

## **1<sup>st</sup> QUARTER ACTIVITIES**

The **TEXAF** group's activities have developed as follows during the 1<sup>st</sup> quarter :

- Despite the difficult geopolitical context currently affecting the DRC, the **REAL ESTATE SEGMENT** maintained solid performance, with occupancy rates remaining close to 100% during the first quarter. Rental income (from residential and office properties in Kinshasa) amounted to EUR 7.7 million for the quarter, up 29% compared to the same period in 2024. This increase is largely explained by the new Promenade des Artistes neighbourhood coming to the market, comprising 94 apartments, and the opening of phase III of **SILIKIN VILLAGE**, offering an additional 6,000 m<sup>2</sup> of co-working and private office space. On a like-for-like basis, rental income grew by 6% in the first quarter of 2025.



*Promenade des Artistes*

- **CARRIGRES** (sandstone quarry in Kinshasa). Sales for the first quarter of 2024 amounted to EUR 0.8 million, down 52% compared with the same period 2024. Volumes were down by 40% due to a market that has slowed significantly compared with the same period last year, mainly in public sector procurement. In this context, prices have also come under pressure, due to the availability of stocks at our competitors.

## TEXAF

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*Sandstone quarry in Kinshasa*

- **DIGITAL**

The opening of phase III of Silikin Village, launched in October 2024, is already proving to be a success, with an occupancy rate of over 90% for private offices. Coworking spaces are also growing in popularity, with occupancy rates of 75% for fixed workstations and 35% for flexible workstations.

In addition, our newly created non-profit organization “Silikin Village” start-up support activity, supported by external funding, remains intense. The first quarter saw the preparation of the speed-up program "Scale-Up in DRC", which will start in May. The aim of this program is to support ten start-ups specializing in the cleantech, healthtech, fintech, edtech and agritech sectors, to prepare them effectively for their future fund raisings.

- **OADC TEXAF DIGITAL**, the joint venture with the pan-African group WIOCC, obtained three important certifications in the first quarter, demonstrating OADC Texaf Digital's commitment in providing secure and resilient digital services in the Democratic Republic of Congo.
  - ISO27001 certification, which is the information security management system, ensuring that robust measures are in place to protect sensitive information.
  - ISO 22301 certification to ensure uninterrupted service delivery and rapid recovery in the event of disruption.
  - PCI DSS certification, the payment card industry data security standard, which establishes OADC Texaf as a trusted partner for financial services and payments.

Obtaining these three certifications reinforces OADC Texaf Digital's commitment to information security and management. By continuing to expand its collocation services, the data centre is responding to the growing needs of local and international businesses, helping to support the DRC's digital transformation in a secure and sustainable way.



## TEXAF



*Auditorium in Silikin Village*

**TEXAF**, incorporated in 1925, is the only publicly traded company with all its activities in the Democratic Republic of Congo. Currently, these are focused on real estate, careers and digital.

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

The centre of the 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, office equipment, etc... It also includes, in the same district, the **SILIKIN VILLAGE** concession and the **PETIT-PONT** building. About ten kilometres away, it also includes an 87-hectare plot of land intended for the **JARDINS DE KINSUKA** project.

The quarry activity is managed by **CARRIGRES**, which operates a sandstone quarry in Kinshasa with a nominal capacity of 600,000 tons and which supplies the roads 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 consists of offering workspaces and training spaces to the emerging digital ecosystem, but also a range of training, support and conferences. It also aims to join forces with international groups to set up new infrastructure and new services in the DRC.

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