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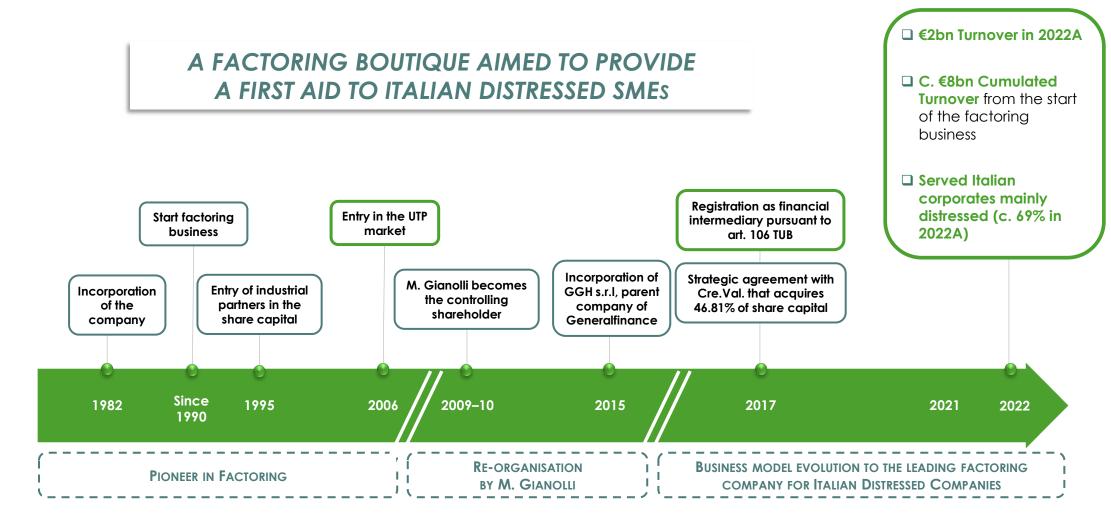
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### Generalfinance: a long and successful history





Long Standing Experience, Specialisation and Unique Positioning





### Agenda

- Generalfinance Overview and Main 2022 Results
- Focus on Asset Quality, Organization and Digital Factoring
- 2022 Results: Balance Sheet, P&L, Funding and Capital
- Closing Remarks
- 2022-2024 Business Plan: executive summary



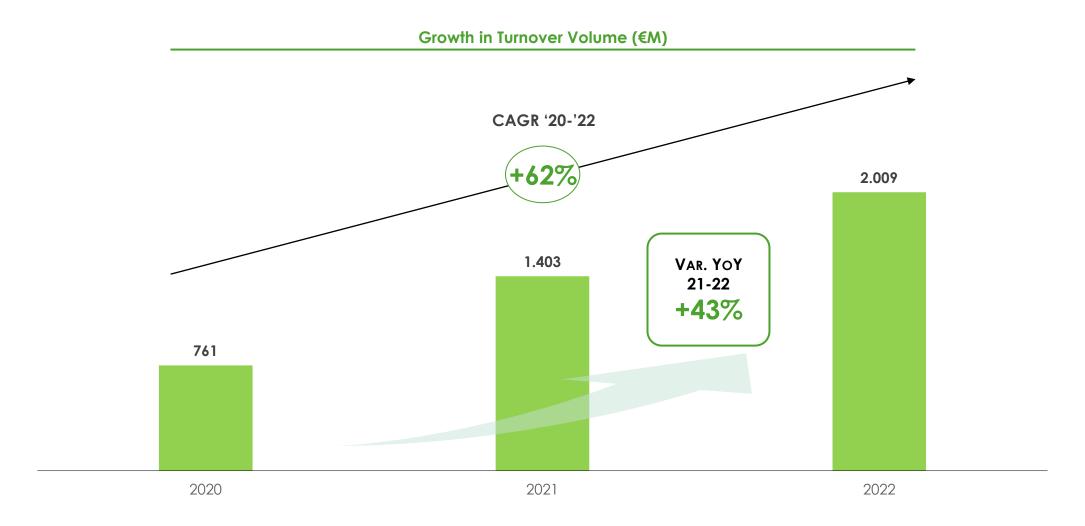


## Generalfinance: 2022 Overview and Main results







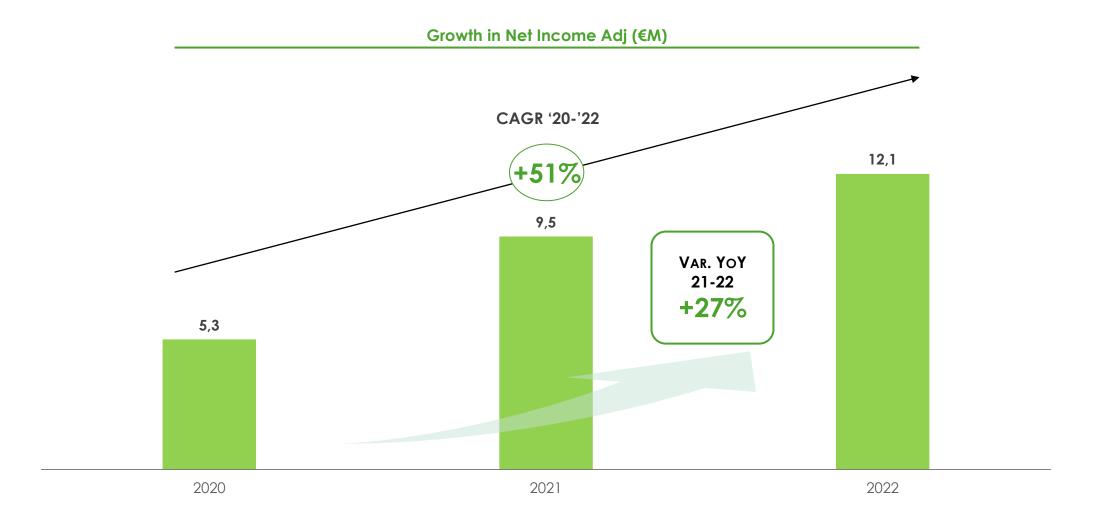


2022 annual growth rate (43%) significantly above the market average (14,5%)







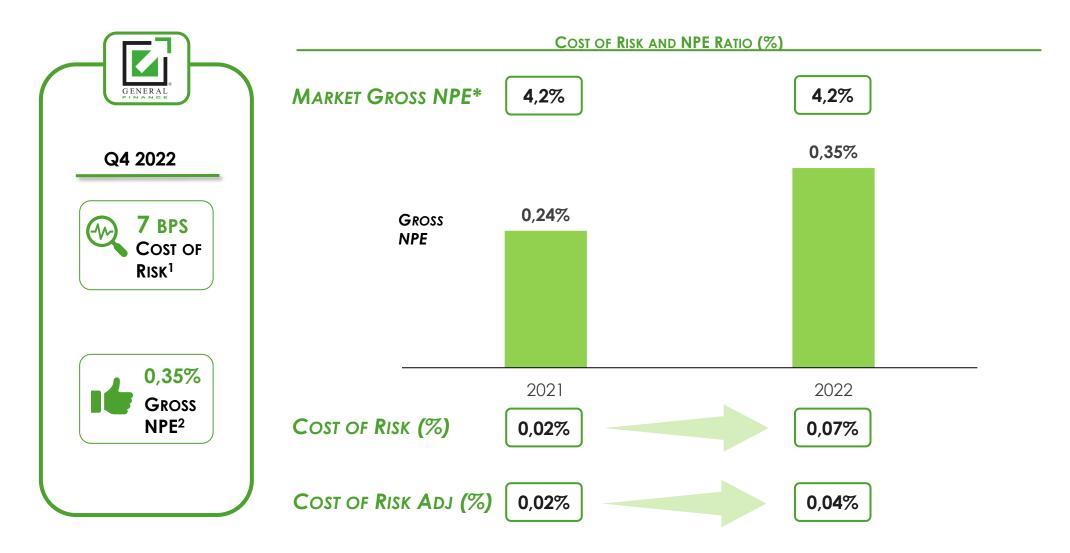


2022 annual growth rate (27%) on adjusted basis



### A low risk model with a best in class asset quality





Generalfinance has a lower cost of risk and a non-performing exposure compared to the market thanks to its unique and effective business model enabling a constant mitigation of credit risk



<sup>\*</sup> Assifact NPE Ratio (%) as at 30.09.2022 and 31.12.2021

<sup>1)</sup> Cost of Risk has been computed as Credit Risk Adjustments / Annual Disbursed Loans; Cost of Risk Adj calculated net of Insurance indemnities



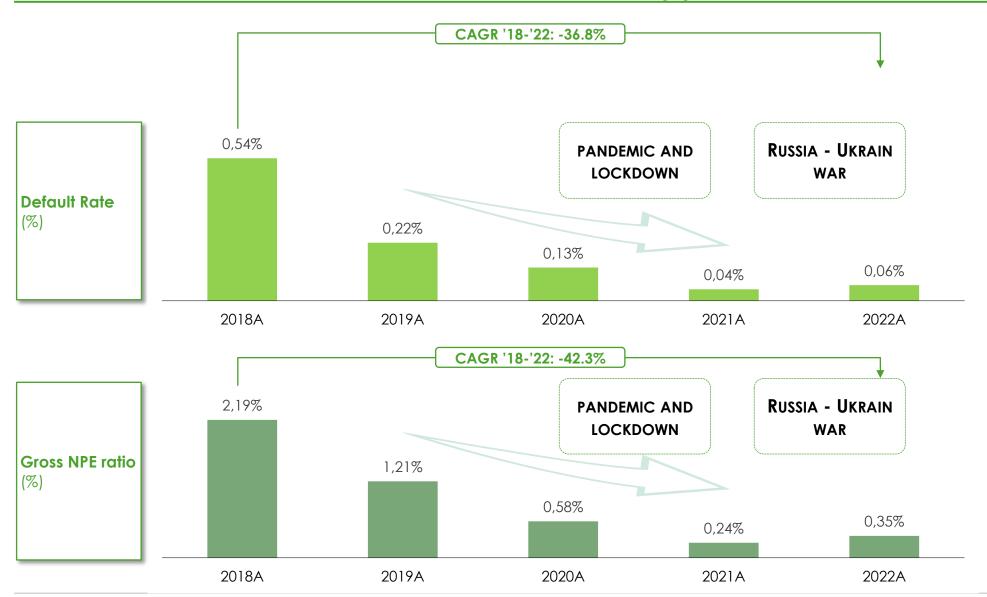
# Focus on Asset Quality, Organization and Digital Factoring









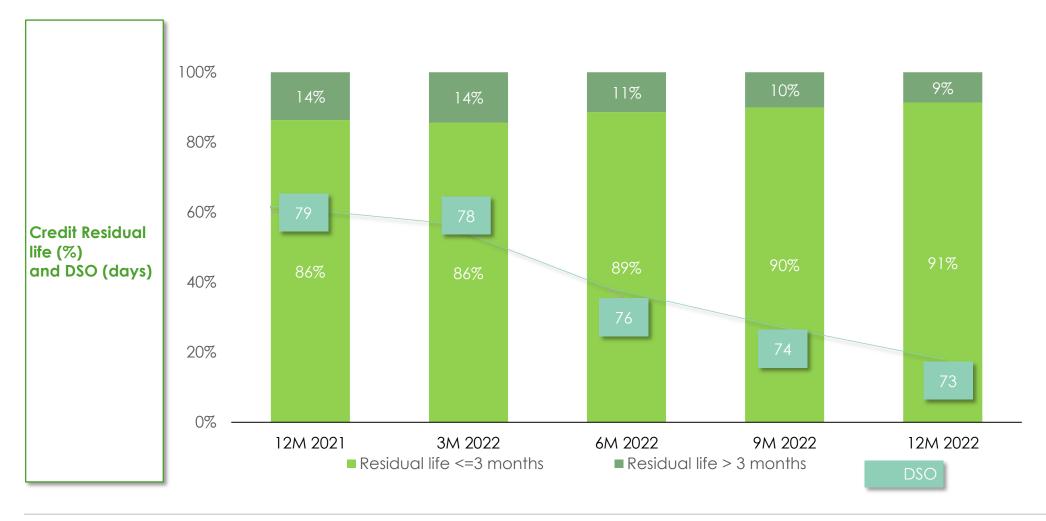




# A business model with low duration for a conservative risk profile



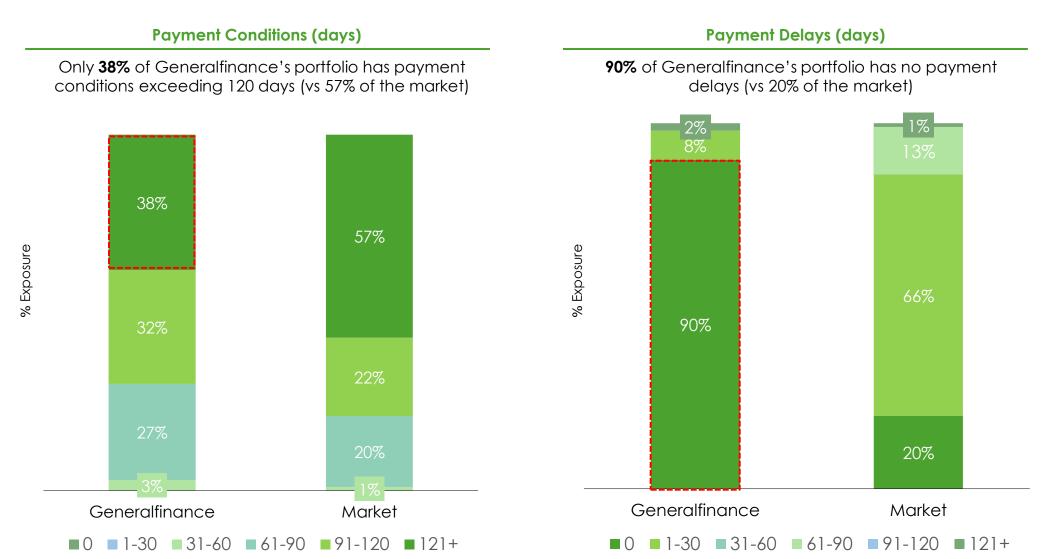
### CREDIT RESIDUAL LIFE AND DSO











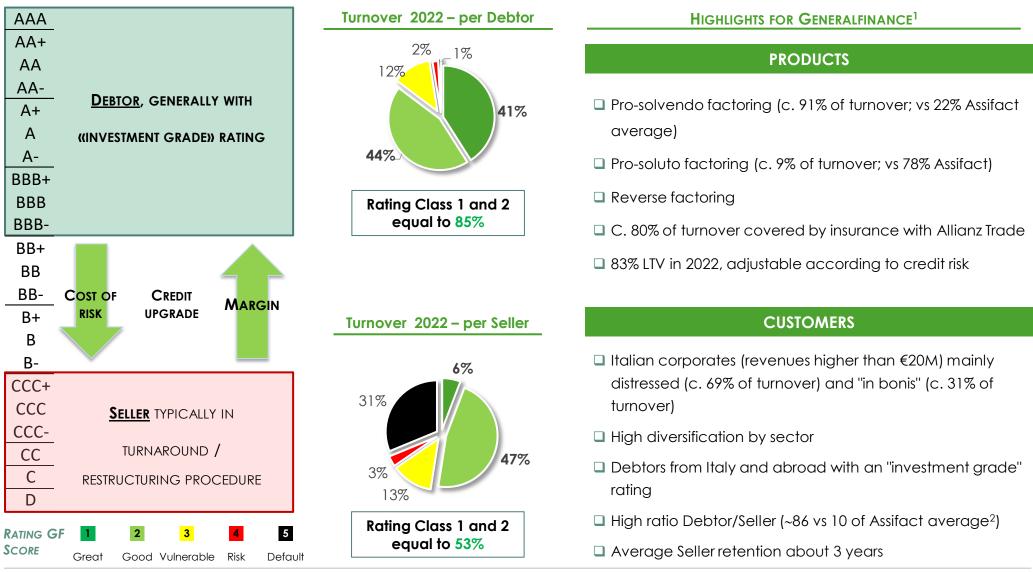
Generalfinance boasts a portfolio quality, both in terms of Payment Conditions and Payment Delays, higher than the rest of the market



## A unique business model, leveraging the factoring features



The peculiarity of Generalfinance's business model is the choice of Seller–Debtor, where clients (Sellers) typically have a low credit rating (turnaround situation) while the Debtors underlying customer loans refer to a high credit rating (investment grade)

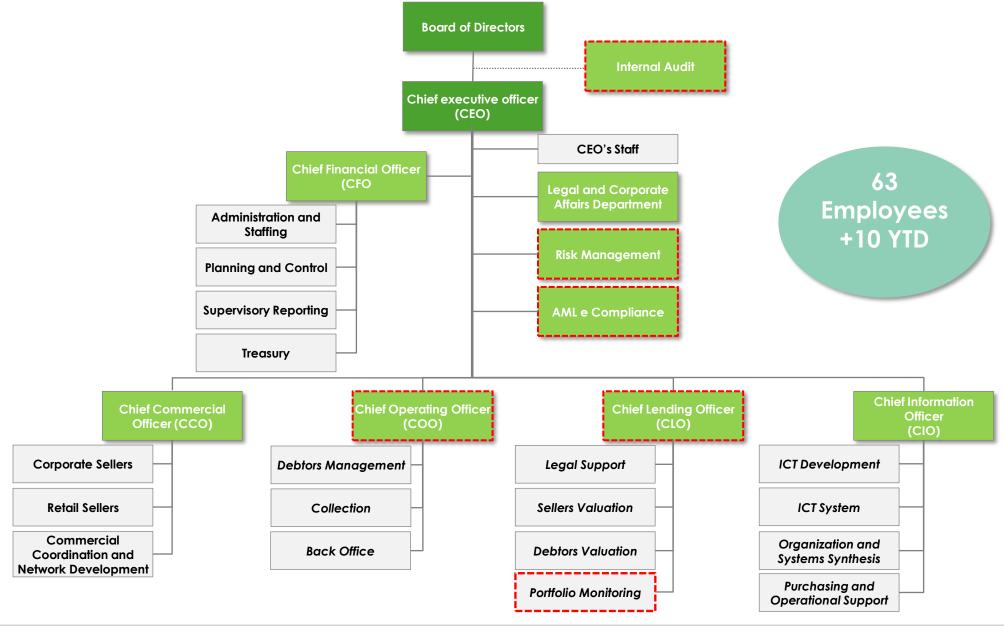




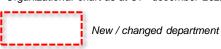
Notes: 1) Generalfinance data refers to 2022; Assifact data refers to 3Q 2022; 2) Assifact data net of household debtors.

## A new organization oriented to risk control and business



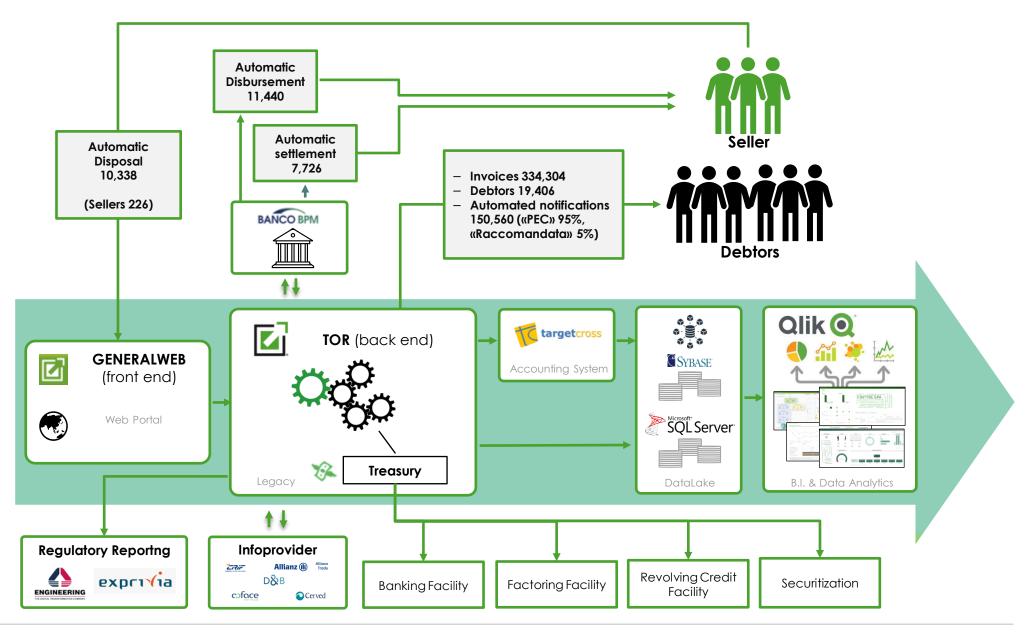






## A strategic asset: the proprietary digital platform







### Factoring Operations: comprehensive evaluation of Sellers



### **Distressed Seller**

Scoring Components

# DISTRESSED SELLER SCORING



### DEBTOR SCORING/ SELLER'S PORTFOLIO



OPERATIONS'S FINAL SCORING

Key Factors for Valuation

- Feasibility of the financial measures and presence of legal protections
- Industrial market position and client portfolio
- Recovery plan credibility and sustainability of the repayment plan of the previous debt position
- Standing and profile of the Seller's legal/financial advisors
- Presence of financial support (Equity/Debt) from investors/shareholders

Output

 Distressed Seller's quantitative score (green, yellow, red)

- Debtor's score
- Seller's portfolio score

- Overall valuation (Seller + Debtor)
  - 200.0

Grant

To be evaluated

Reject

### **Performing Seller**

Scoring Components

# PERFORMING SELLER SCORING



DEBTOR SCORING/ SELLER'S PORTFOLIO



OPERATIONS'S FINAL SCORING

Key Factors for Valuation

- Economic and financial analysis of the Balance Sheet/P&L/Cash Flow Statement
- Positioning in the sector
- Sustainability of the debt position (Debt-Service Coverage Ratio)
- Credibility of the management

Output

 Performing Seller's quantitative score

- Debtor's score
- Seller's portfolio score

- Overall valuation (Seller
  - + Debtor)

Grant

To be evaluated

Reject







Macro score	Indicator	Assessment details
1	BRI	<ul> <li>Counterparty summary assessment considering the economic and financial aspects, the history of the company, the shareholders structure, etc.</li> </ul>
	<b>CGS</b> © Cerved	<ul> <li>Counterparty summary assessment considering the economic and financial aspects, the history of the company, the shareholders structure, etc.</li> </ul>
Commercial score	Rating Score <sub>D&amp;B</sub>	<ul> <li>Counterparty summary assessment considering the economic and financial aspects, the history of the company, the shareholders structure, etc.</li> </ul>
	Delinquency Score D&B	<ul> <li>Probability of late payments over the next 12 months</li> </ul>
	Failure Score <sub>D&amp;B</sub>	<ul> <li>Company probability of default over the next 12 months</li> </ul>
2 Payments	<b>Paydex</b> D&B	Score on the counterparty's payment performance
score	Payline ©Cerved	<ul> <li>Score on the counterparty's payment performance</li> </ul>
3 Credit	Grade Allianz  Trade Allianz (1) Allianz	Degree of credit insurability
insurability score	DRA coface	<ul> <li>Degree of credit insurability</li> <li>Coface – in progress</li> </ul>
4 Credit insurance	Insurance Allianz (ii)   Allianz roote	<ul> <li>Insurance partnership with Allianz Trade to insure up to 100% of the credit cross, starting from amounts above 30k</li> </ul>





2022 Results: Balance Sheet, P&L, Funding and Capital







Income Statement (€m)	2022A	Adj	2022 Adj
Interest income and similar income	14,0	0,0	14,0
Interest expense and similar charges	(6,7)	0,0	(6,7)
INTEREST MARGIN	7,3	0,0	7,3
Fee and commission income	27,4	0,0	27,4
Fee and commission expense	(3,8)	0,0	(3,8)
NET FEE AND COMMISSION INCOME	23,6	0,0	23,6
Dividends and similar income	0,0	0,0	0,0
Net profi (loss) from trading	(0,0)	0,0	(0,0)
Net results of other financial assets and liabilities measured at fair value through profit or loss	0,0	0,0	0,0
NET INTEREST AND OTHER BANKING INCOME	30,9	0,0	30,9
Net value adjustments / write-backs for credit risk	(1,2)	0,0	(1,2)
a) Financial assets measured at amortised cost	(1,2)	0,0	(1,2)
NET PROFIT (LOSS) FROM FINANCIAL MANAGEMENT	29,7	0,0	29,7
Administrative expenses	(13,0)	1,6	(11,5)
a) Personnel expenses	(6,7)	0,2	(6,5)
b) Other administrative expenses	(6,3)	1,3	(5,0)
Net provision for risks and charges	(0,0)	0,0	(0,0)
b) Other net provisions	(0,0)	0,0	(0,0)
Net value adjustments / write-backs on property, plan and equipment	(0,7)	0,0	(0,7)
Net value adjustments / write-backs on intangible assets	(0,3)	0,0	(0,3)
Other operating income and expenses	1,0	0.0	1,0
OPERATING COSTS	(13,2)	(1,6)	(11,6)
PRE-TAX PROFIT (LOSS) FROM CURRENT OPERATIONS	16,5	(1,6)	18,0
Income tax for the year on current operations	(5,6)	0,4	(6,0)
PROFIT (LOSS) FOR THE YEAR	10,9	(1,2)	12,1

Extraordinary costs booked in 2022, related to the IPO Process, ~ 1,6 € M

Adjusted Net income 12,1 € M, +27% YoY







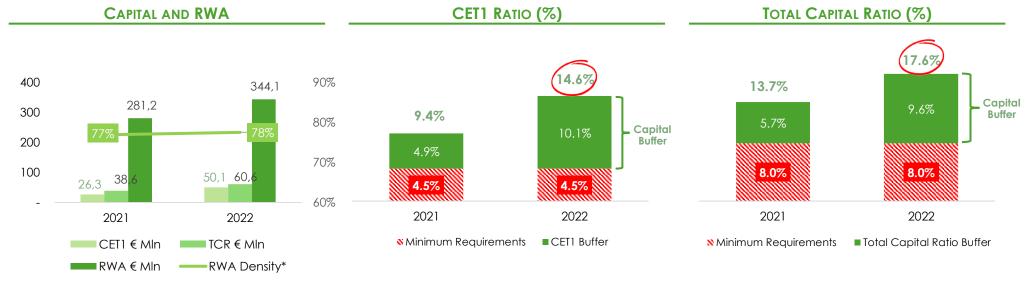
Income Statement (€m)	2020A	2021A	2022A	YoY	CAGR '20-'22
Interest Margin	4,1	6,2	7,3	17,7%	33,4%
Net Commission	13,1	17,7	23,6	33,3%	34,2%
Net Banking Income	17,2	23,9	30,9	29,3%	34,0%
Operating Costs	(8,4)	(9,8)	(11,6)	18,4%	17,5%
Net Profit	5,3	9,5	12,1	27,4%	51,1%
(€m)	2020A	2021A	2022A	YoY	CAGR '20-'22
Turnover	761	1.403	2.009	43,2%	62,5%
Allocated Amount	562	1.118	1.674	49,7%	72,6%
LTV	<b>74</b> %	80%	83%	4,5%	6,2%
Net Banking Income / Average Loan (%)	11,2%	9,6%	8,7%	(9,0%)	(11,7%)
Interest Margin / Net Banking Income (%)	23,8%	26,0%	23.5%	(9,4%)	(0,5%)
Cost Income Ratio	48,7%	40,9%	37,7%	(7,9%)	(12,1%)
ROE (%)	30,9%	42,0%	26,3%	(37,5%)	(7,8%)
Balance Sheet (€m)	2020A	2021A	2022A	YoY	CAGR '20-'22
Cash & Cash Equivalents	24	34	44	30,4%	34,4%
Financial Assets	177	321	385	20,1%	47,8%
Other Assets	10	11	15	35,2%	24,0%
Total Assets	210	365	444	21,5%	45,3%
Financial Liabilities	175	315	368	17,1%	44,9%
Other Liabilities	12	19	19	(1.1%)	23,1%
Total Liabilities	188	333	387	16,1%	43,6%
Shareholder's Equity	23	32	57	77,5%	58,5%







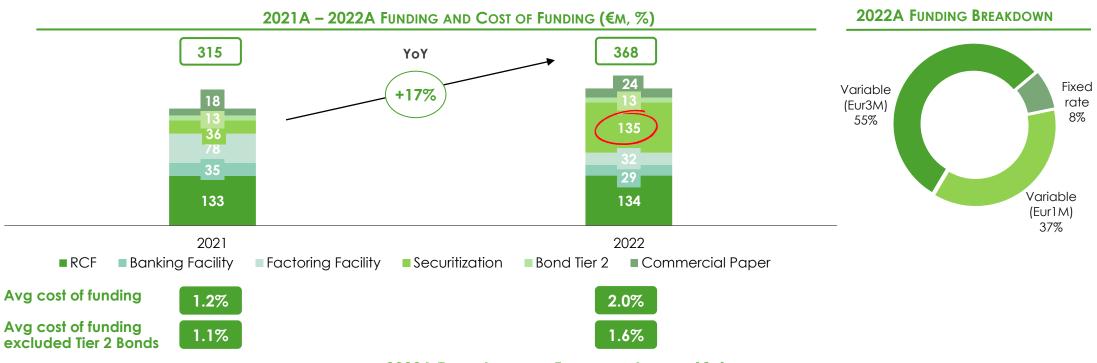




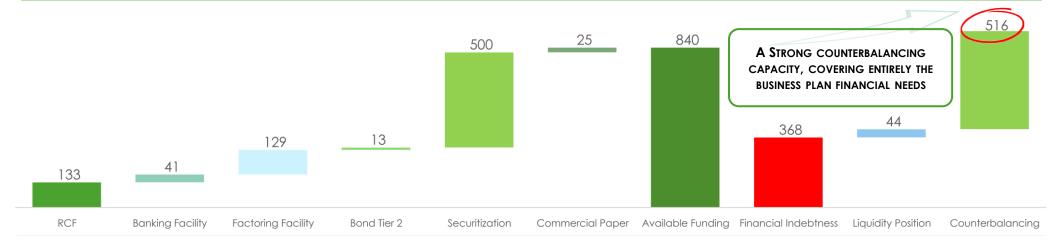








### 2022A TOTAL AVAILABLE FINANCING AMOUNT (€M)





### Net interest Income, «hedged» against interest rate rises

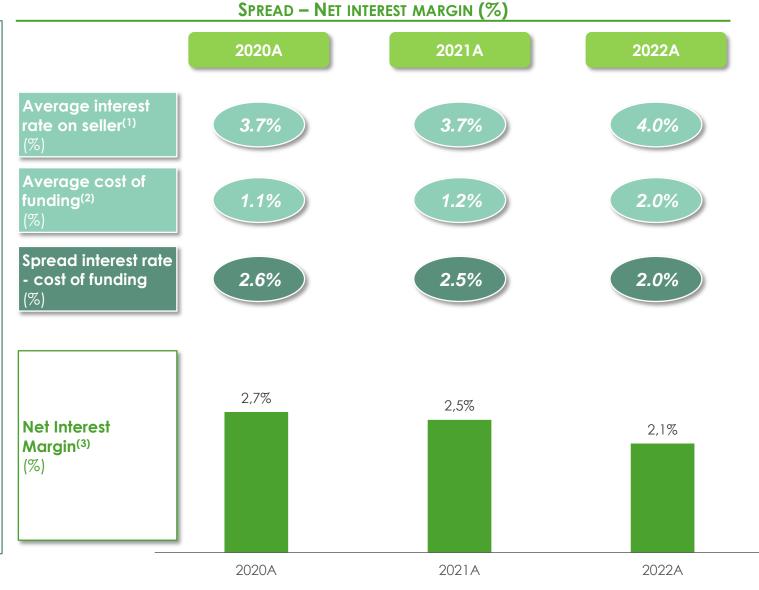


Net Interest Income only
 24% of the Net Banking

Income

 Almost all funding available at variable rates (Eurbor 1M, 3M)

As of today, around 98% of the factoring contracts had been renegotiated, changing the calculated interest rate from fixed to variable (based on Euribor 3M)

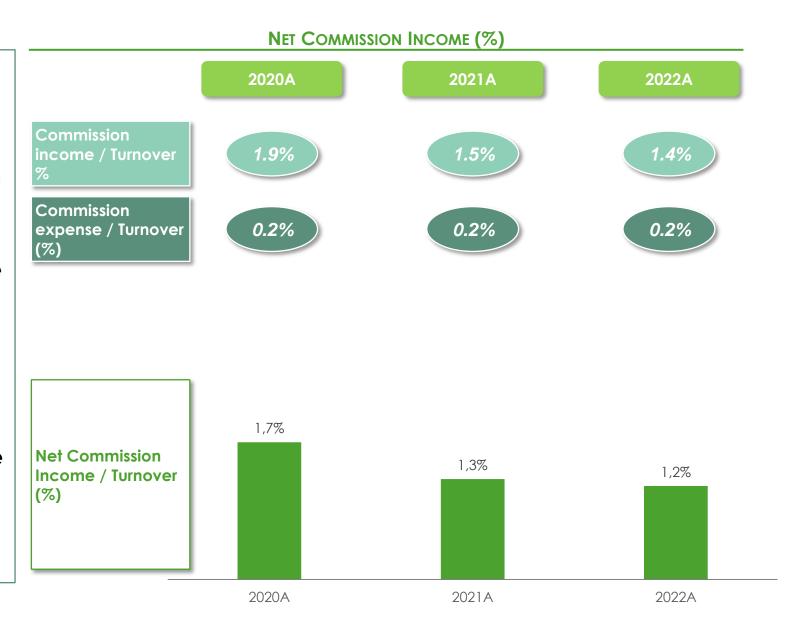








- Net Commission Income
   76% of the Net Banking
   Income
- Commission income rate declining in connection with the different mix of the portfolio (Corporate Sellers vs Retail Sellers)
- Stable commission
   expense rate thanks to
   optimization of insurance
   costs and banking fees

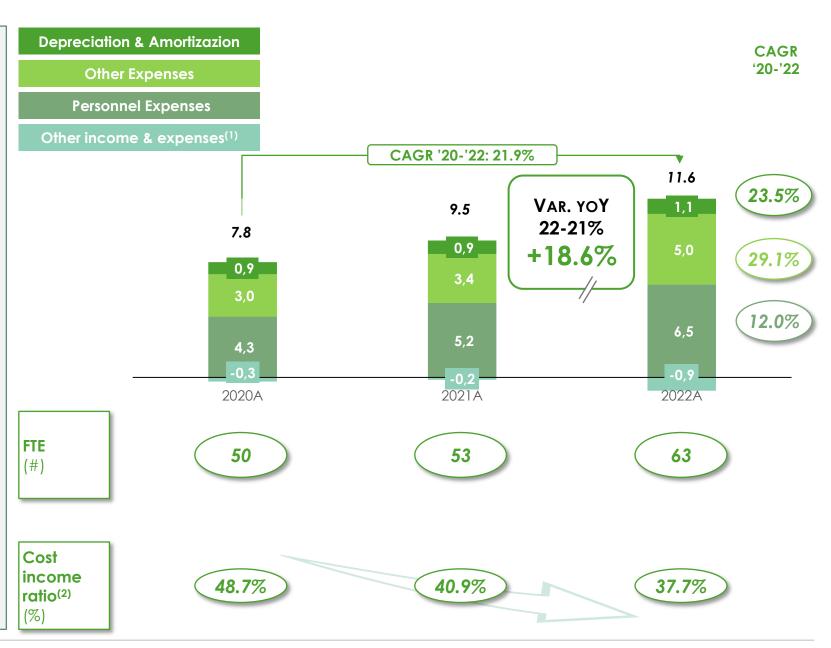




# Cost / Income reflecting the efficiency of the operating machine

EMARKET SDIR certified

- #10 new FTE compared to yearend 2022
- Year-on-year growth in operating costs in line with the CAGR of the last 3 years
- Cost income
   declining
   benefitting from the
   high efficiency of
   the operating
   machine and the
   economy of scale
   (IT proprietary
   platform)







# **Closing Remarks**



### **Dividend Policy**



### **SHARE PERFORMANCE**



Distribution of Net Profit (Euro)	2022A
Net profit	10.885.387
Number of shares	12.635.066
Dividend per share	0,43
Total dividends	5.433.078
Retained earnings	5.452.309
Payout ratio	50%
Dividend Yield	6,0%





### **Closing Remarks**



- 2022: a year of great achievements:
  - ✓ IPO of the Company
  - ✓ Reinforcement of the financial profile (Total Capital Ratio up to 17.6%)
  - ✓ Strong growth of the business (turnover +43% YoY)
  - √ Very good asset quality (NPE Ratio 0.35%)
  - √ Stable and robust funding (Counterbalancing > 500 €M)
- 2023 Outlook supporting Generalfinance's business:
  - ✓ Geopolitical and macroeconomic tensions affecting financial position of Italian SMEs
  - √ Tightening of credit standards from Italian banks
  - ✓ Exit from state aid supports for SMEs financing via MCC and SACE
  - ✓ Solid pipeline of new Sellers in the first part of the year
  - ✓ 2023 Net Income guidance: 16-17 €m
- Potential add-on coming from the expansion of the Company abroad (Greece and Spain), depending on the analysis already started to be finalized in the coming quarters





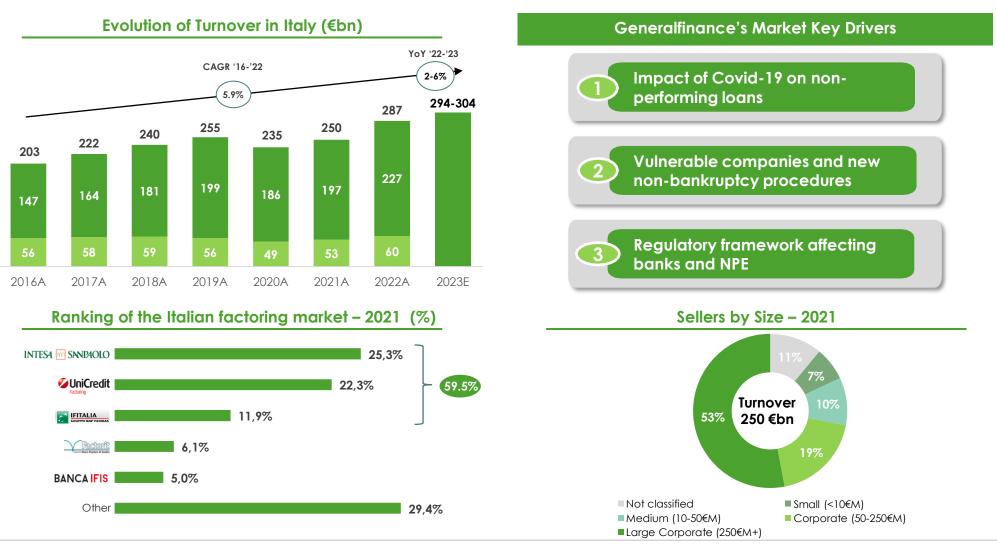
2022-2024 Business Plan: executive summary







In the overall fast growing factoring market (turnover in Italy is expected to grow from € 287bn in 2022 up to €294-€303bn in 2023) Generalfinance focuses on distressed sellers (UTP, forborne and past due) with a portfolio of performing debtors (in bonis)



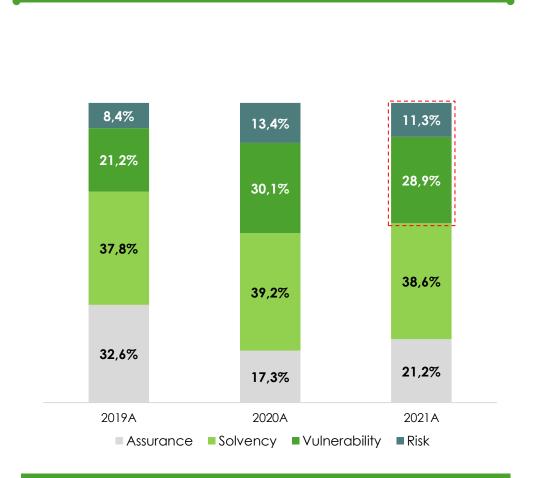


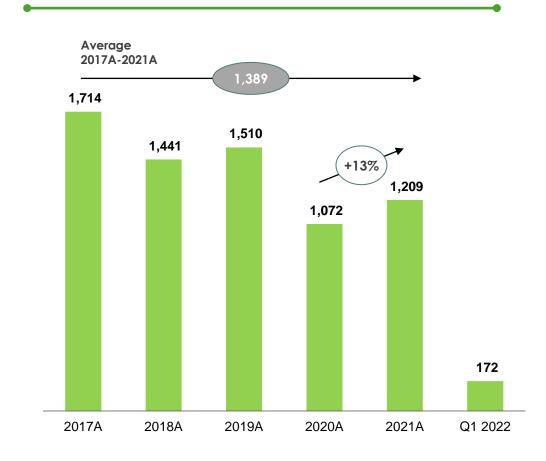
## Vulnerable companies and new non-bankruptcy procedures





### NON-BANKRUPTCY PROCEDURES





More than 40% of SMEs are in vulnerability or risk condition

An annual average (2017-2021) of 1,389 companies entered nonbankruptcy procedures

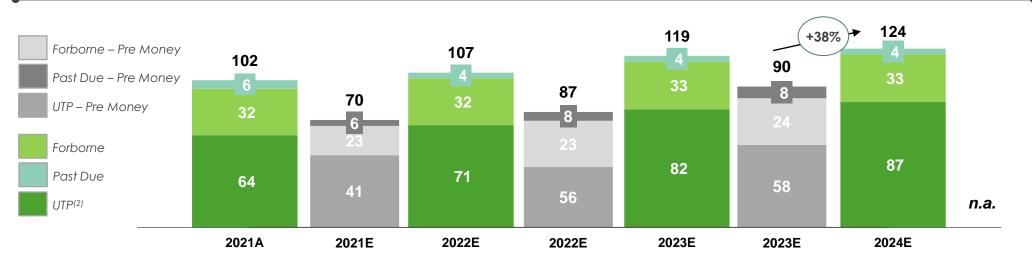


### A potential wide market for Generalfinance



• The 2022 recession has affected the trend of the UTP/Past Due/Forborne stock, which is the best proxy to estimate the Generalfinance's niche market, with an expected growth from € 107bn in 2022 to € 124bn in 2024E

### EVOLUTION OF NON-PERFORMING EXPOSURES IN ITALY (€bn)



ASSUMPTIONS FOR ESTIMATING POTENTIAL OUTSTANDING OF DISTRESSED FACTORING

POTENTIAL DISTRESSED FACTORING MARKET ESTIMATES (€bn)





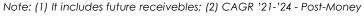


### **Business Plan - main targets**















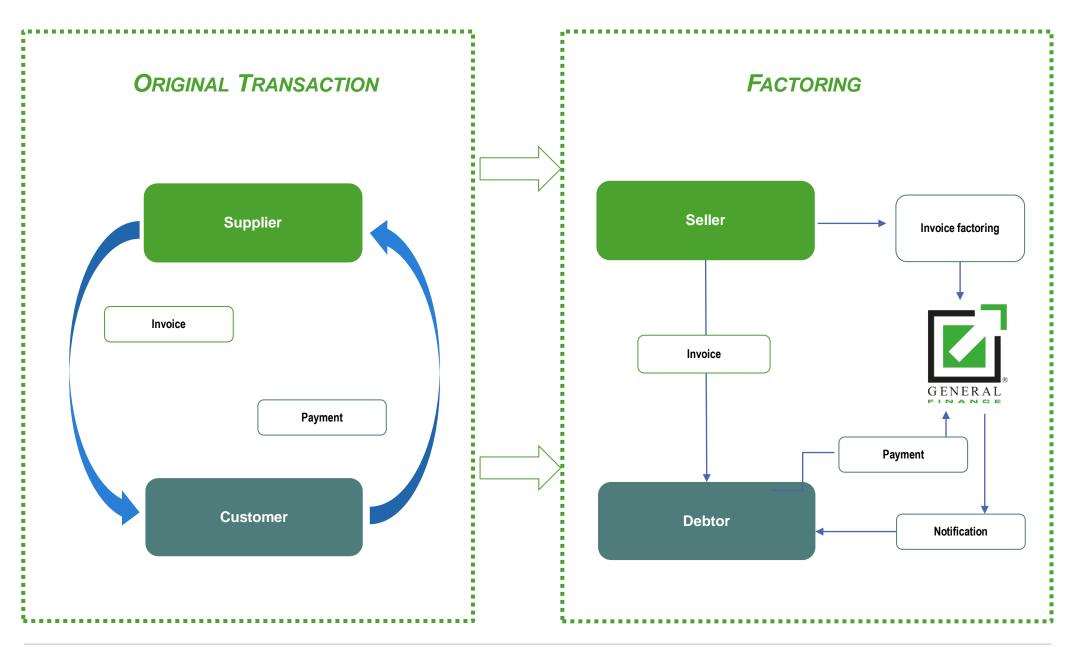
			,	
Top Line (€ bn)	2021A	2022A ADJ	2024E	CAGR '21-'24
Turnover	1,4	2,0	3,4	34%
Allocated Amount	1,1	1,7	2,8	36%
LTV (2)	80%	83%	83%	n.a.
P&L (€ mn)	2021A	2022A ADJ	2024E	CAGR '21-'24
Interest Margin	6,2	7,3	13,7	
Net Commision	17,7	23,6	35,7	26%
Net Banking Income	23,9	30,9	49,3	27%
Operating costs	(9,8)	(11,6)	(14,7)	14%
Net Profit	9,5	12,1	21,5	31%
BS (€ mn)	2021A	2022A ADJ	2024E	CAGR '21-'24
Cash & Cash Equivalents	33,5	43,7	54,7	
Financial Assets	321,0	385,4	697,9	
Other Assets	10,8	14,6	13,8	9%
Total Assets	365,3	443,8	766,5	28%
Financial Liabilities	314,6	368,4	648,5	27%
Other Liabilities	18,7	17,4	36,7	25%
Shareholder's Equity	32,0	58,0	81,3	36%
Total Liabilities	365,3	443,8	766,5	28%
KPI (%)	2021A	2022A ADJ	2024E	CAGR '21-'24
Net Banking Income / Average Loans	9,6%	8,7%	8,0%	n.a.
Interest Margin / Net Banking Income	26,0%	23,5%	27,8%	n.a.
Cost Income Ratio	40,9%	37,7%	29,7%	n.a.
ROE	42,0%	26,3%	36,0%	n.a.
CET1 Ratio	9,4%	14,6%	11,2%	n.a.
Total Capital Ratio	13,7%	17,6%	13,3%	n.a.





# What is Factoring? (1/2)







Source: Management

### What is Factoring? (2/2)



Credit management (debtor management and payment collection) is the core business of a factoring company and allows the creditor to outsource activities that are usually carried out in-house, thus achieving:

- Greater effectiveness (credition management is the core business of a Factor)
- Greater efficiency (a Factor can leverage on economies of scale)

In the **credit insurance** service, the Factor

analyses the **specific features of the assigned receivables** and can issue a

solvency guarantee

In the working capital financing service, the Factor differs from a bank since it analyses the assigned receivables/debtors in addition to performing the usual creditworthiness assessments

FINANCING

2

**CREDIT** 

**MANAGEMENT** 

(3)

CREDIT INSURANCE

FURTHER KEY TAKEAWAYS ON FACTORING

- □ Factoring is a flexible tool for the management of working capital, offering a wide range of services to release, manage and successfully deliver trade receivables;
- □ The legal instrument underpinning factoring is the assignment of receivables in accordance with Law no. 52 of 21 February 1991 (Law on the assignment of receivables).



Source: Management





The offsetting mechanism is a specific technicality of the Factoring Agreement, which is elaborated consistently with the Assifact standard

#### ARTICLE 28 OF GENERALFINANCE FACTORING AGREEMENT

"The Factor will be entitled to retain sums and set off the debts (of every kind) due by the Factor to the Seller against the Receivables (of every kind) due from the Seller to the Factor, including the Receivables due from the Seller to third parties and assigned to/guaranteed by the Factor. Should the Seller default on any of its payment obligations, the Factor will be able to treat its Receivables as liquid and payable, even if not already fallen due. Offsets by the Seller require the prior written consent of the Factor".

#### A PRACTICAL EXAMPLE:

Seller A						
ID Borrower	Nominal Value (A)	LTV (B)	Disbursement (C) = (A x B)	Unpaid	Amount Collected (D)	Amounts not advanced to be settled (D - C)
1	100.000,00	80%	80.000,00	Yes	-	<u>-</u>
2	100.000,00	80%	80.000,00	No	100.000,00	20.000,00
3	100.000,00	80%	80.000,00	No	100.000,00	20.000,00
4	100.000,00	80%	80.000,00	No	100.000,00	20.000,00
5	100.000,00	80%	80.000,00	No	100.000,00	20.000,00
6	100.000,00	80%	80.000,00	No	100.000,00	20.000,00
7	100.000,00	80%	80.000,00	No	100.000,00	20.000,00
8	100.000,00	80%	80.000,00	No	100.000,00	20.000,00
9	100.000,00	80%	80.000,00	No	100.000,00	20.000,00
10	100.000,00	80%	80.000,00	No	100.000,00	20.000,00
	1.000.000,00		800.000,00		900.000,00	180.000,00
			Debts of the Factor			180.000,00
			Unpaid debts compensated			80.000,00
	Netting to be liquidated					100.000,00

In FY 2021, Generalfinance paid an average advance equal to **80%** of Turnover. With regard to the prosolvendo factoring, Generalfinance is entitled to set off amounts owed by the Sellers to it against amounts owed by Generalfinance to the Sellers based on specific clauses included in the factoring agreement.

The Company has a high Debtor/Seller ratio equal to **58**, growing steadily over the last 3 financial years, against an average of the Italian factoring market - calculated excluding private assigned Debtors - equal to 10<sup>1</sup>, which expands the possibilities of offsetting between receivables and debit items against the Sellers as part of pro-solvendo transactions.

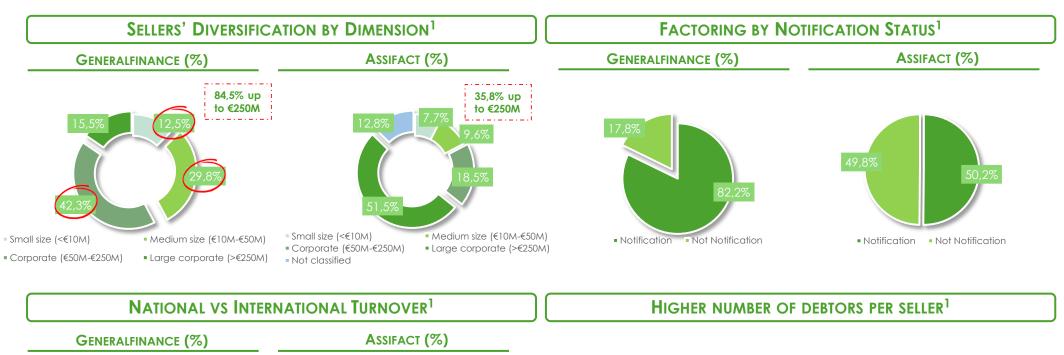


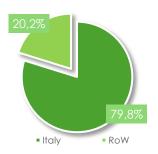
Source: Management, Assifact. Data as of 31st December 2021

Notes: (1) Net of household debtors

### Turnover breakdown vs system average 1/2













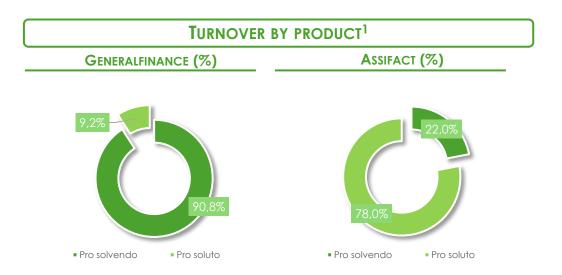
<sup>1)</sup> Generalfinance Turnover data refers to 2022; Assifact Turnover data refers to 3Q 2022

<sup>2)</sup> Household debtors have not been included

### Turnover breakdown vs system average 2/2



#### SELLERS' DIVERSIFICATION BY SECTOR<sup>1</sup> SELLERS' DIVERSIFICATION BY GEOGRAPHY<sup>1</sup> ASSIFACT (%) GENERALFINANCE (%) GENERALFINANCE (%) ASSIFACT (%) Manufacture Services Manufacture Services Northern Italy Center of Italy Northern Italy Center of Italy Transportation Construction Others Transportation Construction Others Southern Italy Southern Italy International Foreign Not classified





### IPO and updated shareholder base



### IPO main results

29th June 2022

FIRST DAY OF TRADING

€ 38.5 M

CAPITAL RAISED<sup>1</sup>

€ 20.2 M

CAPITAL INCREASE

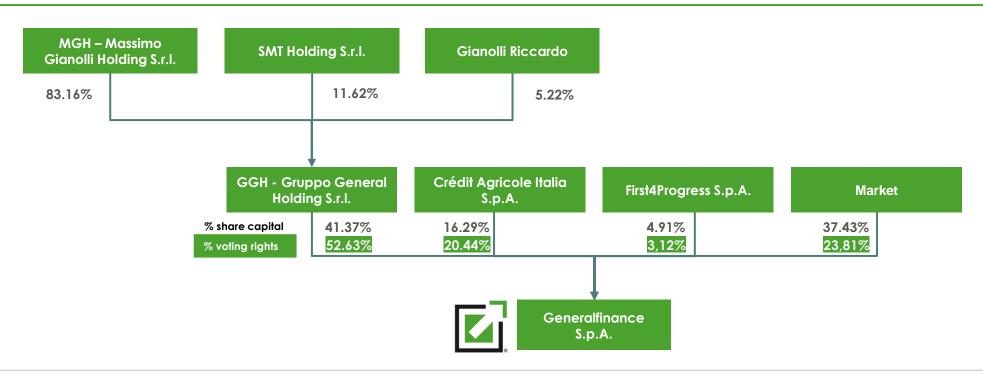
€ 65.8 M

TOTAL DEMAND

€ 91.0 M

MARKET CAPITALIZATION AT IPO

#### Shareholders' structure







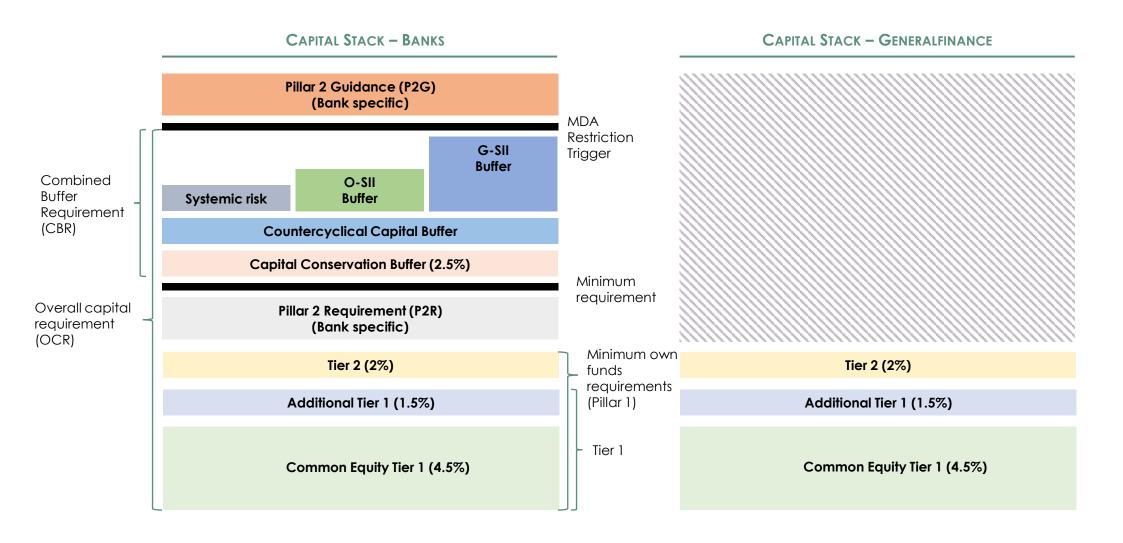


PRO SOLVENDO TRANSACTION		Formula	P&L Accounting
Invoice's nominal value	100.000	а	
Advance rate	80,00%	b	
Gross disbursed amount	80.000	$c = a \times b$	
Maturity of disbursed amount (days)	88	е	
Contractual interest rate	4,00%	f	
Interest revenues	789,04	g = ( c x f x (e+2) ) / 365	Prepayment
D20	00	L	
DSO	90	h	
Monthly commission rate	0,50%	 	Dira in an ina a in t
Commission revenues	1.500,00	$I = a \times i \times (h/30)$	Prepayment
Total revenues	2.289,04	m = g + l	Prepayment
Total levelides	2.207,04	m – g · r	Перауттетт
Net disbursed amount	77.710,96	n = c - m	
Delay in payment (days)	5	0	
Delay in payment interest rate	5,00%	p	
Delay in payment commission rate	0,50%	q	
Delay in payment interest revenues	54,79	r = ( c x p x o) / 365	Cash basis
Delay in payment commission revenues	83,33	$s = a \times q \times (o/30)$	Cash basis
Delay in payment total revenues	138,13	t = r + s	Cash basis
Non-advance amount	20.000	υ = α - c	
Net settlement	19.861,87	v = u - t	



# Capital Stack – A capital light lending business







## Overall capital requirements: EU average vs Generalfinance





