

E-MARKET SDIR CERTIFIED

### **Results for H1 2021**

August 5<sup>th</sup>, 2021



## H1 2021 results - key highlights

#### Well ahead on FY 2021 targets for GBV inflows

doValue

- ✓ Ca. €5.2bn of new mandates across different asset classes and countries, on track to reach target of €7-9bn in 2021
- ✓ Ca. €2.0bn of forward flow agreements, already reached target of €2bn in 2021
- Confirmed leadership in Italy with >75% market share (on GACS awarded to third-party servicers)
- ✓ doValue, Bain and Fortress exclusive consortium on Project Frontier in Greece, potentially ca. €6bn of additional GBV

<ul> <li>Solid semester showing improving market conditions in all countries</li> <li>✓ Normalization of collections is gaining pace with Gross Revenues at €254m (+54% YoY) and Collections at €2.7bn (+67% YoY)</li> <li>✓ EBITDA ex NRI at €73m shows strong YoY growth from €36m in H1 2020 (+104%)</li> <li>✓ Significant overperformance of Greece versus pre-COVID business plan (both in collections and marginality)</li> <li>✓ Net Income growing despite increasing financial charges and D&amp;A related to acquisitions</li> </ul>	<b>EBITDA</b> <b>€73m</b> +104% YoY
<ul> <li>Improved balance sheet structure and strong cash flow generation</li> <li>✓ Successful €300m / 5 year bond issuance, refinancing existing Senior Facility Agreement and extending avg. debt duration</li> <li>✓ Cash generation continues to be strong, with €37m of operating cash flow and €21m of free cash flow</li> <li>✓ Continuing reduction in leverage (from 2.6x at Dec-20 to 2.4x at Jun-21) notwithstanding payment of the dividend</li> </ul>	Bond issuance €300m



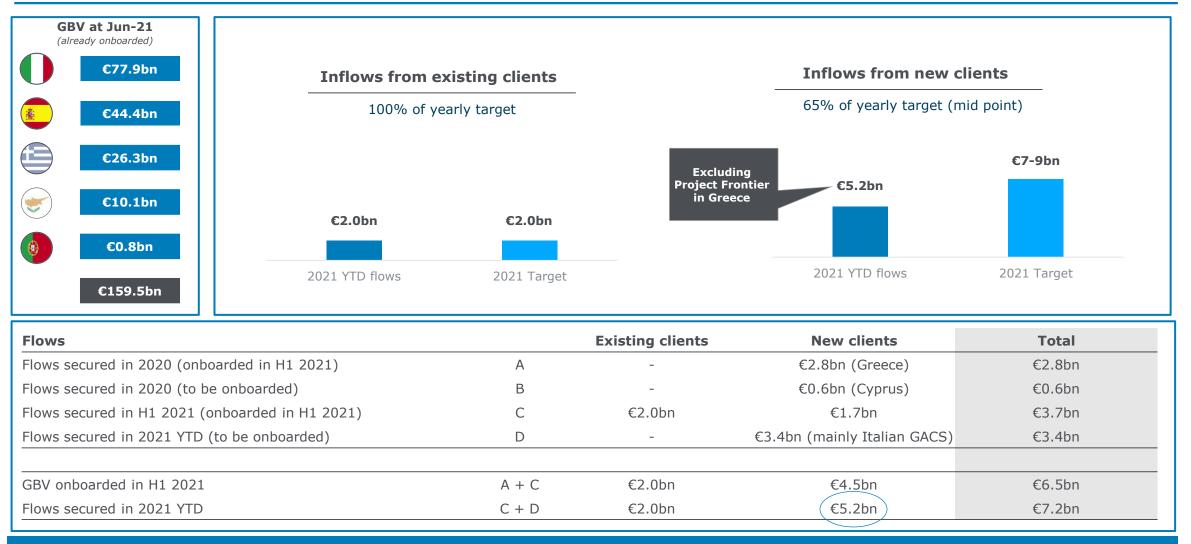
New

Inflows

€7bn

# GBV

### **Inflows in 2021 YTD well on track to meet targets**



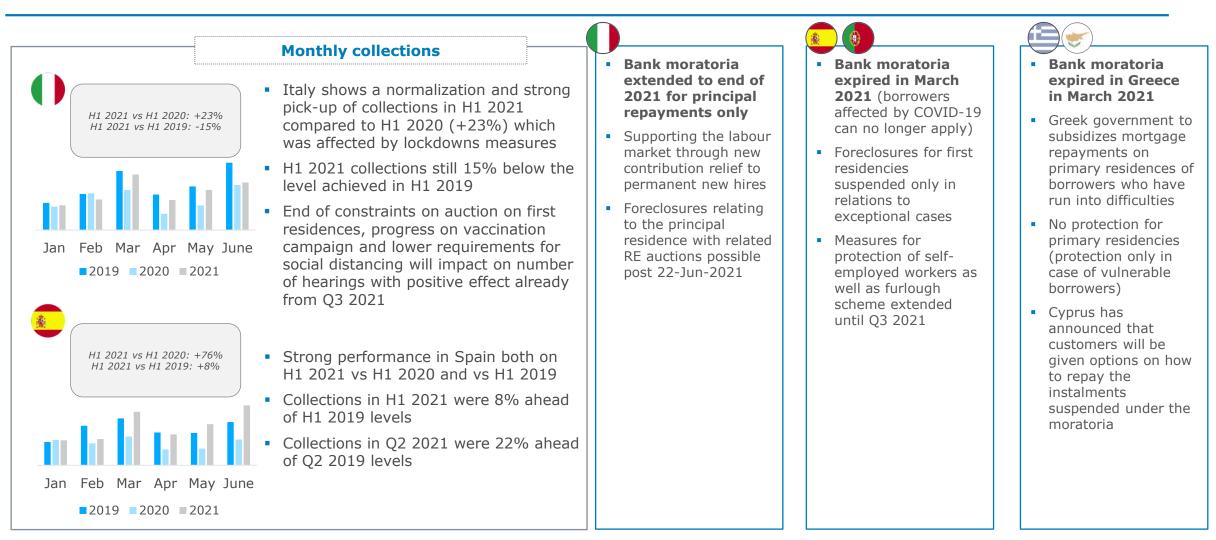
A possible further consolidation of the Southern Europe banking sector could lead to additional opportunities for doValue given our type of banking clients



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### **Collections and regulatory environment**

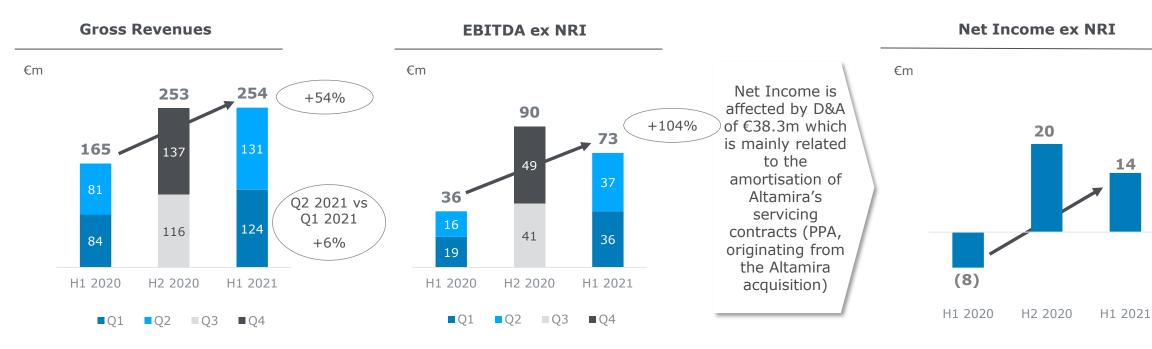


Overall COVID-19 has caused a delay in collections for 2020 (i.e no loss of revenues) and an increase in GBV



### **Post-COVID recovery consolidating**



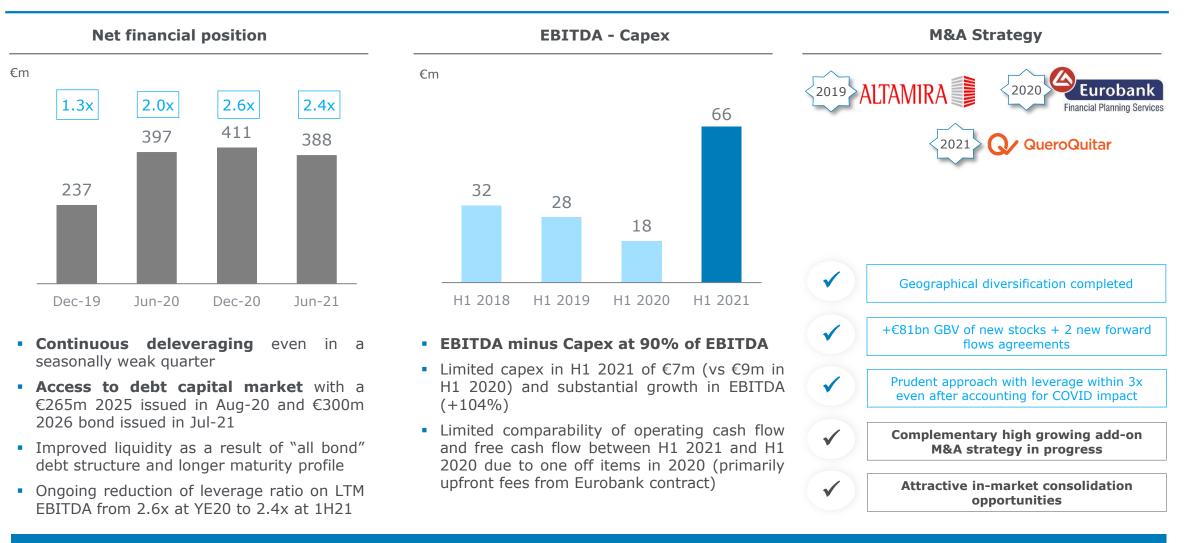


- Strong top line growth (+54%) underpinned by continuous pick-up in collections and full consolidation of doValue Greece
- Net of seasonality effect (H1 gross revenues are historically 36% lower on average than H2 gross revenues), the recovery is visible also H1 2021 vs H2 2020
- Sustained EBITDA growth driven by full consolidation of doValue Greece, higher collections in Spain and progressing recovery in Italy including €4m gain on sales of notes
- EBITDA margin growing at 29% (from 22% in H1 2020) because of full contribution of higher margin businesses (e.g. Greece)

 Net Income growth deriving from increased EBITDA partially offset by higher financial charges and D&A resulting from acquisitions

The positive trends experienced in H2 2020 consolidating in H1 2021

# Strong cash flow generation supporting dividend + M&



#### Dividend distribution of €20.8m<sup>1</sup> in June 2021 (100% payout out of 2020 Net Income ex NRI)

Notes: 1: Actual cash out by doValue of €18.9m in June 2021, delta of €1.9m expected to be paid in H2 2021



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### H1 2021 summary financial highlights

**doValue** 

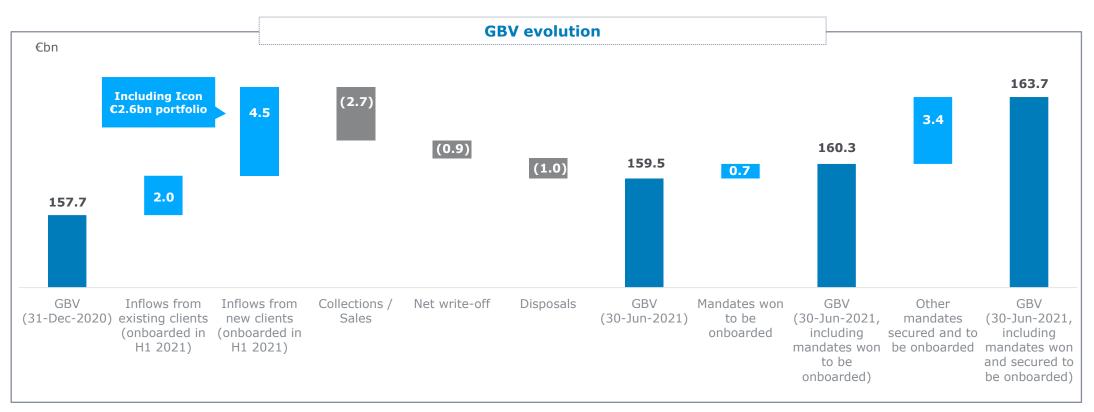


		H1 2020	H1 2021	Δ (%)				
Revenue drivers	GBV EoP	€161.8bn	€159.5bn	-1%	<ul> <li>Strong intake of new mandates and active forward flows are stabilizing GBV despite stronger collections, in line with Group targets</li> </ul>			
Reve	Collections	€1.6bn	€2.7bn	+67%	<ul> <li>Collections underpinned by recovery in court activity and economic activity</li> </ul>			
	Gross Revenues	€165.3m	€254.2m	+54%	<ul> <li>Base fees at 35% of revenues, underpinning the defensive features of doValue's business model</li> </ul>			
	Net Revenues	€143.2m	€222.1m	+55%	<ul> <li>Revenue growth based on ongoing normalization of collections path and full consolidation of doValue Greece</li> </ul>			
е КГ	EBITDA ex NRI <sup>1</sup>	€35.7m	€72.9m	+104%	<ul> <li>Growing profitability driven by increasing collections, fu consolidation of doValue Greece and €4m of capital gai</li> </ul>			
Simple P&L structure	EBITDA ex NRI <sup>1</sup> margin	22%	29%	+ 7 p.p.	<ul> <li>Normalization of HR costs after end of Government</li> </ul>			
Sir st	EBITDA Reported	€27.5m	€72.9m	+165%	support schemes and variables compensation scheme in line with pre-Covid levels			
	Net income ex NRI <sup>1</sup>	€(8.1)m	€13.5m	n.m.	<ul> <li>Net Income (impacted by non-cash D&amp;A charges and</li> </ul>			
	Net income Reported	€(18.4)m	€8.5m	n.m.	financial charges) significantly improved vs H1 2020			
Cash generation	Net Financial Position / (Cash)	€396.7m	€387.8m	-2%	Stable Net Financial Position			
Ga	Net Debt/ PF <sup>2</sup> EBITDA	2.0x	2.4x	+0.4x	<ul><li>Positive FCF in the period with continuing deleverage</li><li>Leverage ratio at lowest levels in industry</li></ul>			

Notes: 1: Non-recurring items in Operating expenses include the costs connected with the merger between doValue Greece and doValue Hellas, those incurred for the Group reorganization project and costs referred to Covid-19 2: LTM Pro Forma including the acquisition doValue Greece.

### **Gross Book Value evolution**

- Gross Book Value growing by 1% in H1 2021, as inflows more than compensated collections, sales, net write-offs and disposals
  - Stock of mandates already won (or secured) but still to be onboarded equal to €4.1bn
- Strong inflows from new clients in H1 2021 at €5.2bn, contribute towards meeting, and possibly exceeding, the €7-9bn target for 2021
- Strong inflows from existing clients in H1 2021 at €2.0bn with target for 2021 already achieved

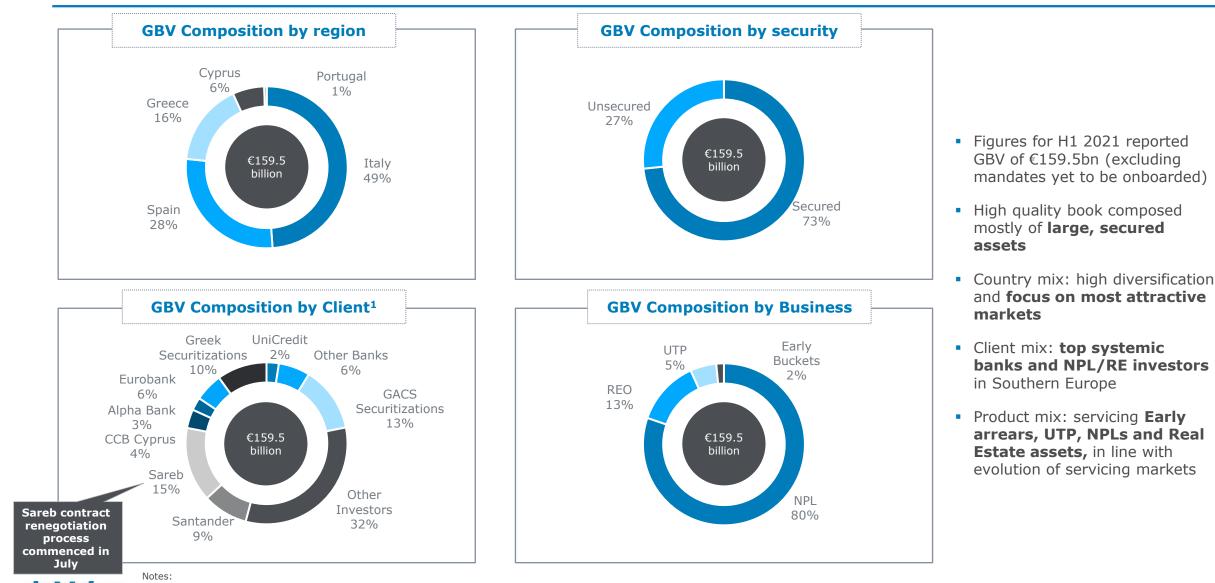


### **doValue**

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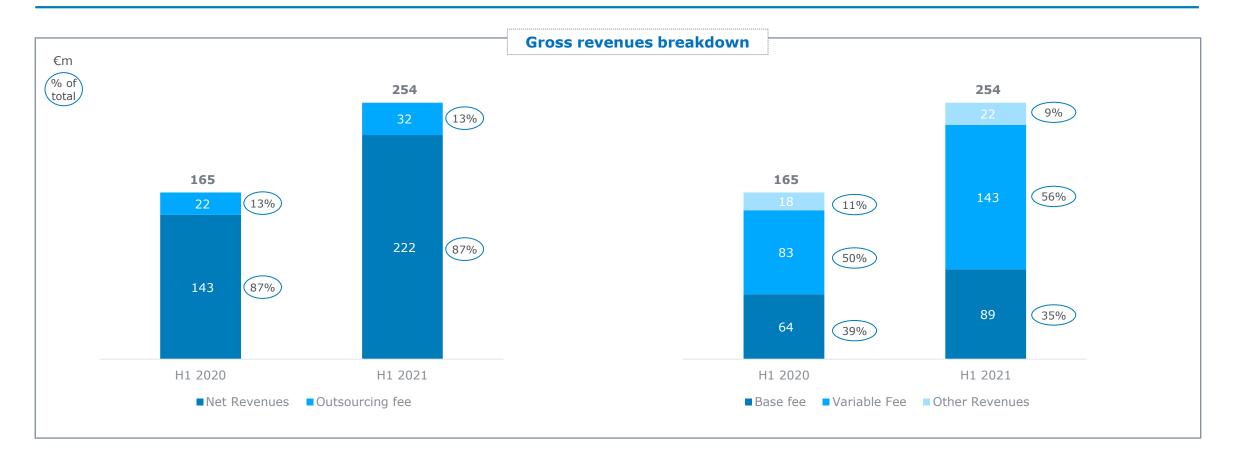
# One of the most diversified portfolios in the industry





1. "Other Investors" includes Fortress at 26% of total GBV (together with FINO 2 portfolio).

### **Revenue composition: resiliency in base fees**



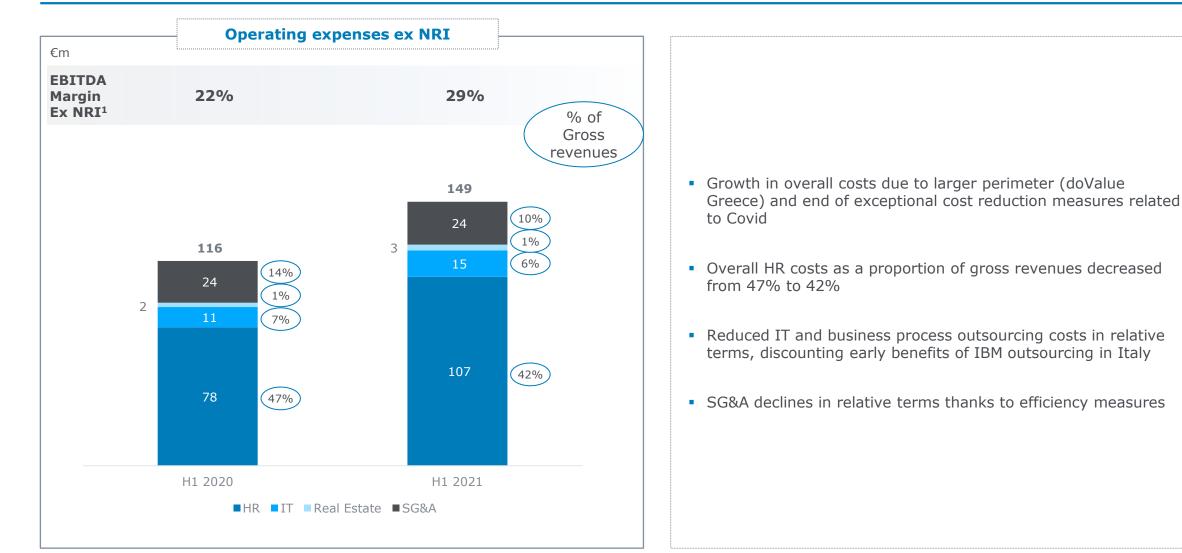
• Base fees has significantly grown from historical levels as a proportion of revenues (at 35%) despite pick-up in collections

- Structurally higher exposure to Spain and Greece & Cyprus (base fees ca. 10 and >15bps respectively vs Italy at ca. 5bps)
- **Outsourcing fees** stable in relative terms as perimeter as perimeter of activity stabilizes (i.e. REO/NPL)

#### **doValue**

### **Focus on operating expenses**





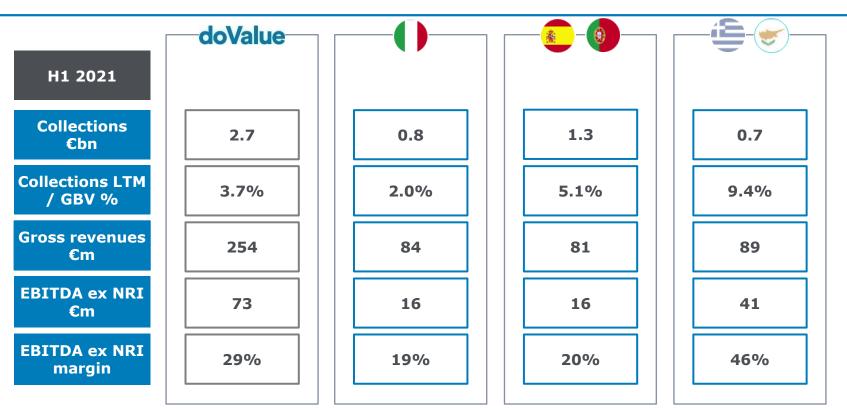
Notes:

1. Non-recurring items in Operating expenses include the costs connected with the merger between doValue Greece and doValue Hellas, those incurred for the



Group reorganization project and costs referred to Covid-19

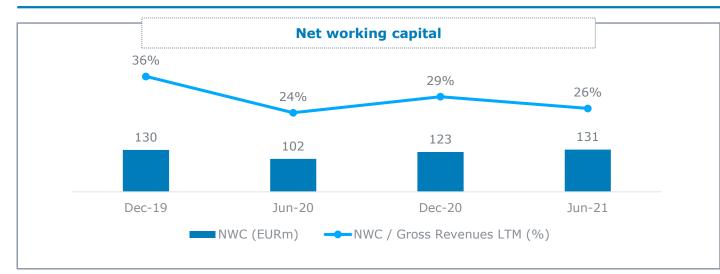
### **Financial highlights by geography**

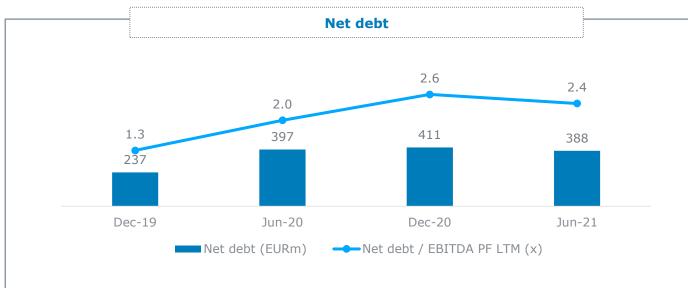


- Structurally higher collection rates in Iberia, Greece and Cyprus, due to shorter timing of legal procedures and improving macro environment
- Collections and REO sales trending towards normalization with improving Stock Collection Rate
- Spain and Portugal in line with expectations, supported by REO sales and real estate market holding up
- Strong results in Greece and Cyprus, with accretive profitability and downside protection in the form of higher than average base fees
- Continued overperformance of doValue Greece



### Net working capital and net debt





- Long term trend of reduction of ratio NWC / Gross Revenues LTM
- Client shift towards investors (paying quicker vs banks) and doValue Greece contracts are key structural NWC positives
- No sign of stress in payments by customers due to Covid-19

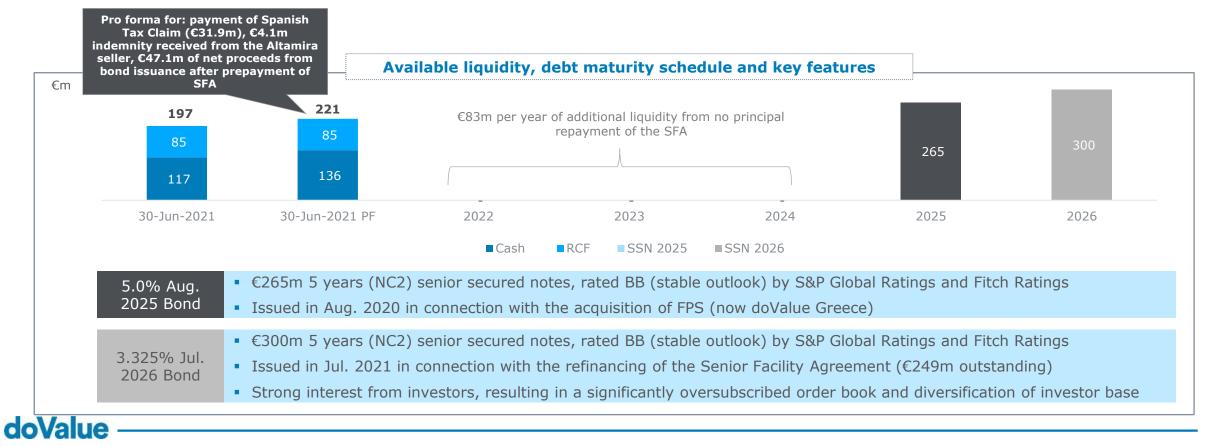
- Continuous deleverage process with leverage at 2.4x and strong liquidity position at €117m (as of 30-Jun-2021), or €136m pro forma for July 2021 movements (net proceeds from bond issuance, payment of tax claim to Spanish tax authorities, payment received from Altamira seller)
- RCF of ca. €85m
- No refinancing needs until 2025

Notes: 1: LTM Pro Forma including the acquisition of Altamira Asset Management and doValue Greece.

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### Simple all bonds debt structure with support of banks through RCFs

- doValue took advantage of the debt market in 2019 and 2020 to support its international M&A strategy, within its stated max 3x leverage (Net Debt/EBITDA) policy
- Access to bond market provides for greater diversification and flexibility of funding
- Rationale for Senior Facility Agreement Refinancing in 2021: (i) removal of maintenance covenants reduces liquidity risk and allows for more flexibility still
  within our financial policy for M&A and dividends, (ii) good market timing with cost being historically low (65 bps more than the SFA which had a average
  duration of 1.5 years compared with a 5.0 years maturity of the bond), (iii) no principal repayment obligations within our capital structure will provide us with
  additional liquidity for M&A and dividends, (iv) additional flexibility for the bond to become unsecured / unguaranteed upon refinancing of the previous bond

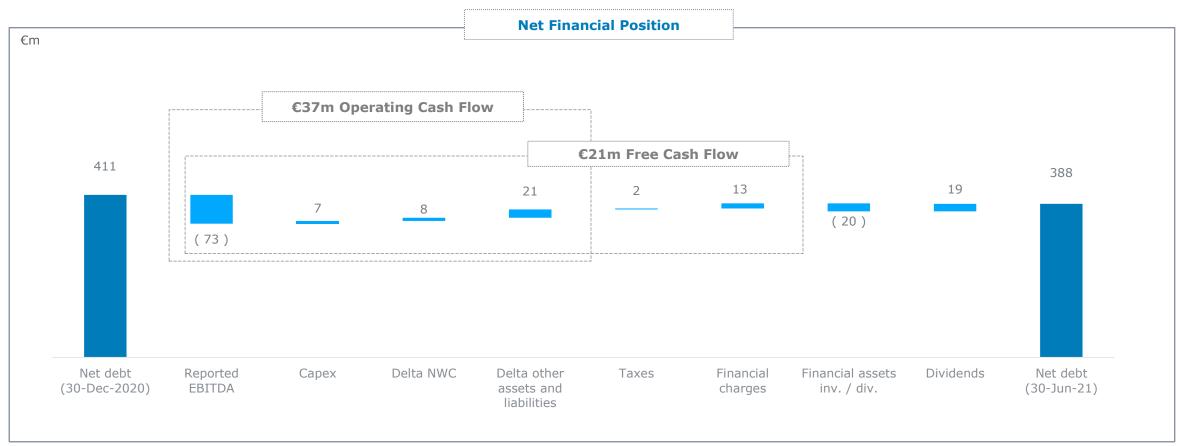


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## **Cash flow dynamics**

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- Confirmed highly cash generative nature of business with limited capex
- Net Debt reduction sustained by growing EBITDA and financial assets divestments
- Positive dynamic of operating cash flow even in a seasonally weak semester
- Operating Cash Flow conversion on EBITDA equal to 51%, Free Cash Flow conversion on EBITDA equal to 29%





## **Condensed consolidated income statement H1 2021**



Condensed Income Statement	6/30/2021	6/30/2020 RESTATED	Change €	Change %
Servicing Revenues:	<u>232,396</u>	<u>147,652</u>	<u>84,744</u>	<u>57%</u>
o/w: NPE revenues	193,427	120,468	72,959	61%
o/w: REO revenues	38,969	27,184	11,785	43%
Co-investment revenues	4,134	263	3,871	n.s.
Ancillary and other revenues	17,666	17,411	255	1%
Gross revenues	254,196	165,326	88,870	54%
NPEOutsourcing fees	(15,336)	(9,705)	(5,631)	58%
REO Outsourcing fees	(11,308)	(6,565)	(4,743)	72%
Ancillary Outsourcing fees	(5,439)	(5,895)	456	(8)%
Net revenues	222,113	143,161	78,952	55%
Staff expenses	(106,780)	(78,225)	(28,555)	37%
Administrative expenses	(42,446)	(37,473)	(4,973)	13%
Total "o.w. IT"	(14,901)	(11,461)	(3,440)	30%
Total "o.w. Real Estate"	(3,282)	(2,397)	(885)	37%
Total "o.w. SG&A"	(24,263)	(23,615)	(648)	3%
Operating expenses	(149,226)	(115,698)	(33,528)	29%
EBITDA	72,887	27,463	45,424	165%
EBITDA margin	29%	17%	12%	73%
Non-recurring items included in EBITDA <sup>1)</sup>	(3)	(8,200)	8,197	(100)%
EBITDA excluding non-recurring items	72,890	35,663	37,227	104%
EBITDA margin excluding non-recurring items	29%	22%	7%	33%
Net write-downs on property, plant, equipment and intangibles	(38,316)	(36,044)	(2,272)	6%
Net provisions for risks and charges	(6,746)	(3,929)	(2,817)	72%
Net write-downs of loans	386	53	333	n.s.
EBIT	28,211	(12,457)	40,668	n.s.
Net income (loss) on financial assets and liabilities measured at fair value	(543)	(418)	(125)	30%
Financial interest and commissions	(13,553)	(6,591)	(6,962)	106%
EBT	14,115	(19,466)	33,581	n.s.
Non-recurring items included in EBT <sup>2)</sup>	(6,275)	(12,365)	6,090	(49)%
EBT excluding non-recurring items	20,390	(3,817)	24,207	n.s.
Income tax for the period	(2,561)	(1,834)	(727)	40%
Profit (Loss) for the period	11,554	(21,300)	32,854	n.s.
Profit (loss) for the period attributable to Non-controlling interests	(3,007)	2,894	(5,901)	n.s.
Profit (Loss) for the period attributable to the Shareholders of the Parent Company	8,547	(18,406)	26,953	(146)%
Non-recurring items included in Profit (loss) for the period	(5,350)	(10,600)	5,250	(50)%
O.w. Non-recurring items included in Profit (loss) for the period attributable to Non-controlling interest	(357)	(287)	(70)	24%
Profit (loss) for the period attributable to the Shareholders of the Parent Company excluding non-recurring items	13,540	(8,093)	21,633	n.s.
Profit (loss) for the period attributable to Non-controlling interests excluding non-recurring items	3,364	(2,607)	5,971	n.s.
Earnings per share (in Euro)	0.11	(0.23)	0.34	(146)%
Earnings per share excluding non-recurring items (Euro)	0.17	(0.10)	0.27	n.s.

<sup>1)</sup> Non-recurring items in Operating expenses include the costs connected with the merger between doValue Greece and doValue Hellas, the insurance reimbursement linked to the Altamira tax dispute and other consultancy related to M&A projects

<sup>2)</sup> Non-recurring items included below EBITDA refer mainly to (i) termination incentive plans that have therefore been reclassified from personnel expenses, (ii) fair value delta of the Put-Option and Earn-out and (iii) income taxes

## **Condensed consolidated balance sheet (30/06/21)**



Condensed Balance Sheet	6/30/2021	12/31/2020 RESTATED	Change €	Change
Cash and liquid securities	116,537	132,486	(15,949)	(12
Financial assets	49,152	70,859	(21,707)	(31
Property, plant and equipment	30,889	36,176	(5,287)	(15
ntangible assets	538,879	564,136	(25,257)	(4
Tax assets	132,399	126,157	6,242	
Trade receivables	193,273	175,155	18,118	1
Assets held for sale	30	30	-	r
Other assets	14,947	16,485	(1,538)	(9
Total Assets	1,076,106	1,121,484	(45,378)	(4
Financial liabilities: due to banks	504,331	543,042	(38,711)	(7
Other financial liabilities	75,495	76,075	(580)	(1
Trade payables	62,081	51,824	10,257	2
Tax Liabilities	97,873	91,814	6,059	
Employee Termination Benefits	12,954	16,465	(3,511)	(21
Provisions for risks and charges	85,794	87,346	(1,552)	(2
Other liabilities	62,603	65,872	(3,269)	(E
Total Liabilities	901,131	932,438	(31,307)	(3
Share capital	41,280	41,280	· · · · · · · · ·	ŕ
Reserves	93,597	150,533	(56,936)	(38
Treasury shares	(75)	(103)	28	(27
Profit (loss) for the period attributable to the				
Shareholders of the Parent Company	8,547	(30,407)	38,954	(128
Net Fruity attributeble to the Sharebeldere				
Net Equity attributable to the Shareholders	142 240	464 202	(47.054)	(11
of the Parent Company	143,349	161,303	(17,954)	(11
Fotal Liabilities and Net Equity attributable				
to the Shareholders of the Parent Company	1,044,480	1,093,741	(49,261)	(!
Net Equity attributable to Non-Ccontrolling				
nterests	31,626	27,743	3,883	1
Fotal Liabilities and Net Equity	1,076,106	1,121,484	(45,378)	(4



### Management cash flow H1 2021



Cash flow	6/30/2021	6/30/2020 RESTATED
EBITDA	72,887	27,463
Сарех	(7,040)	(9,340)
EBITDA-Capex	65,847	18,123
as % of EBITDA	90%	66%
Adjustment for accrual on share-based incentive system payments	605	982
Changes in NWC (Net Working Capital)	(7,861)	30,629
Changes in other assets/liabilities	(21,772)	17,890
Operating Cash Flow	36,819	67,624
Tax paid (IRES/IRAP)	(2,409)	(5,120)
Financial charges	(13,021)	(5,666)
Free Cash Flow	21,389	56,838
(Investments)/divestments in financial assets	20,281	(8,324)
Equity (investments)/divestments	-	(206,857)
Dividend paid	(18,908)	(1,875)
Net Cash Flow of the period	22,762	(160,218)
Net financial Position - Beginning of period	(410,556)	(236,465)
Net financial Position - End of period	(387,794)	(396,683)
Change in Net Financial Position	22,762	(160,218)

### doValue -

# **Key performance indicators H1 2021**



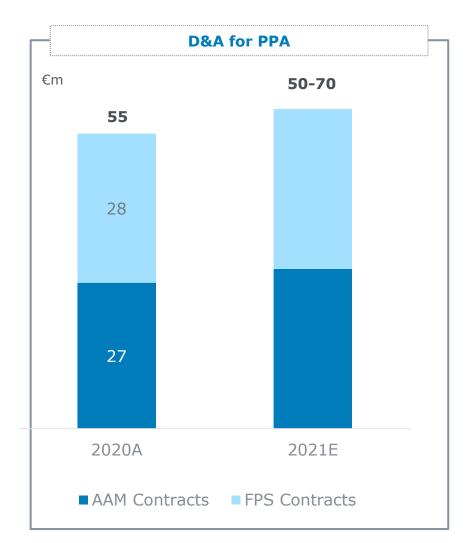
CHANGE

6/30/2021	6/30/2020 RESTATED	12/31/2020 RESTATED	€	%
59,546,826	161,814,647	157,686,703	(2,267,821)	(1%)
7,939,487	77,511,909	78,435,631	427,578	1%
753,075	613,754	1,386,817	139,321	23%
1,526,138	1,623,313	1,386,817	(97,175)	(6%)
1,501,925	1,593,407	1,349,089	(91,481)	(6%)
2.0%	2.1%	1.8%	(0.1%)	(7%)
2.0%	2.1%	1.9%	(0.1%)	(5%)
40%	38%	43%	1.6%	4%
2.28	2.30	2.02	(2.4%)	(1%)
72,887	27,463	116,649	45,424	165%
(3)	(8,200)	(10,869)	8,197	(100%)
72,890	35,663	127,518	37,227	104%
29%	17%	28%	12.1%	73%
29%	22%	30%	7.1%	33%
8,547	(18,406)	(30,407)	26,953	(146%)
(4,993)	(10,313)	(47,550)	5,320	(52%)
	(a )			
*				n.s.
0.11	(0.23)	(0.38)	34.1%	(146%)
0.17	(0.10)	0.15	27.3%	n.s.
7,040	9,340	19,735	(2,300)	(25%)
65,847	18,123	96,914	47,724	n.s.
131,192	102,149	123,331	29,043	28%
(387,794)	(396,683)	(410,556)	8,889	(2%)
2.4x	2.0x	2.6x	n.a.	n.a.
	59,546,826 77,939,487 753,075 1,526,138 1,501,925 2.0% 2.0% 40% 2.28 72,887 (3) 72,890 29% 29% 8,547 (4,993) 13,540 0.11 0.17 7,040 65,847 131,192 (387,794)	59,546,826 $161,814,647$ $77,939,487$ $77,511,909$ $753,075$ $613,754$ $1,526,138$ $1,623,313$ $1,501,925$ $1,593,407$ $2.0%$ $2.1%$ $2.0%$ $2.1%$ $2.0%$ $2.1%$ $40%$ $38%$ $2.28$ $2.30$ $72,887$ $27,463$ $(3)$ $(8,200)$ $72,890$ $35,663$ $29%$ $17%$ $29%$ $22%$ $8,547$ $(18,406)$ $(4,993)$ $(10,313)$ $13,540$ $(8,093)$ $0.11$ $(0.23)$ $0.17$ $(0.10)$ $7,040$ $9,340$ $65,847$ $18,123$ $131,192$ $102,149$ $(387,794)$ $(396,683)$	59,546,826161,814,647157,686,70377,939,48777,511,90978,435,631753,075613,7541,386,8171,526,1381,623,3131,386,8171,501,9251,593,4071,349,0892.0%2.1%1.8%2.0%2.1%1.9%40%38%43%2.282.302.0272,88727,463116,649(3)(8,200)(10,869)72,89035,663127,51829%22%30%8,547(18,406)(30,407)(4,993)(10,313)(47,550)13,540(8,093)12,0440.11(0.23)(0.38)0.17(0.10)0.157,0409,34019,73565,84718,12396,914131,192102,149123,331(387,794)(396,683)(410,556)	S95,546,826161,814,647157,686,703 $(2,267,821)$ 77,939,48777,511,90978,435,631427,578753,075613,7541,386,817139,3211,526,1381,623,3131,386,817 $(97,175)$ 1,501,9251,593,4071,349,089 $(91,481)$ 2.0%2.1%1.8% $(0.1\%)$ 2.0%2.1%1.9% $(0.1\%)$ 40%38%43%1.6%2.282.302.02 $(2.4\%)$ 72,88727,463116,64945,424(3)(8,200)(10,869)8,19772,89035,663127,51837,22729%17%28%12.1%29%22%30%7.1%8,547(18,406)(30,407)26,953(4,993)(10,313)(47,550)5,32013,540(8,093)12,04421,6330.11(0.23)(0.38)34.1%0.17(0.10)0.1527.3%7,0409,34019,735(2,300)65,84718,12396,91447,724131,192102,149123,33129,043(387,794)(396,683)(410,556)8,889

<sup>1)</sup> In order to enhance the comparability of Gross Book Value (GBV) as of 6/30/2020 the values for doValue Greece have been included at the reference date

### **D&A related to Purchase Price Allocation**

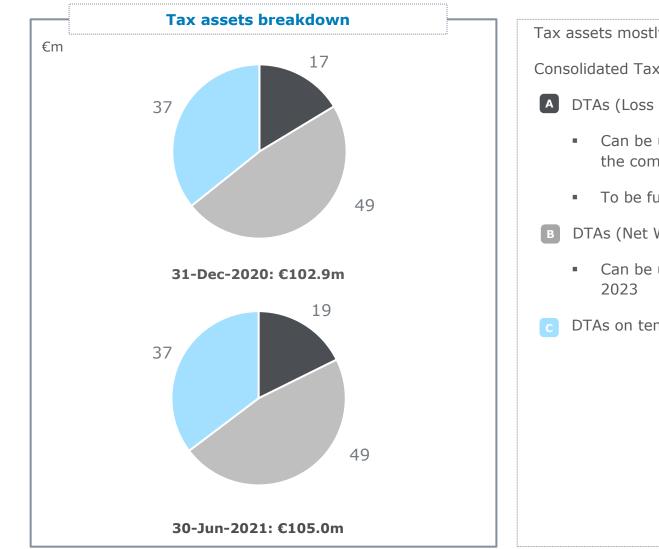




- Every time the company completes an acquisition, the positive difference between purchase price and net equity of the target company is allocated to:
  - Tangible/Intangible Assets
  - Goodwill
- In the context of the acquisition of FPS and AAM the company has booked:
  - Goodwill of €124m related to AAM
  - Goodwill of €112m related to FPS
  - Intangibles of €193m related to AAM (mostly contracts)
  - Intangibles of €215m related to FPS (contracts)
- Intangible depreciate on the basis of the curve of expected profitability (i.e. nonlinear amortization) both over the business plan period and across the year
- Goodwill undergoes each year an impairment test (no write-off up until now)
- doValue adopts a safe approach allocating most of the value of its acquisitions to asset which depreciate in a predictable way
- No D&A or intangibles are booked for contracts acquired in the context of regular business development activities with no upfront payment (i.e. no M&A)

### Tax assets





Tax assets mostly originated from 2015 UCCMB transaction (ex doValue)

Consolidated Tax Assets derive c. 60% from Italy and rest from Spain

DTAs (Loss Carry forward)

- Can be used to off-set future direct taxes, subject to future profitability of the company
- To be fully exploited through future profit generation

DTAs (Net Write-down):

- Can be used to off-set future direct taxes, with no maturity, starting from
- DTAs on temporary differences and others

### Disclaimer



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#### Certification of the financial reporting officer

Elena Gottardo, in her capacity as the officer responsible for preparing corporate accounting documents, certifies – pursuant to Article 154-bis, paragraph 2, of Legislative Decree 58/1998 (the Consolidated Financial Intermediation Act) – that the accounting information in this presentation is consistent with the data in the accounting documentation, books and other accounting records.

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