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BORSA ITALIANA EURONEXT



GENERALFINANCE

# 8° Annual Polytems HIR Italian Day in Frankfurt



January 24, 2024

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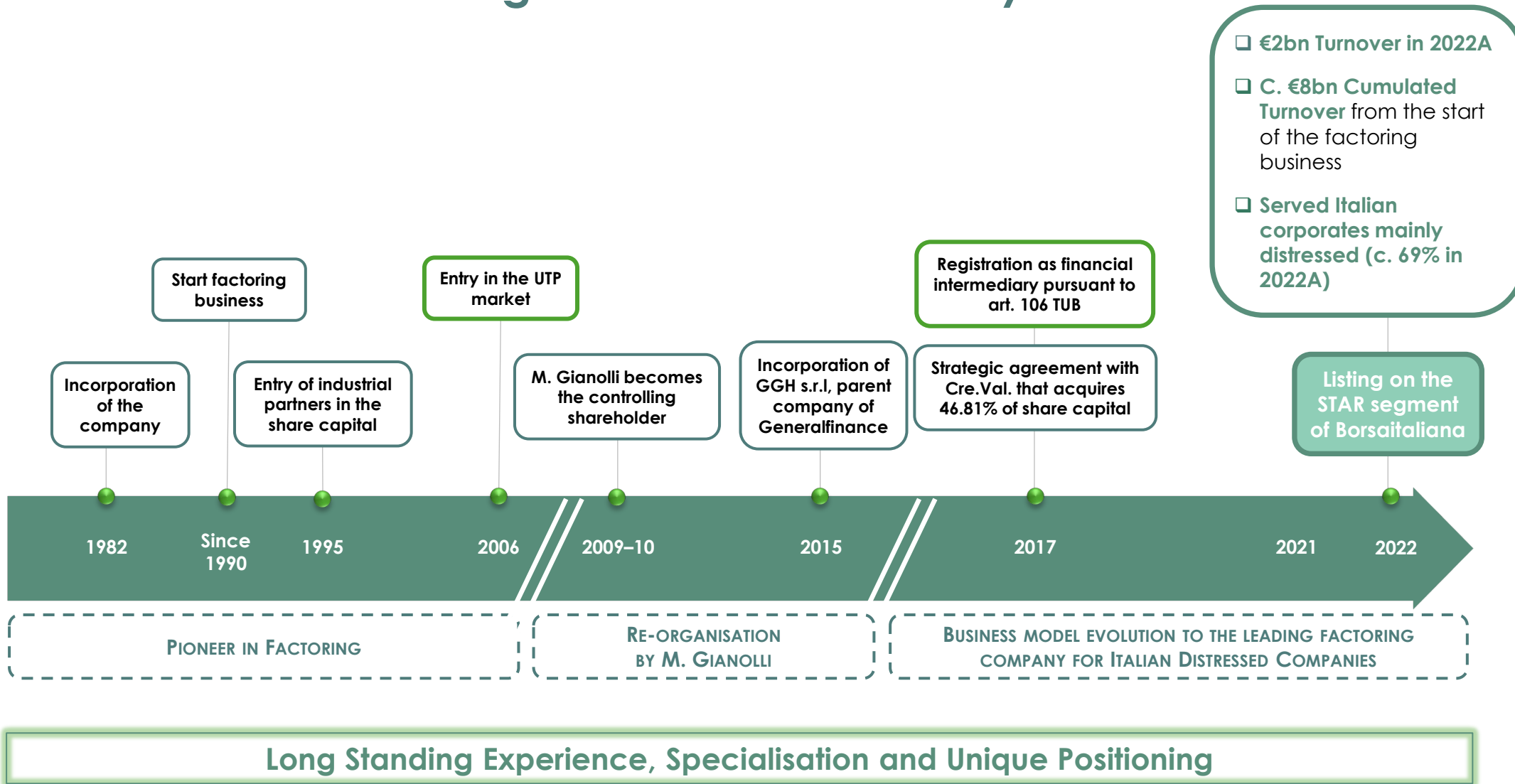
# Agenda

- **Generalfinance: Overview**
- **Factoring Market and Distressed Financing**
- **Digital, Low Risk Player**
- **Main 9M 2023 Results**
- **Focus on Asset Quality and Digital Factoring**
- **9M 23 Results: Balance Sheet, P&L, Funding and Capital**
- **Annex**

# Generalfinance: Overview



# Generalfinance: a long and successful history



# Generalfinance: Overview

- ✓ **Leading independent player** in the white space of **factoring for Distressed Italian SMEs**, unserved by traditional banks, with no comparable companies
- ✓ **Digital platform** enables unique efficiency, knowledge of clients (competitive advantage) and better risk management
- ✓ **Competitive advantage** with tailor-made services to customers by using a unique in-house Scoring and Rating system and **high sector diversification**
- ✓ **Excellent risk management** due to digital platform data management and managerial proven experience
- ✓ **Strong growth opportunities** supported by sound capital and excellent funding structure
- ✓ **Management with a solid experience in financial services** to distressed companies, as well as significant skills in business development

## KEY FIGURES 9M 2023

Turnover € 1,774M

**+24%**  
vs 9M 2022

Net Income € 10.7M

**+27%**  
vs 9M 2022

Gross NPE ratio  
**0.27%**  
(vs 3.62% Avg market)

CET1 ratio  
**15.3%**  
(vs 4.5% Regulatory req.)

ROE  
**27.7%**

Cost Income Ratio  
**37.9%**

In 4Q 2023 expected **increase in past due exposure**, due to a new interpretation regarding the «Definition to Default, DoD» provided by Bank of Italy to the Company for **pro-soldo transaction**, after the inspection conducted in 4Q 2022.

Specifically, the Authority clarified that **the trigger for the count of the past due day starts when the past due is above 1% of the exposure** (and above the absolute value of 100 or 500 euro depending on the counterparty), **notwithstanding the nominal value of the portfolio of receivables and the cushion between the nominal value and the exposure of the company**.

In relation to the new interpretation of the DoD, we expect the **Gross NPE Ratio to go up in the range of 1-3%**, vis-a-vis the market average (Assifact) of 3.6% at the end of Q2 2023.



Note: Turnover includes Future receivables  
ROE: annualized net income / (equity - net income)  
Cost Income Ratio: Operating costs / Net Interest and Other Banking Income  
Assifact NPE Ratio (%) as at June, 30 2023

# Shareholder base

## Placement of CAI's stake

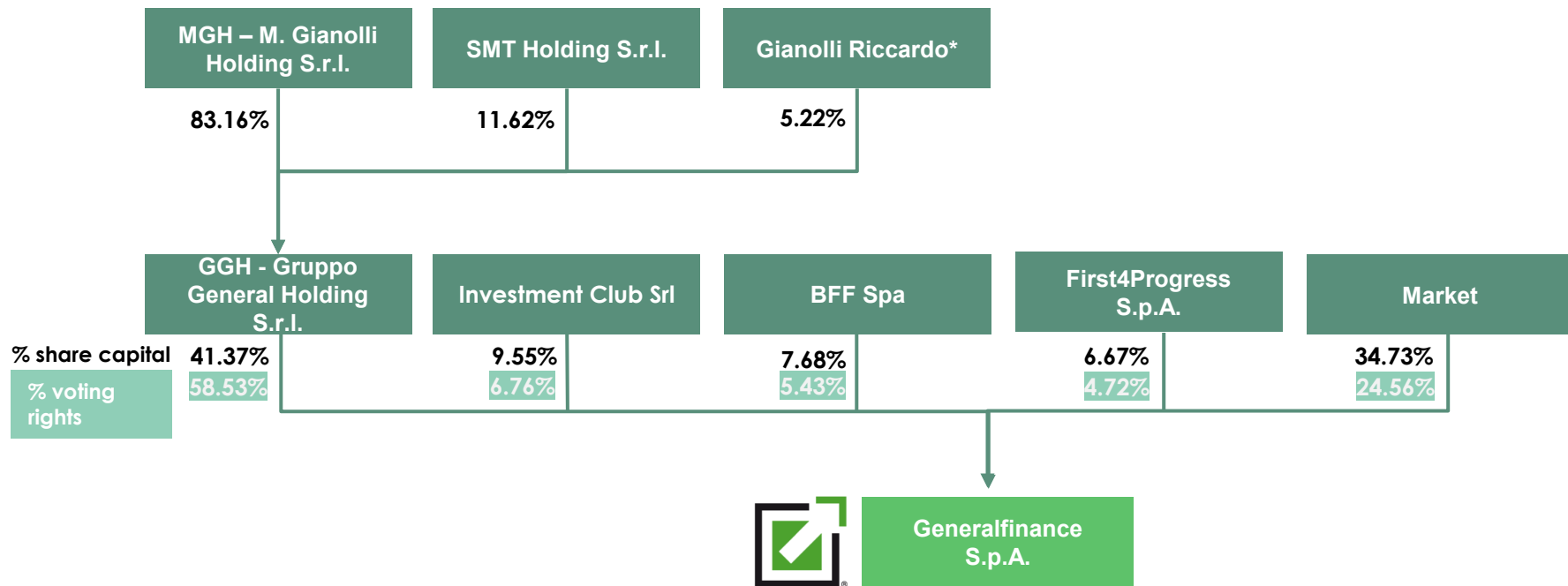
**4<sup>th</sup> October  
2023**

**€ 15.0 M**

DEAL VALUE <sup>(1)</sup>

DAY OF THE PLACEMENT

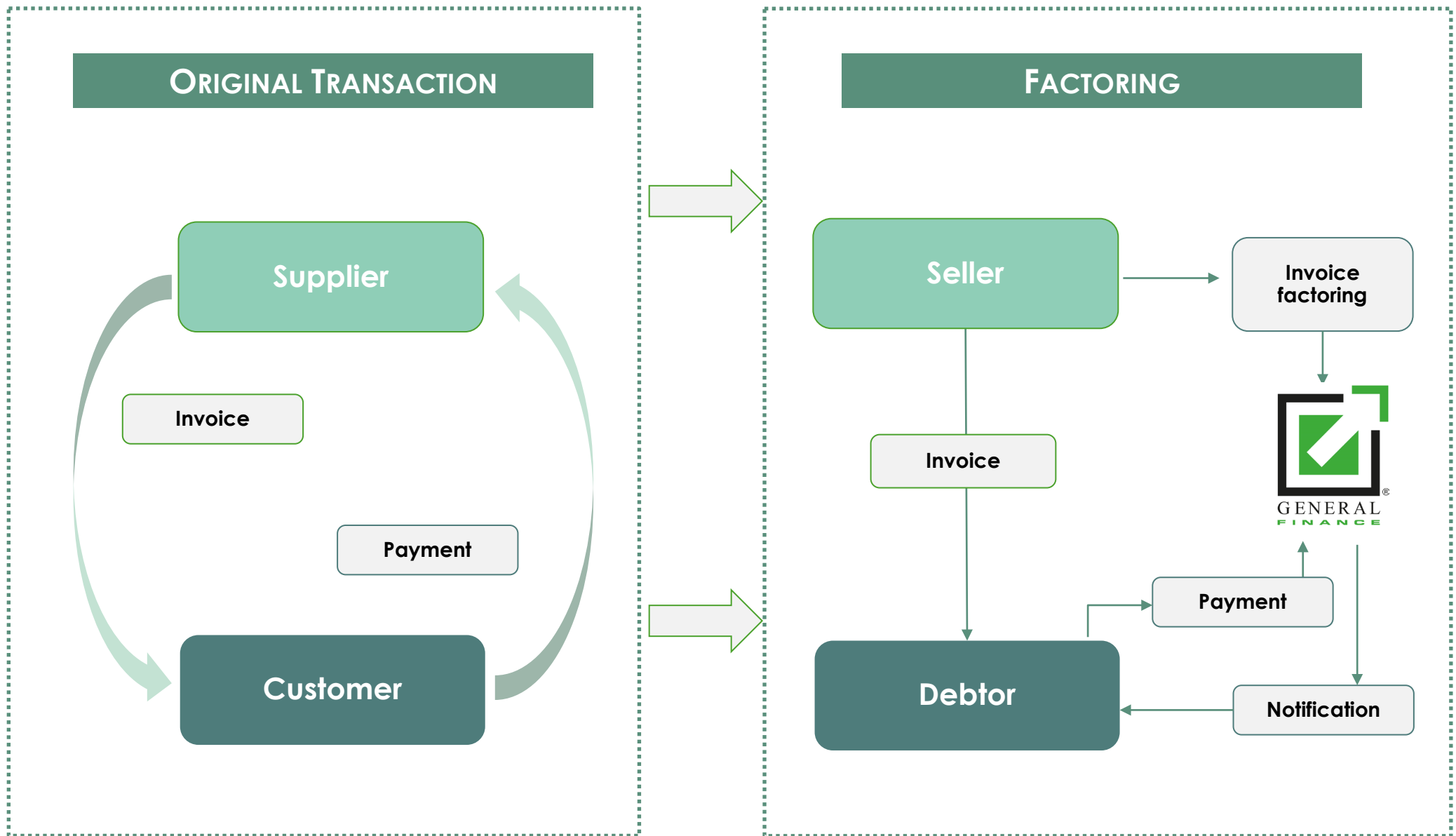
## Updated shareholders' structure



# Factoring Market and Distressed Financing



# What is Factoring? (1/2)



Source: Management

# What is Factoring? (2/2)

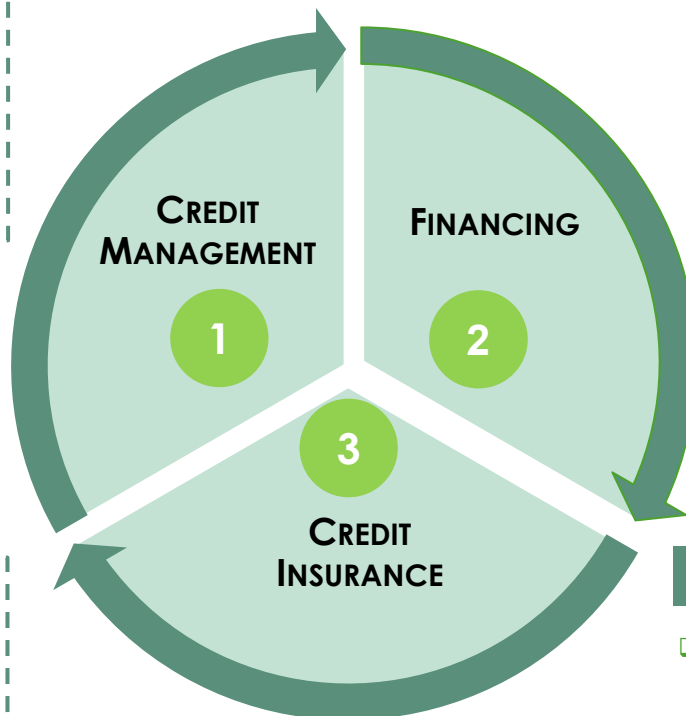
**Credit management** (debtor management and payment collection) is the **core business** of a factoring company and allows the creditor to outsource activities that are usually carried out in-house, thus achieving:

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

1

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

2



In the **credit insurance** service, the Factor analyses the **specific features of the assigned receivables** and can issue a solvency guarantee

3

## FURTHER KEY TAKEAWAYS ON FACTORING

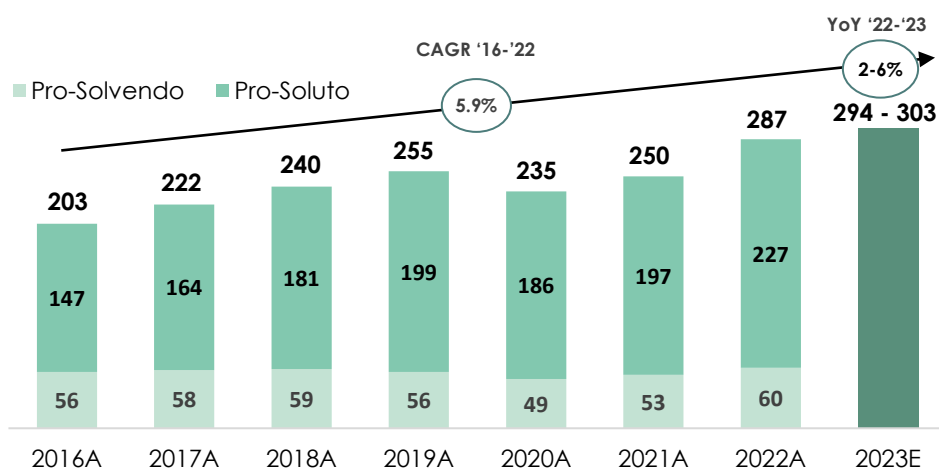
- ❑ Factoring is a **flexible tool** for the **management of working capital**, offering a wide range of services to release, manage and successfully deliver trade receivables;
- ❑ The **legal instrument underpinning factoring** is the **assignment of receivables in accordance with Law no. 52 of 21 February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

Source: Management

# Leader in the high-growth distressed market segment

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)

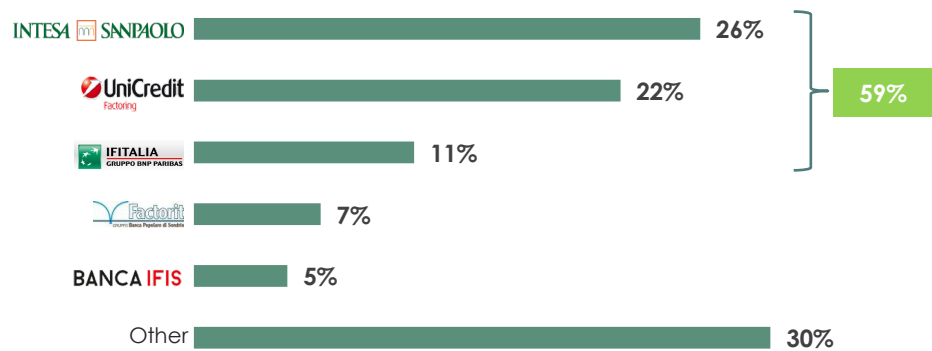
Evolution of Turnover in Italy (€bn)



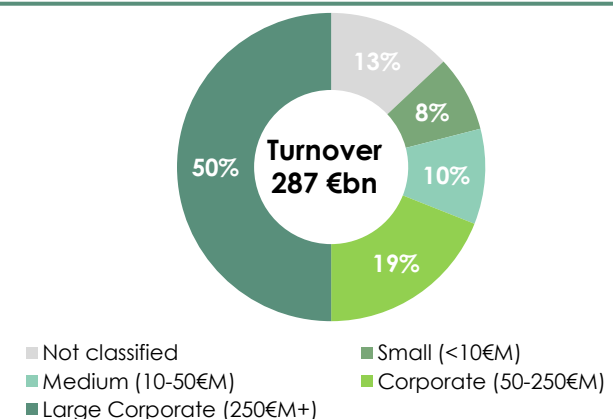
## Generalfinance's Market Key Drivers

- 1 Impact of Covid-19 on non-performing loans
- 2 Vulnerable companies and new non-bankruptcy procedures
- 3 Regulatory framework affecting banks and NPE

Ranking of the Italian factoring market – 2022 (%)



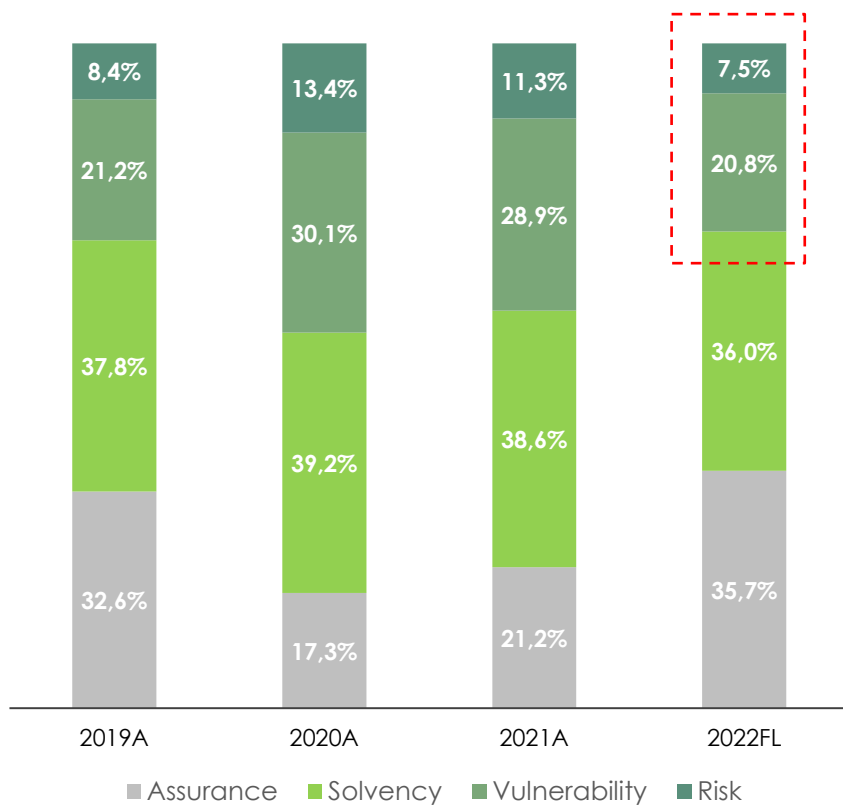
Sellers by Size – 2022



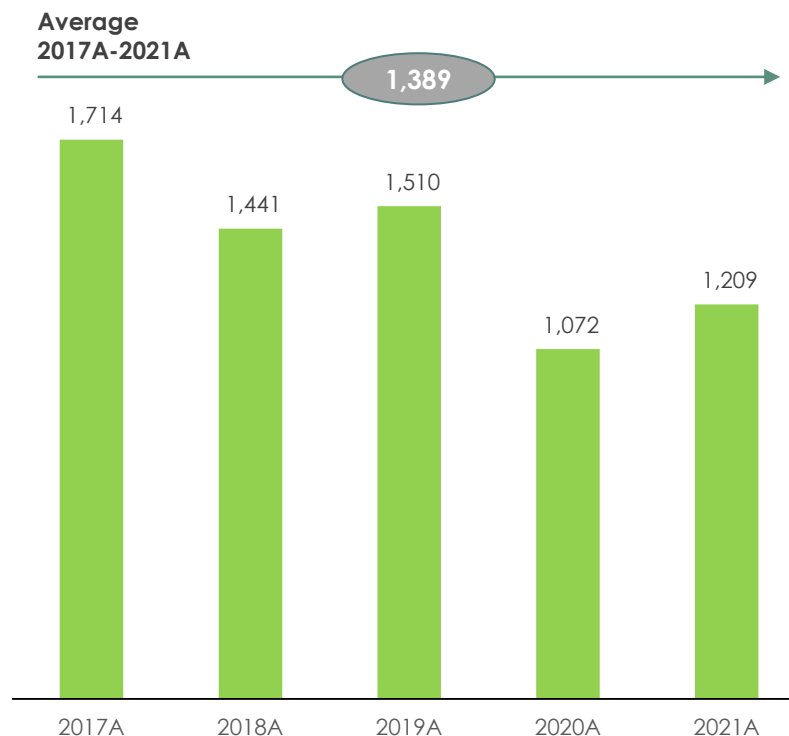
Notes: (1) range of values estimated in the last Assifact report «ForeFact» 23 n.1  
 Source: Assifact, Banca d'Italia, Banca IFIS Market Watch, report PWC, company balance sheets and website

# Vulnerable companies and new non-bankruptcy procedures

CERVED GROUP SCORE (CGS)



NON-BANKRUPTCY PROCEDURES

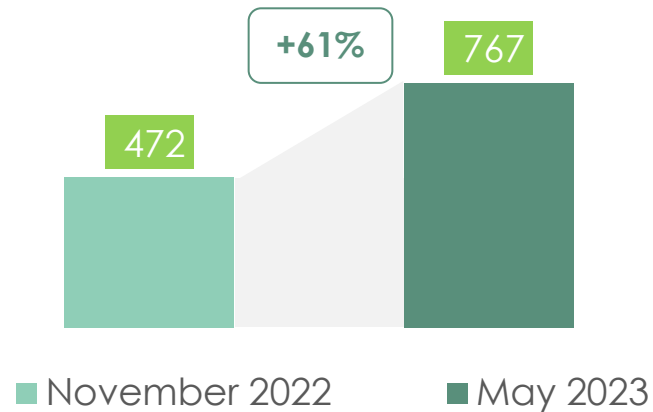


More than 28% of SMEs are in vulnerability or risk condition

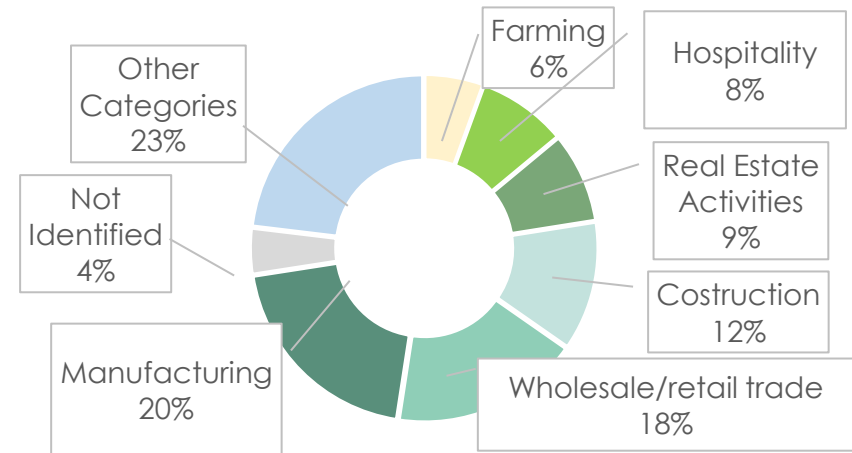
An annual average (2017-2021) of 1,389 companies entered non-bankruptcy procedures

# Negotiated Business Crisis Settlement

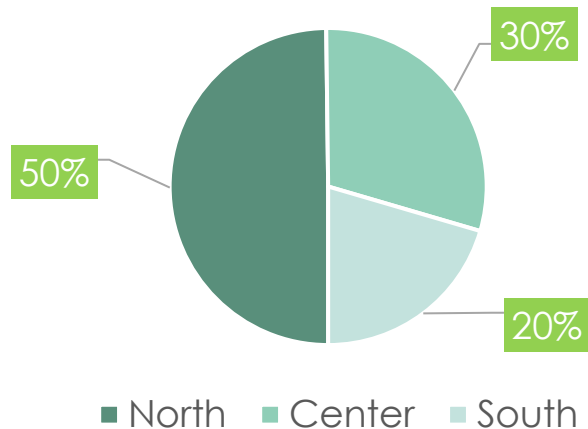
# Negotiated Settlement Applications



Distribution of Instances by Commodity Sector



Geographical breakdown of Instances of Negotiated Settlement



Legal form adopted by enterprises in Negotiated Composition

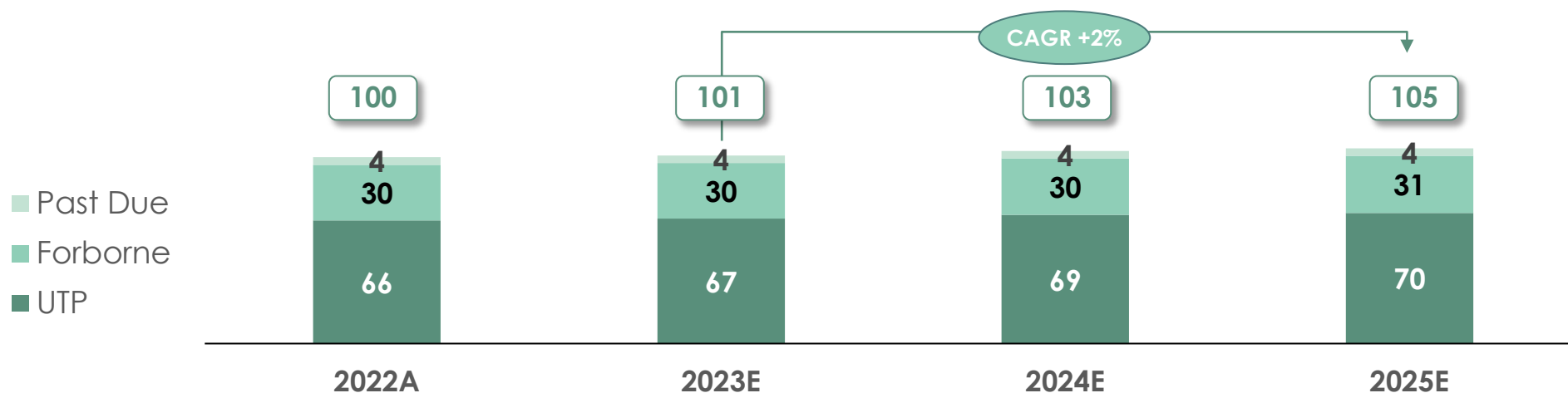
**80%**  
**Capital Companies**

Source: Semiannual Observatory «La Composizione negoziata della Crisi d'impresa» - Unioncamere

# Potential market

The trend of total UTP/Past Due/Forborne, which is the best indicator for estimating Generalfinance's market niche, is estimated with an expected growth-from 101 billion in 2023 to 105 billion in 2025 of the stock

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

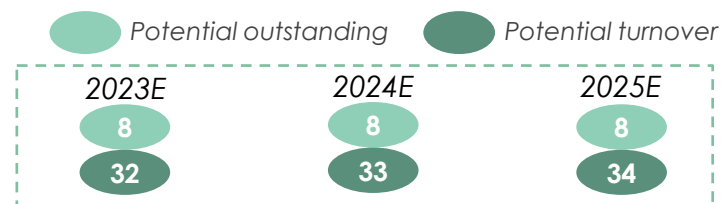


ASSUMPTIONS FOR ESTIMATING POTENTIAL OUTSTANDING OF DISTRESSED FACTORING

Short-term loans vs companies on total loans

6.4% of the total amount of loans<sup>1</sup>

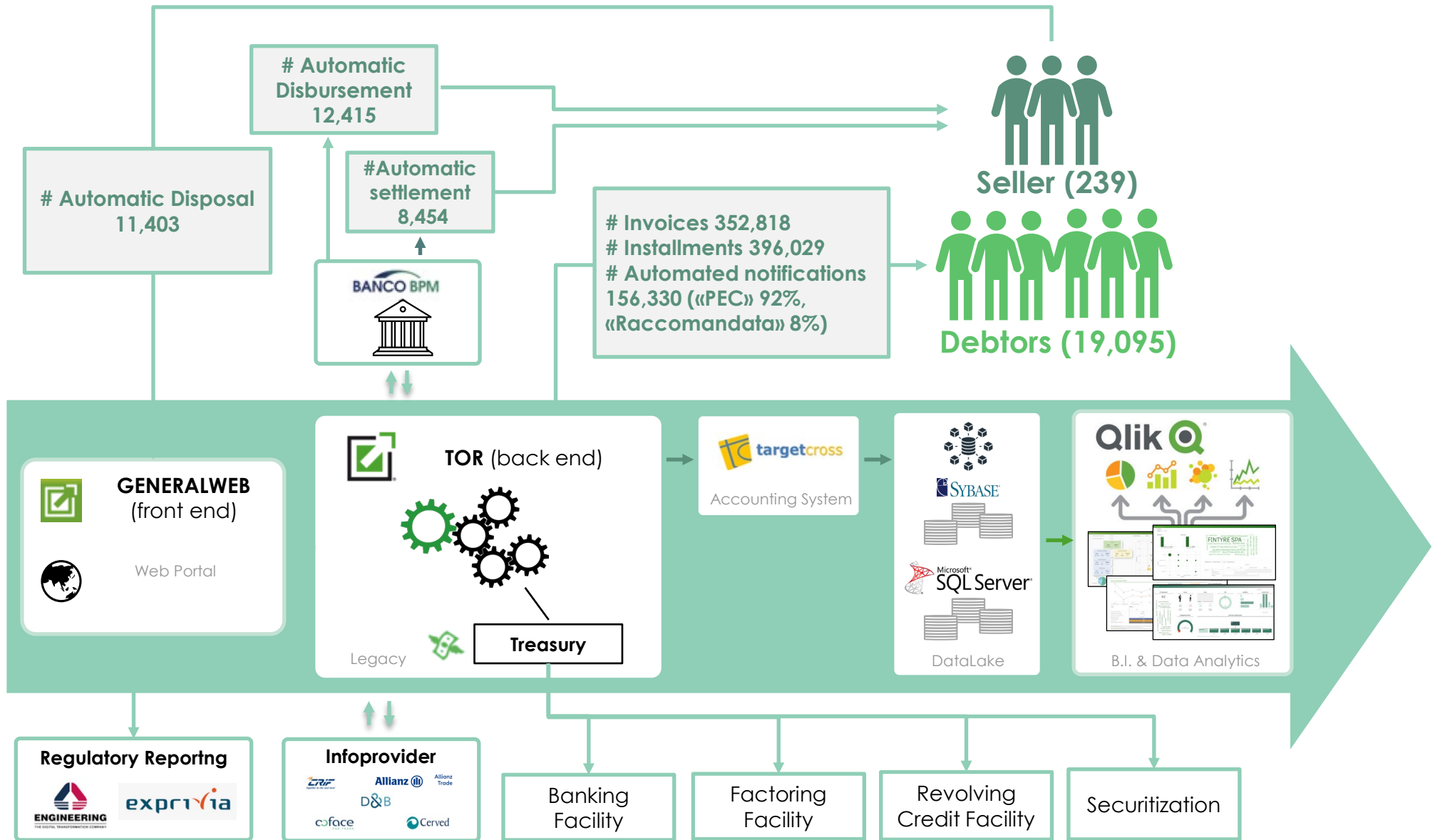
POTENTIAL DISTRESSED FACTORING MARKET ESTIMATES (€bn)





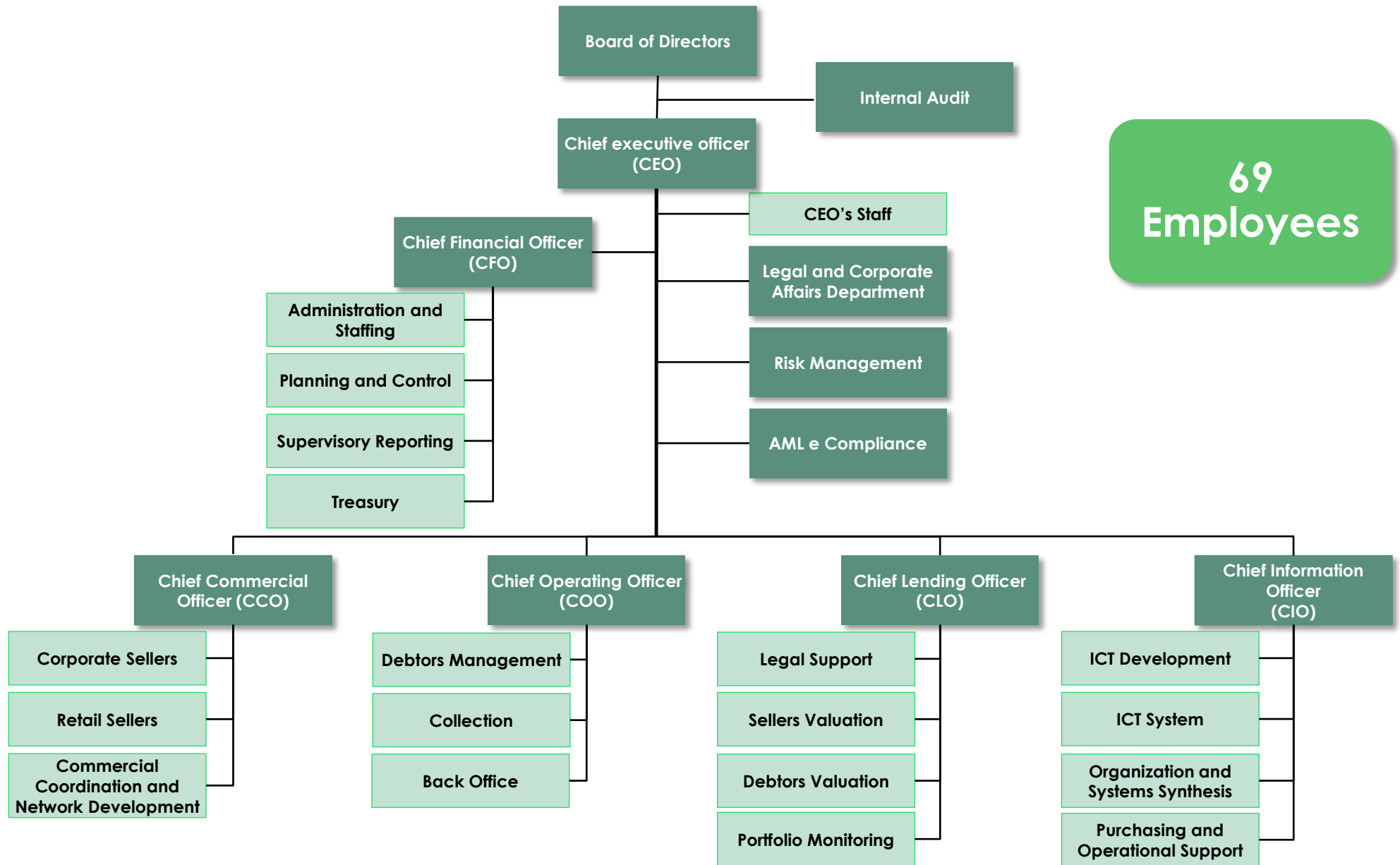
# Digital, Low Risk Player

# A strategic asset: the proprietary digital platform



Data LTM, as of September 2023

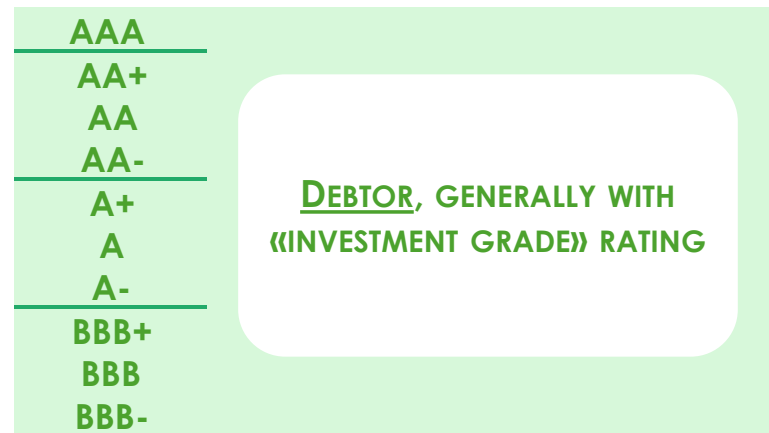
# An organization oriented to risk control and business



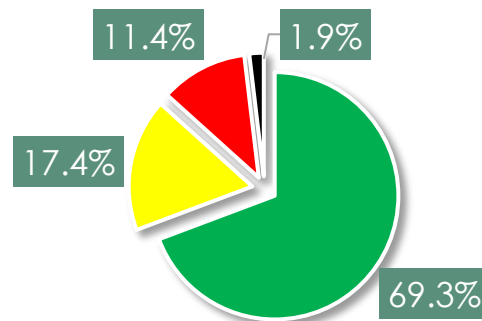
Organizational chart as of September 30, 2023

# 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** (normally investment grade)

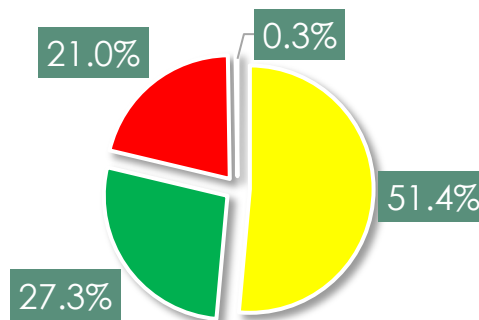


Turnover 9M23 – per Debtor

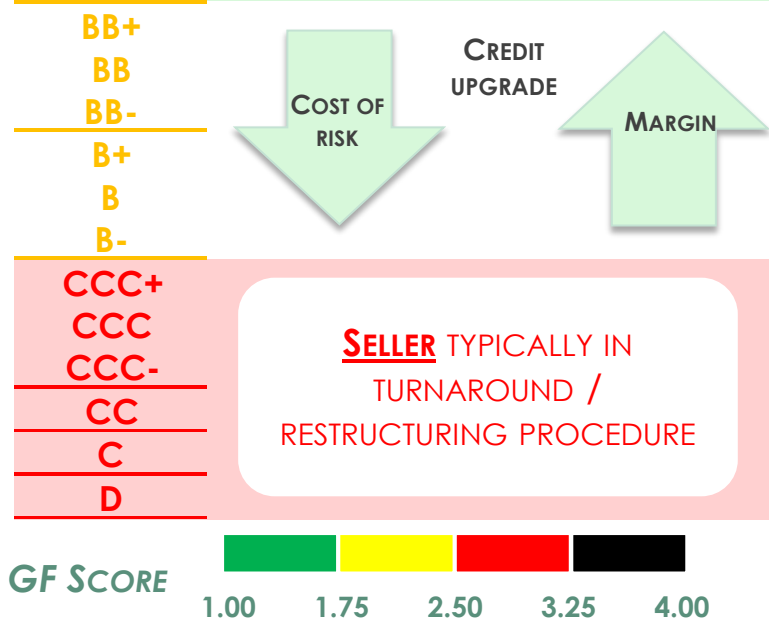


Green score equal to **69%**

Turnover 9M23 – per Seller



Green score equal to **27%**



**HIGHLIGHTS FOR GENERALFINANCE<sup>1</sup>**

**PRODUCTS**

- ✓ Pro-solvendo factoring (c. **81%** of turnover; vs 21% Assifact average)
- ✓ Pro-soluto factoring (c. **19%** of turnover; vs 79% Assifact)
- ✓ Reverse factoring
- ✓ C. **80%** of turnover covered by insurance with Allianz Trade
- ✓ **80%** LTV Pro solvendo in 9M 2023, adjustable according to credit risk

**CUSTOMERS**

- ✓ High ratio Debtor/Seller (~**80** vs **8** of Assifact average<sup>2</sup>)
- ✓ Average Seller **retention about 6 years**

■ Distressed ■ Bonis

Notes: 1) Generalfinance data refers to September 30, 2023 (LTM); Assifact data refers to June 30, 2023; 2) Assifact data net of household debtors.

# Value proposition, distinctive features and value chain

## 1 Value proposition

Generalfinance offers its customers (mostly companies under financial stress) rapid and customized interventions for the financing of the working capital and trade receivables, covering the entire supply chain finance



## 2 Distinctive skills

- **Consolidated expertise** throughout the entire process
- **End-to-end in-house valuation process**, tailored to customer specifications
- **Strong risk reduction and diversification mechanisms**
- **In-house-developed proprietary factoring platform** to support business specifications
- **Fast operational processes** and capability to **provide bridge financing** within turnaround processes

## 3 Generalfinance masters all the crossroads of the value chain

- All operational steps and core activities are **carried out internally** by Generalfinance's dedicated structures
- Generalfinance does not rely on external consultants to assess the creditworthiness of sellers and debtors but **owns all the skills**
- The process is reinforced by **credit insurance policies** provided by Allianz Trade insurance company which, during the risk acquisition phase, performs an independent assessment of the assigned debtors, providing Generalfinance a feedback on the results of their assessment



# Valuation Framework

## Distressed Client



- Key Factors for Valuation**
- 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
  - Feasibility of the financial measures and presence of legal protections
  - 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)**
- Grant    To be evaluated    Reject

## Performing Client













- 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



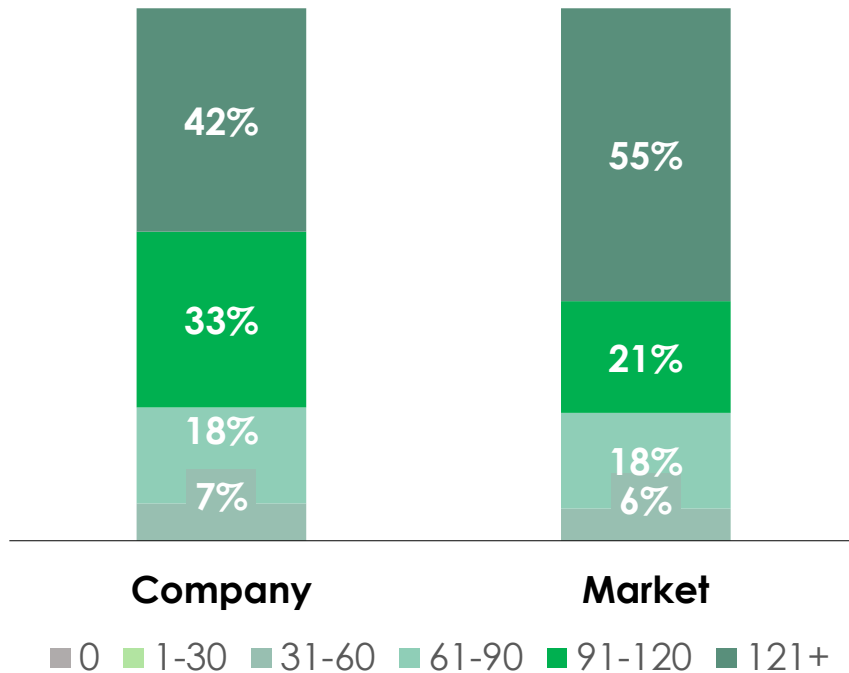
# Debtor Scoring

Macro score	Indicator	Assessment details
1 Commercial score	BRI 	<ul style="list-style-type: none"> <li>Counterparty summary assessment considering the economic and financial aspects, the history of the company, the shareholders structure, etc.</li> </ul>
	CGS 	<ul style="list-style-type: none"> <li>Counterparty summary assessment considering the economic and financial aspects, the history of the company, the shareholders structure, etc.</li> </ul>
	Rating Score 	<ul style="list-style-type: none"> <li>Counterparty summary assessment considering the economic and financial aspects, the history of the company, the shareholders structure, etc.</li> </ul>
	Delinquency Score 	<ul style="list-style-type: none"> <li>Probability of late payments over the next 12 months</li> </ul>
	Failure Score 	<ul style="list-style-type: none"> <li>Company probability of default over the next 12 months</li> </ul>
2 Payments score	Paydex 	<ul style="list-style-type: none"> <li>Score on the counterparty's payment performance</li> </ul>
	Payline 	<ul style="list-style-type: none"> <li>Score on the counterparty's payment performance</li> </ul>
3 Credit insurability score	Grade Allianz Trade 	<ul style="list-style-type: none"> <li>Degree of credit insurability</li> </ul>
	DRA 	<ul style="list-style-type: none"> <li>Degree of credit insurability</li> <li>Coface – <i>in progress</i></li> </ul>
4 Credit insurance	Insurance 	<ul style="list-style-type: none"> <li>Insurance partnership with Allianz Trade to insure up to 100% of the credit cross, starting from amounts above 30k</li> </ul>

# Collection performance: a strategic delivery to our Customers

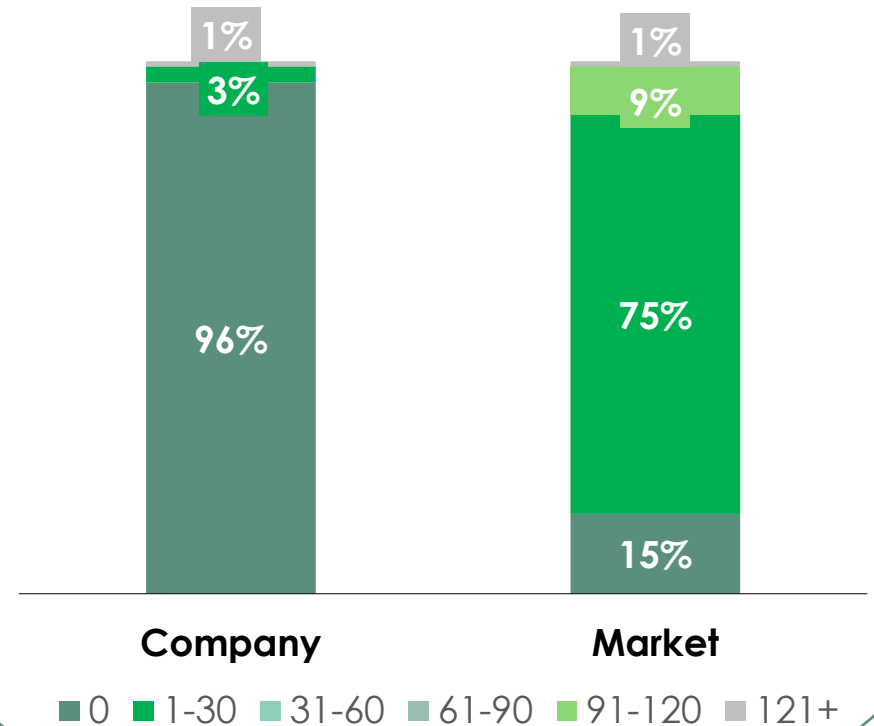
## Payment Conditions (DSO)

Only **42%** of Generalfinance's portfolio has payment conditions exceeding 120 days (vs **55% of the market**)



## Payment Delays (days)

**96%** of Generalfinance's portfolio has **no payment delays** (vs **15% of the market**)



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

# Risk reduction in Distressed Factoring

Given that the majority of Generalfinance's turnover is realized towards distressed Sellers, the Company can benefit from a reduction in risk, because of 3 main factors



## Lower Credit Risk

- Effects of insolvency proceedings on financial position (ex. credit write-offs)
- Recovery and relaunch plan
- Possible change in the Governance
- Possible capital injection or new financing
- Preeductibility (i.e., superpriority) of receivables arising from loans disbursed in execution of the plan and loans disbursed prior to the submission of the composition with creditors plan, respectively, if the conditions provided by the regulations are met



## Lower Operating Risk

- Court approval (arrangement with creditors, restructuring agreement)
- Supervision by the court commissioner (arrangement with creditors)
- Presence of high standing Financial Advisors and Legal Counsels
- Management change



## Lower Risk of Clawback Action

- Financial assistance for the implementation of the agreement / plan / arrangement with creditors with exemptions from clawback actions
- Authorization for bridge financing (in these cases, the risk of clawback actions is excluded on a *de facto* basis)
- Factoring law and related protections (clawback actions regarding collections from assigned debtors)

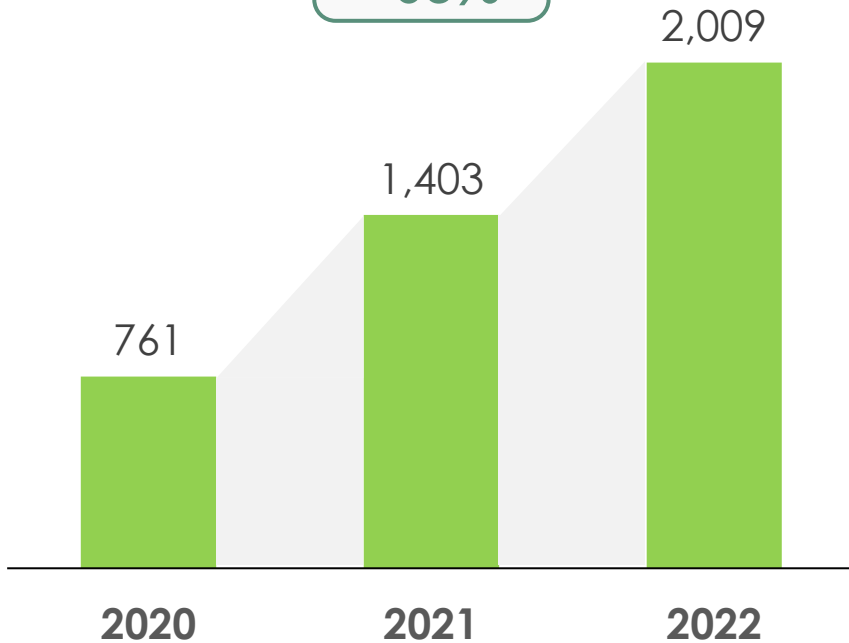
# Main 9M 2023 Results

# Turnover witnessing a strong growth story

## Growth in Turnover Volume (€M)

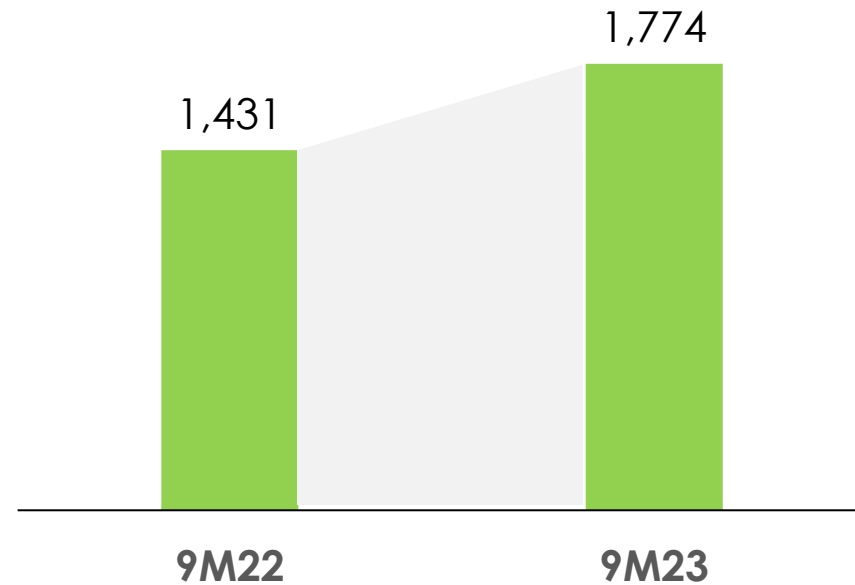
Data in €mln

**CAGR  
'20-'22  
+63%**



Data in €mln

**VAR. YOY  
22-23  
+24%**



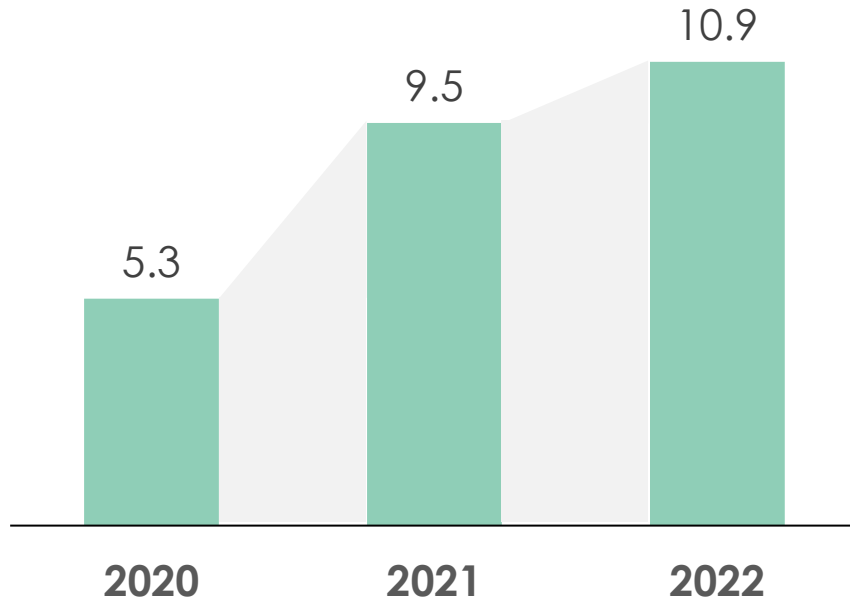
**2023 annual growth rate (24%) above the market average (-1%)**

# Net Income: high profitability from the operations

## Growth in net income (€M)

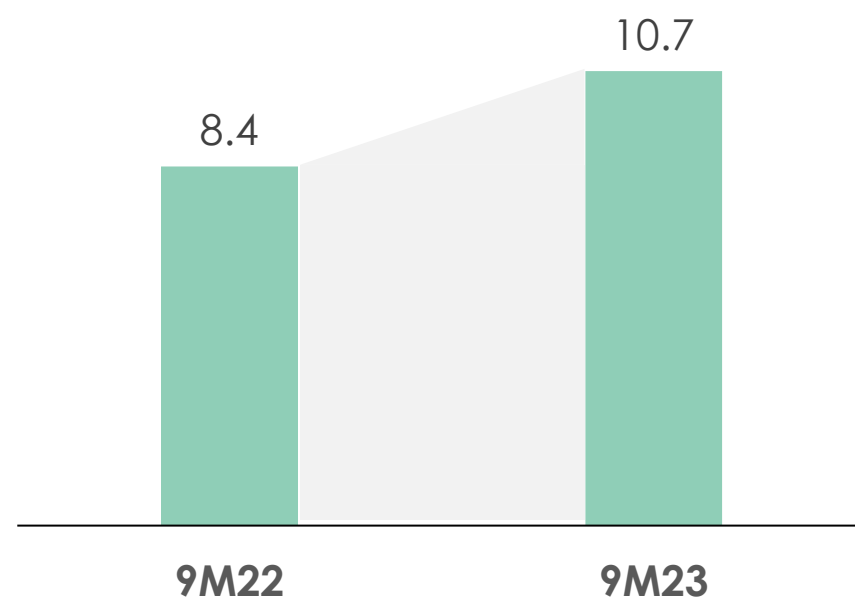
Data in €mln

**CAGR  
'20-'22  
+43%**



Data in €mln

**VAR. YOY  
22-23  
+27%**

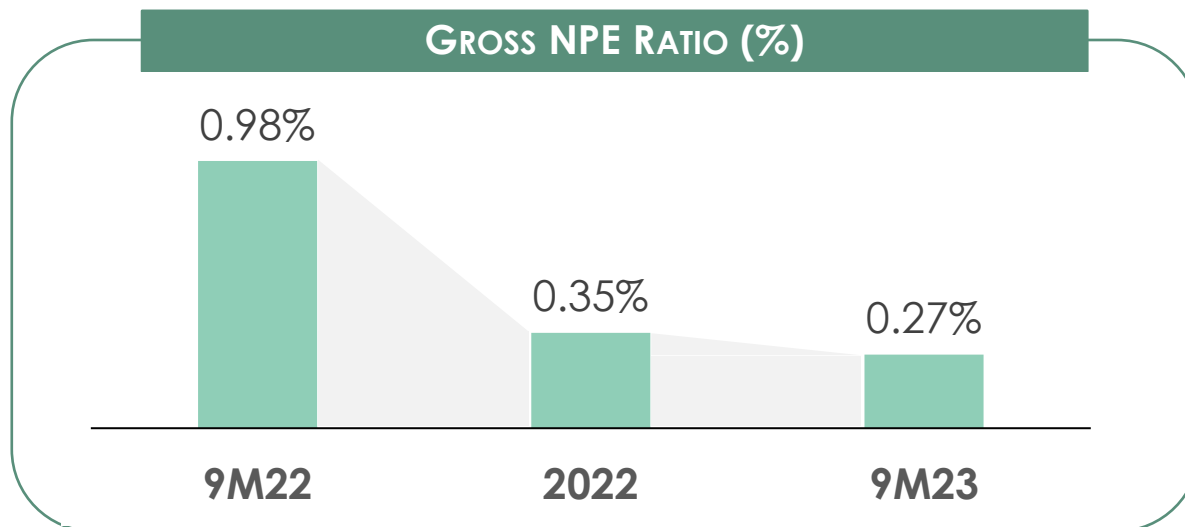
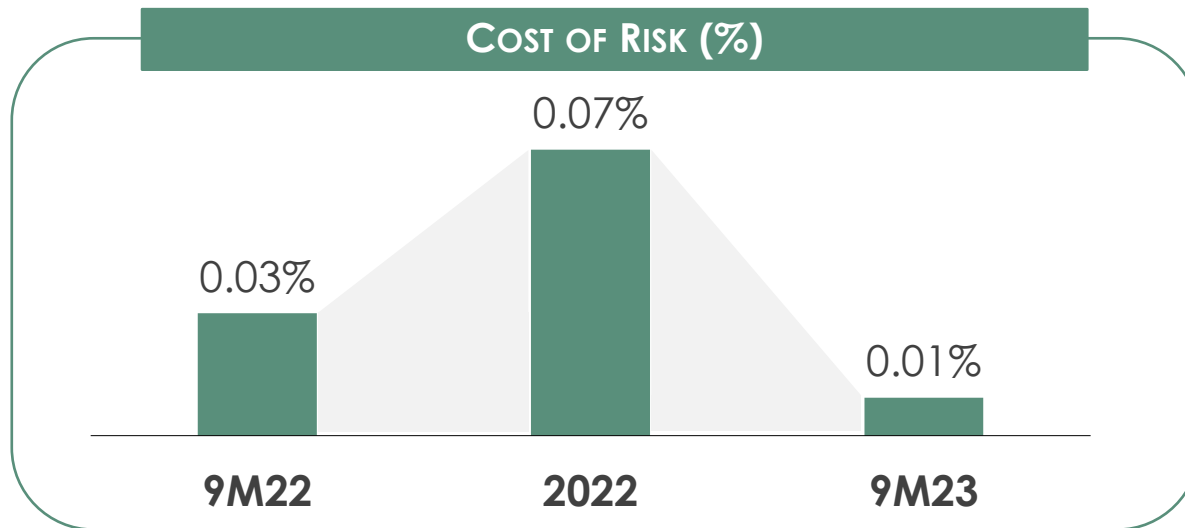


Profitability level in line with 2023 Budget



## Focus on Asset Quality and Digital Factoring

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



## DEFINITION OF DEFAULT (DoD)

In 4Q 2023 expected increase in past due exposure, due to a new interpretation regarding the «Definition to Default, DoD» provided by Bank of Italy to the Company for pro-solvedo transaction, after the inspection conducted in 4Q 2022.

Specifically, the Authority clarified that the trigger for the count of the past due day starts when the past due is above 1% of the exposure (and above the absolute value of 100 or 500 euro depending on the counterparty), notwithstanding the nominal value of the portfolio of receivables and the cushion between the nominal value and the exposure of the company.

In relation to the new interpretation of the DoD, we expect the **Gross NPE Ratio to go up in the range of 1-3%**, vis-a-vis the market average (Assifact) of 3.6% at the end of Q2 2023.

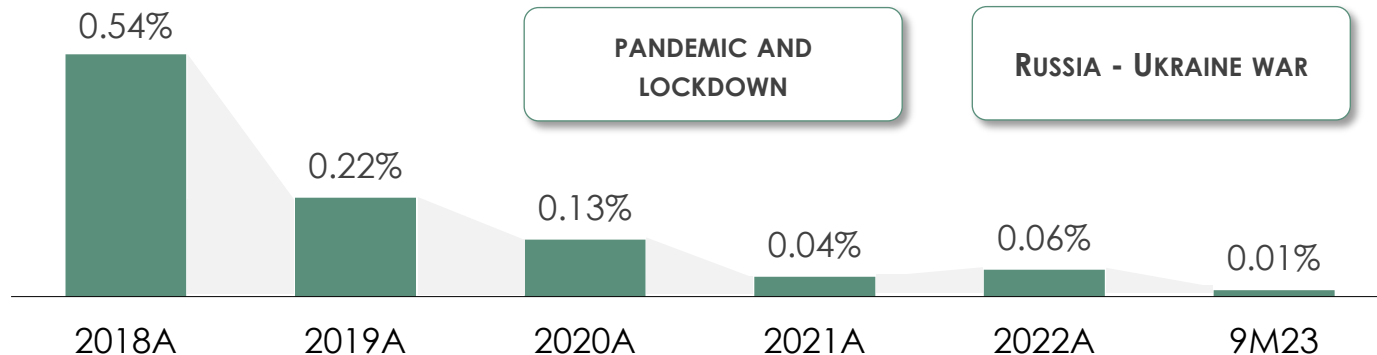
# Default Rate and NPE Ratio constantly improving

## DEFAULT RATE (%)

CAGR '18-'22: -42.3%

PANDEMIC AND LOCKDOWN

RUSSIA - UKRAINE WAR

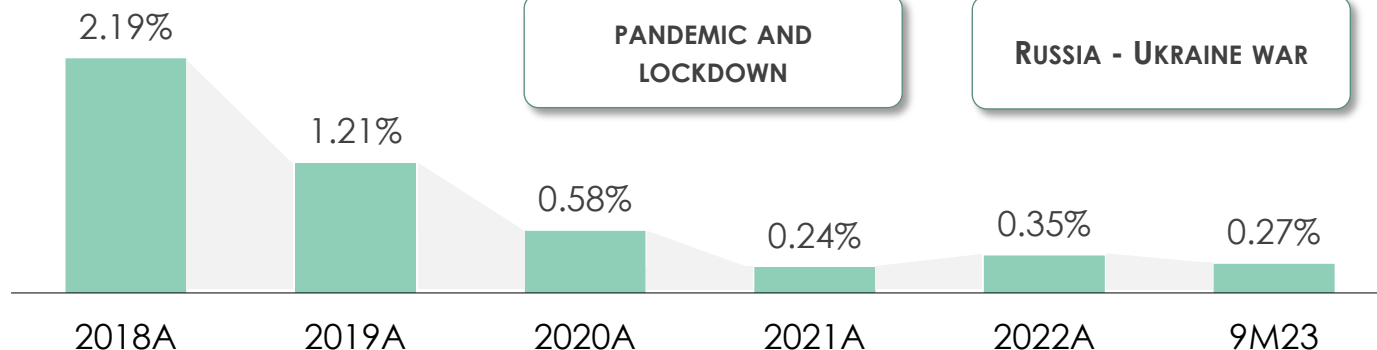


## GROSS NPE RATIO (%)

CAGR '18-'22: -36.8%

PANDEMIC AND LOCKDOWN

RUSSIA - UKRAINE WAR



## DEFINITION OF DEFAULT (DoD)

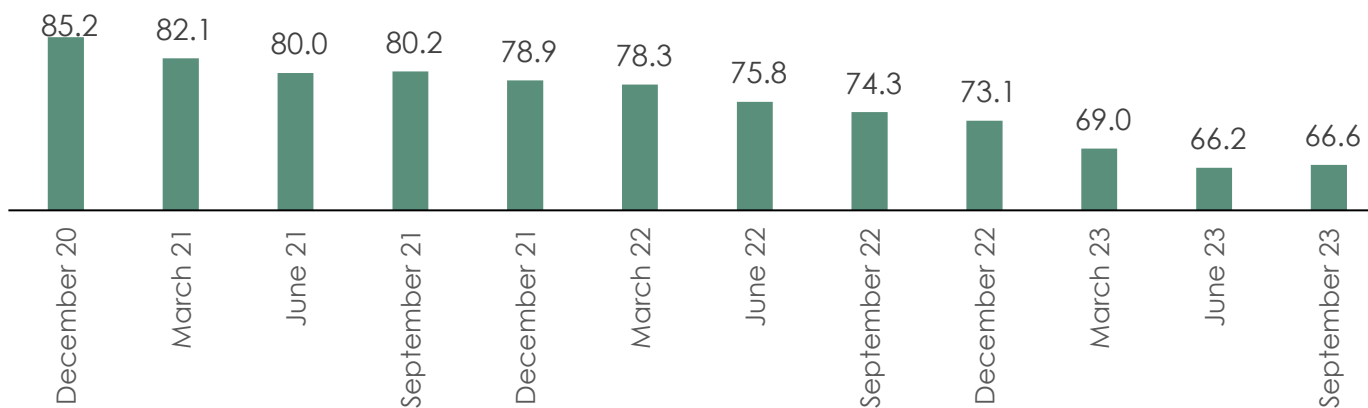
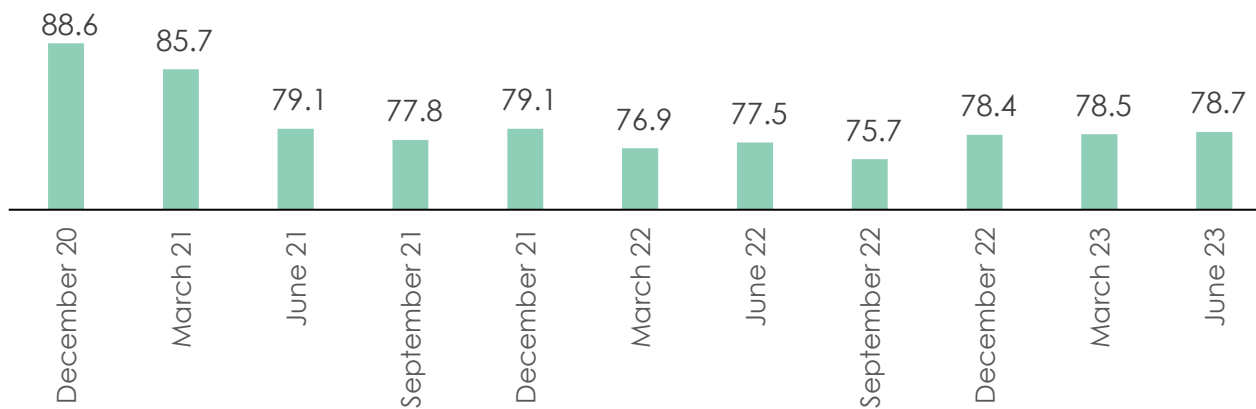
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In relation to the new interpretation of the DoD, we expect the **Gross NPE Ratio to go up in the range of 1-3%**, vis-a-vis the market average (Assifact) of 3.6% at the end of Q2 2023.

# Company's DSO expressing a very low duration of the portfolio

Days Sales Outstanding (DSO) – Receivables from private companies



Source: Assifact monthly and quarterly statistics; excluding public sector.



## 3Q 23 Results: Balance Sheet, P&L, Funding and Capital

# Main KPIs behind our business

Income Statement (€m)	2020A	2021A	2022A	CAGR '20-'22	9M22	9M23	YoY%
Interest Margin	4.1	6.2	7.3	33.2%	5.7	5.9	3.4%
Net Commission	13.1	17.7	23.6	34.1%	17.1	19.6	14.6%
<b>Net Banking Income</b>	<b>17.2</b>	<b>23.9</b>	<b>30.9</b>	<b>33.9%</b>	<b>22.8</b>	<b>25.5</b>	<b>11.8%</b>
Net value adjustments / write-backs for credit risk	(0.7)	(0.2)	(1.2)	30.0%	(0.3)	(0.1)	(54.1%)
Operating Costs	(8.4)	(9.8)	(13.2)	25.4%	(9.8)	(9.7)	(1.7%)
<b>Net Profit</b>	<b>5.3</b>	<b>9.5</b>	<b>10.9</b>	<b>42.9%</b>	<b>8.4</b>	<b>10.7</b>	<b>26.5%</b>

(€m)	2020A	2021A	2022A	CAGR '20-'22	9M22	9M23	YoY%
Turnover	760.7	1,402.9	2,009.4	62.5%	1,430.6	1,773.8	24.0%
Allocated Amount	562.0	1,118.5	1,674.0	72.6%	1,183.0	1,482.1	25.3%
<b>LTV</b>	<b>73.9%</b>	<b>79.7%</b>	<b>83.3%</b>	<b>6.2%</b>	<b>82.7%</b>	<b>83.6%</b>	<b>1.0%</b>
<b>LTV Pro-solvendo</b>	<b>73.9%</b>	<b>78.6%</b>	<b>81.6%</b>	<b>5.1%</b>	<b>81.4%</b>	<b>79.6%</b>	<b>-2.3%</b>

Net Banking Income / Average Loan (%)	11.2%	9.6%	8.7%	(11.5%)	9.2%	8.8%	(4.4%)
Interest Margin / Net Banking Income (%)	23.8%	26.0%	23.5%	(0.5%)	24.9%	23.1%	(7.5%)
Cost Income Ratio	48.7%	40.9%	42.7%	(6.4%)	43.1%	37.9%	(12.1%)
ROE (%)	30.9%	42.0%	23.7%	(12.4%)	24.5%	27.7%	13.1%

Balance Sheet (€m)	2020A	2021A	2022A	CAGR '20-'22	9M22	9M23	YoY%
Cash & Cash Equivalents	24.2	33.5	43.7	34.3%	56.1	80.3	43.3%
Financial Assets	176.5	321.0	385.4	47.8%	336.1	383.2	14.0%
Other Assets	9.5	10.8	14.7	24.8%	11.4	13.2	15.8%
<b>Total Assets</b>	<b>210.2</b>	<b>365.3</b>	<b>443.8</b>	<b>45.3%</b>	<b>403.6</b>	<b>476.7</b>	<b>18.1%</b>
Financial Liabilities	175.4	314.6	368.4	44.9%	327.1	394.3	20.5%
Other Liabilities	12.2	18.7	18.6	23.1%	22.2	20.4	(7.9%)
<b>Total Liabilities</b>	<b>187.6</b>	<b>333.3</b>	<b>387.0</b>	<b>43.6%</b>	<b>349.3</b>	<b>414.7</b>	<b>18.7%</b>
<b>Shareholder's Equity</b>	<b>22.6</b>	<b>32.0</b>	<b>56.8</b>	<b>58.6%</b>	<b>54.3</b>	<b>62.0</b>	<b>14.2%</b>



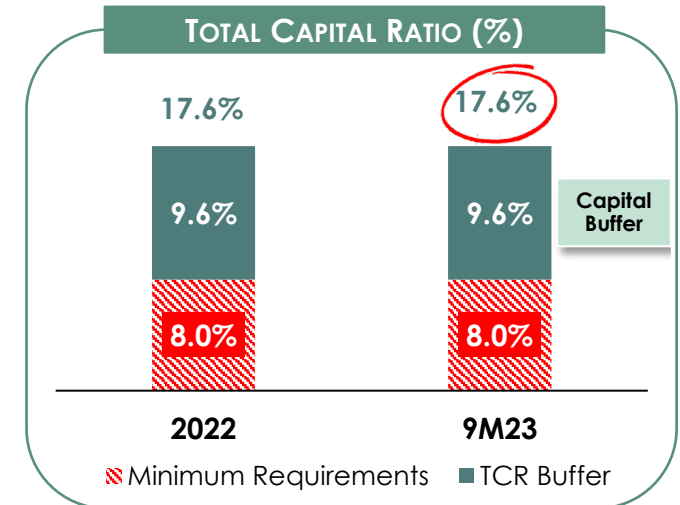
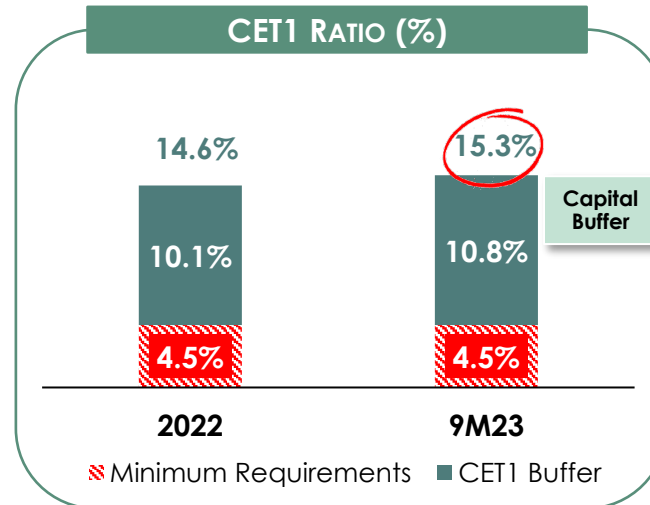
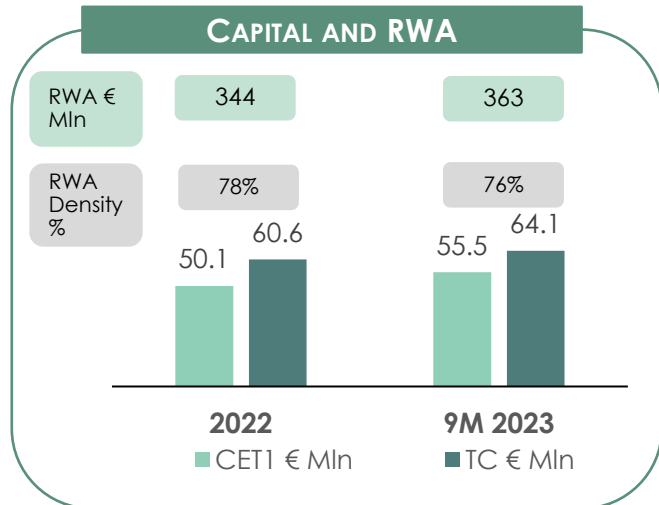
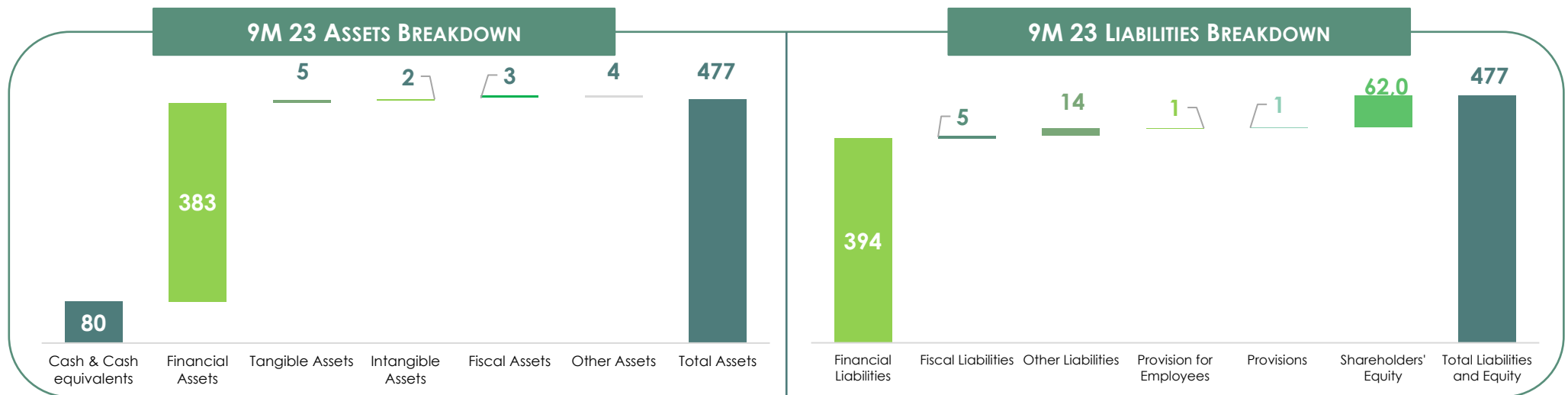
Note: Turnover includes Future receivables

ROE = Net Profit / (Equity - Net Profit)

LTV: Pro Solvendo

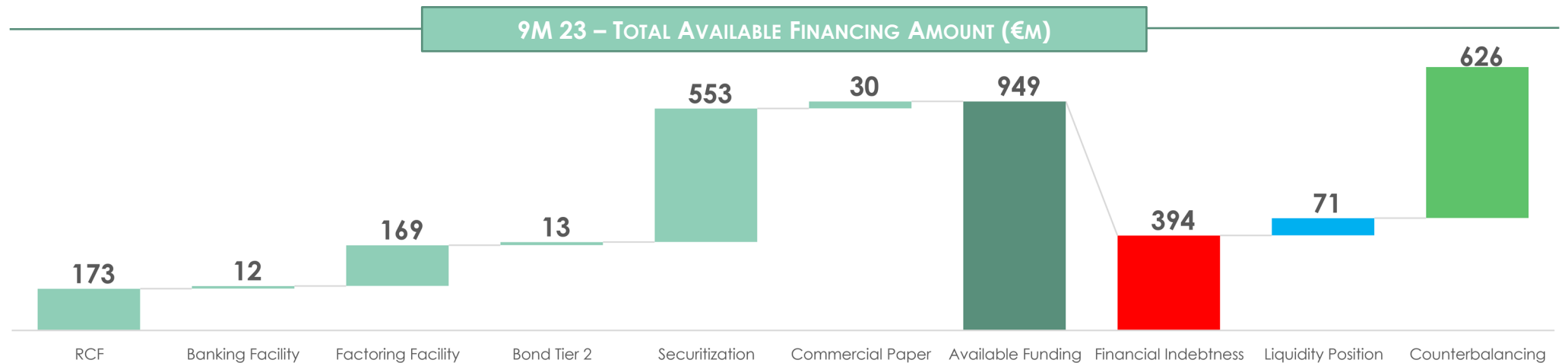
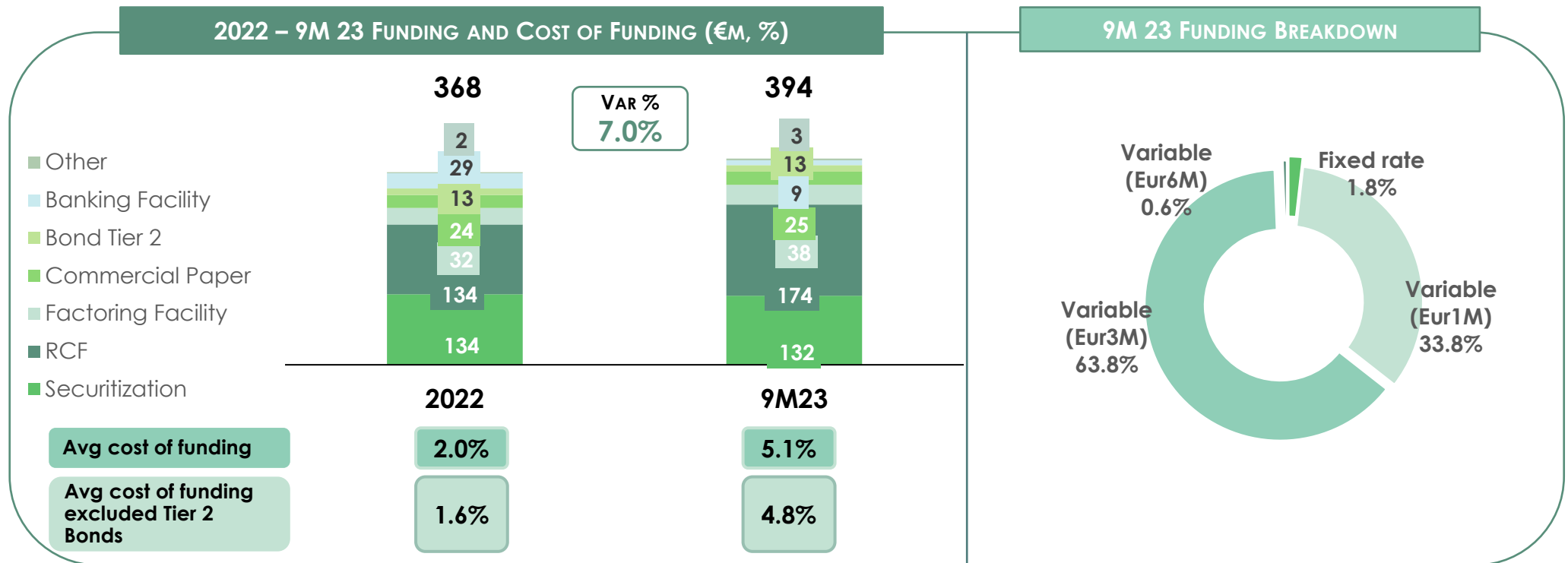
Net Profit 2022 Adj: 12.1 €mln; Net Profit 9M22 Adj: 9.2 €mln

# A very simple balance sheet with a strong capital position...



Expected limited impact from the new interpretation regarding the «Definition to Default, DoD» provided by Bank of Italy to the Company for pro-solvedo transaction, see slide 9-10

# ...coupled with a robust funding and liquidity position

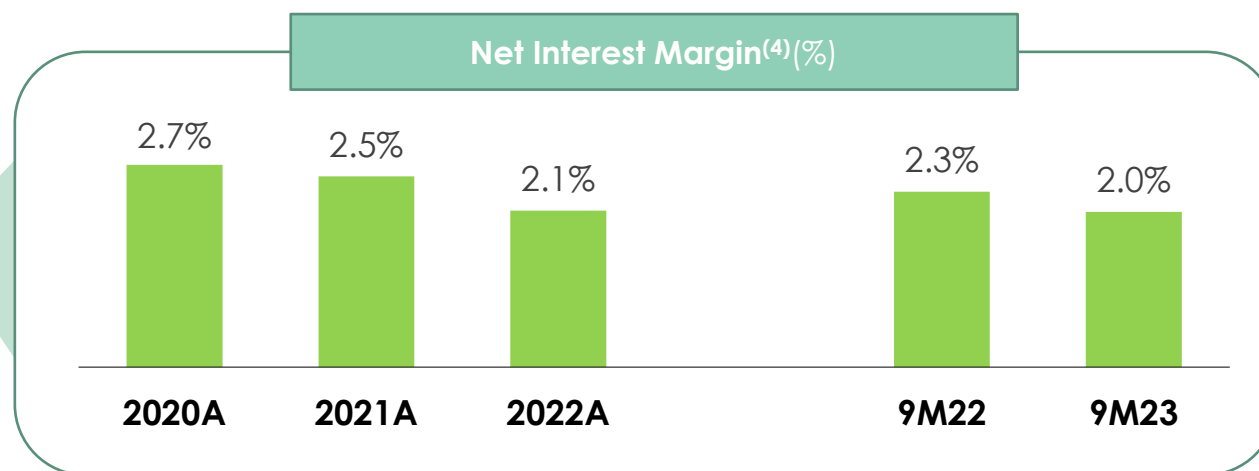
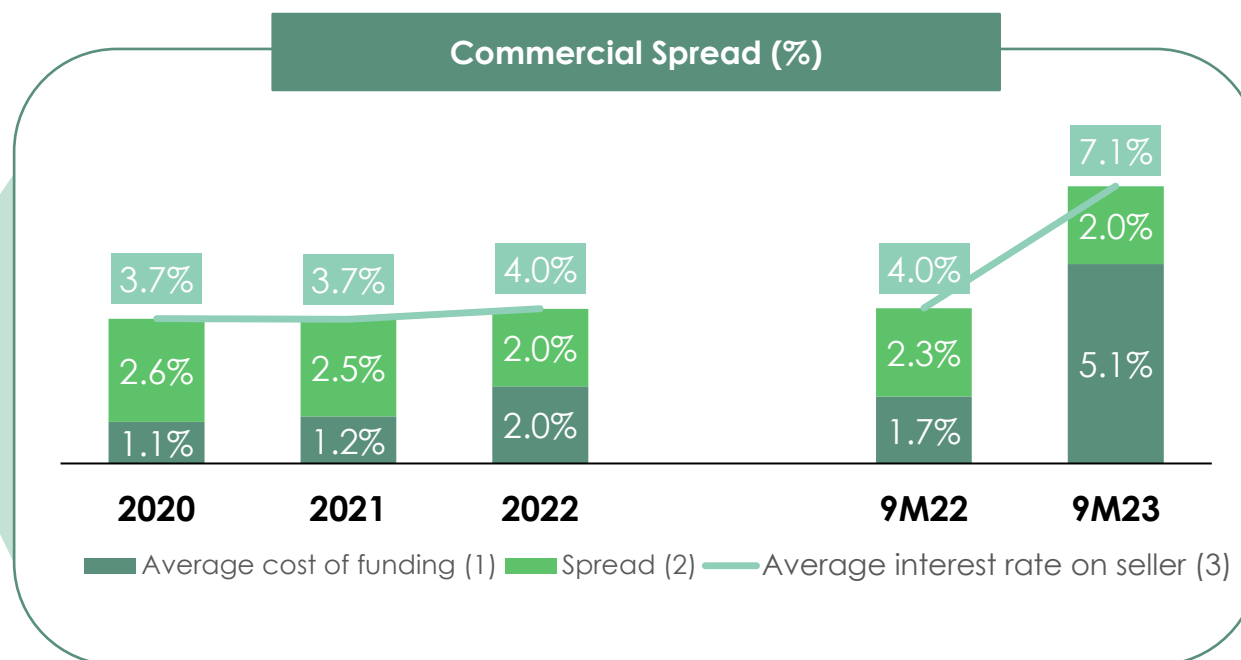


Note: Commercial Papers included in «Fixed Rate»  
Liquidity Position: excluding pledge accounts amounting to 9.3 €mln



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

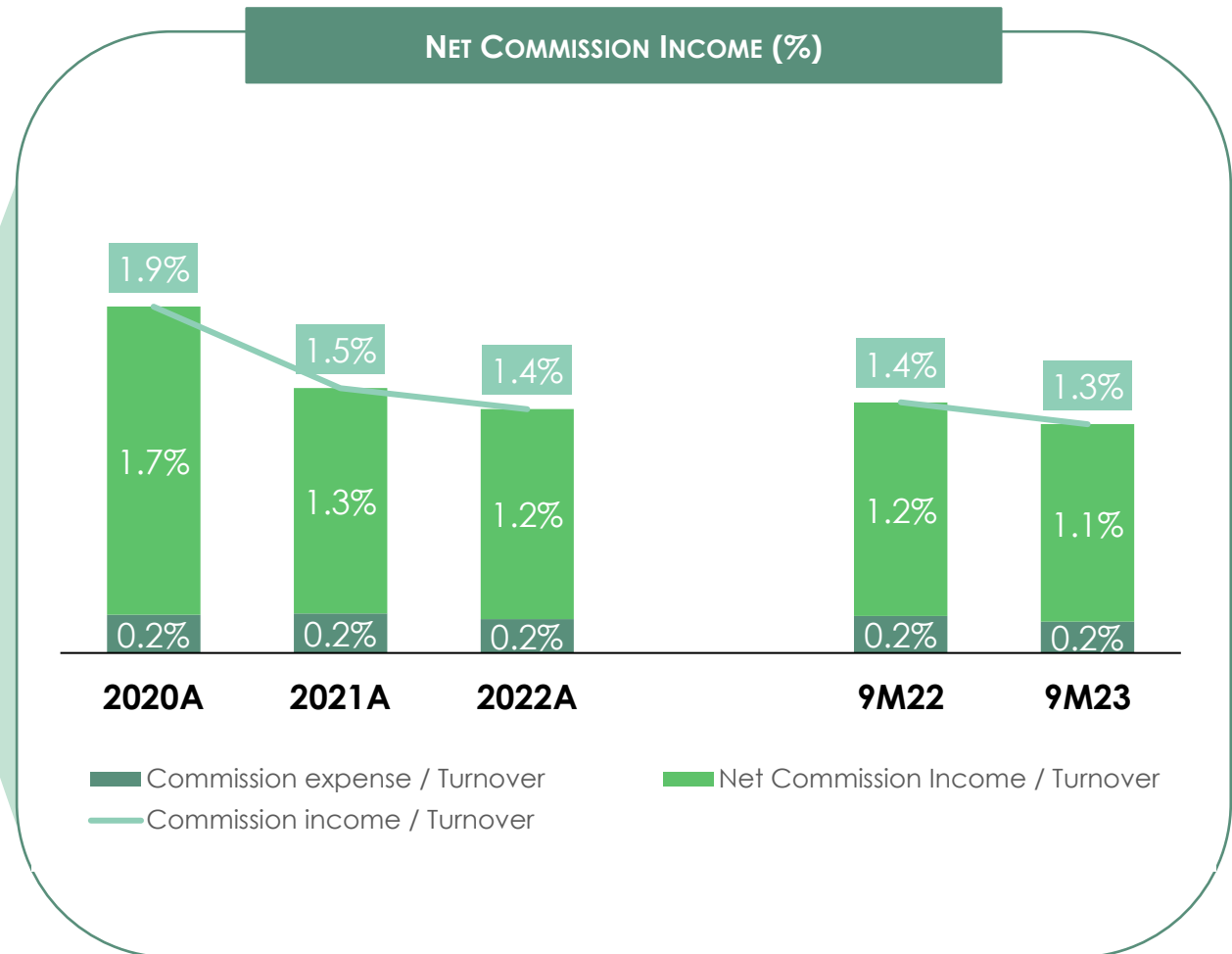
- Net Interest Income ~**23%** of the Net Banking Income
- Almost all **funding** available at **variable rates (Euribor 1M, 3M and 6M)**
- All the factoring contracts have been renegotiated, changing the calculated interest rate from fixed to **variable (based on Euribor 3M)**



Notes: (1) Calculated as interest expense / average financial liabilities (current and previous year); (2) Spread: average interest rate on seller – average cost of funding (3) Interest income + Delayed payment Interest / average loans (current and previous year); (4) Calculated as Net Interest income / average loans (current and previous year)

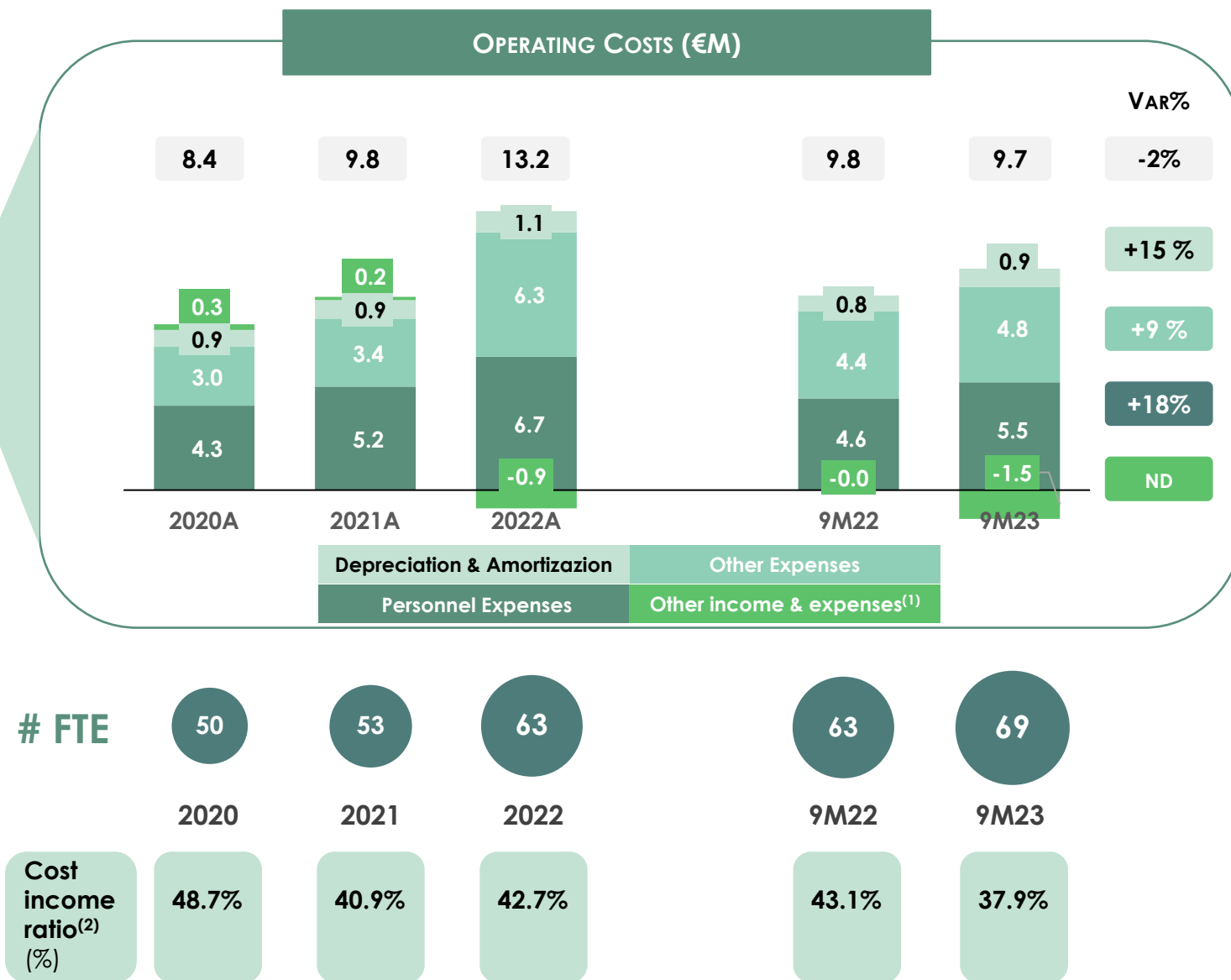
# Net commission income, the primary source of profitability

- Net Commission Income ~77% of the Net Banking Income
- Commission Income/Turnover substantially stable YoY, even with the **different mix of the portfolio** (Corporate Sellers vs Retail Sellers)
- **Stable commission expense rate** thank to optimization of insurance costs and banking fees



# Cost / Income reflecting the efficiency of the operating machine

- **#69 FTE** as of 9M 2023
- **#Cost income remaining at excellent levels** due to the high **efficiency** of the operating machine and the **economy of scale (IT proprietary platform)**



# Annex

# Income Statement

Income Statement (€m)	9M22	9M23	YoY%
Interest income and similar income	9.8	20.5	108.8%
Interest expense and similar charges	(4.1)	(14.6)	253.6%
<b>INTEREST MARGIN</b>	<b>5.7</b>	<b>5.9</b>	<b>3.4%</b>
Fee and commission income	20.0	22.7	13.2%
Fee and commission expense	(3.0)	(3.1)	5.0%
<b>NET FEE AND COMMISSION INCOME</b>	<b>17.1</b>	<b>19.6</b>	<b>14.6%</b>
Dividends and similar income	0.0	0.0	(100.0%)
Net profit (loss) from trading	(0.0)	0.0	(293.2%)
Net results of other financial a/l measured at fv	0.0	0.0	(100.0%)
<b>NET INTEREST AND OTHER BANKING INCOME</b>	<b>22.8</b>	<b>25.5</b>	<b>11.8%</b>
Net value adjustments / write-backs for credit risk	(0.3)	(0.1)	(54.1%)
a) Financial assets measured at amortised cost	(0.3)	(0.1)	(54.1%)
<b>NET PROFIT (LOSS) FROM FINANCIAL MANAGEMENT</b>	<b>22.5</b>	<b>25.3</b>	<b>12.7%</b>
Administrative expenses	(9.1)	(10.3)	13.6%
a) Personnel expenses	(4.6)	(5.5)	17.7%
b) Other administrative expenses	(4.4)	(4.9)	9.4%
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 pppe	(0.6)	(0.6)	8.3%
Net value adjustments / write-backs on int. Ass.	(0.2)	(0.3)	31.1%
Other operating income and expenses	0.0	1.6	3530.4%
<b>OPERATING COSTS</b>	<b>(9.8)</b>	<b>(9.7)</b>	<b>(1.7%)</b>
<b>PRE-TAX PROFIT (LOSS) FROM CURRENT OPERATIONS</b>	<b>12.7</b>	<b>15.7</b>	<b>23.9%</b>
Income tax for the year on current operations	(4.2)	(5.0)	18.6%
<b>PROFIT (LOSS) FOR THE YEAR</b>	<b>8.4</b>	<b>10.7</b>	<b>26.5%</b>

# Balance Sheet

Balance Sheet (€m)	2022A	9M23	Var% YTD
Cash and cash equivalents	43.7	80.3	83.6%
Financial assets measured at fair value through p/l	0.0	0.0	14.7%
Financial assets measured at amortised cost	385.4	383.2	(0.6%)
Equity investments	0.0	0.0	-
Property, Plan and Equipment (PPE)	4.9	5.1	4.7%
Intangible assets	2.0	2.3	14.4%
Tax assets	4.6	2.7	(40.7%)
a) current	4.1	2.2	(46.3%)
b) deferred	0.5	0.5	15.1%
Other assets	3.2	3.1	(2.5%)
<b>TOTAL ASSETS</b>	<b>443.8</b>	<b>476.7</b>	<b>7.4%</b>
Financial liabilities measured at amortised cost	368.4	394.3	7.0%
a) payables	331.2	356.8	7.8%
b) outstanding securities	37.2	37.4	0.6%
Tax liabilities	4.9	5.1	4.2%
Other liabilities	11.6	12.6	8.1%
Severance pay	1.3	1.4	7.5%
Provision for risk and charges	0.8	1.3	64.0%
Share capital	4.2	4.2	0.0%
Share premium reserve	25.4	25.4	0.0%
Reserves	16.2	21.6	33.7%
Valuation reserves	0.1	0.1	33.3%
Profit (loss) for the year	10.9	10.7	(2.0%)
<b>TOTAL LIABILITIES AND SHAREHOLDERS'S EQUITY</b>	<b>443.8</b>	<b>476.7</b>	<b>7.4%</b>

# Business Plan 2022-2024 KPIs

Top Line (€ bn)	2021A	2022A ADJ	2024E	CAGR '21-'24
<b>Turnover</b>	<b>1,4</b>	<b>2,0</b>	<b>3,4</b>	<b>34%</b>
Allocated Amount	1,1	1,7	2,8	36%
<b>LTV<sup>(2)</sup></b>	<b>80%</b>	<b>83%</b>	<b>83%</b>	<b>n.a.</b>

P&L (€ mn)	2021A	2022A ADJ	2024E	CAGR '21-'24
Interest Margin	6,2	7,3	13,7	30%
Net Commision	17,7	23,6	35,7	26%
<b>Net Banking Income</b>	<b>23,9</b>	<b>30,9</b>	<b>49,3</b>	<b>27%</b>
Operating costs	(9,8)	(11,6)	(14,7)	14%
<b>Net Profit</b>	<b>9,5</b>	<b>12,1</b>	<b>21,5</b>	<b>31%</b>

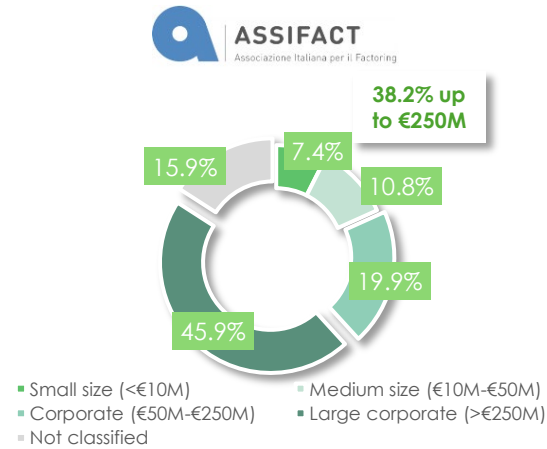
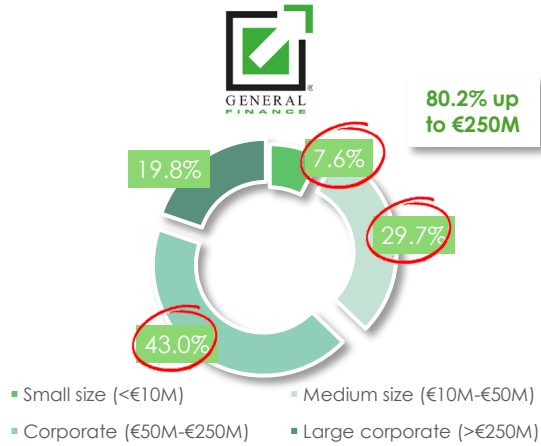
BS (€ mn)	2021A	2022A ADJ	2024E	CAGR '21-'24
Cash & Cash Equivalents	33,5	43,7	54,7	18%
Financial Assets	321,0	385,4	697,9	30%
Other Assets	10,8	14,6	13,8	9%
<b>Total Assets</b>	<b>365,3</b>	<b>443,8</b>	<b>766,5</b>	<b>28%</b>
Financial Liabilities	314,6	368,4	648,5	27%
Other Liabilities	18,7	17,4	36,7	25%
<b>Shareholder's Equity</b>	<b>32,0</b>	<b>58,0</b>	<b>81,3</b>	<b>36%</b>
<b>Total Liabilities</b>	<b>365,3</b>	<b>443,8</b>	<b>766,5</b>	<b>28%</b>

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.
<b>ROE</b>	<b>42,0%</b>	<b>26,3%</b>	<b>36,0%</b>	<b>n.a.</b>
<b>CET1 Ratio</b>	<b>9,4%</b>	<b>14,6%</b>	<b>11,2%</b>	<b>n.a.</b>
<b>Total Capital Ratio</b>	<b>13,7%</b>	<b>17,6%</b>	<b>13,3%</b>	<b>n.a.</b>

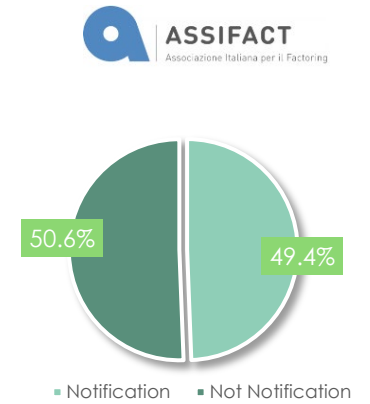
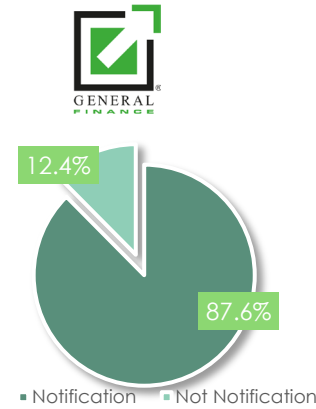
Note: 2022A ADJ means that the values are neutralized from IPO costs € 1,6 mn (2) LTV: Loan to Value

# Turnover breakdown vs system average 1/2

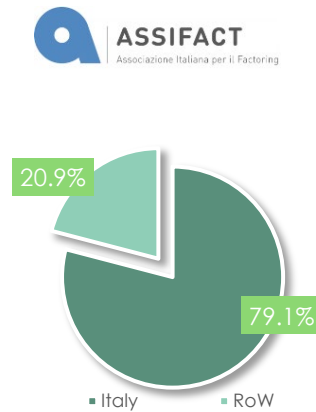
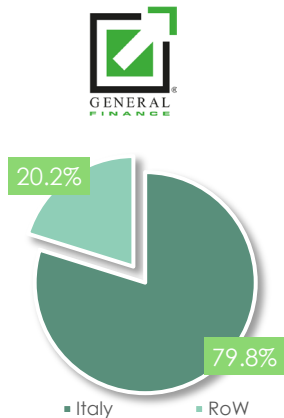
## SELLERS' DIVERSIFICATION BY DIMENSION



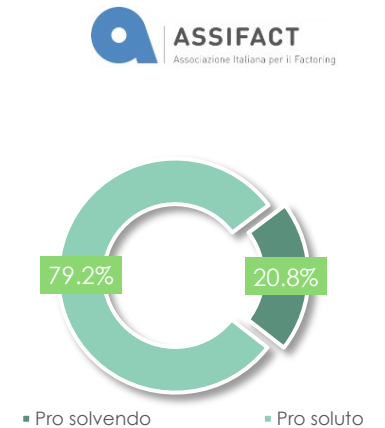
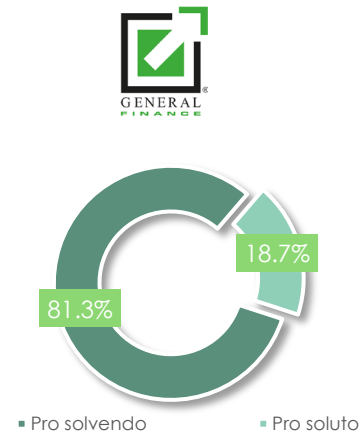
## FACTORING BY NOTIFICATION STATUS



## NATIONAL VS INTERNATIONAL TURNOVER



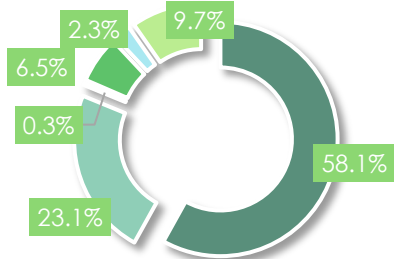
## TURNOVER BY PRODUCT



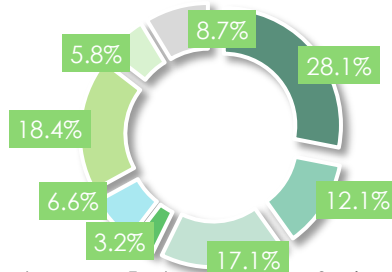


# Turnover breakdown vs system average 2/2

## SELLERS' DIVERSIFICATION BY SECTOR



- Manufacture
- Trade
- Services
- Transportation
- Construction
- Others

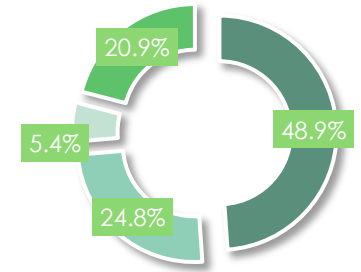


- Manufacture
- Trade
- Services
- Transportation
- Construction
- Others
- Foreign
- Not classified

## SELLERS' DIVERSIFICATION BY GEOGRAPHY



- Northern Italy
- Center of Italy
- Southern Italy



- Northern Italy
- Center of Italy
- Southern Italy
- International

## HIGHER NUMBER OF DEBTORS PER SELLER



Generalfinance's Turnover data refers to September 30, 2023

Assifact's Turnover data refers to June 30, 2023

1) Household debtors have not been included



# Top line components

SINCE 2016, GENERALFINANCE HAS ADOPTED IAS/IFRS ACCOUNTING STANDARDS

## PRO SOLVENDO FACTORING

Factoring Commissions

+

Other Commissions

+

Interest Income

+

Interests and commissions derived from delay in payments

- Deducting from allocated amount
- Accounted in financial statements through accrued income or by cash (other commissions)

- Accounted by cash at the payment time
- Settled within the DPP (Deferred Purchase Price) framework

## PRO SOLUTO FACTORING<sup>1</sup>

Factoring Commissions

+

Other Commissions

+

Interest Income

SIMPLE AND TRANSPARENT P&L PAIRED WITH ALMOST NO VOLATILITY OF FAIR VALUE / CREDIT ADJUSTMENT

# Revenues' generation – example

PRO SOLVENDO TRANSACTION		Formula	P&L Accounting
Invoice's nominal value	100,000	<b>a</b>	
Advance rate	80.00%	<b>b</b>	
<b>Gross disbursed amount</b>	<b>80,000</b>	<b><math>c = a \times b</math></b>	
Maturity of disbursed amount (days)	88	<b>e</b>	
Contractual interest rate	4.00%	<b>f</b>	
<b>Interest revenues</b>	<b>789.04</b>	<b><math>g = (c \times f \times (e+2)) / 365</math></b>	Prepayment
DSO	90	<b>h</b>	
Monthly commission rate	0.50%	<b>i</b>	
<b>Commission revenues</b>	<b>1500.00</b>	<b><math>l = a \times i \times (h/30)</math></b>	Prepayment
<b>Total revenues</b>	<b>2289.04</b>	<b><math>m = g + l</math></b>	Prepayment
<b>Net disbursed amount</b>	<b>77,710.96</b>	<b><math>n = c - m</math></b>	
Delay in payment (days)	5	<b>o</b>	
Delay in payment interest rate	5.00%	<b>p</b>	
Delay in payment commission rate	0.50%	<b>q</b>	
<b>Delay in payment interest revenues</b>	<b>54.79</b>	<b><math>r = (c \times p \times o) / 365</math></b>	Cash basis
<b>Delay in payment commission revenues</b>	<b>83.33</b>	<b><math>s = a \times q \times (o/30)</math></b>	Cash basis
<b>Delay in payment total revenues</b>	<b>138.13</b>	<b><math>t = r + s</math></b>	Cash basis
Non-advance amount	20,000	<b><math>u = a - c</math></b>	
<b>Net settlement</b>	<b>19,861.87</b>	<b><math>v = u - t</math></b>	

# Benefits of pro-solvendo lending contract

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:

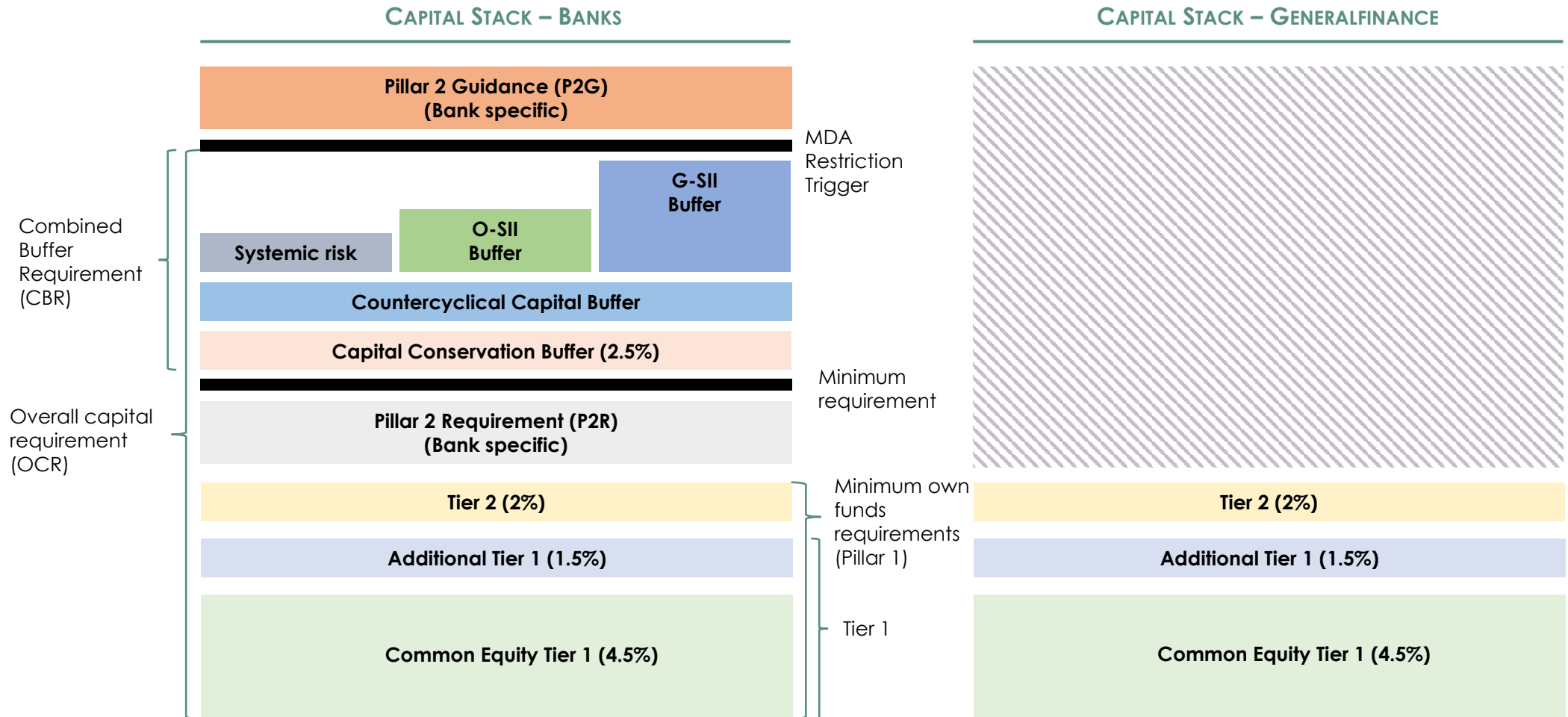
#### Seller A

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	-	-
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
	<b>1.000.000,00</b>		<b>800.000,00</b>		<b>900.000,00</b>	<b>180.000,00</b>
			Debts of the Factor			180.000,00
			Unpaid debts compensated			80.000,00
			<b>Netting to be liquidated</b>			<b>100.000,00</b>

In FY 2021, Generalfinance paid an average advance equal to **80%** of Turnover. With regard to the pro-solvendo 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.**

# Capital Stack – A capital light lending business



Source: Management



1°  
giorno di  
quotazione

BORSA ITALIANA EURONEXT



GENERALFINANCE

BORSA

