



# REAL ESTATE WITH SERVICE



MARCH 2022



# TEXAF IN A NUTSHELL

100 % D.R. Congo



90% Real Estate



*Rentals in Kinshasa*

10% Industry



*Sandstone Quarry*

Digital



*Silikin Village*

- **Recurring revenues (2021) : € 23 m**
- **Recurring EBITDA (2021) : € 12 m**
- **168 people**
- **Market Cap : € 118 m**

# SANDSTONE QUARRY





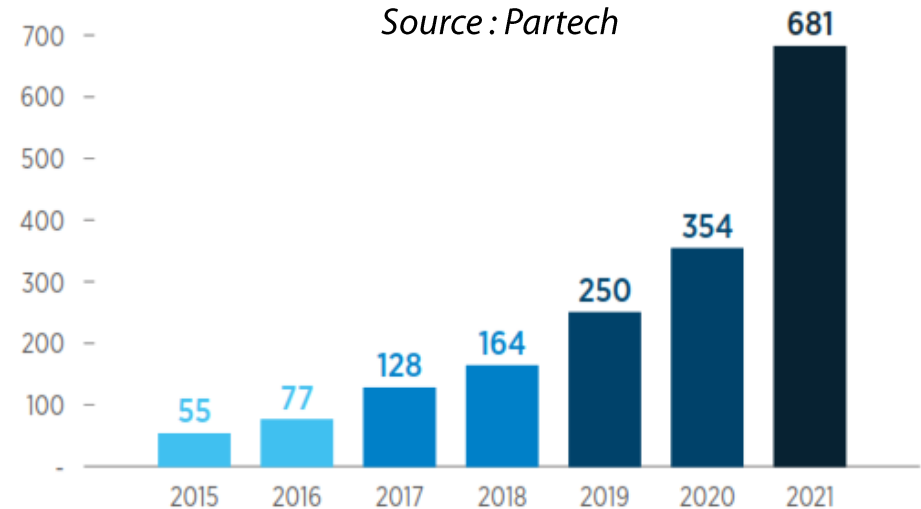
TEXAF DIGITAL AIMS TO CREATE A TECH ECOSYSTEM IN KINSHASA

SILIKIN VILLAGE IS THE PHYSICAL LOCATION OF THIS DIGITAL ACTIVITY



800 – Africa Tech VC number of equity rounds

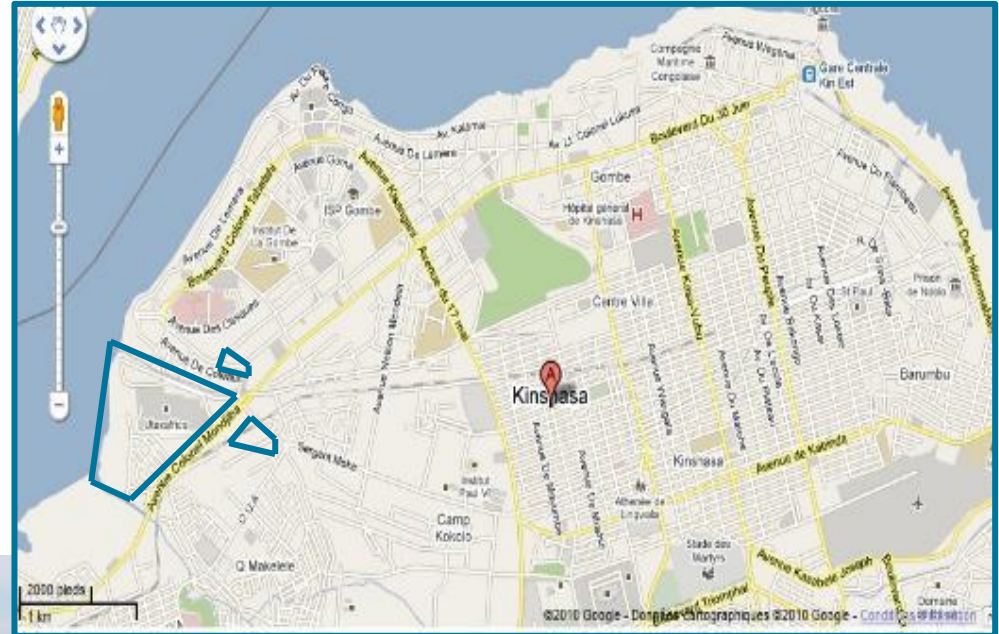
Source : Partech



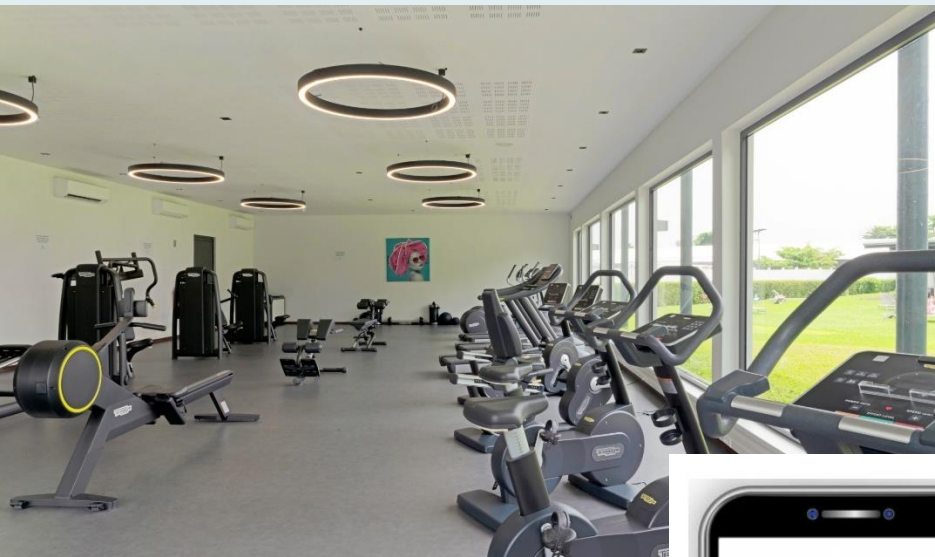


# REAL ESTATE : THE TENANTS FIRST CHOICE

- Top location next to the River and to the CBD
- Western standards levels of construction and maintenance
- In the greenery with family-oriented fixtures
- Full service



# REAL ESTATE : FULL SERVICE IN RESIDENTIAL



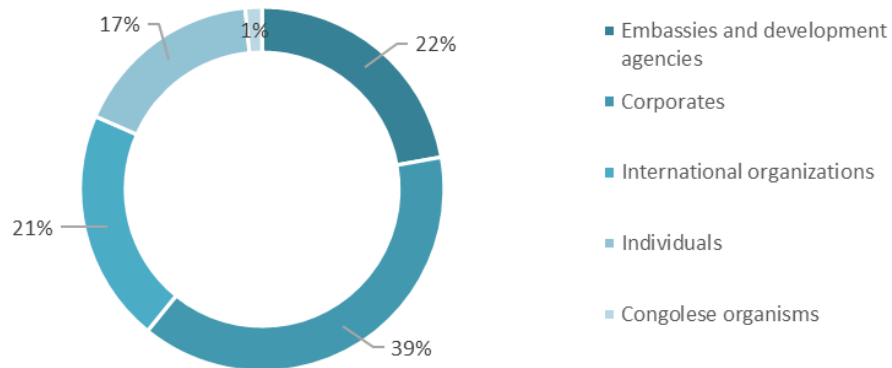


# REAL ESTATE : FULL SERVICE IN OFFICES

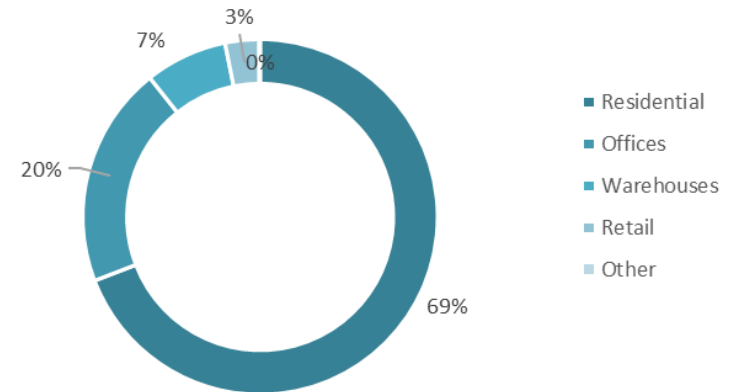


# REAL ESTATE : CUSTOMERS

Rents 2021 par type of customer



Rents 2021 per type of building



	2014	2015	2016	2017	2018	2019	2020	2021
Occupancy rate	99,5%	100,0%	95,9%	97,6%	98.2%	98,7%	96,0%	93,7%



# RESIDENTIAL : 333 APARTMENTS & VILLAS









# PROMENADE DES ARTISTES : OUR LARGEST RESIDENTIAL PROJECT

## PLAN D'IMPLANTATION GENERAL



**94 apartments**  
**3 M EUR yearly revenue**





# PROMENADE DES ARTISTES : OUR LARGEST RESIDENTIAL PROJECT

DEBUT DE LA PROMENADE



LE LONG DES BATIMENTS



VUE SUR L'ESPACE DE CONVIVIALITE



ENVIRONMENTALLY  
CONSCIOUS

PEDESTRIAN ZONE

FILLED WITH WORKS OF ARTS





## PROFESSIONAL REAL ESTATE : 23.000 SQM OFFICES



**Also**  
**3.000 sqm retail**  
**25.000 sqm industrial**



# SILIKIN VILLAGE 3 : OUR LARGEST OFFICE PROJECT





# SILIKIN VILLAGE 3 : OUR LARGEST OFFICE PROJECT



AUDITORIUM 180 people

14 COMMON MEETING ROOMS

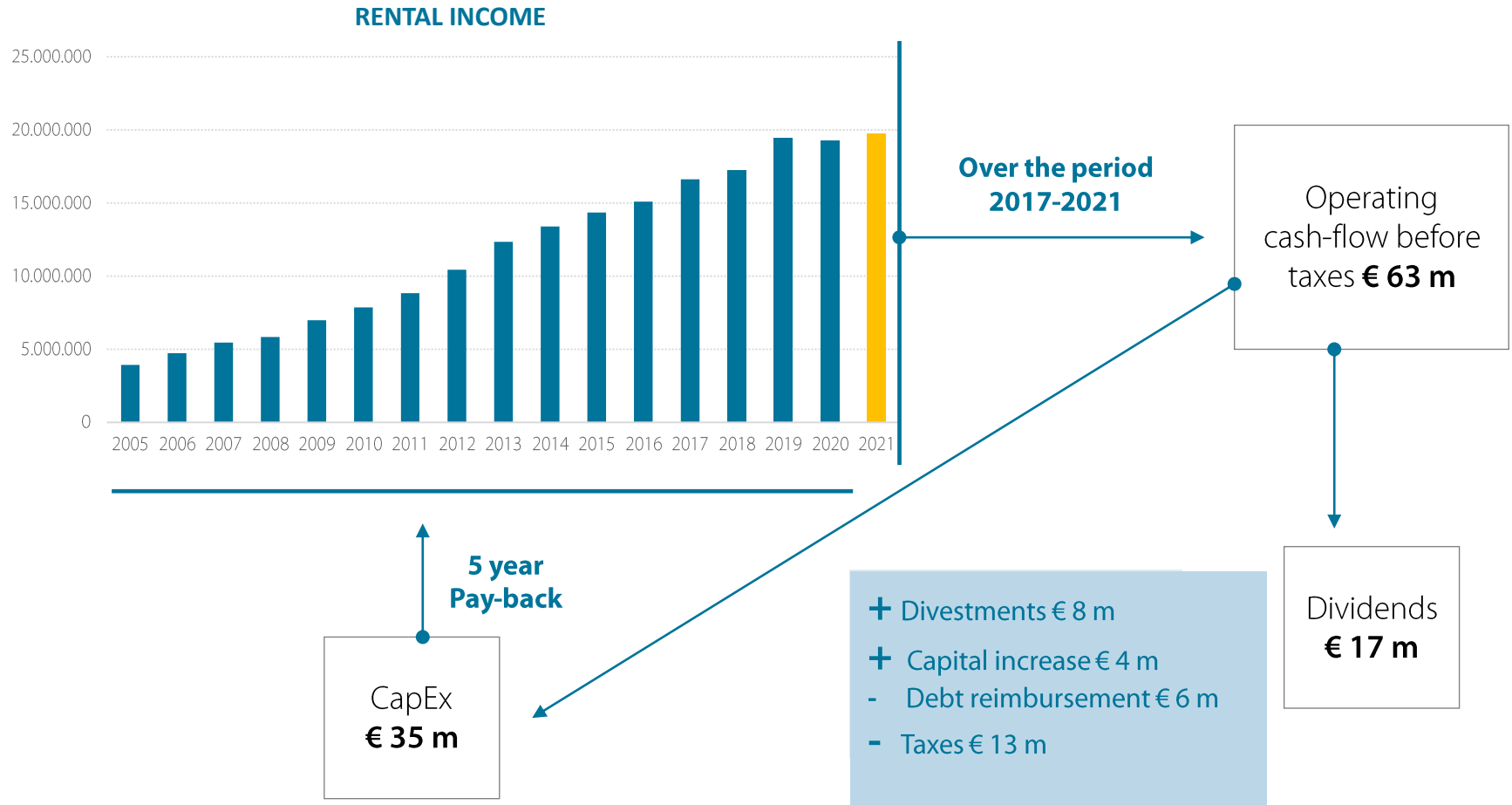
290 CO-WORKING PLACES

140 INDIVIDUAL OFFICES

1.8 M EUR YEARLY REVENUE

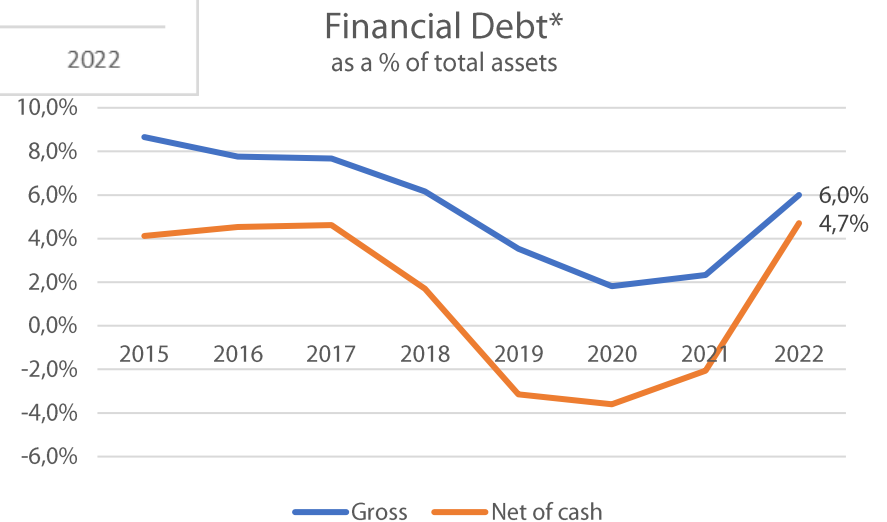
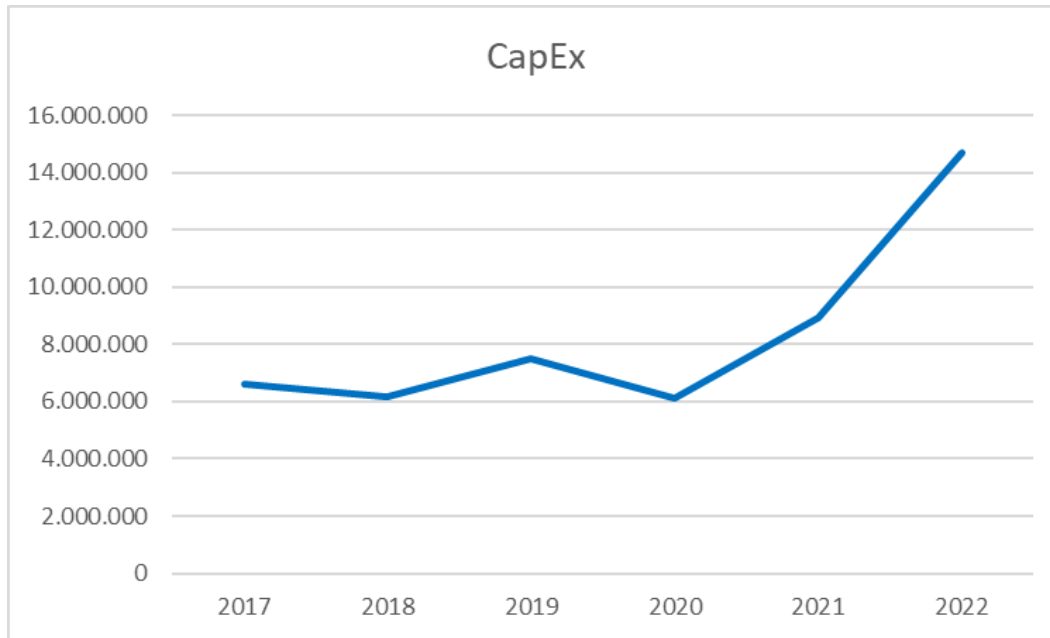


# THE BUSINESS MODEL





# THE BUSINESS MODEL : ACCELERATING THE GROWTH



# GROWTH POTENTIAL OF THE UTEXAFRICA COMPOUND

50 ha  
700 residential units  
40.000 sqm offices





# GROWTH POTENTIAL OF THE KINSUKA COMPOUND



## REAL ESTATE : VALUATION ESTIMATE

	Parameter	Value (M €)
Town center	650 €/sqm	64.3
Kinsuka	35 €/sqm	29.2
Other		1.2
<b>UNBUILT AREAS</b>		<b>94.7</b>
New or in good state building	9.12% yield	212.9
Buildings to be renovated or demolished	650 €/sqm	87.8
<b>BUILT UP AREAS</b>		<b>300.7</b>
<b>TOTAL</b>		<b>395.4</b>

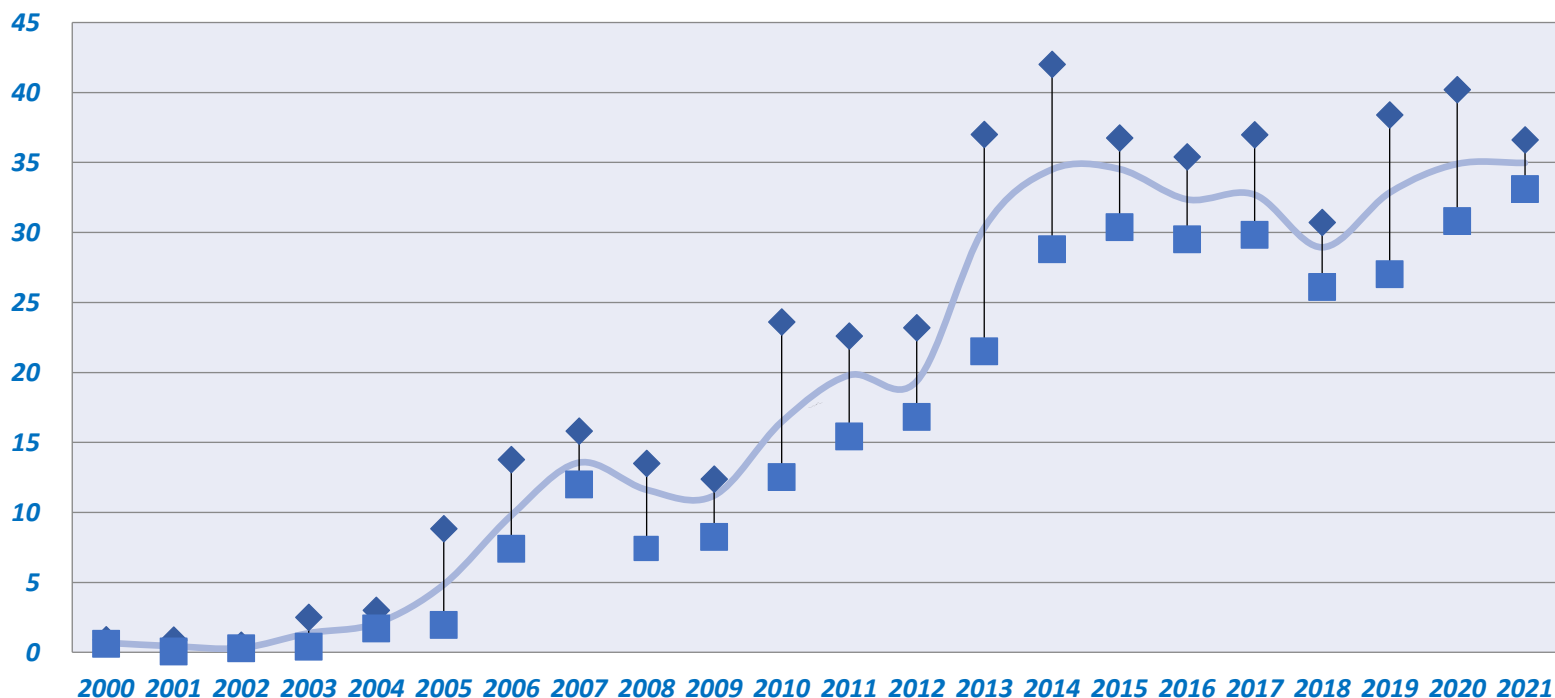


# RETURN FOR SHAREHOLDERS

## DIVIDEND

	2015	2016	2017	2018	2019	2020	2021
Gross dividend per share	0,58	0,69	0,81	0,97	1,15714	1,28571	1,42857
Net dividend per share	0,42	0,48	0,57	0,68	0,81	0,90	1,00
Number of shares	3.543.700	3.543.700	3.543.700	3.543.700	3.543.700	3.603.536	3.666.556
<b>Total gross dividend</b>	<b>2.038.839</b>	<b>2.429.965</b>	<b>2.885.599</b>	<b>3.442.451</b>	<b>4.100.567</b>	<b>4.633.118</b>	<b>5.237.937</b>
<i>Growth</i>	19,9%	19,2%	18,8%	19,3%	19,1%	13,0%	13,1%

## AVERAGE, min & Max STOCK PRICE



[SEE OUR VIDEO AT https://vimeo.com/659924308](https://vimeo.com/659924308)

