

## INTERIM STATEMENT

November 15<sup>th</sup> 2011

### REGULATED INFORMATION

- CONTINUATION OF PROPERTY GROWTH
- CARRIGRES: BACK TO NORMAL
- EVICTION OF ILLEGAL OCCUPANTS OF THE FOMETRO SITE

The property activities of the **TEXAF** group are developing as planned, with an increase in rents received thanks to the letting of new buildings. As ever, these were snapped up shortly after being placed on the market. They consist of two apartment blocks let since June and August respectively and 2,500 m<sup>2</sup> of offices by **IMMOTEX**, a 50.01% subsidiary, let since November. In total, the group's rental income is now more than EUR 10 million on an annualised basis, compared with EUR 7.8 million for the 2010 financial year.

The group is proceeding with the construction of a 15 apartments block, available from the end of 2012, and of 500 m<sup>2</sup> of offices, available in January 2012. Other projects are under study for implementation in 2012-2013.

The office construction project for an international organisation on part of the old industrial site is still under negotiation. It could ultimately involve less than the 23,000 m<sup>2</sup> initially envisaged and/or be implemented in phases.

In addition, **TEXAF** has finally been able to enforce the judgments ordering the eviction of the illegal occupants of the FOMETRO site. As a consequence, this site of 3,500 m<sup>2</sup>, situated at the western end of the Boulevard du 30 juin, the main artery through Kinshasa, and opposite the COTEX complex, is now available for a major property development.

On a general level, the urban landscape around the renovated and expanded axis formed by the Boulevard du 30 juin and its extension, the Avenue Colonel Mondjiba, along which the group's concessions are situated, is going through a metamorphosis.

**CARRIGRES**, the sandstone quarry located 10 km from the centre of Kinshasa, confirms its return to a normal level of activity following the major problems at the start of the year. Between July and October, it achieved an average monthly turnover of EUR 577,000, up 49% on the average of EUR 333,000 of the first half of the year. In addition, it will now be able to count on the technical consultancy of a world leader in extraction to help it boost its productivity.

**MECELCO** (wagon maintenance, heavy metalwork in Lubumbashi) continues to suffer from few wagon orders from Gécamines. A temporary managing director has been appointed while awaiting a definitive solution to this company's lack of profitability.

The group confirms its earlier forecast of an operating result for the 2<sup>nd</sup> half of the year higher than that of the first six months, which was EUR 1,631 k.

*Texaf, founded in 1925, is the only investment company with industrial, financial and real estate interests listed on Euronext which currently has all its activities and subsidiaries in the Democratic Republic of Congo.*

*This stock market listing of activities in DRC, along with the associated good governance and transparency requirements, constitutes one of the group's major assets in promoting the formal sector in the country.*

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