.**



# CONSISTENT GROWTH OVER TIME

CONSTRUCTION DE  
**94**  
APPARTEMENTS SUPPLÉMENTAIRES

TAUX D'OCCUPATION  
100%  
0%

ANNÉE RECORD POUR LA CARRIÈRE:  
VENTES EN PROGRESSION DE  
**+17%**

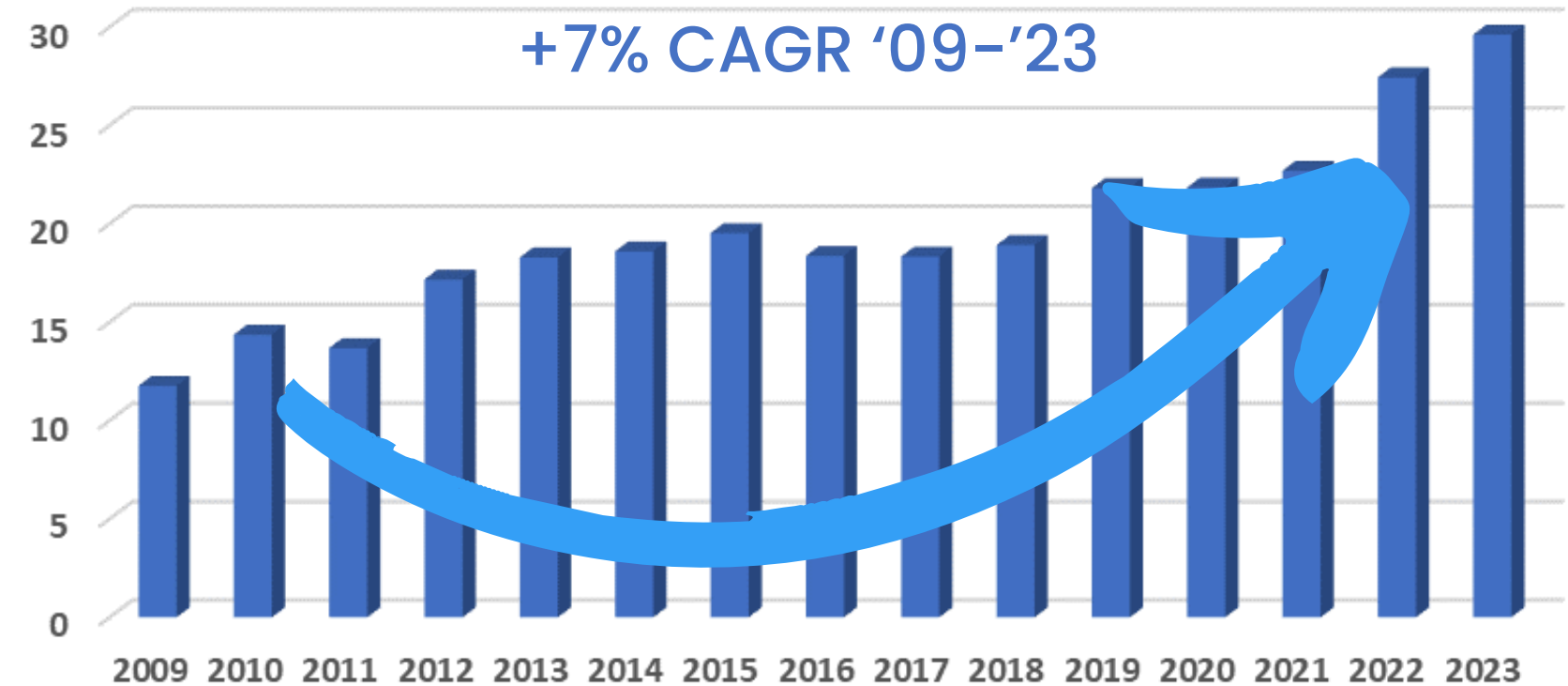
CONSTRUCTION D'UN HUB DIGITAL  
**6000 M<sup>2</sup>**

**14 M €**  
d'investissements

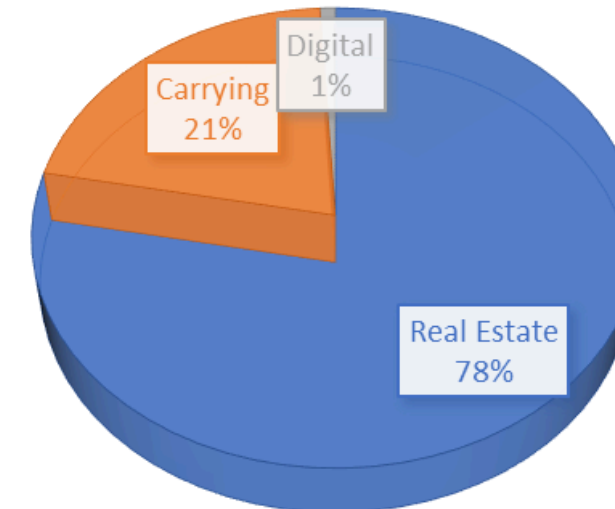
**SILIKIN VILLAGE:**  
ambassadeur dynamique du progrès digital

CONSTRUCTION du 1<sup>er</sup> Data Center Tier 3 à accès ouvert

## Evolution of ordinary revenues



## REVENUE REPARTITION 2023





# FUTURE GROWTH OPPORTUNITIES

01

**Real Estate:** Steady development, fuelled by demand for new real estate projects in both the residential and commercial segments on undeveloped areas of the compound.

02

**Digital Ventures:** Opportunities of investments in high-potential projects and JV opportunities, focusing on digital transformation and innovation.

03

**Datacenter Expansion:** Investment in cutting-edge data center infrastructure to meet growing digital demands.

04

**Kinsuka Garden:** Ambitious and unique project set to be an example of urban planning, creating a new high-quality neighbourhood in Kinshasa.

05

**Long-term partnerships:** Success is built on strong partnerships with clients and partners. These strong relationships will fuel future growth and our ambitions.

# TEXAF 2028 STRATEGY

Initiated in 2023, the TEXAF 2028 strategy unfolds in three sequential phases, driven by our mission to consistently aim for excellence and our ambition to exceed our objectives.



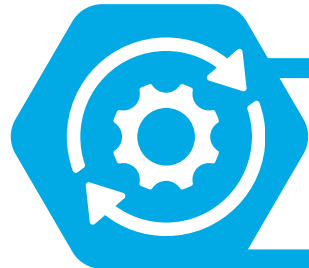
# TEXAF 2028 STRATEGY TARGETS



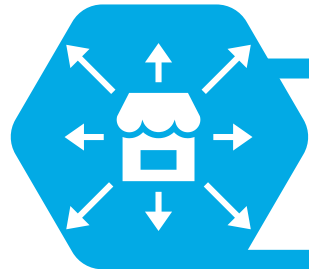
**Financial Growth:** Achieve an ambitious annual EBITDA growth of 8% focusing on high-growth sectors such as real estate, quarrying and digital technology.



**Investment Returns:** Deliver a minimum return on investment (ROI) of 18% on new ventures, particularly in digital infrastructure and sustainable real estate projects.



**Stone Quarry Enhancement:** increase by 100% the screening capacity to bring it in line with the crushing capacity.



**Silikin Village Expansion:** Expand Silikin Village to support over 500 startups, focusing on fostering digital entrepreneurship that attracts both local and international projects



**Community Impact:** Amplify TEXAF's impact by reaching over 20,000 individuals annually through enhanced CSR initiatives in education, healthcare, and economic empowerment.



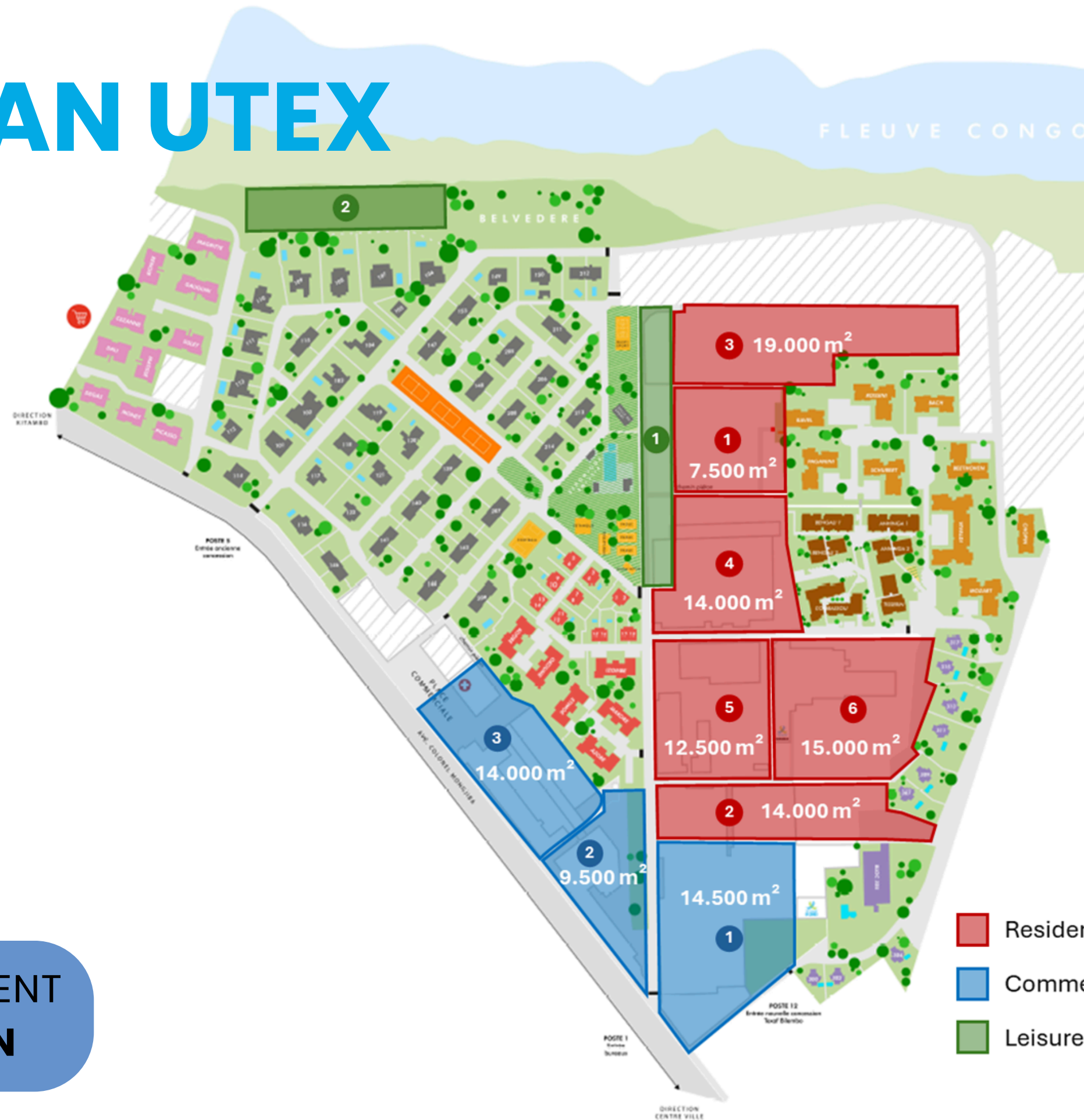
# MASTERPLAN UTEX

FLEUVE CONGO

ACTUAL GROSS AREA	
Residential	78.200 m <sup>2</sup>
Commercial	26.300 m <sup>2</sup>
Warehousing	22.000 m <sup>2</sup>
Leisure	13.000 m <sup>2</sup>
<b>TOTAL</b>	<b>139.500 m<sup>2</sup></b>

POTENTIAL GROSS AREA	
Residential	168.200 m <sup>2</sup>
Commercial	60.000 m <sup>2</sup>
Leisure	24.500 m <sup>2</sup>
<b>TOTAL</b>	<b>252.700 m<sup>2</sup></b>

ANNUAL UPWARD GROSS RENT  
POTENTIAL OF € 40 MILLION



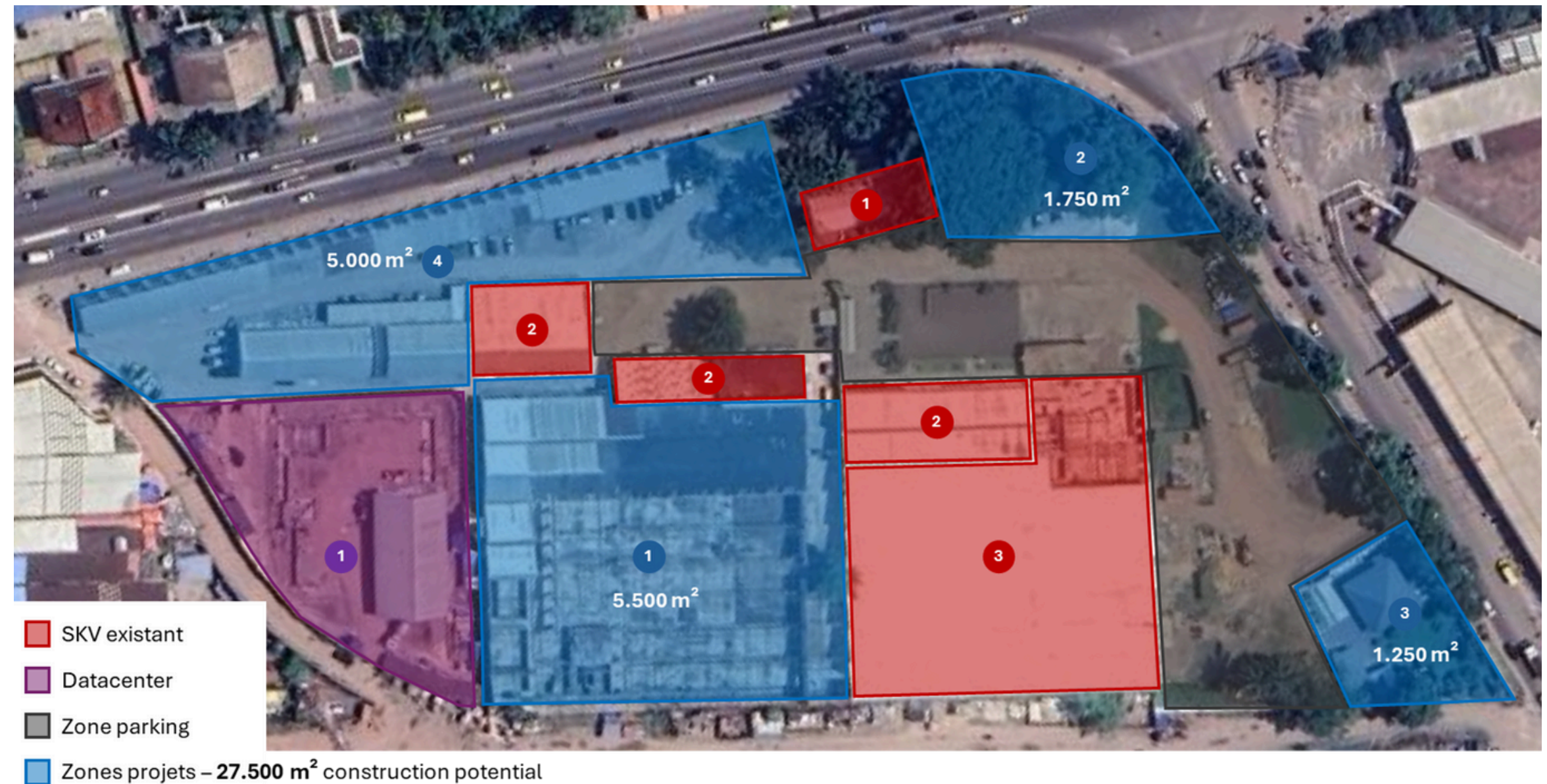
- Residential – 90.000 m<sup>2</sup> construction potential
- Commercial – 60.000 m<sup>2</sup> construction potential
- Leisure – 11.500 m<sup>2</sup> extra land

# MASTERPLAN SILIKIN VILLAGE

ACTUAL GROSS AREA	
Commercial	10.500 m <sup>2</sup>
Datacenter	300 m <sup>2</sup>
Varia	0 m <sup>2</sup>
<b>TOTAL</b>	<b>10.800 m<sup>2</sup></b>

POTENTIAL GROSS AREA	
Commercial	37.500 m <sup>2</sup>
Datacenter	1.200 m <sup>2</sup>
Varia	5.000 m <sup>2</sup>
<b>TOTAL</b>	<b>43.700 m<sup>2</sup></b>

ANNUAL UPWARD GROSS RENT  
POTENTIAL OF **€ 9 MILLION**



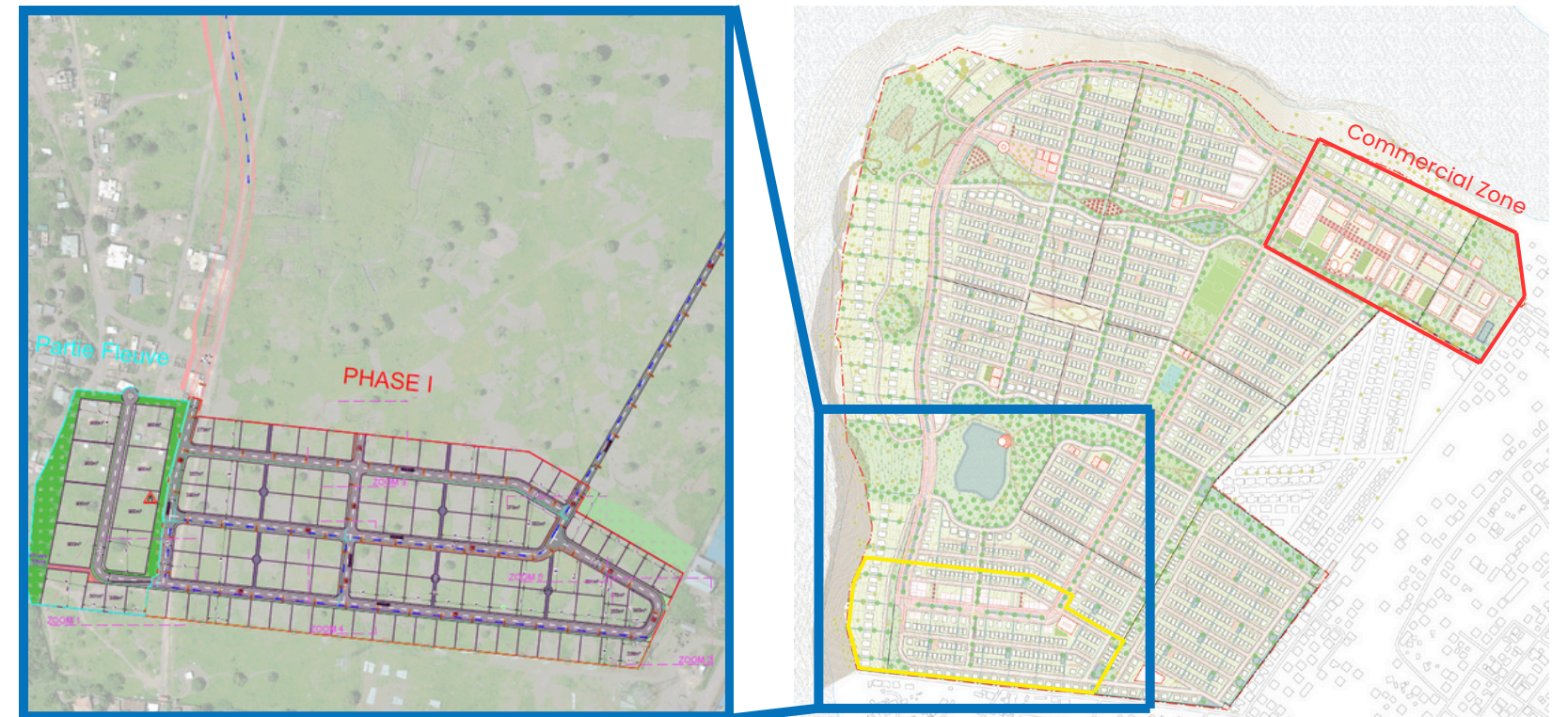
# MASTERPLAN JARDINS DE KINSUKA

Due to demographic pressures and concerns about spoliation, we are taking firm steps to ensure better control and management of our Kinsuka project.

This ambitious development is set to include a mix of residential, retail, office, healthcare, educational, sports, and leisure facilities, designed with environmental sustainability at its core to significantly reduce the carbon footprint and impact on biodiversity. The project will provide approximately 1,500 homes designated to sell.

The site benefits from a stable power supply, and features high-quality infrastructure including concrete roads, sidewalks, rainwater drainage systems, and high-speed internet via optical fiber.

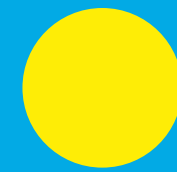
**In 2024, we initiated the preparations for subdividing the first phase of the project into 120 plots. This effort is strategically designed to collaborate with local authorities to effectively address and eliminate the spoliations issues that have hindered development for several years.**



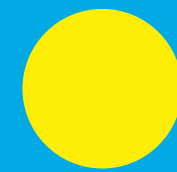
# DIGITAL & INNOVATION INITIATIVES

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In collaboration with its partners, Silikin Village offers various support programs, positioning itself as an essential platform for entrepreneurs and investors amidst the burgeoning opportunities of the DRC's emerging market.



**Strategic Partnerships and Expansion:** attract innovative businesses from Africa and abroad to Kinshasa and forge partnerships, such as Partech, that may include equity investments. We are ready to co-invest with robust companies to create a vibrant digital ecosystem in the DRC.



## **Current Joint Ventures:**

- **Open Access Datacenters:** build and operate the first independent and international standard datacenter in the DRC.
- **Close the Gap:** importing and refurbishing IT equipment.



**Innovation leader:** enhance our role as a leader in innovation and contribute to the entrepreneurial transformation of the DRC.

# ENHANCING OUR COMMITMENT TO ESG AND DEPLOY IT TO OUR ADVANTAGE

ESG factors are integral to TEXAF's operations, reflecting our dedication to sustainable and ethical practices. We want to deepen our ESG commitments while being compliant with the new European Standards (CSRD):



## Environmental Stewardship

- Reduce our environmental footprint
- Protect our assets for the future
- Emphasizing on renewable energy, waste reduction and circular economy.



## Social Responsibility

- Be a responsible employer
- Expand our initiatives to improve the wellbeing of the communities we serve
- Focus on education through TEXAF BILEMBO, and digital divide with Silikin Village and our CTG partner.



## Governance Excellence

- Remain a stock traded company
- Dedicate specific attention to our governance frameworks
- Guarantee transparency, accountability, and leadership in our industry.

This is aligned with our **long-term vision of growth and sustainability**, ensuring we are not only a leader in responsible business practices in the DRC but also **benefiting from a competitive advantage**.



TEXAF

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AND GROWTH**