AnaCap Financial Europe S.A. SICAV-RAIF

Presentation of the consolidated financial results of AnaCap Financial Europe S.A. SICAV-RAIF for the quarter ended 30 September 2021

16 November 2021

Disclaimer

This presentation has been prepared by AnaCap Financial Europe S.A. SICAV-RAIF (the “Company”) solely for informational purposes. For the purposes of this disclaimer, the presentation shall mean and include the slides that follow, the oral presentation of the slides by the Company or any person on their behalf, any question-and-answer session that follows the oral presentation, hard copies of this document and any materials distributed in connection with the presentation. By attending the meeting at which the presentation is made, dialling into the teleconference during which the presentation is made or reading the presentation, you will be deemed to have agreed to all of the restrictions that apply with regard to the presentation and acknowledged that you understand the legal and regulatory sanctions attached to the misuse, disclosure or improper circulation of the presentation.

The Company may have included certain non-IFRS financial measures in this presentation, including but not limited to Estimated Remaining Collections (“ERC”), Adjusted EBITDA, Normalized Adjusted EBITDA, Pro Forma Normalized Adjusted EBITDA, Total Gross Collections, Gross Money-on-Money Multiple and certain other financial measures and ratios. These measurements may not be comparable to those of other companies and may be calculated differently from similar measurements under the indenture governing the Company’s Senior Secured Floating Rate Notes due 2024 (“Notes”). Reference to these non-IFRS financial measures should be considered in addition to IFRS financial measures, but should not be considered a substitute for results that are presented in accordance with IFRS.

Certain information contained in this presentation has not been subject to any independent audit or review. A significant portion of the information contained in this document, including all market data and trend information, is based on estimates or expectations of the Company, and there can be no assurance that these estimates or expectations are or will prove to be accurate. Our internal estimates have not been verified by an external expert, and we cannot guarantee that a third party using different methods to assemble, analyse or compute market information and data would obtain or generate the same results. We have not verified the accuracy of such information, data or predictions contained in this report that were taken or derived from industry publications, public documents of our competitors or other external sources. Further, our competitors may define our and their markets differently than we do. In addition, past performance of the Company is not indicative of future performance. The future performance of the Company will depend on numerous factors which are subject to uncertainty.

Certain statements contained in this document that are not statements of historical fact, including, without limitation, any statements preceded by, followed by or including the words “will,” “targets,” ”believes,” “expects,” “aims,” “intends,” “may,” “anticipates,” “would,” “could” or similar expressions or the negative thereof, constitute forward-looking statements, notwithstanding that such statements are not specifically identified. In addition, certain statements may be contained in press releases, and in oral and written statements made by or with the approval of the Company that are not statements of historical fact and constitute forward-looking statements. Examples of forward-looking statements include, but are not limited to: (i) statements about future financial and operating results; (ii) statements of strategic objectives, business prospects, future financial condition, budgets, projected levels of production, projected costs and projected levels of revenues and profits of the Company or its management or board of directors; (iii) statements of future economic performance; and (iv) statements of assumptions underlying such statements. Forward-looking statements are not guarantees of future performance and involve certain risks, uncertainties and assumptions which are difficult to predict and outside of the control of the management of the Company. Therefore, actual outcomes and results may differ materially from what is expressed or forecasted in such forward-looking statements. We have based these assumptions on information currently available to us, if any one or more of these assumptions turn out to be incorrect, actual market results may differ from those predicted. While we do not know what impact any such differences may have on our business, if there are such differences, our future results of operations and financial condition, and the market price of the Notes, could be materially adversely affected. You should not place undue reliance on these forward-looking statements. All subsequent written and oral forward-looking statements in this presentation are expressly qualified in their entirety by the cautionary statements referenced above. Forward-looking statements speak only as of the date on which such statements are made. The Company expressly disclaims any obligation or undertaking to disseminate any updates or revisions to any forward-looking statement to reflect events or circumstances after the date on which such statement is made, or to reflect the occurrence of unanticipated events.

The presentation does not constitute or form part of, and should not be construed as, an offer to sell or issue, or the solicitation of an offer to purchase, subscribe to or acquire the Company or the Company’s securities, or an inducement to enter into investment activity in any jurisdiction in which such offer, solicitation, inducement or sale would be unlawful prior to registration, exemption from registration or qualification under the securities laws of such jurisdiction. No part of this presentation, nor the fact of its distribution, should form the basis of, or be relied on in connection with, any contract or commitment or investment decision whatsoever. This presentation is not for publication, release or distribution in any jurisdiction where to do so would constitute a violation of the relevant laws of such jurisdiction nor should it be taken or transmitted into such jurisdiction.

The debt securities issued by the Company have not been, and will not be, registered under the U.S. Securities Act of 1933 (the “Securities Act”), or the securities laws of any state or other jurisdiction of the United States. The Company has not been and will not be registered under the U.S. Investment Company Act of 1940 (the “Investment Company Act”) , in reliance on the exception provided by Section 3(c)(7) thereof. The securities may not be offered or sold within the United States or to or for the account or benefit of “U.S. persons” (as defined in Regulation S under the Securities Act) or “U.S. residents” (as defined for the purposes of the Investment Company Act), except to “qualified institutional buyers” in reliance on the exemption from registration provided by Rule 144A under the Securities Act (“Rule 144A”) that are also qualified purchasers (“Qualified Purchasers’) (as defined in Section 2(a)(51)(A) of the Investment Company Act) and to certain persons in offshore transactions in reliance on Regulation S under the Securities Act.

In addition, this presentation is only directed at: (A) in the United Kingdom, to persons (i) who have professional experience in matters relating to investments and who fall within the definition of “investment professionals” in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the “Order”), (ii) who fall within Article 49 of the Order, (iii) are outside the United Kingdom, or (iv) are persons to whom an invitation or inducement to engage in investment activity within the meaning of Section 21 of the Financial Services and Markets Act 2000, as amended, in connection with the issue or sale of any securities may otherwise lawfully be communicated or caused to be communicated, and (B) in any other EEA Member State, to persons who are “qualified investors” within the meaning of Article 2(1)(e) of Directive 2003/71/EC and any relevant implementing measure in each Member State of the European Economic Area.

Today's Presenters

Justin Sulger – Head of Credit Investments
AnaCap Financial Partners

Eric Verret – Director and CFO
AnaCap Financial Europe

Ed Green – Director and COO
AnaCap Financial Europe

Agenda

1	Overview
2	Operational Review
3	Key Financial Highlights
4	Strategic Outlook
5	Q&A
6	Appendix

Overview

Justin Sulger

Q3 highlights: Strong continued collections performance and accelerated de-leveraging

STRONG Q3 CASH COLLECTIONS	▪ Another strong quarter of cash collection activity – Q3 collections of €29.3m up 63.7% on the prior year ▪ Resulting in year to date collections of €74.1m up 20.2% on the prior year ▪ On track to hit FY21 collections target of €114m
POSITIVE FINANCIAL PERFORMANCE	▪ Adjusted EBITDA of €54.9m up 46.5% on prior year ▪ Cost control maintained with total operating cost ratio down to 30.4% year to date from 37.7% in the prior year
ERC REPLENISHED AND GROWING	▪ ERC of €502.3m has reached highest levels since Q1 2020 ▪ Q3 deployment of €27.2m at a high aggregate GMM of 2.2x ▪ Currently averaging >1.9x GMM on €55.5m of FY21 deployment
DELEVERAGING ON PLAN	▪ Leverage down to 4.9x in Q3 and expected to fall to below 4x by this year end ▪ LTV of 68.9% at Q3 expected to decrease to 67.5% by year end

Operational Review

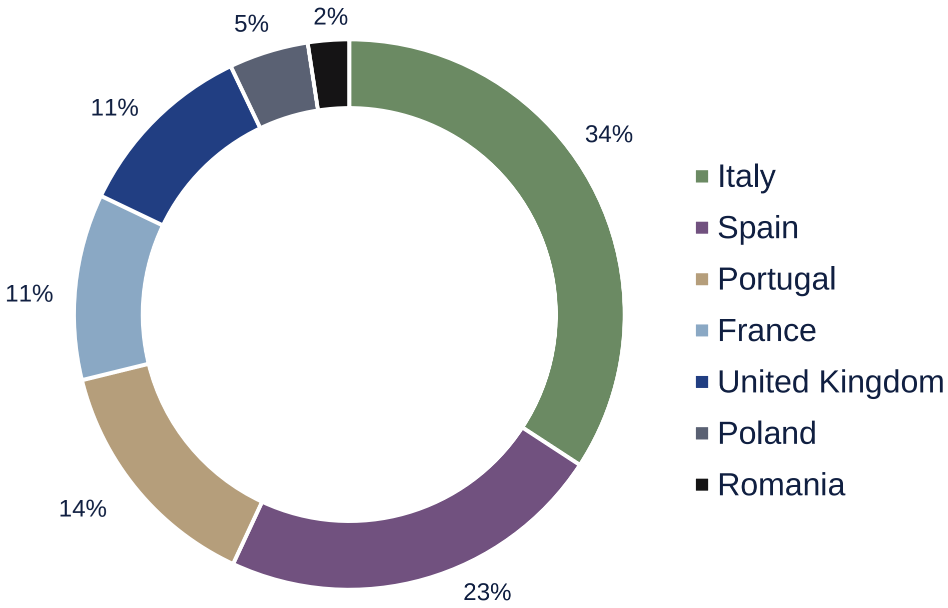
Ed Green

Active asset management driving outperformance to collections targets

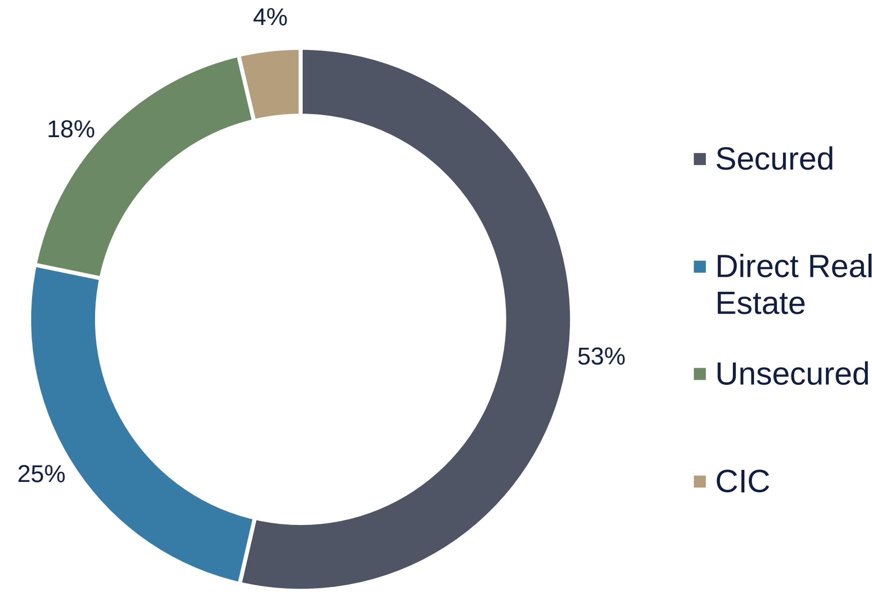
	Italy	Other	Spain	Portugal
Q1 21 – Q3 21 Collections	€40.4m €10.1m above target	€8.9m €0.2m above target	€10.7m €2.4m above target	€14.1m €7.4m below target
Performance Drivers	▪ Cash-in-court acceleration ▪ Tactical focus on amicable collections ▪ Targeted sub-portfolio sale strategy (generating €2.5m additional ERC)	▪ REO sale campaign in Romania portfolio ▪ Resilient cashflows in UK performing loan book	▪ Ongoing gains from servicing internalisation ▪ Internal team substantially outperforming external benchmarks	▪ Q1 / Q2 performance impacted by Portugal lockdown ▪ Ramp up in Q3 more gradual than anticipated ▪ Sold assets delivered 104% of expectations
Key Initiatives	▪ Additional sub-portfolio sales ▪ Year-end amicable campaign	▪ Ongoing marketing campaign of repossessed assets ▪ Opportunistic sub-portfolio divestment	▪ Year-end amicable campaigns ▪ Deployment of local resources to maximise asset level performance	▪ Intensive engagement with courts ▪ Focused on REO sales to capitalise on positive market environment

ERC composition as at 30 September 2021

84-MONTH ERC BY GEOGRAPHY



84-MONTH ERC BY ASSET TYPE



- ERC diversified across geography and asset type

Key Financial Highlights

Eric Verret

Q3 2021 Key Financial Highlights

9M 2021 METRICS

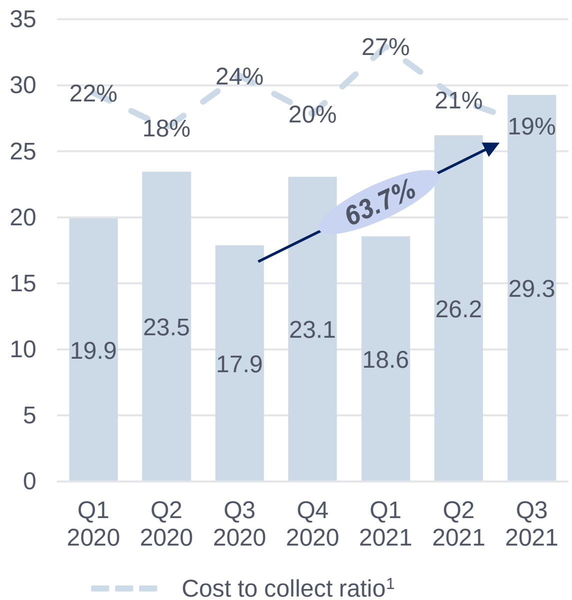
GROSS ATTRIBUTABLE COLLECTIONS **€74.1m** +20.2% vs prior year	REVENUE **€46.4m** -5.0% vs prior year	ADJ. EBITDA **€54.9m** +46.5% vs prior year
DEPLOYMENT **€53.7m** +828.9% vs prior year	84-MONTH ERC[1] **€502.3m** +5.4% vs prior year	NET DEBT **€346.0m** +6.6% vs prior year

1. On real estate investments AFE will be required to fund its share of capital expenditure and other working capital needs, and these additional capital injections will increase invested capital over time. 84-month ERC is calculated such that the gross money multiple at any given time reflects the expected returns AFE anticipates to generate upon exit. This may differ from expected Gross Attributable Collections.

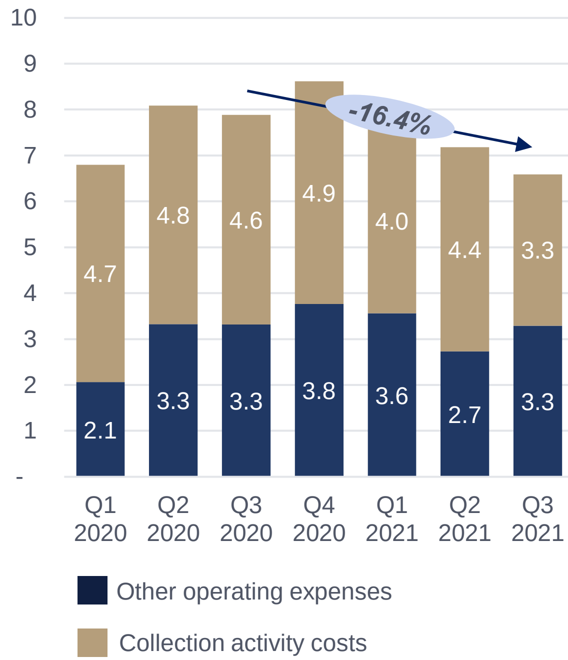
Continued improvement to financial performance in Q3

All values in €M

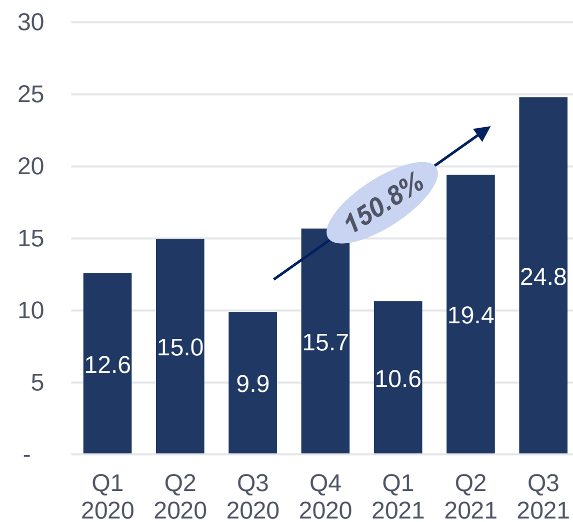
GROSS ATTRIBUTABLE COLLECTIONS



OPERATING COSTS



ADJUSTED EBITDA



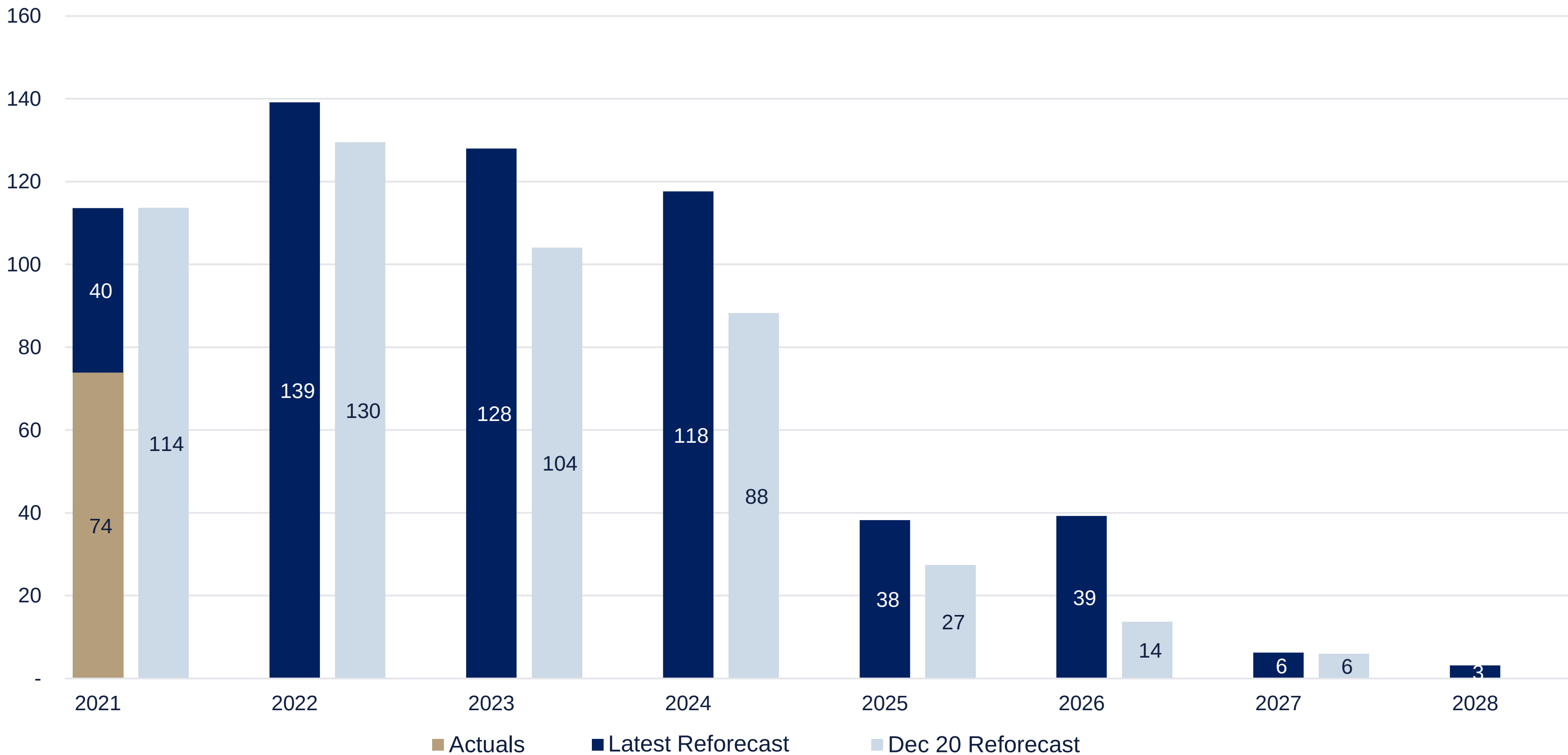
- Another quarter of strong cash collections, resulting in €54.9m of adjusted EBITDA generated year to date
- Asset light income of €2.2m year to date
- Despite a rise in collections, 9m 2021 total operating cost ratio has decreased on prior year from 37.7% to 30.4%

1) Includes all costs to collect including those net against core collections. This ratio may therefore differ from that shown in the Group Financial Statements.

Collections from existing portfolios are expected to grow further in 2021 and 2022 along with growing overall ERC

2021 ACTUALS PLUS 84-MONTH EXPECTED ATTRIBUTABLE GROSS COLLECTIONS - €M [1]

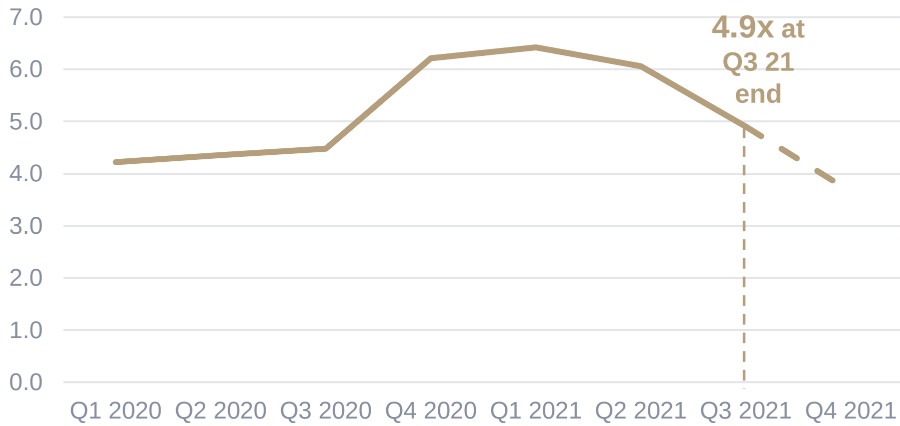
ERC of €502.3m reached highest levels since Q1 2020



(1) On real estate investments AFE will be required to fund its share of capital expenditure and other working capital needs, and these additional capital injections will increase invested capital over time. 84-month ERC is calculated such that the gross money multiple at any given time reflects the expected returns AFE anticipates to generate upon exit. This may differ from expected Gross Attributable Collections

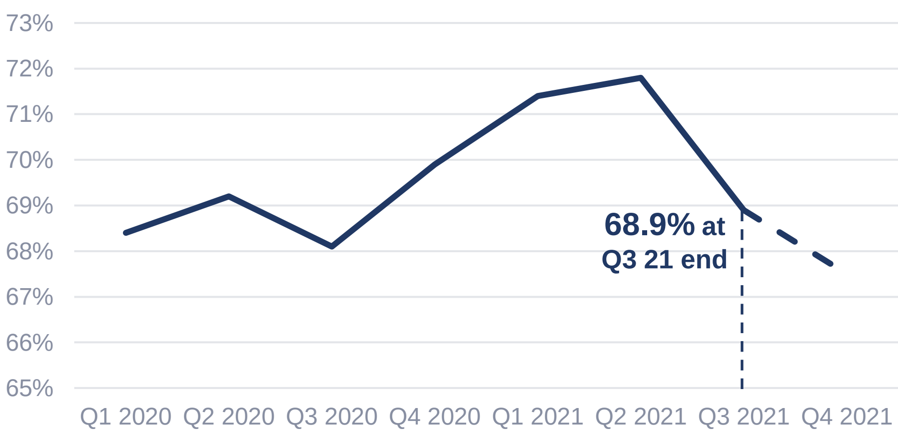
Accelerated deleveraging

ADJUSTED EBITDA LEVERAGE RATIO



- Leverage fell in the quarter to 4.9x
- Expected to continue to decrease to less than 4x by year end

LTV



- LTV ratio of 68.9% at Q3 end versus RCF covenant of 75%, providing comfortable headroom
- LTV expected to decrease to 67.5% by year end
- Strong liquidity position of €69.3m at Q3 end for further deployment

Strategic Outlook

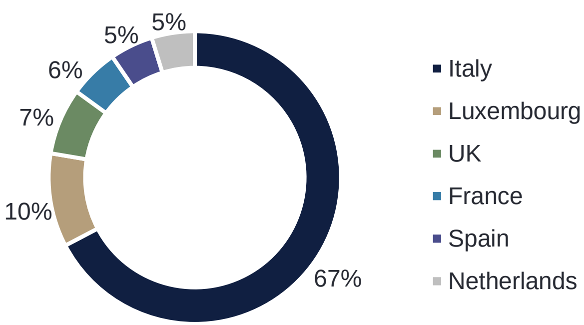
Justin Sulger

Strong pipeline offering consistently high returns and further diversification

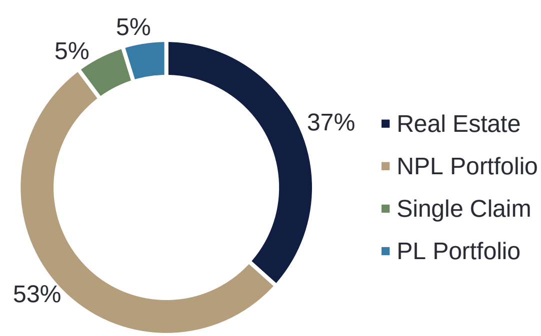
- Over €600m executable pipeline offering further diversification in well-known geographies, as pipeline continues to grow post-COVID
- Targeting predominantly real estate secured opportunities outside competitive auctions, currently averaging >1.9x GMM on €55.5m of FY21 deployment
- Remaining highly selective in NPLs, including secondary opportunities in Italy and Spain
- Direct real estate and performing debt enhancing geographic diversification, with further deployment expected in the UK, France and Netherlands

CURRENT PIPELINE

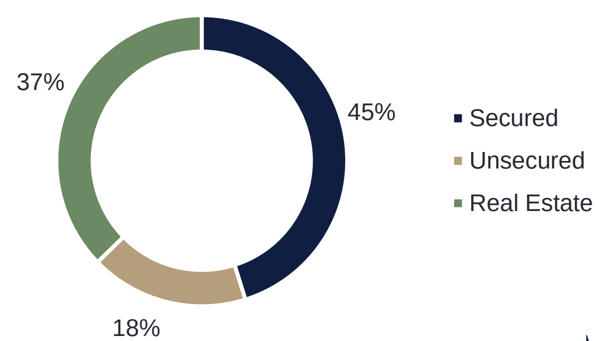
BY GEOGRAPHY



BY ASSET TYPE



BY SECURITY



Pipeline data as at November 2021.

Q&A

Q&A

Any questions?

Website: http://www.anacapfe.com/
Email: info@anacapfe.com
Telephone: +44 20 7070 5258

Appendix

Adjusted EBITDA reconciliations

The below outlines the reconciliation of profit before tax to Adjusted EBITDA for the 9 months ended 30 September 2021 and 30 September 2020

	9m 2021	9m 2020	Variance	Variance
	€m	€m	€m	%
Profit / (Loss) before tax	8.6	(26.2)	*34.8*	*132.8%*
Finance costs	16.7	14.2	*2.5*	*17.6%*
Share of profit in associate and joint ventures	(0.6)	(0.5)	*(0.1)*	*20.0%*
Net foreign currency movements	0.4	1.4	*(1.0)*	*(71.4%)*
Impairment	(0.2)	37.2	*(37.4)*	*(100.5%)*
Gross collections	74.3	60.3	14.0	23.2%
Revenue	(46.4)	(48.9)	*2.5*	*(5.1%)*
Other income	2.2	1.2	*1.0*	*83.3 %*
Cash collected on behalf of secured loan noteholders	(0.2)	(1.3)	*1.1*	*(84.6%)*
Finance income	-	(0.0)	*0.0*	*100.0%*
Adjusted EBITDA	**54.9**	**37.5**	***17.4***	***46.5%***

Reconciliation from Gross Attributable Collections to Core Collections

Collections are monitored in two different ways:

1. **Core Collections** - Core Collections refers to the way collections are accounted for in the Financial Statements. These comprise collections (including any portion attributable to co-investors) received before any costs to collect are deducted for purchased loan portfolios and net collections (i.e. net of costs to collect) for purchased loan notes and investments in joint ventures, less any disposals of the Group's Assets.

2. **Gross Attributable Collections** - These comprise collections received before any costs to collect are deducted for purchased loan portfolios, purchased loan notes and investments in joint ventures, however only those collections which are attributable to and to the sole benefit of the Group i.e. excluding co-investors portion of collections.

Reconciliation from Gross Attributable Collections to Core Collections (€k)		
9m 2021 Gross Attributable Collections	**74,072**	Used to calculate ERC
Gross up for portfolios with co-investors[1]	1,156	
Remove costs deducted at source[2]	(906)	
Remove proceeds from assets sale	(4,001)	
9m 2021 Core Collections	**70,321**	Used in Financial Statements to calculate book value of investments

(1) When investments have co-investors, co-investor share of Core Collections is used to calculate Secured Loan Notes on Balance Sheet
(2) For Purchased Loan Notes and Joint Ventures, Collection Activity Costs are deducted at source

Glossary

- **“84-month ERC (“ERC")”** means AFE’s estimated remaining collections on purchased loan portfolios, purchased loan notes, investments in joint ventures and Inventory over an 84-month period, assuming no additional purchases are made and on an undiscounted basis. ERC excludes any proportionate share of remaining cash collections that may be payable to a co-investor holding secured loan notes. ERC includes estimated collections on sold portfolios where part of the sale proceeds are based on future collections from that underlying portfolio.
- **“Adjusted EBITDA”** represents (loss)/profit before tax adjusted to exclude the effects of finance costs and finance income, share of profit/(loss) in associates, net foreign currency losses/(gains), impairment of portfolio investments, portfolio investment disposals, repayments of secured loan notes and non-recurring items. Revenue on purchased loan portfolios, purchased loan notes, investments in joint ventures and costs on secured loan notes calculated using the effective interest rate method are replaced with Gross Collections in the period.
- **“Asset Management”** investment monitoring to enhance recoveries and provide servicing solutions on credit loan portfolios and executing value-add strategies to enhance real estate assets[1].
- **“Collection Activity Costs**” represents direct costs incurred from servicing and managing purchased loan portfolios (excluding structural overheads). Costs incurred from servicing and managing purchased loan notes and investments in joint ventures are not considered since Gross Collections for these portfolio investments are recognised and accounted for net of direct costs in the financial statements.
- **“Core Collections”** represent Gross Collections, less any disposals of the Group’s Assets.
- **“Gross Attributable Collections”** represents total collections attributable to AFE Group before costs and excluding any share of cash collections that relate to the interests of co-investors holding secured loan notes.
- **“Gross Collections”** represents cash collected from debtors in connection with purchased loan portfolios and net cash collections (after servicing costs) for purchased loan notes and investments in joint ventures including disposals of portfolio investments. Gross Collections include any proportionate share of cash collections that relate to the interests of co-investors holdings of secured loan notes.
- **“Gross MM”** represents Gross attributable collections received on a portfolio to the date the multiple is measured, plus ERC for that portfolio at the same date, divided by the total amount paid for the portfolio at the date of purchase.
- **“Leverage Ratio”** represents Net Debt divided by LTM Adjusted EBITDA.
- **“Liquidity”** €39m undrawn on the Facility plus cash available of €18m in AFE and €12m held at servicers as at 30 September 2021.
- **“LTM Adjusted EBITDA”** means Adjusted EBITDA for the 12 month period to 30 September 2021.
- **“LTV ratio”** means the aggregate secured indebtedness of the Group less cash and cash equivalents (including cash and cash equivalents in servicers' accounts or otherwise that are due from servicers but not yet paid by servicers to the Group, less cash collections due to be paid to co-investors under secured loan notes) divided by ERC.
- **“Net Debt”** represents third-party indebtedness, including bank guarantees, less cash and cash equivalents, and excluding unamortised debt issue costs, facility fees and amounts due to co-investors under secured loan notes.
- **“Normalised Adjusted EBITDA”** represents Adjusted EBITDA excluding disposals of portfolio investments.
- **“Super Senior Revolving Credit Facility (“SSRCF”)”** – The total Facility available to use is €90.0m.

(1) AFE does not engage in portfolio management or any other MiFID activity or other regulated financial service