

Investor Presentation

31 December 2025

TINC

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**CREATING
SUSTAINABLE VALUE
BY INVESTING IN
THE INFRASTRUCTURE
FOR THE WORLD
OF TOMORROW**

TINC

About TINC



**INVESTMENT
COMPANY**



INFRASTRUCTURE



**LISTED ON
EURONEXT
BRUSSELS**



**33
PORTFOLIO
COMPANIES**



**816 MILLION PORTFOLIO
FAIR VALUE** (including
commitments)



**ACTIVE IN BELGIUM,
THE NETHERLANDS,
FRANCE AND
IRELAND**

TINC is inspired by significant societal trends

Low-carbon world

Digitisation

Building Back Better

Care and wellbeing



TINC invests in four segments

Public Infrastructure



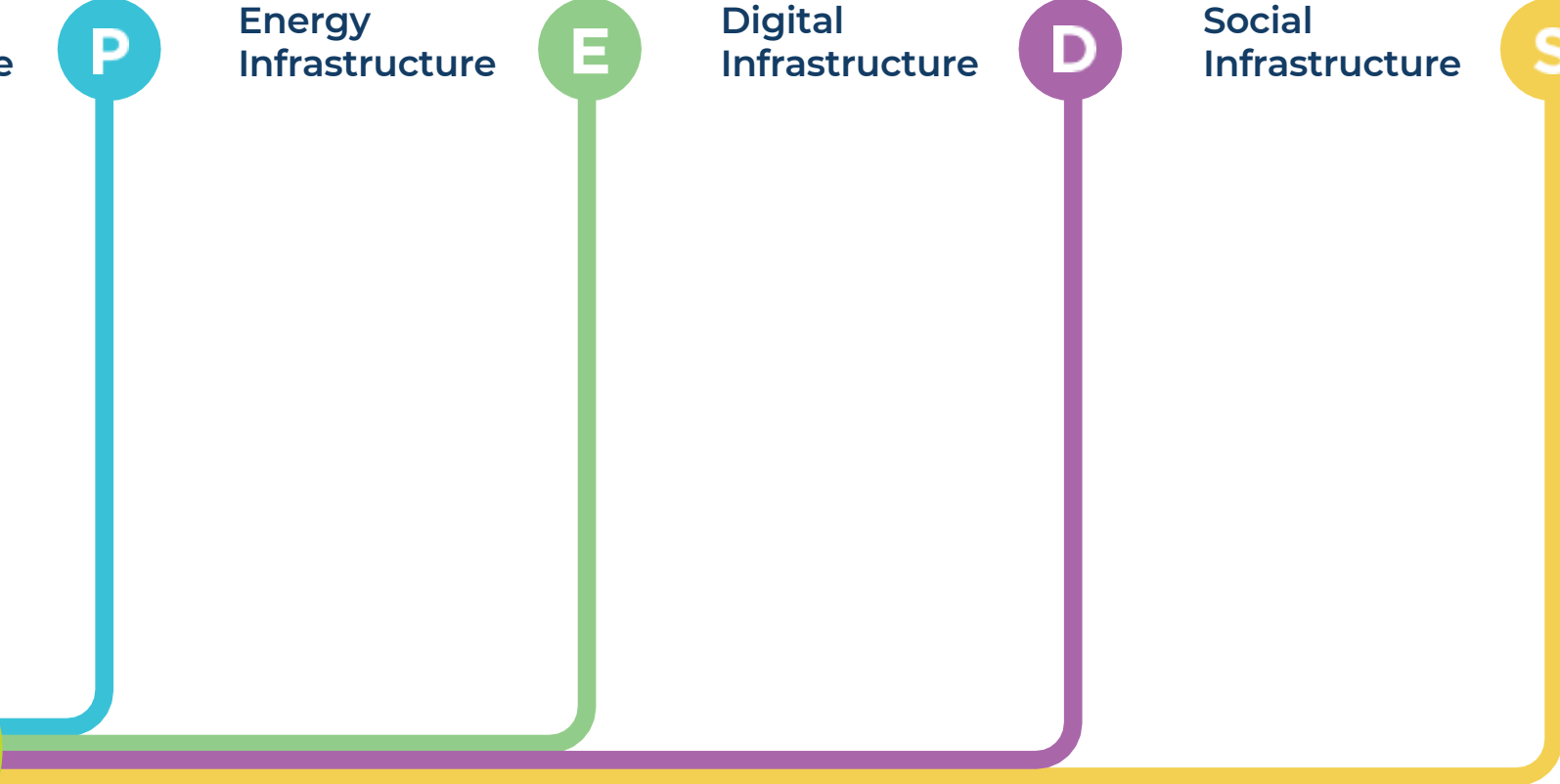
Energy Infrastructure



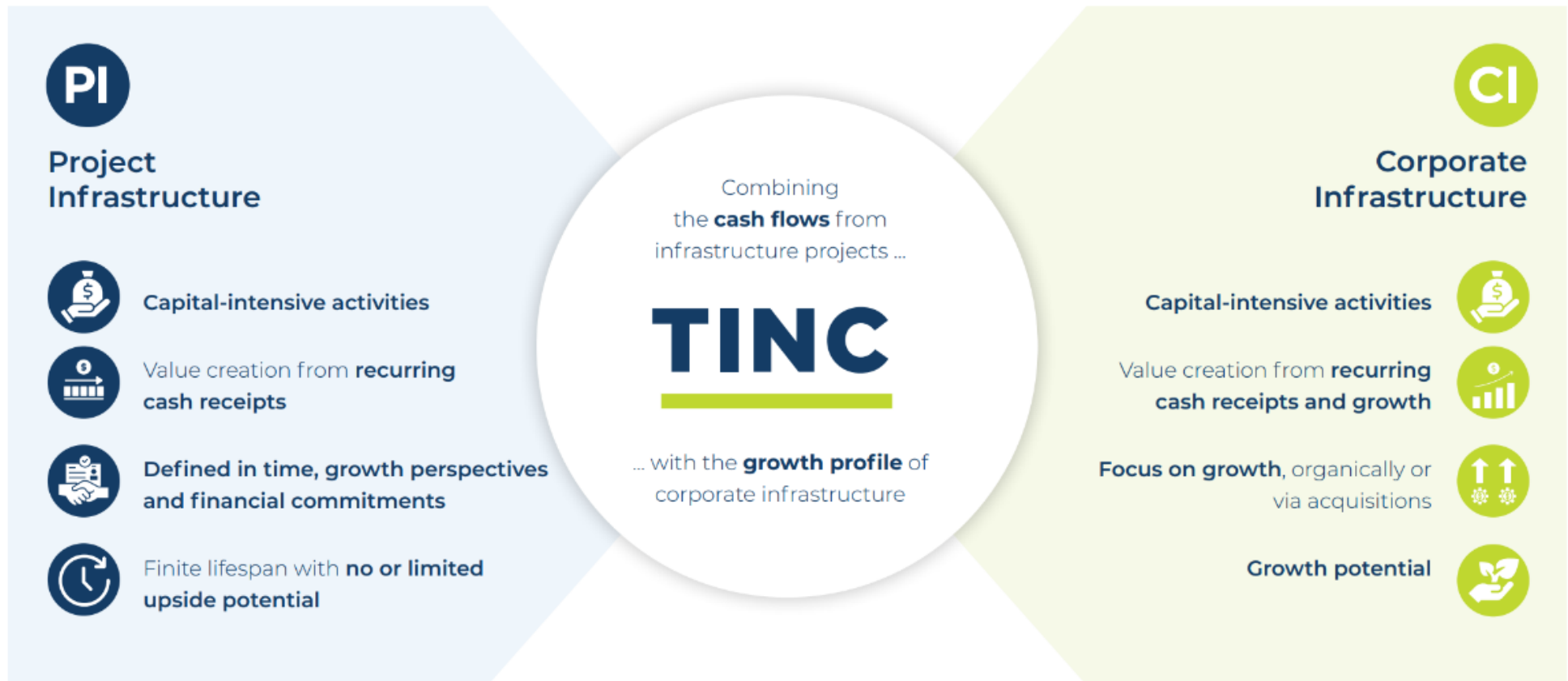
Digital Infrastructure



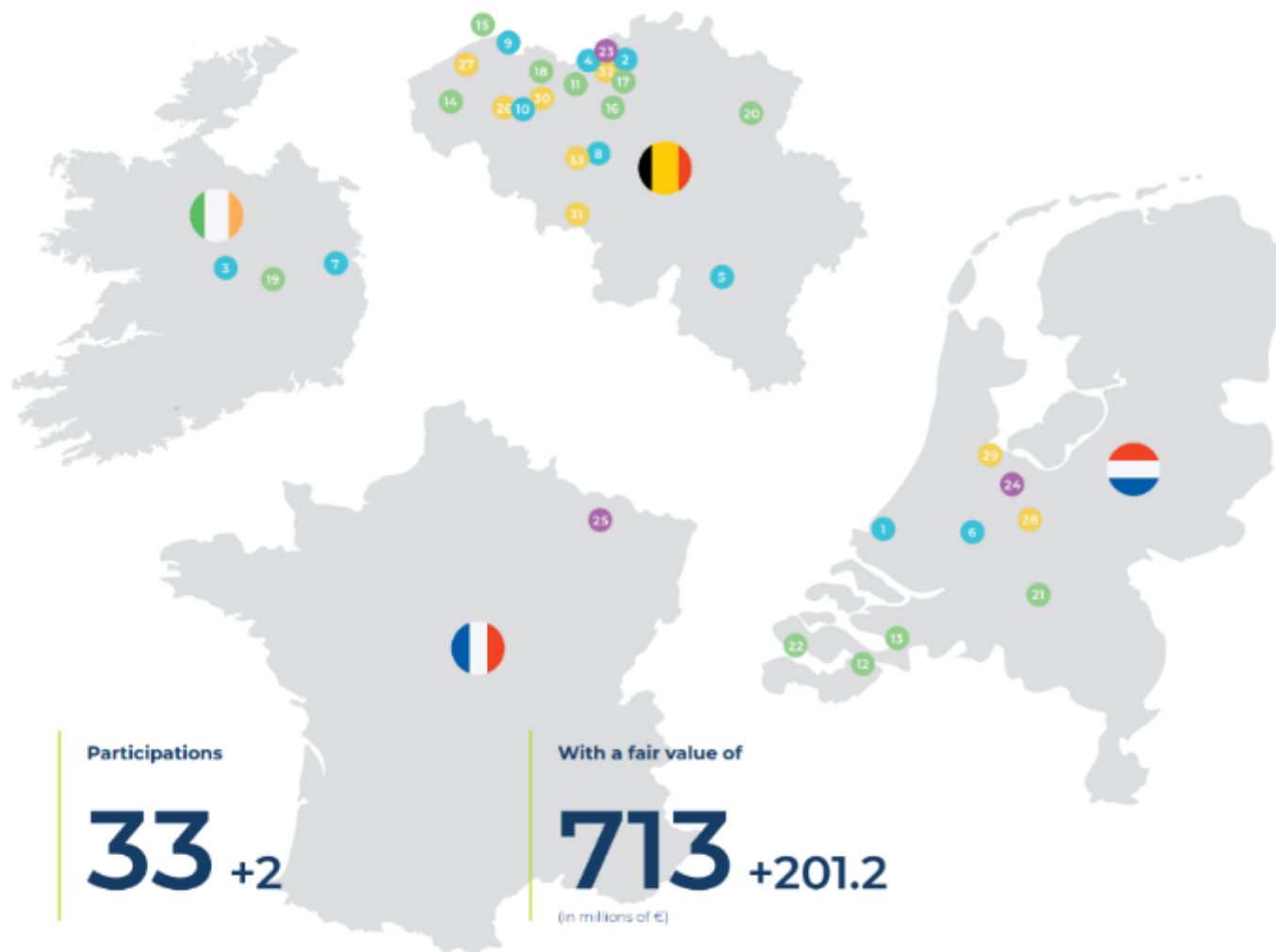
Social Infrastructure



Project and Corporate infrastructure



Investment portfolio



Public Infrastructure **20%**

- 1- A15 Massiviakke-Vaanplein
- 2- Brabo I
- 3- Higher Education Buildings
- 4- Hortus Conclusus
- 5- L'Hourgnette
- 6- Prinses Beatrixlaan
- 7- Social Housing Ireland
- 8- SPLRO
- 9- Via All
- 10- Via R4 Cent

Energy Infrastructure **26%**

- 11- Berlare Wind
- 12- Kreekraksluis
- 13- Kroningswind
- 14- Lowtide/Hightide
- 15- Nobelwind
- 16- Solar Finance
- 17- Storm Group
- 18- Storm Wind België
- 19- Storm Wind Ierland
- 20- Sunroof
- 21- Zelfstroom
- 22- **Mufasa +**

Digital Infrastructure **25%**

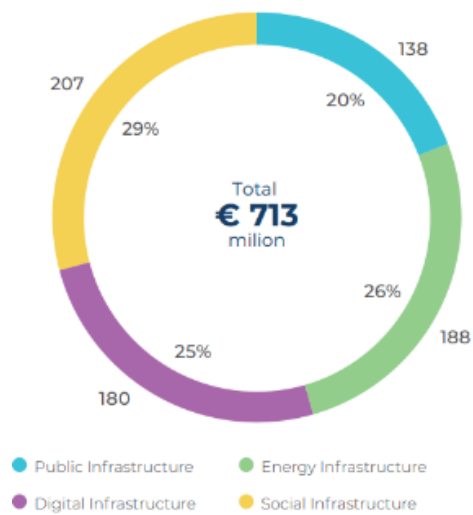
- 23- Datacenter United
- 24- ClasDraad
- 25- NGE Fibre

Social Infrastructure **29%**

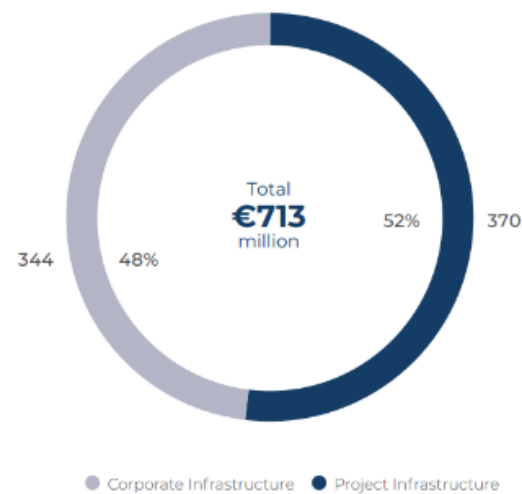
- 26- Azulatis
- 27- De Haan Vakantiehuizen
- 28- Eemplein
- 29- Garagepark
- 30- Obélisc
- 31- Réseau Abilis
- 32- Vally
- 33- **Interparking +**

Diversification of the portfolio

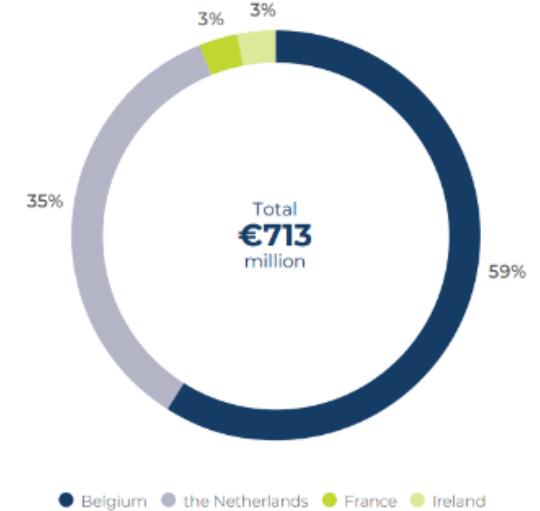
Fair value per segment



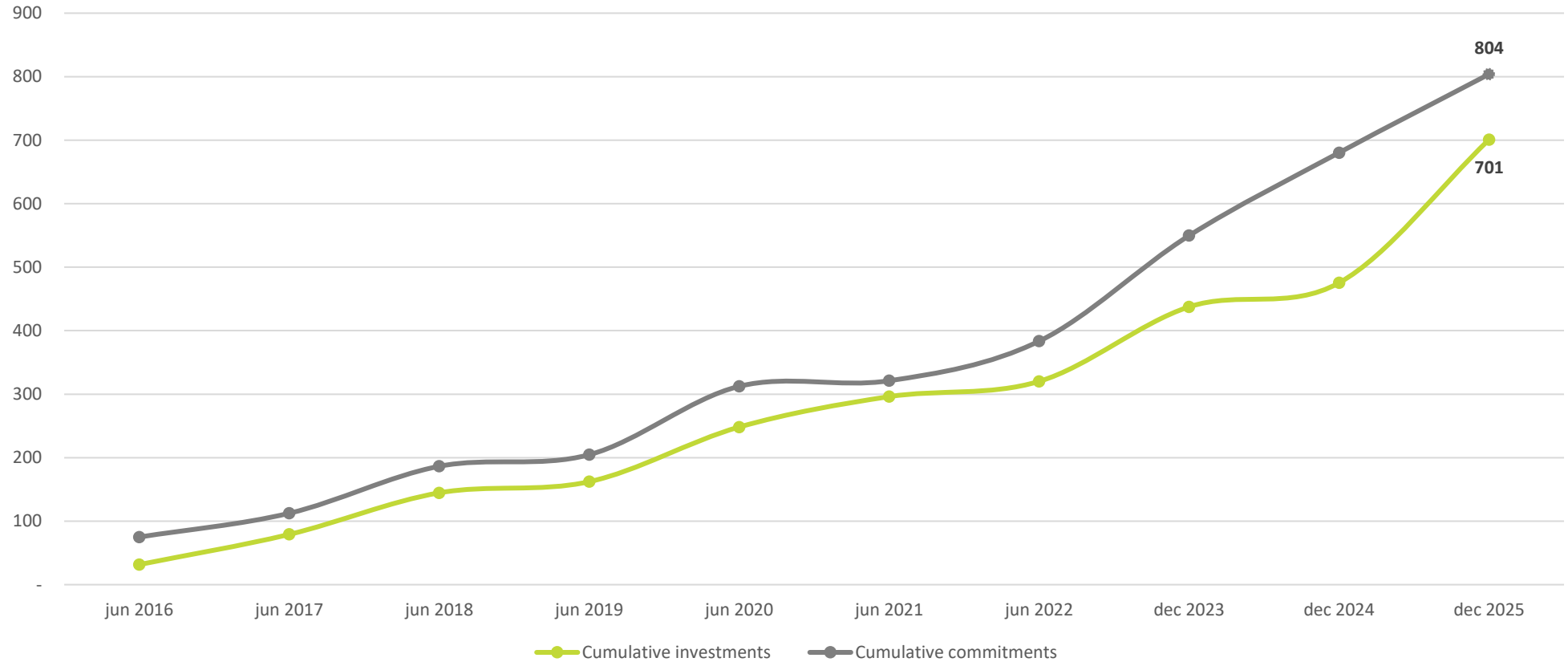
Fair value per type



Fair value per country



Investments in numbers since IPO



Investments in numbers

NEW INVESTMENT COMMITMENTS RELATED TO 4 PORTFOLIO COMPANIES

123.7 (in million €)

EFFECTIVE INVESTMENTS IN 9 PORTFOLIO COMPANIES

225.6 (in million €)

OUTSTANDING INVESTMENT COMMITMENTS AT 31/12/2025

103.1 (in million €)

	Total	2026	2027	2028	2029
(in m€)	103.1	70.8	15.2	17.0	-

	Total	Public Infrastructure	Energy Infrastructure	Digital Infrastructure	Social Infrastructure
(in m€)	103.1	65.5	21.7	8.3	7.5



Recent Investments

TINC

Mufasa

- Investment in BESS (Battery Energy Storage System) in Vlissingen
- 364 MW storage capacity
- € 61 million investment



Azulatis

- Industrial water management
- Water-as-a-service
- Partnership with De Watergroep
- € 11 million investment



Interparking

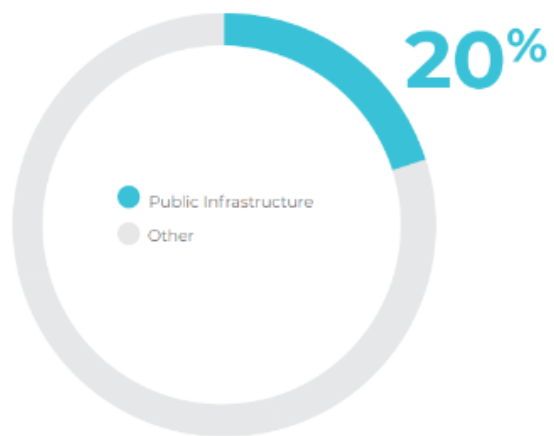
- Leading European public parking operator
- > 2,000 parking garages with nearly 800,000 places
- € 50.5 million investment



Public Infrastructure

Key figures

Share of the total investment portfolio (FV)



Number of participations

10

Fair value (FV)

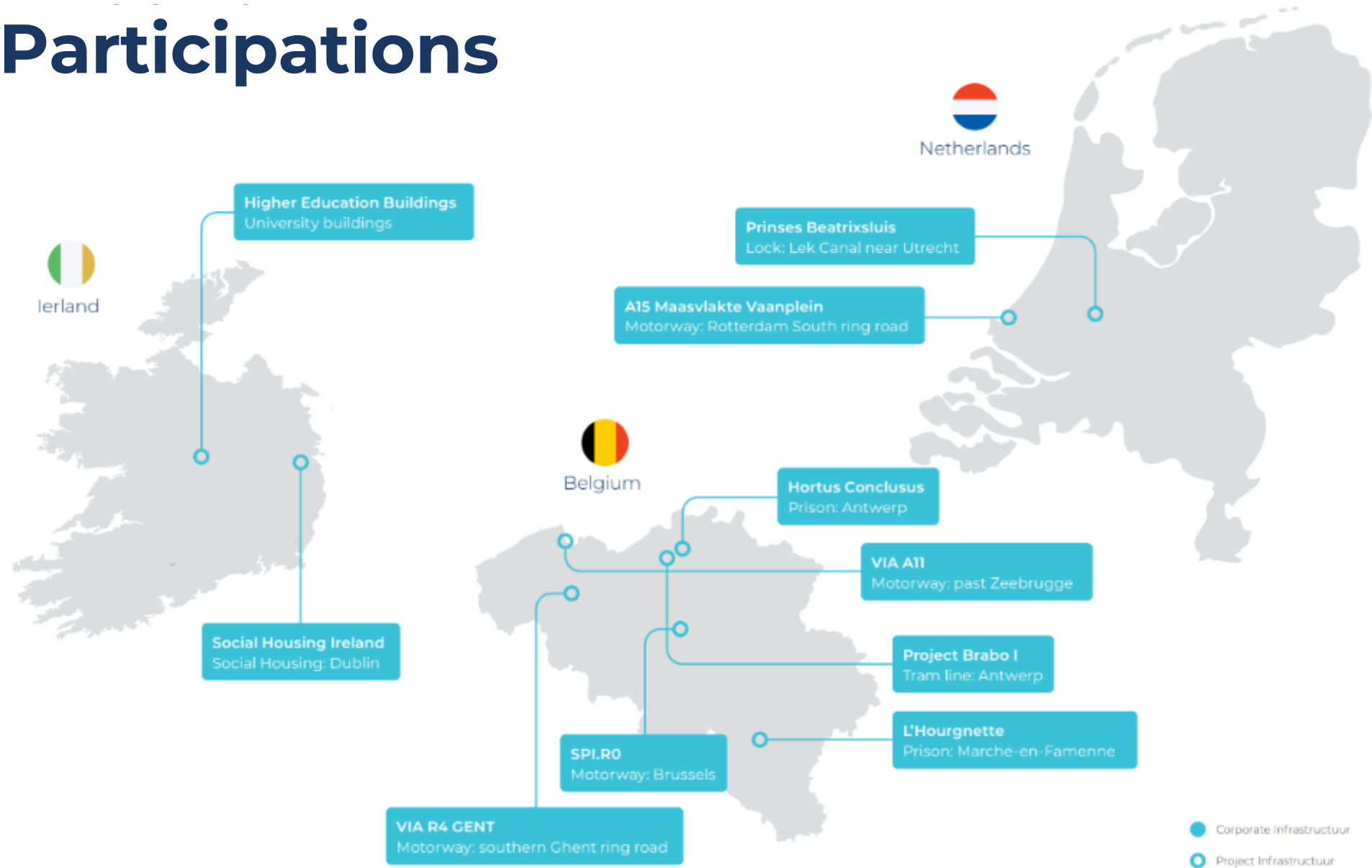
138
(in millions of €)

Weighted average discount rate

7.69%



Participations

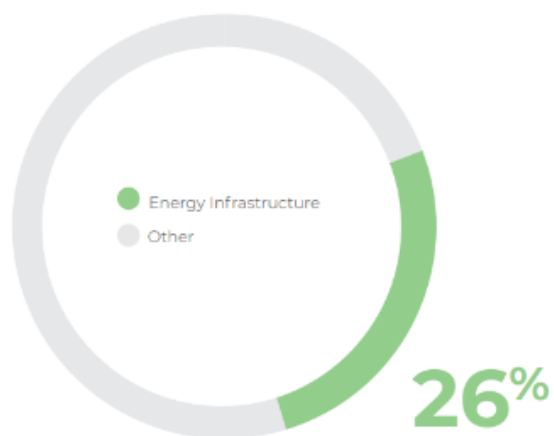




Energy Infrastructure

Key figures

Share of the total investment portfolio (FV)



Number of participations

12

Fair value (FV)

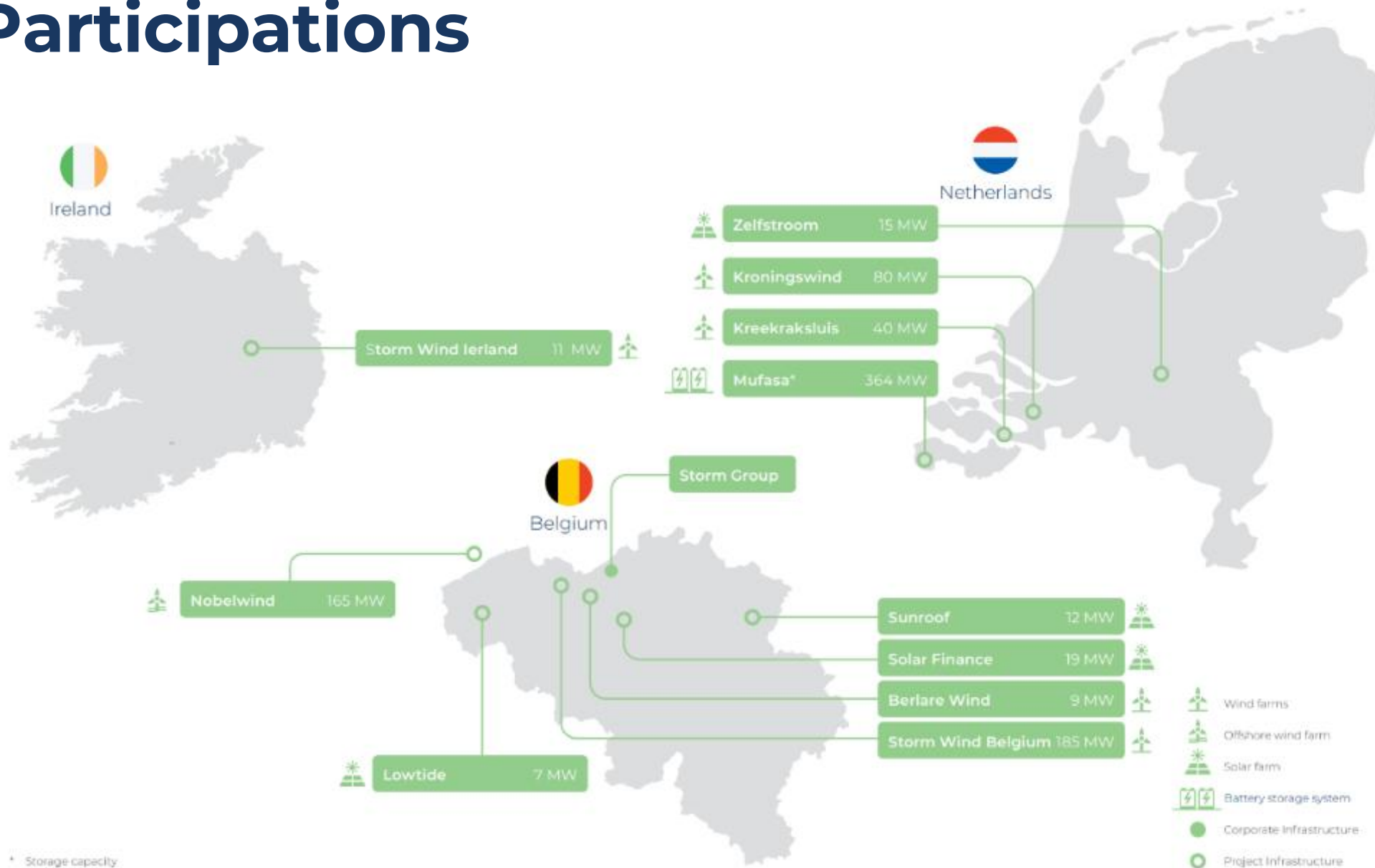
188
(in millions of €)

Weighted average discount rate

10.03%



Participations



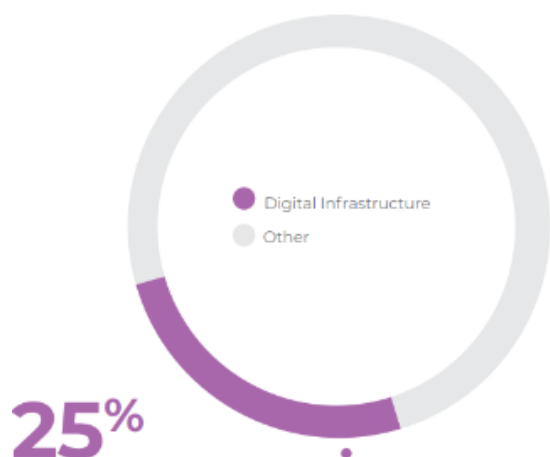


D

Digital Infrastructure

Key figures

Share of the total investment portfolio (FV)



Number of participations

3

Fair value (FV)

180
(in millions of €)

Weighted average discount rate

9.76%



Participations

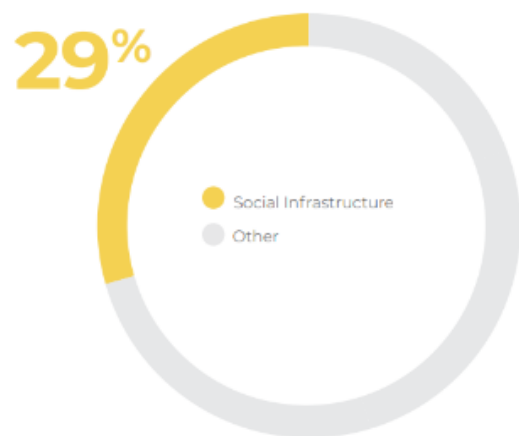




Social Infrastructure

Key figures

Share of the total investment portfolio (FV)



Number of participations

8

Fair value (FV)

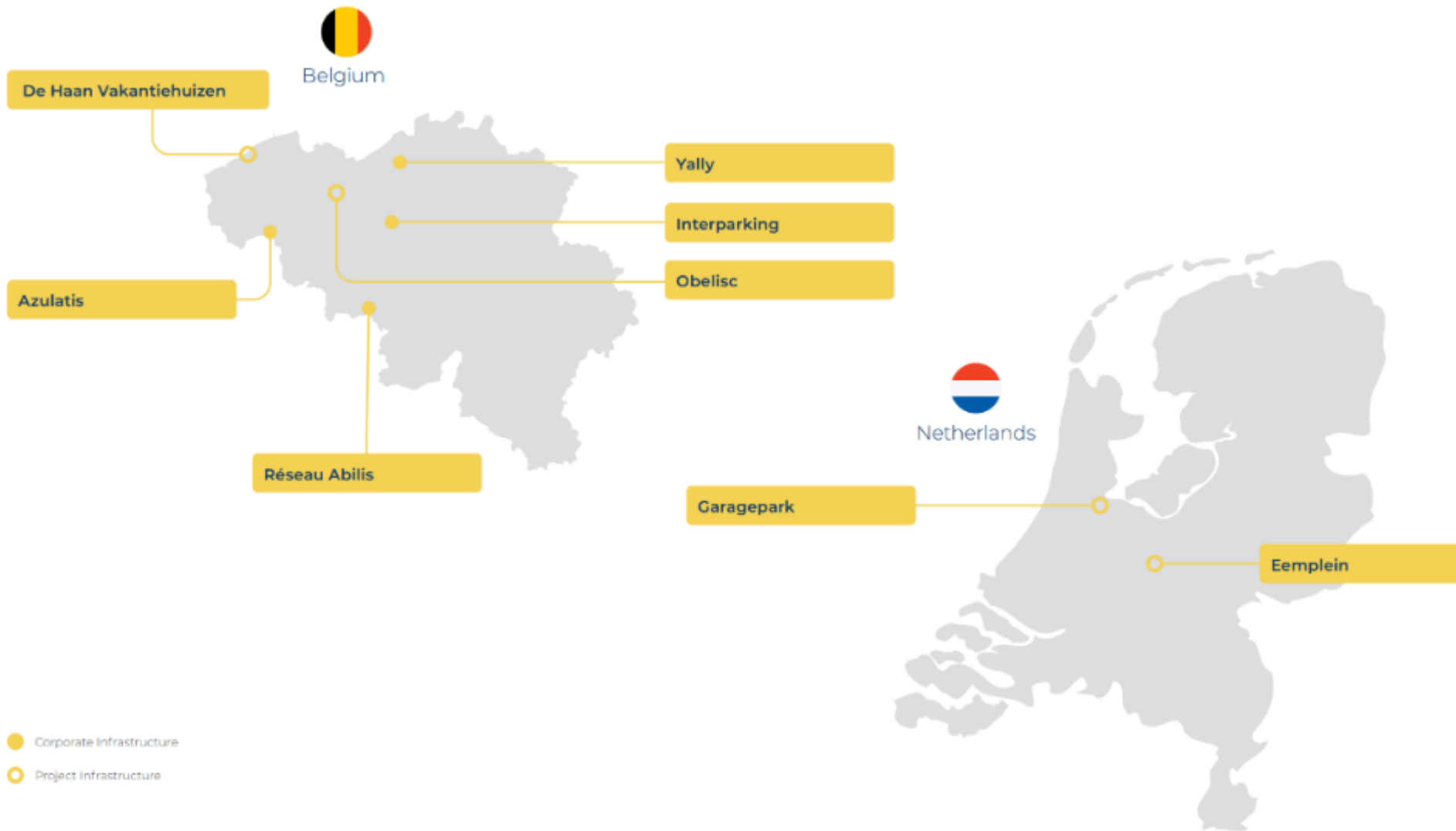
207
(in millions of €)

Weighted average discount rate

8.84%



Participations



Financial Update

TINC

Balance sheet

Period ending at (in '000 €)	December 31, 2025 12 months Audited	December 31, 2024 12 months Audited
Fair value (FV) of the portfolio companies	713,224	512,070
Deferred taxation	475	0
Cash/(Debt)	(75,999)	(6,010)
Other	(191)	363
Net asset value (NAV)	637,509	506,422
Net asset value per share (€)*	13.15	13.93
Weighted average discount rate	9.19%	8.40%

- TINC has a €200 million bank credit line of which €77.8 million has been drawn at 31 December 2025
- **Sustainable Finance Framework** available

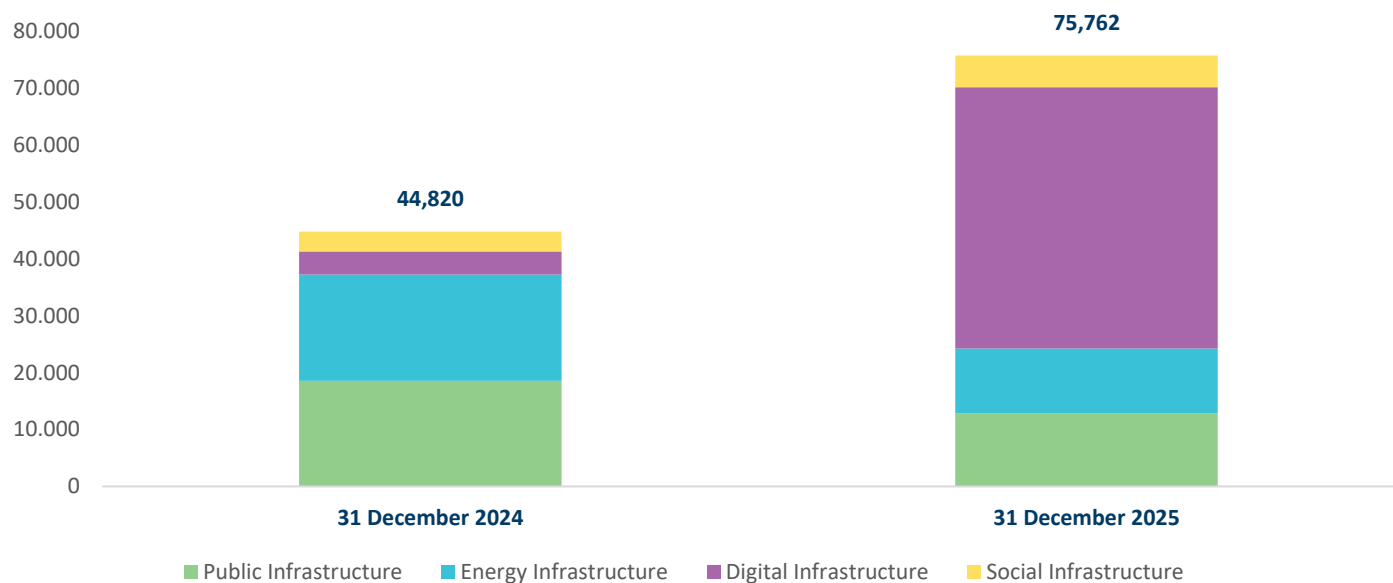
*The decrease is the result of an increase in the number of shares following the capital increase in June 2025 (36,636,363 as at 31/12/2024 and 48,484,849 as at 31/12/2025).

Result

Period ending at (in '000 €)	December 31, 2025 12 months Audited	December 31, 2024 12 months Audited
Interest income	9,446	7,795
Dividend income	16,544	20,990
Gain on disposal of investments	-	2,509
Unrealised gain (losses) on investments	23,808	18,047
Revenue	1,559	1,408
Portfolio result: profit (loss)	51,357	50,748
Selling, General & Administrative Expenses	(7,439)	(6,506)
Depreciations and amortizations	(3)	(4)
Other operating expenses	(634)	(251)
Operating result: profit (loss)	43,281	43,987
Financial result	(2,664)	(1,180)
Tax expenses	0	(316)
Net result of the year: profit (loss)	40,617	42,491
Net result per share*	0.84	1.17

*The decrease is the result of an increase in the number of shares following the capital increase in June 2025 (36,636,363 as at 31/12/2024 and 48,484,849 as at 31/12/2025).

Cash income



TINC received €75.8 million in cash from its investment portfolio during the past financial year, including:

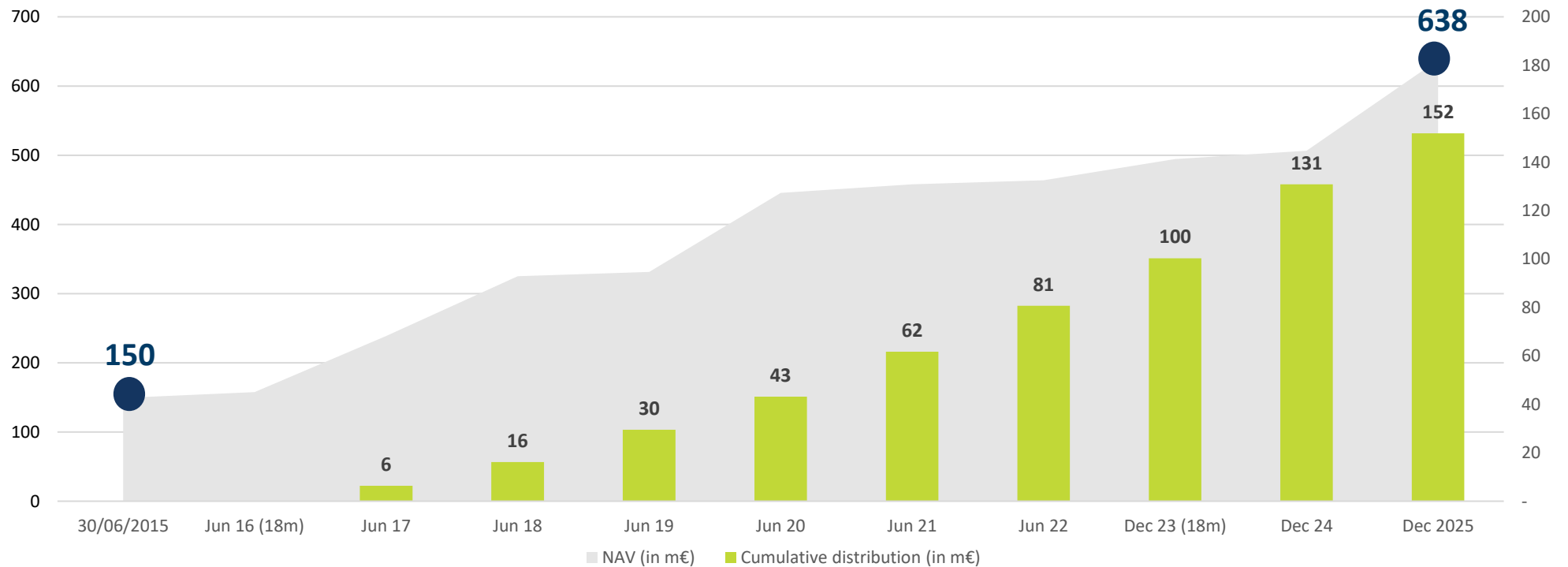
- 28.1 million in dividends, interest, fees and realized gains;
- 47.7 million in repayments and disinvestments of capital and loans.



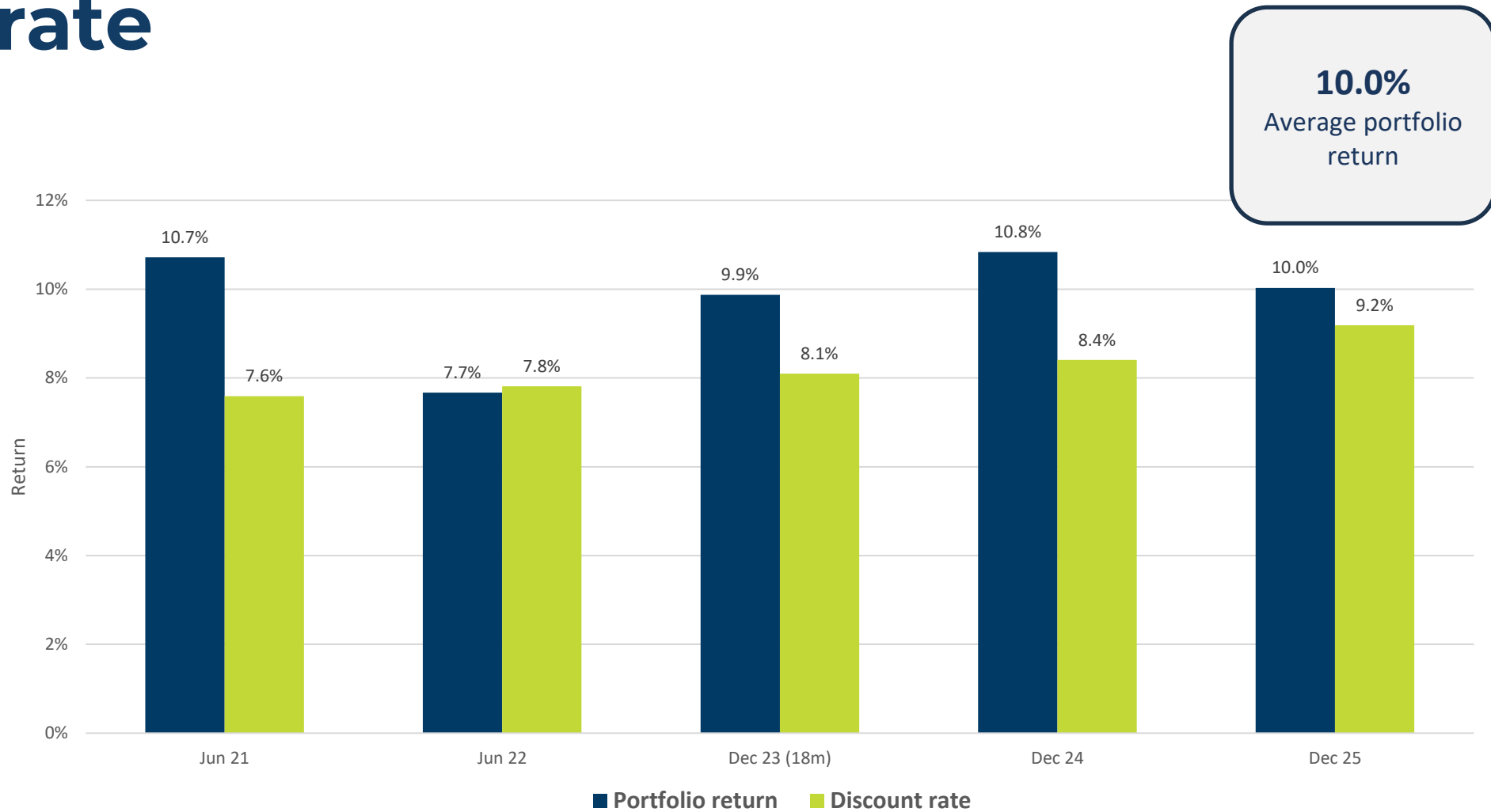
Track record

TINC

Since IPO, TINC has more than quadrupled its NAV, including shareholder distributions



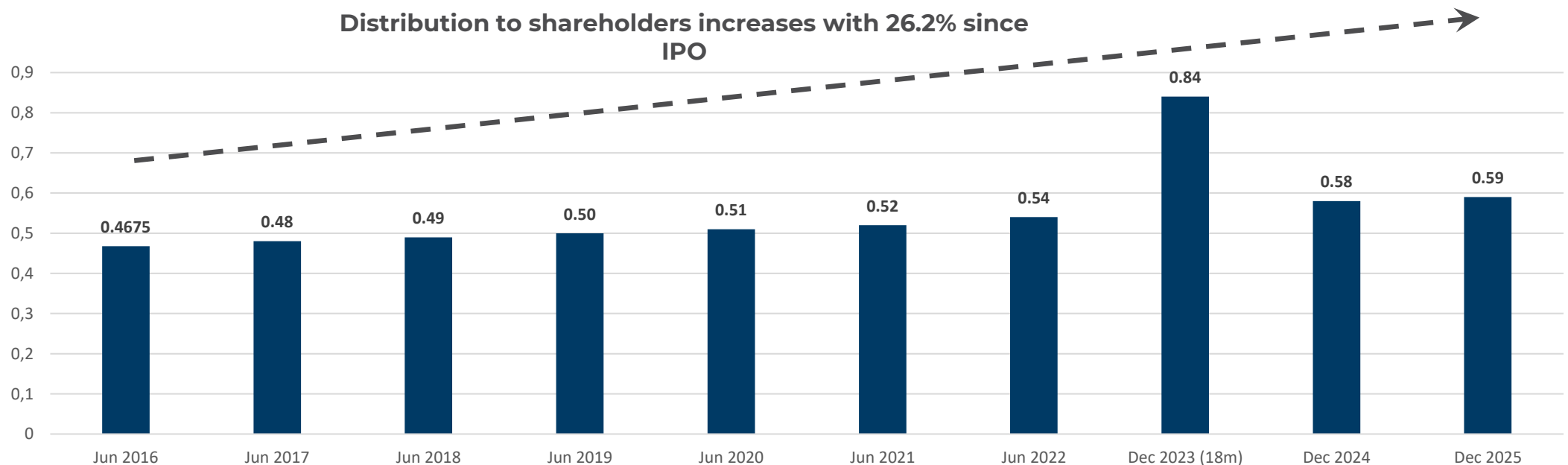
Portfolio return exceeds discount rate



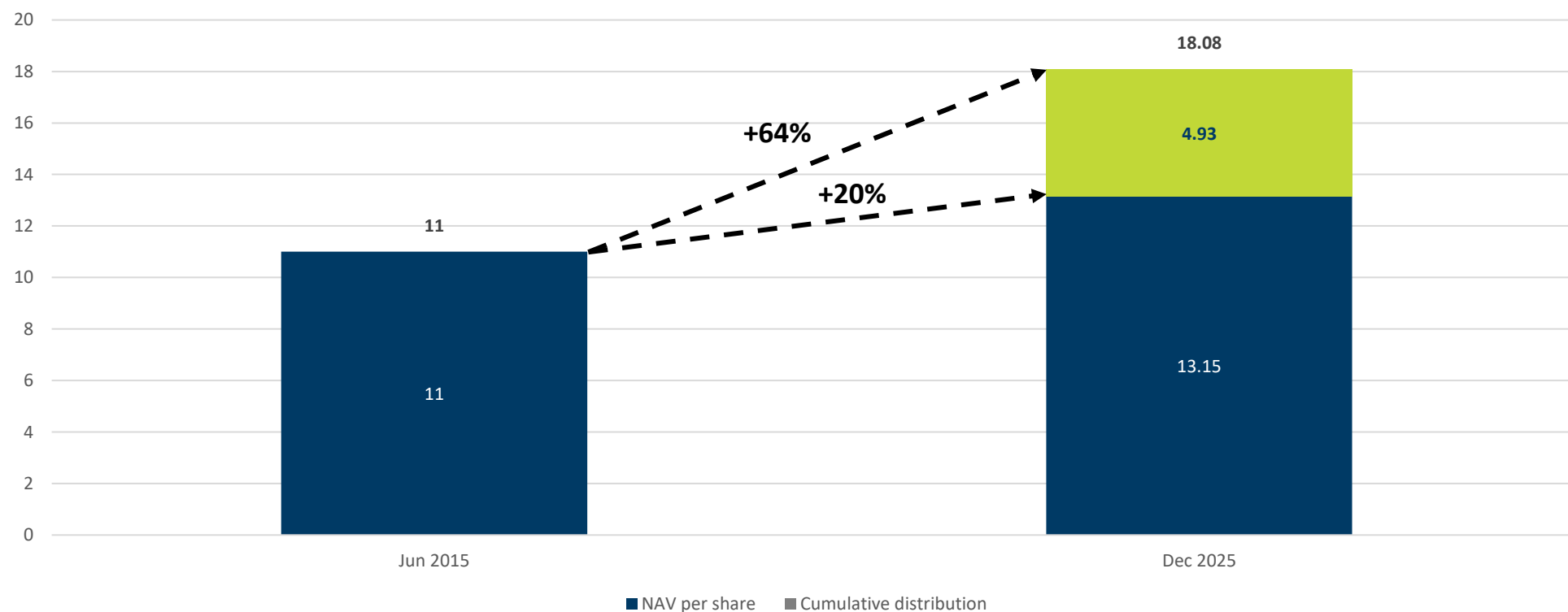
Proposed distribution for FY 2025 of 0.59 per share

- Increase of **1.7%** compared to previous distribution
- Increase of distribution of **26.2%** since IPO
- **€152m** distributed to shareholders since IPO

Distribution to shareholders increases with 26.2% since IPO



Track record value creation: NAV + cumulative distribution per share since IPO (in €)



Why invest in TINC?

TINC

Why invest in TINC?

TINC



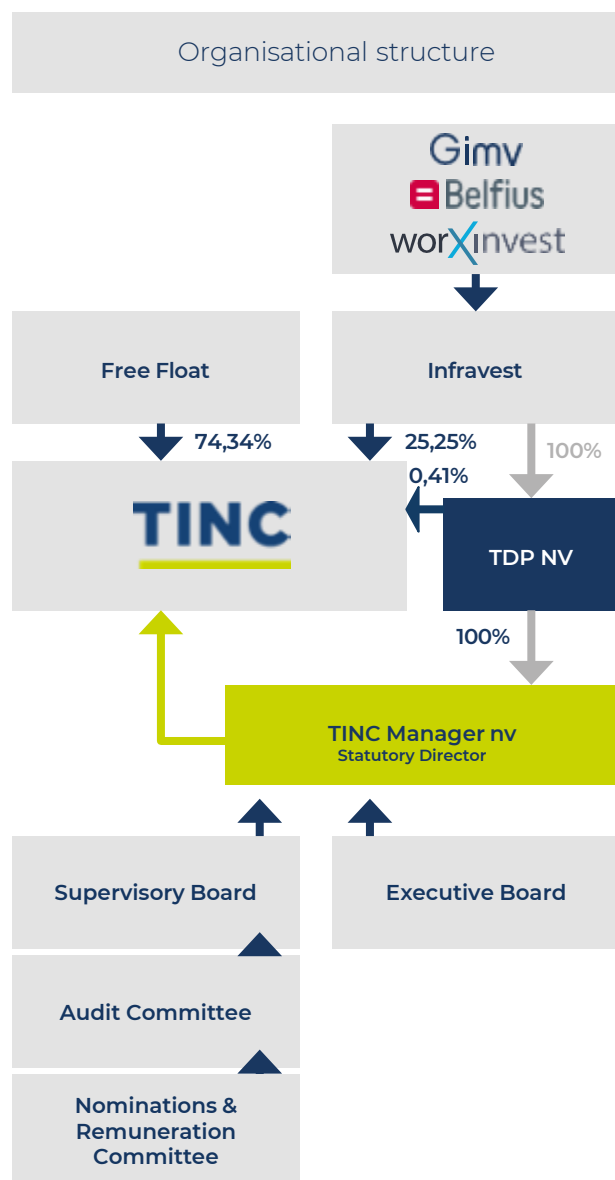


CREATING SUSTAINABLE VALUE BY INVESTING IN THE INFRASTRUCTURE FOR THE WORLD OF TOMORROW

TINC

Appendix

New shareholder structure



TINC is a limited liability company (NV/SA) under Belgian law, managed by its statutory director TINC Manager NV, TINC Manager NV is controlled by TDP NV, the infrastructure joint venture of Gimv, WorxInvest and Belfius Bank.

Remuneration statutory director ①

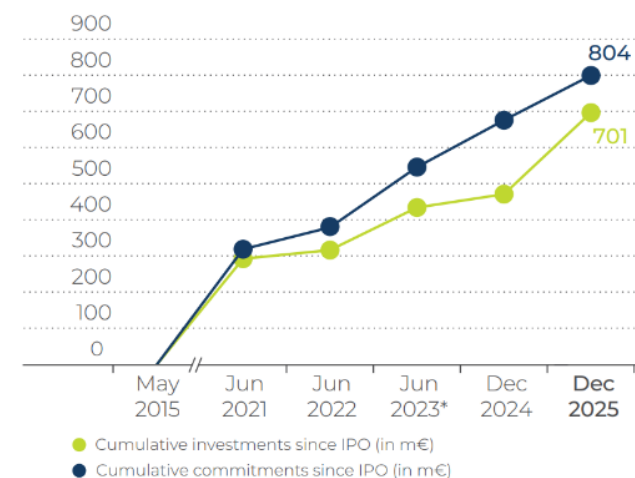
- a) A variable amount of 4% of the net profit of TINC before the remuneration of the statutory director, before taxes, and excluding variations in the fair value of financial assets and liabilities (to be increased with VAT, if applicable)
- b) An additional performance fee when TINC achieves a certain predetermined dividend yield based on a ratchet

TDP NV as service provider ②

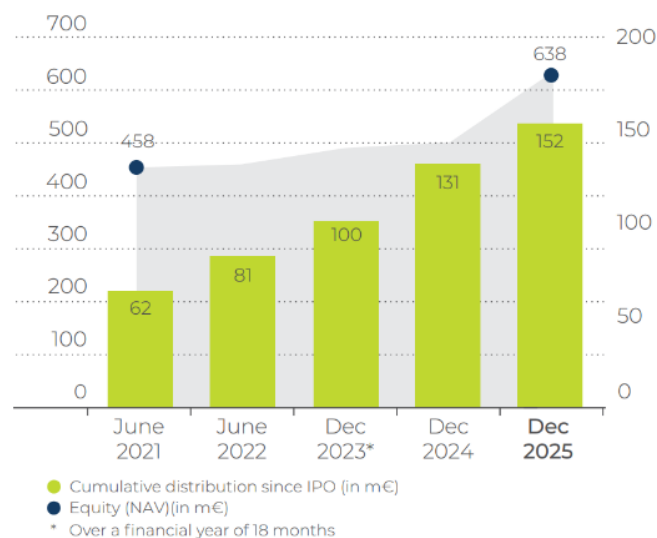
- a) *Investment service agreement:*
 - annual fixed amount of € 801,033 (indexed)
 - a variable amount of 0.75 % on the outstanding investments
- b) *Administrative services agreement:*
 - annual service fee of € 131,847 (indexed and increased with VAT if applicable)

Key figures

Key figures (in thousands of €)	June 2021	June 2022	Dec 2023 (18m)	Dec 2024	Dec 2025
Market capitalisation	454,545	478,545	427,273	400,727	512,970
Equity (NAV)	457,863	463,624	494,596	506,422	637,509
Fair value (FV) of the portfolio	396,890	415,437	468,357	512,070	713,224
Weighted average discount rate	7.59%	7.81%	8.10%	8.40%	9.19%
Net cash position/(debt position)	60,257	48,436	27,365	(6,010)	(75,999)
Investments	47,871	23,951	117,444	37,785	225,559
Investment commitments	10,320	62,300	171,497	141,273	123,667
Portfolio result	36,479	30,444	61,507	50,748	51,357
Portfolio return	10.72%	7.67%	9.87%	10.84%	10.03%
Cash receipts from portfolio	27,778	35,848	126,031	44,820	75,762
Net result	31,071	24,974	50,899	42,491	40,617
Total distribution (proposed)	18,909	19,636	30,545	21,091	28,606
Cost ratio	0.98%	1.05%	1.22%	1.34%	1.27%



Per share	June 2021	June 2022	Dec 2023 (18m)	Dec 2024	Dec 2025
Number of shares (end of period)	36,363,637	36,363,637	36,363,637	36,363,637	48,484,849*
NAV per share	12.59	12.75	13.60	13.93	13.15
Net result per share	0.85	0.69	1.40	1.17	0.84
Net result per share (weighted)	0.85	0.69	1.40	1.17	0.95
Distribution per share	0.52	0.54	0.84	0.58	0.59**
Payout ratio	60.86%	78.63%	60.00%	49.64%	70.43%
Share price at the end of the period	12.50	13.16	11.75	11.02	10.58
Gross return on distribution relative to share price	4.16%	4.10%	4.77%	5.26%	5.58%
Gross return on equity (NAV)	6.89%	5.39%	7.27%	8.58%	8.11%



* Weighted average number of shares as per 31/12/2025 is 42,839,353

** Proposed distribution

Participations

A15 Maasvlakte-Vaanplein



A15 Maasvlakte-Vaanplein is a public-private partnership for the construction, financing, and long-term maintenance (DBFM) of roadworks to improve traffic flows and road safety on a 37-kilometre stretch of the A15 motorway south of Rotterdam that runs to and from the port. The project is a PPP based on an availability contract with a total construction cost of approximately €750 million. The public party in the partnership is Rijkswaterstaat, the Dutch executive agency for Infrastructure and Water Management. Construction was carried out by a consortium of construction companies that included Ballast Nedam, Strukton, and Strabag. The infrastructure was completed and taken into operation in 2016. The 20-year maintenance period runs until 2036.

Stake

24%



Brabo I



Brabo I is a public-private partnership set up for the construction, financing, and long-term maintenance (DBFM) of light rail infrastructure in the eastern part of Antwerp (extensions to Wijnegem and Mortsel/Boechout) and a maintenance depot in Wijnegem. The project provides a fast light rail link between Antwerp city centre and the more remote municipalities around the city. It enables e.g. a fast connection between the shopping centre in Wijnegem and Antwerp city centre. With a total construction cost of around €125 million, the project was developed by a consortium of construction companies that included Besix, Frateur-De-Pourcq, and Willemen and has been operational since 2012. A fee will be paid to the project over a period of 35 years (until 2047) for providing the infrastructure to De Lijn public transport operator and Flanders' Roads and Traffic Agency.

Stake

52%



Participations

Higher Education Buildings



Higher Education Buildings is a public-private partnership created for the development, financing, and long-term maintenance (DBFM) of new university buildings at six locations in Ireland. With a total budget of €250 million, this project will deliver roughly 38,000m² of new space on campuses to accommodate 5,000 additional students.

The project is handled by a consortium made up of Irish construction group JJ Rhatigan & Company and Sodexo, with the latter taking care of maintenance and facilities services. This 25-year project, that will run until 2050, will become available later this year.

The 25-year project, which will run until 2050, will be operational in 2025.

Hortus Conclusus



Hortus Conclusus is a public-private partnership for the realisation, financing and long-term maintenance (DBFM) of a prison for 440 detainees in Antwerp. The project is a PPP based on an availability contract with a total realisation value of approximately €200 million. The public counterparty is the Regie der Gebouwen. It will be realised by a consortium of the contractors Jan De Nul and EEC. The project will be operational mid-2026 and has a duration of 25 years (until 2051).

Stake

100%



Stake

50%



Participations

L'Hourgnette



L'Hourgnette is a public-private partnership for the construction, financing, and long-term maintenance (DBFM) of a detention centre for 300 detainees in the Belgian town of Marche-enFamenne. L'Hourgnette is responsible for providing the infrastructure and various support services, for which it receives an availability fee from the Belgian Federal Government Property Agency. L'Hourgnette has engaged a consortium of contractors that includes Eiffage and Sodexo to operate the infrastructure and provide the support services. The project with a total construction cost of around €60 million has been operational since 2013 and will run for 25 years (until 2038).

Stake

81%



Princess Beatrix Lock



The Princess Beatrix Lock is a public-private partnership for the construction, financing, and long-term maintenance (DBFM) of the Netherlands' largest inland navigation lock. Located in the Lek Canal, the most important waterway connection between the ports of Rotterdam and Amsterdam, the lock is used by around 50,000 vessels per year.

The project is a PPP based on an availability contract with a total nominal value of approximately €178 million. The public party in the partnership is Rijkswaterstaat, the Dutch executive agency for Infrastructure and Water Management. Construction was handled by a consortium of construction companies that includes Besix, Jan De Nul, Heijmans Infra, and Martens & Van Oord aannemingsbedrijf. The infrastructure was completed and taken into operation in 2016. The 30-year maintenance period runs until 2046.

Stake

40.63%



Participations

Social Housing Ireland



Social Housing Ireland is a public-private partnership for the construction, financing, and long-term maintenance of the first development of social housing units around Dublin. Building work was completed in 2021.

The public-private partnership with the Department of Housing and Dublin City Council includes 534 residential units at six locations in the Dublin area, on Ireland's east coast. The urgently needed new dwellings, which form part of a wider plan to tackle Ireland's housing shortage, were built by John Sisk & Son. Choice Housing is responsible for maintenance and service provision.

The project has a construction cost of approximately €120 million, and a fee will be paid for the provision of the residential units over the 25-year contract term (up to 2046).

Stake

100%



SPI.R0



SPI.R0 is a public-private partnership for the construction, financing, and long-term maintenance (DBFM) in relation to the redevelopment and maintenance of the Brussels Airport interchange on the Brussels Ring motorway.

The consortium consisting of the contractors Jan De Nul and Willemen, and TINC is responsible for the design, the building, the financing and the maintenance of the infrastructure in return for availability fees paid by the Flemish Agency for Roads and Traffic.

The project with a value of around €350 million has a term of 34 years (until 2058). Construction works started in October 2024 with availability expected in 2028.

Stake

45%



Participations

Via A11



Via A11 is a public-private partnership for the construction, financing, and long-term maintenance (DBFM) of a 12-kilometre motorway link to connect the port of Zeebrugge with inland areas. This road was opened early September 2017.

The construction cost of the project was approximately €450 million. Via A11 NV is responsible for providing the infrastructure, for which it relies on a consortium of contractors that includes Jan De Nul, Aswebo, Franki Construct, Aclagro, and Algemene Aannemingen Van Laere. The project has a term of 30 years (up to 2047).

Stake

39.06%



Via R4 Ghent



Via R4 Ghent is a public-private partnership for the closure, financing, redevelopment, and long-term maintenance (DBFM) of the R4 ring road around Ghent. The construction cost of the project was approximately €70 million and the redeveloped ring road was opened in 2012. The public party in this partnership is Flanders' Roads and Traffic Agency. Via R4 Gent NV is responsible for providing the infrastructure, for which it relies on a consortium of contractors that includes Antwerpse Bouwwerken (Eiffage), Besix, and Stadsbader. The project has a term of 30 years (up to 2044).

Aandeel participatie

74.99%



Participations

Berlare Wind



Berlare Wind is an onshore windfarm in the municipality of Berlare in Belgium. The windfarm is made up of four Enercon E-82 2.3 MW wind turbines with a total output of 9.5 MW.

Kreekraksluis



Kreekraksluis windfarm is an onshore windfarm on and near the Kreekraksluizen locks in the Scheldt-Rhine Canal in the municipality of Reimerswaal in the Dutch province of Zeeland. The windfarm has 16 Nordex turbines with a total capacity of approximately 40 MW.

Stake

49%



Stake

43.65%



Participations

Kroningswind



Kroningswind is an onshore windfarm on the island of Goeree-Overflakkee in South Holland, located on farmland between the towns of Stellendam and Middelharnis. The windfarm consists of 19 Vestas turbines with a total capacity of approximately 80 MW.

Lowtide



Lowtide is made up of 23 solar power plants in Flanders with a total generation capacity of 6.7 MWp. The power is mostly used by local industrial customers.

Stake

100%



Stake

99.99%



Participations

Mufasa



Project Mufasa is one of the largest battery energy storage systems (BESS) in the EU. The project is realised in the North Sea Port Vlissingen, a key hub for renewable energy in the Netherlands. Replacing a former coal-fired power plant at the grid connection to the high voltage substation of TenneT, this landmark initiative represents a major step forward in supporting the transition to renewable power in the Netherlands by strengthening its critical energy infrastructure.

Nobelwind



Nobelwind is an offshore windfarm located 46 km off the Belgian coast. The windfarm consists of 50 MHI Vestas wind turbines with a total capacity of 165 MW.

Stake

36,67%



Stake

N/A



Participations

Solar Finance



Solar Finance consists of 48 solar power plants in Flanders with a total generation capacity of 18.9 MWp. The power is mostly used by local industrial customers.

Storm Group



Storm Group is a Belgian developer and operator of renewable energy projects. In addition to the realisation of new wind farms, accommodated since 2011 under Storm Wind Belgium and Storm Wind Ireland, Storm Group is also planning some large-scale battery storage projects and a network of fast charging stations for electric vehicles in partnership with Q8. For TINC, the commitment to Storm Group amounts to €30 million. This investment commitment is expected to be effectively invested during 2025.

Stake

87.43%



Stake

N/A



Participations

Storm Wind Belgium



Storm Wind Belgium is a portfolio of onshore windfarms in Belgium. The portfolio consists of 56 turbines with a total capacity of approximately 185 MW.

Storm Wind Ireland



Storm Wind Ireland is an onshore windfarm in County Offaly, Ireland. The windfarm has four turbines with a total capacity of approximately 11 MW.

Stake
from
39.47%
to
45%



Stake
95.6%



Participations

Sunroof



Sunroof consists of 19 solar power generation facilities (17 in Flanders and 2 in Wallonia) with a total production capacity of 11.7 MW. A substantial part of the power is used locally, while the remainder is fed into the grid.

Stake

50%



Participations

Datacenter United



Datacenter United is Belgium's only fully independent proximity data center operator, with 14 state-of-the-art datacenters across 12 strategic locations including Antwerp, Brussels, Ghent, Zaventem, Mechelen, Oostkamp, Mouscron and Hasselt. With true nationwide coverage, Datacenter United delivers carrier-neutral colocation, connectivity and cloud solutions that provide enterprises and public organizations with maximum availability, security and scalability. With Tier IV certified resilience, SLA guarantees up to 99.999% and a clear sustainability roadmap to 2030, Datacenter United is building the reliable and climate-resilient digital backbone of Belgium's economy and society.

www.datacenterunited.com

Stake

47,5%



Glasdraad



GlasDraad is realising fibre optic networks (Fttx) in underserved areas in the Netherlands where families and businesses do not have high-speed broadband internet access. The networks are realised in function of the effective market demand and subsequently operated in the long term by TINC on the basis of an "open network" model. Several service providers can thus offer tailor-made content and packages to their customers through the network of GlasDraad.

<https://GlasDraad.nl/>

Stake

50,01%



Participations

NGE Fibre



NGE Fibre is a French company which holds stakes into fibre network concessions in France. The two operational fiber network concessions of NGE Fibre are located in the Grand Est region neighbouring Belgium. The concessions are part of France's "Plan Très Haut Débit" investment program that targets the roll-out of superfast internet access in French regions. The networks total together about 1,4 million homes passed.

Stake

7,26%



Participations

Azulatis



Azulatis, a company specializing in industrial water management. Azulatis is the market leader in Flanders for the implementation (design, construction, financing and maintenance) of tailor-made water projects under the form of a Water-as-a-Service (WaaS) model. In the meantime, Azulatis serves some 50 customers in various sectors such as food and beverages, chemicals, agriculture, retail and logistics, healthcare and industrial production. Azulatis grew out of the spin-off of the industrial branch of the Flemish water company De Watergroep.

<https://azulatis.com/>

Stake

49%



De Haan Vakantiehuisen



De Haan Vakantiehuisen owns 347 holiday homes at the Center Parcs holiday park in De Haan. Located in the Belgian coastal town of De Haan, 500 metres from the beach, the holiday park covers 333 hectares, has a large tropical water park and offers leisure activities such as shopping, dining, bowling and many outdoor sports. The holiday park is operated by Pierre & Vacances, the European leader in tourist accommodation, under the Center Parcs De Haan brand.

De Haan Vakantiehuisen receives inflation-linked rental payments from Pierre & Vacances under a long-term lease agreement. Pierre & Vacances is responsible for the operation, maintenance and repairs of the holiday cottages.

Stake

12.5%



Participations

GaragePark



Headquartered in Blaricum (NL), GaragePark develops and operates innovative multifunctional storage and work spaces.

GaragePark has built and developed more than 50 parks in the Netherlands, with approximately 5,000 individual garage units. These units are an ideal place for SMEs to safely store equipment and stock or to carry out occasional work. GaragePark sets itself apart by offering proximity, 24/7 access, secure and low-maintenance storage units, and by generating its own energy through solar panels. The GaragePark concept is an efficient tailor-made solution for small businesses such as plasterers, painters, plumbers, as well as for online retailers, event organisers, city logistics, and in general for all SME owners. TINC has committed to invest €25 million over the period 2022-2025 as GaragePark develops new parks. www.garagepark.nl

Stake

62.5%



Interparking



Interparking is a leading pan-European player in the public parking sector with headquarters in Belgium. It is now present in 16 countries operating more than 2,000 car parks representing nearly 800,000 spaces www.interparking.be

Stake

N/D



Participations

Obelisc



Right in the heart of Belgium's largest biotech cluster in Ghent stands Obelisc, a state-of-the-art business centre dedicated to supporting biotech companies.

This ultra-modern business centre has separate units available to let and offers extensive support and resources for ambitious companies, enabling them to maximise their growth and develop the groundbreaking medical advances of tomorrow. Obelisc offers 7,500m² of fully modular laboratory and office space and counts firms such as Johnson & Johnson among its customers.

www.obelisc.be

Stake

50%



Eemplein car park



The Eemplein car park is located in the Dutch city of Amersfoort and has 625 underground parking spaces. The plaza above it has a combination of shops, offices, flats and recreation facilities. Above the car park there is a Pathé cinema, an Albert Heijn supermarket, a MediaMarkt store and multiple apartment complexes.

The income is generated through the sale of short-term parking tickets, prepaid parking cards, and subscriptions for residents and businesses. The variety of activities above the car park, in an environment where development is in full swing, makes the car park an attractive participation.

Stake

100%



Participations

Réseau Abilis



Réseau Abilis comprises a growing network of specialised residences that provide life-long residential care to people with special needs at 26 sites in Wallonia and Brussels in Belgium, as well as in France and the Netherlands. The residences house about 1100 people with a wide range of intellectual disabilities, who live in care units ranging from single-person flats to larger living units, depending on their level of independence. The aim is to integrate the residents into the local community, to allow them to stay connected with family and relatives, and to ensure they receive high-quality care. The residences are operated by around 800 full-time Réseau Abilis employees. For the often life-long care of its residents, Réseau Abilis receives contributions from public authorities. Réseau Abilis then pays an inflation-linked rental fee to TINC for the use of the residences under a long-term agreement. TINC also holds a minority stake in Réseau Abilis itself, which allows TINC to monitor the quality of the care provided.

www.abilis.be

Stake

67.5%



Yally



In September 2022, TINC launched Yally, an initiative to buy existing residential properties in and around major Belgian cities, make them more energy efficient and let them out. Yally aims to maximise comfort and reduce total housing costs by integrating smart technologies into the homes, renovating the properties to reduce energy bills, and providing all-round service via the MijnYally.be online portal. TINC has committed to invest €40 million over the 2024-2026 period as Yally develops further.

yally.be

Aandeel participatie

100%



TINC

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