



AFE

AFE S.A. SICAV-RAIF: Q4 2024 and Q1 2025

Bondholder Presentation

May 2025

Introduction and Agenda

Welcome

► Speaker Introduction:

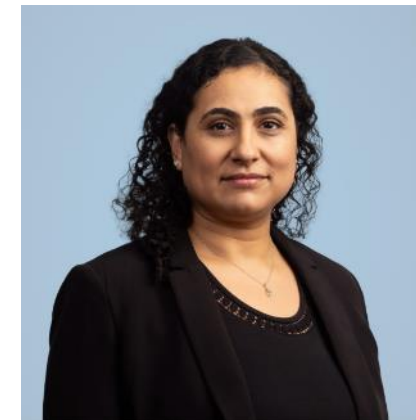
- Zach Lewy (CEO, CIO, Fund Principal – Arrow Global)
- Meera Savjani (Fund CFO – AGGCM)

► Agenda:

- Q4 2024 and Q1 2025 Financial Results



Zach Lewy,
CEO, CIO, Fund Principal (Arrow)



Meera Savjani,
Fund CFO (AGGCM)

Investment and Realisations Summary

Investment and realisations activity

- ▶ Realisations in line with expectations (€12m Q4 2024, €29m Q1 2025) with significant Real Estate realisations in Q1 2025
- ▶ Continued investment at attractive money multiples
 - FY 2024 deployment of €40.2m, and further €6.1m invested in Q1 2025
 - New investments in 2024 delivered €88m of ERC (3 times money multiple)
- ▶ Acquired €8.4m of Senior Secured Notes at an average price of 51% during Q1 2025 (€3m in FY 2024)
- ▶ Q1 2025 closing ERC at €437m, with an LTV of 107% (FY 2024 ERC €469, LTV 102%)

Total Collections

Q1 2025: €29m

Latest Forecast: €29m



Invested Capital

Q1 2025: €10.4m¹

Q4 2024: €7.5m



5.4%

Secured Net Debt

Mar 2025: €468.6m

Dec 2024: €476.7m



1.7%

LTV
(Net Debt / ERC)

Mar 2025: 107%

Dec 2024: 102%



5 p.p.

Leverage
(Net Debt / Adj.
EBITDA)

Mar 2025: 9.5x

Dec 2024: 12.6x



3.1x

¹ Including €4.3m of Senior Secured Notes buy-back

Financial Summary

Q4 2024 and Q1 2025 Financial Highlights

- ▶ **Revenue** in Q4 includes €19m of impairment due to delays and reduction in forecast collections of minority positions in real estate assets
 - €4m gain included in Q1 2025 relating to the bond buyback
- ▶ **Collection activity costs** in quarter increased slightly in Q4 2024 driven by the mix of collections in period
- ▶ **Operating expenses** saw an increase in Q4 2024 to €5.0m, with Q1 2025 running costs lower at €3.1m
- ▶ **Continue to drive efficiency.** FY 2023 and FY 2024 costs of €17m have been right-sized upon Arrow's stewardship to current run rate of €13m (based upon 3.1m in Q1 2025)

Financial Metrics

AFE Performance	Q3 2024 €'m	Q4 2024 €'m	Q1 2025 €'m	Change Q4 to Q1 €'m
Collections	22.0	11.6	29.0	+17.4
Adjusted EBITDA	15.7	0.6	22.2	+21.6
Revenue	11.4	(9.5)	14.6	+24.1
Collection activity cost	(3.4)	(4.0)	(3.5)	+0.5
Operating expenses	(3.6)	(5.0)	(3.1)	+1.9
(Loss)/Profit, pre-exceptionals & Finance costs	4.4	(18.4)	8.1	+26.5
Finance costs (incl. PIK and FX)	(14.7)	(15.0)	(15.1)	-0.1
Exceptional Costs	(2.0)	-	-	-
(Loss)/Profit before tax	(12.3)	(33.4)	(7.0)	+26.4

Outlook

Key Highlights

- ▶ Optimisation of investment activity to manage LTV
 - LTV increased to 107%
 - Impact from bond buy backs and investments have been outweighed by ongoing interest, operational costs, and impairment of ERC

- ▶ Continued focus on operational performance to achieve ERC
 - Realisation in Q1 2025 of €29m
 - Significant portion (73%) of remaining Real Estate related ERC are minority positions – AFE is reliant upon majority holder wanting to sell

- ▶ Ongoing evaluation of options to improve overall credit strength and long-term sustainability of AFE



▶ Appendices

Appendix 1 – Net Debt movement

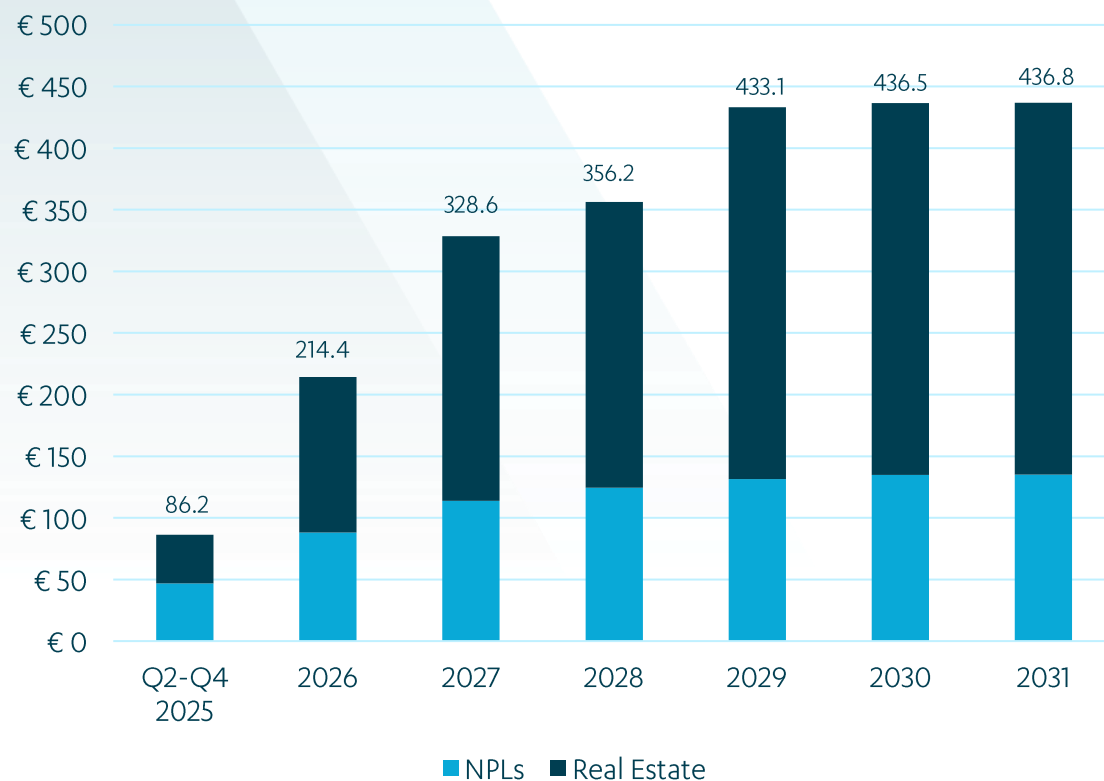
Net Debt movement in quarter

- ▶ Net debt increased by €34m to €477m in Q4 2024, driven by the quarterly PIK and lower collections vs opex costs in quarter
- ▶ Q1 2025 net debt reduced by €8m following the repurchase of Senior Secured Notes at a discount to par during the quarter

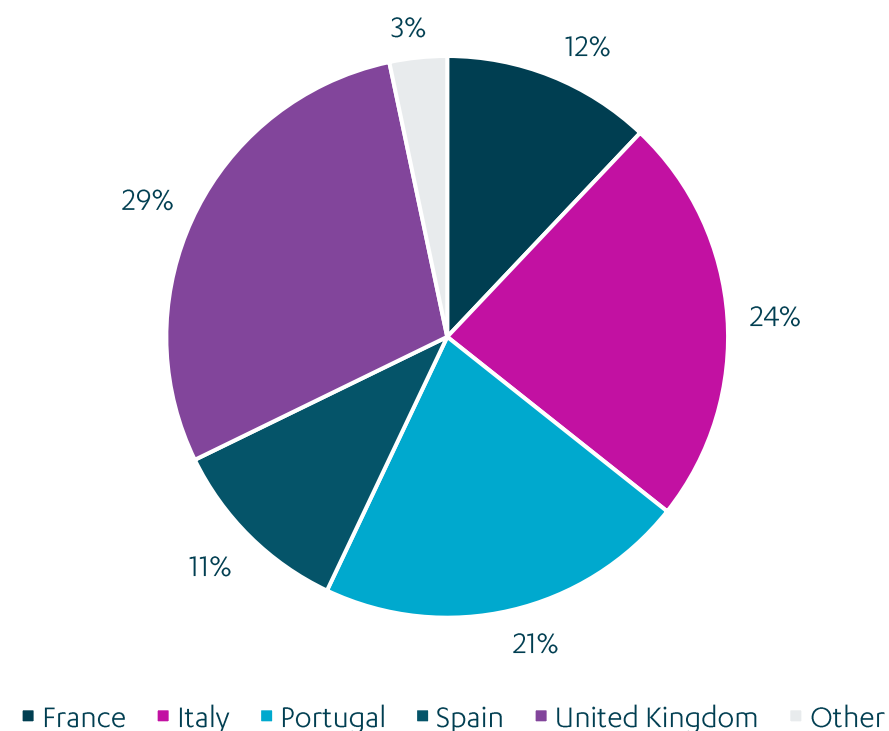
Net debt	Q3 2024 €'m	Q4 2024 €'m	Q1 2025 €'m	Change Q4 to Q1 €'m
Bond Notes	340.3	340.3	331.9	-8.4
Revolving Credit Facility	144.9	157.7	162.2	4.5
Total debt	485.3	498.1	494.2	-3.9
Cash at bank	(27.0)	(16.6)	(19.2)	-2.6
Cash held at servicers	(15.6)	(5.0)	(6.5)	-1.5
Cash collected on behalf of co-investors	0.3	0.2	0.2	-
Net debt	443.0	476.7	468.6	-8.0
LTV	95%	102%	107%	+5%

Appendix 2 - Updated ERC for March 2025 at €437 million

Cumulative ERC profile (existing assets) €'m

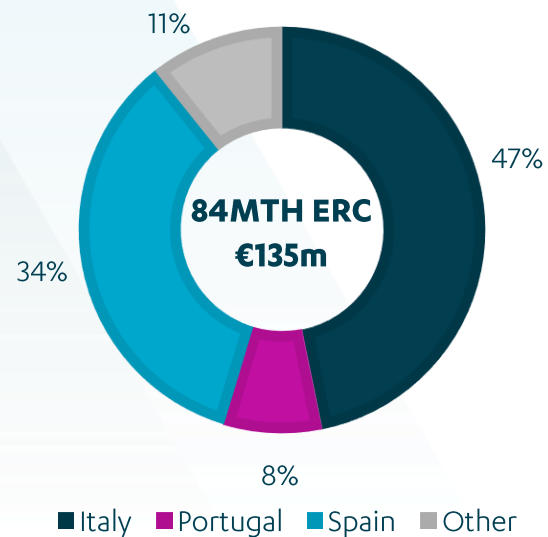


ERC split by geography

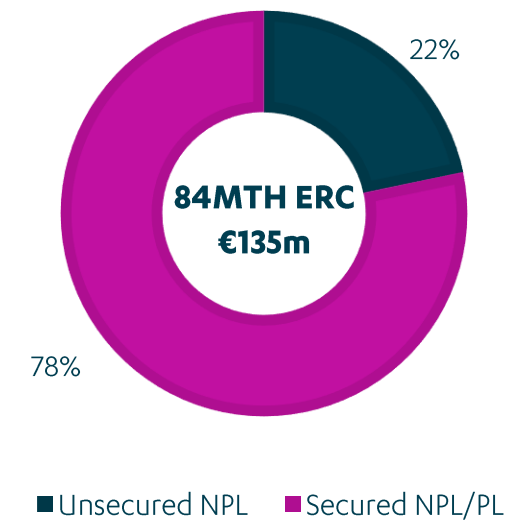


Appendix 3 - Highly seasoned, cash generative NPL portfolio

NPL/PL ERC BY GEOGRAPHY

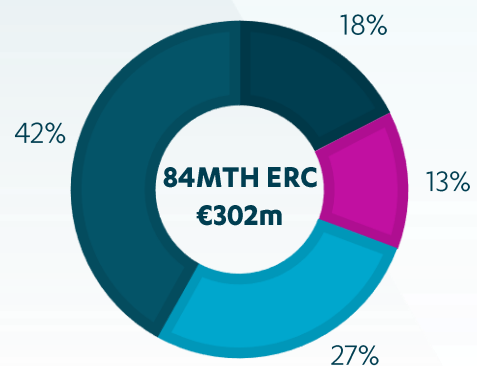


NPL/PL ERC BY ASSET COMPOSITION



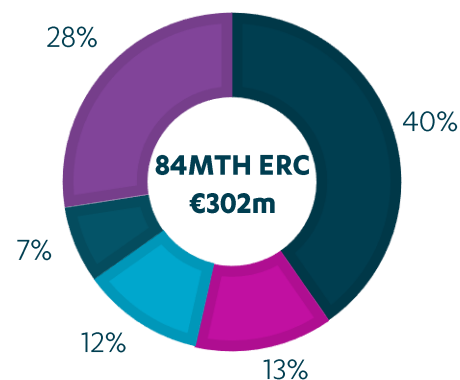
Appendix 4 - Diversified portfolio of real estate

REAL ESTATE ERC BY GEOGRAPHY



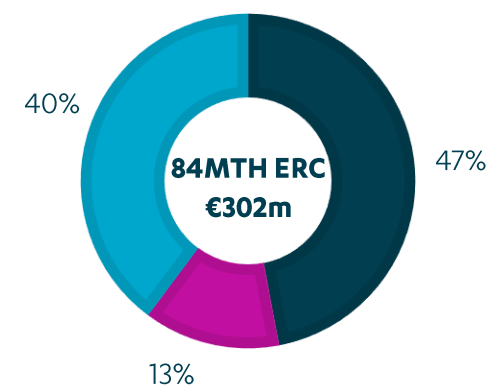
■ France ■ Italy ■ Portugal ■ United Kingdom

REAL ESTATE ERC BY ASSET TYPE



■ Office ■ Residential ■ Retail ■ Mixed Use ■ Mixed Use*

REAL ESTATE ERC BY STRATEGY



■ Core Plus ■ Development ■ Value Add



AFE

Debt investors

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