

TINC publishes its [annual report 2021-2022](#)

Once again, a strong performance of a further diversified portfolio

Regulated information

Antwerp, under embargo till September 7, 2022, 7:00 a.m. CET

Key points

- The portfolio result for the past financial year was € 30.4 million, a return on the portfolio of 7.67%. This results in a **net profit of € 25.0 million or € 0.69 per share**;
- The **Net Asset Value (NAV) increases to € 463.6 million** or € 12.75 per share and this after deduction of the distribution to shareholders of € 18.9 million or € 0.52 per share in October 2021;
- On June 30, 2022, the investment portfolio contains 25 participations in Belgium, the Netherlands and Ireland with a **fair value of € 415.4 million**. This portfolio is valued based on a weighted average discount rate of 7.81% (7.59% at June 30, 2021);
- During the financial year, TINC made new investment commitments of **€ 62.3 million and actual investments of € 24.0 million in existing and new participations under contracted investment commitments**. These new investment commitments relate to onshore wind farms in Belgium with Storm (B), a portfolio of operational solar power installations (B), the acquisition by Datacenter United of three data centers of DC Star (B), an additional stake in the PPP project Prinses Beatrixsluis (NL), the partnership with Zelfstroom for solar power installations via a rental model (NL) and the partnership with GaragePark regarding innovative storage and workspaces (NL);
- The **outstanding contracted investment commitments amounted to € 63.3 million** at the end of the past financial year. Through the combination of the current participations and the outstanding contractual investment commitments, the **portfolio of TINC will grow over time to approximately € 480 million**;
- The **cash position amounts to € 48.4 million** at the end of the financial year;
- After the end of the financial year, TINC sold its stake in Bioversneller, realizing a capital gain of € 4.04 million with respect to the fair value of the portfolio at the end of the financial year;

- A **distribution of € 0.54 per share is proposed** to shareholders, an increase of 3.85% compared to the previous financial year;
- The annual report for financial year 2021-2022 is available on the website of TINC (www.tincinvest.com), together with, as of September 16, the documents for the ordinary and extraordinary general meeting of October 19, 2022.

Philip Maeyaert, Chairman of the Supervisory Board: *"Social relevance and sustainability are important considerations for TINC as an outspoken long-term investor in infrastructure that shapes the world of tomorrow. Through its investment policy and its participations, TINC aspires to contribute to a low-carbon, healthy, connected, safe and prosperous society. With €62.3 million in new investment commitments across 6 participations, TINC remains committed to growing and diversifying its portfolio of participations that shape infrastructure for the world of tomorrow."*

Manu Vandenbulcke, CEO: *"Against a backdrop of a health crisis, geopolitical tensions and economic turbulence, our diversified portfolio again performed strongly. The divestment at the end of August of the participation Bioversneller, the business center in Ghent for life sciences companies, demonstrates the value of the participations in the portfolio. The participation is also an example of the social value created by TINC. This allows us to increase the proposed dividend to the shareholders for the sixth consecutive year, this time by approximately 4% to € 0.54 per share. With today about € 65 million cash at hand, TINC is well armed for new investments."*

RESULTS AND DISTRIBUTION TO SHAREHOLDERS

The participations of TINC have generally shown a strong operational performance notwithstanding the COVID-19 crisis, increasing geopolitical uncertainty and economic turbulence. The diversification of the portfolio across participations in various focus areas and countries – each with its different dynamics – undoubtedly supports the robust nature of the overall portfolio.

The good operational performance results in a portfolio result of € 30,4 million in the past financial year, i.e. a 7,67 % portfolio return. This portfolio result translates in a net profit of € 25 million or € 0,69 per share for the past financial year.

Based on this good annual result, TINC is proposing a distribution to its shareholders of € 0,54 per share. This is an increase of 3,85 % over the previous financial year and an increase of 15,51 % compared to the distribution at the time of the listing of TINC in 2015. The distribution represents a gross yield of 4,10 % on the closing share price at the end of the financial year and is fully covered by cash flows that TINC receives from its investment portfolio.

INVESTMENT ACTIVITY

The investment activity of TINC is inspired by a number of significant societal trends. This includes the ambition to realise new and improved public infrastructure, the transition to a low-carbon society, the ongoing digitisation of society, and the growing focus on care and wellbeing. For TINC, these developments provide the framework for impactful investments in four focus areas: Public Infrastructure, Energy Infrastructure, Digital Infrastructure, and Selective Real Estate.

TINC pursued further growth and diversification of its portfolio over the past year with € 62,3 million in new investment commitments and € 24,0 million in effective investments in existing and new participations under contractual investment commitments.

These new commitments include the expansion of the investment programme with developer Storm for the realization of onshore windfarms in Belgium (B), the acquisition of a 50 % stake in a portfolio of operational solar farms (B), increasing the geographic presence of its portfolio company Datacenter United through the acquisition of three data centres from DC Star (B), the acquisition of an additional stake in the Princess Beatrix Lock PPP project (NL), the partnership with Zelfstroom for the roll-out of solar power systems through a rental model to private homes (NL), and the partnership with GaragePark for the roll-out and operation of a network of innovative storage and work spaces (NL).

These new commitments reflect the ambition of TINC to further diversify its portfolio, focusing on participations with an income model that potentially shows a positive correlation with inflationary trends.

At the end of the financial year, TINC sold its stake in Bioversneller, one of its first participations. The Bio-Versneller service and business center was established in the period 2008-2010 at the joint initiative of TINC and was realized in close cooperation with the Flemish Institute for Biotechnology (VIB) and Ghent University. Since then, Bio-Versneller has offered approximately 18,000 m² of offices, laboratories, meeting rooms and related services on the Ardoyen science campus in Zwijnaarde (B) to companies such as Ablynx (Sanofi Group), Eastman and Apeha.Bio, which together employ more than 500 people on site. After almost 15 years of entrepreneurial success, TINC is handing over the torch. The transaction, in which TINC recovers 2.5 times its investment amount, has a positive impact on the net asset value of the investment portfolio on June 30, 2022, of € 4.04 million. As an active investor, TINC has contributed to the expansion of the biotech ecosystem around Ghent and the anchoring of the related employment. In doing so, TINC not only realized a financial but also a social added value.

INVESTMENT PORTFOLIO

The fair value of the investment portfolio increased by 4,67% over the financial year and amounts to € 415,4 million at the end of the financial year. This increase is the result of € 24,0 million in investments in existing and new participations, repayments from participations (€ 15,6 million), and an increase in the fair value of the portfolio (€ 10,1 million). The fair value of the investment portfolio is calculated by applying a discount rate to the future cash flows from each individual participation. The weighted-average discount rate was 7,81 % at the end of the financial year (7,59 % at the end of the previous financial year). The discount rates used for the valuation of the participations remained virtually unchanged. However, the discount rate applied to solar power projects in Flanders was increased to reflect the heightened risk profile following a legislative initiative by the Flemish government to significantly reduce subsidies for certain older solar power systems.

The break-down of the portfolio between the investment focus areas shows 32 % Public Infrastructure, 28 % Energy Infrastructure, 21 % Digital Infrastructure and 19 % Selective Real Estate. At the end of the financial year, TINC has € 63,3 million of outstanding contractual investment commitments. Through the combination of the current portfolio and the outstanding contractual investment commitments, the investment portfolio of TINC will grow over time to circa € 480 million.

FUNDING

TINC has € 48,4 million of cash at the end of the financial year. The cash is available to meet the outstanding contractual investment commitments, for general investment purposes and for distributions to shareholders. With a solid balance sheet, TINC aims to further develop the funding structure to support its growth ambitions with a focus on sustainability. In this respect, TINC has implemented a sustainable finance framework that allows to issue a variety of debt instruments for sustainable investments within the focus areas of TINC.

SUSTAINABILITY

Social relevance and sustainability are important considerations for TINC as an outspoken longterm investor in the infrastructure that is shaping the world of tomorrow. Through its investment policy and its participations, TINC aims to contribute to a low-carbon, healthy, connected, safe and prosperous society. TINC incorporates these ambitions in the implementation of its sustainability strategy and when identifying opportunities and monitoring its participations. In the past year, TINC became a signatory to the United Nations' Principles of Responsible Investment (UN PRI). With its sustainable finance network, TINC aims to provide funding for investments that contribute towards the sustainable development goals, specifically in relation to social and environmental aspects.

GOVERNANCE

In June, the mandate of Jean Pierre Dejaeghere as independent director and chairman of the audit committee came to an end. We would like to thank him for his contributions to the development of TINC since the initial public offering in 2015. The supervisory board now has 8 members and is well balanced in terms of independence and gender diversity.

KEY FIGURES

1. Audited consolidated statement of comprehensive income

Period ending at:	June 30, 2022	June 30, 2021
(€)	12 months	12 months
Operating income	39,819,732	40,000,989
Interest income	8,622,572	8,945,736
Dividend income	11,239,840	14,555,026
Gain on disposal of investments	-	-
Unrealised gains on investments	19,435,515	15,979,274
Revenue	521,806	520,953
Operating expenses (-)	(14,233,888)	(8,016,756)
Unrealised losses on investments	(9,376,128)	(3,522,072)
Selling, General & Administrative Expenses	(4,709,641)	(4,406,974)
Depreciations and amortizations	(3,663)	(1,933)
Other operating expenses	(144,455)	(85,778)
Operating result, profit (loss)	25,585,844	31,984,233
Finance income	196,020	200,742
Finance costs (-)	(175,887)	(90,376)
Result before tax, profit (loss)	25,605,977	32,094,599
Tax expenses (-)	(632,465)	(1,023,222)
Total Consolidated income	24,973,512	31,071,376
Total other comprehensive income	-	-
Total comprehensive income	24,973,512	31,071,376

Earnings per share (€)		
1. Basic earnings per share (*)	0.69	0.85
2. Diluted earnings per share (**)	0.69	0.85
Weighted average number of ordinary shares	36,363,637	36,363,637

(*) Calculated on the basis of the weighted average number of ordinary shares: 36,363,637 (30/06/2022) en 36,363,637 (30/06/2021)

(**) Assumed that all stock options warrants which were in the money as at the end of the period would be exercised. The Company has no options / warrants outstanding throughout the reporting period.

2. Audited consolidated balance sheet

Period ending at:	June 30, 2022	June 30, 2021
(€)	12 months	12 months
I. NON-CURRENT ASSETS	415,860,071	398,066,731
Intangible assets	13,040	14,296
Investments at fair value through profit and loss	415,436,602	396,889,556
Deferred taxes	410,430	1,162,879
II. CURRENT ASSETS	48,779,322	60,683,581
Trade and other receivables	343,515	426,724
Cash and short-term deposits	48,435,807	60,256,857
Other current assets	-	-
TOTAL ASSETS	464,639,394	458,750,312

Period ending at:	June 30, 2022	June 30, 2021
(€)	12 months	12 months
I. EQUITY	463,624,416	457,863,119
Issued capital	151,814,227	168,177,863
Share premium	174,688,537	174,688,537
Reserves	30,424,719	(6,522,108)
Retained earnings	106,696,933	121,518,827
II. LIABILITIES	1,014,978	887,193
A. Non-current liabilities	-	-
B. Current liabilities	1,014,978	887,193
Financial liabilities	-	-
Trade and other payables	718,351	877,342
Income tax payables	264,559	-
Other liabilities	32,069	9,851
TOTAL EQUITY AND LIABILITIES	464,639,394	458,750,312

3. Audited consolidated statement of changes in equity

Financial year 2021-2022

	Issued capital	Share premium	Reserves	Retained earnings	Equity
June 30, 2021	168,177,863	174,688,537	(6,522,108)	121,518,827	457,863,119
Total comprehensive income	-	-	-	24,973,512	24,973,512
Capital increase	-	-	-	-	-
Proceeds towards shareholders	(16,363,637)	-	(2,545,455)	-	(18,909,091)
Other changes	-	-	39,492,282	(39,795,406)	(303,125)
June 30, 2022	151,814,227	174,688,537	30,424,719	106,696,933	463,624,416

The following table shows the changes in equity from the previous financial year for comparison.

Financial year 2020-2021

	Issued capital	Share premium	Reserves	Retained earnings	Equity
June 30, 2020	184,905,136	174,688,537	(4,839,591)	90,943,318	445,697,401
Total comprehensive income	-	-	-	31,071,376	31,071,376
Capital increase	-	-	-	-	-
Proceeds towards shareholders	(16,727,273)	-	(1,818,182)	-	(18,545,455)
Other changes	-	-	135,664	(495,868)	(360,203)
June 30, 2021	168,177,863	174,688,537	(6,522,108)	121,518,827	457,863,119

4. Audited consolidated statement of cash flows

Period ending at:	June 30, 2022	June 30, 2021
(€)	12 months	12 months
Cash at beginning of period	60,256,857	103,269,294
Cash Flow from Financing Activities	(18,909,091)	(18,545,455)
Proceeds from capital increase	-	-
Proceeds from borrowings	-	-
Repayment of borrowings	-	-
Interest paid	-	-
Distribution to shareholders	(18,909,091)	(18,545,455)
Other cash flow from financing activities	-	-
Cash Flow from Investing Activities	11,986,672	(20,009,924)
Investments	(23,951,493)	(47,871,458)
Repayment of investments	15,552,131	4,302,333
Interest received	8,331,436	8,826,399
Dividend received	11,448,990	14,137,530
Other cash flow from investing activities	605,608	595,271
Cash Flow from Operational Activities	(4,898,631)	(4,457,058)
Management Fee	(5,283,195)	(4,720,804)
Expenses	(516,239)	(158,170)
Recovered VAT	788,779	681,916
Taxes paid	112,025	(260,000)
Cash at end of period	48,435,807	60,256,857

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About TINC

TINC is a listed investment company that seeks to create sustainable value by investing in the infrastructure for the world of tomorrow. TINC participates in companies that are active in the realization and operation of infrastructure and holds a diversified portfolio of participations in focus areas such as public infrastructure, energy infrastructure, digital infrastructure and support real estate in Belgium, the Netherlands and Ireland.

For more information, please visit: www.tincinvest.com