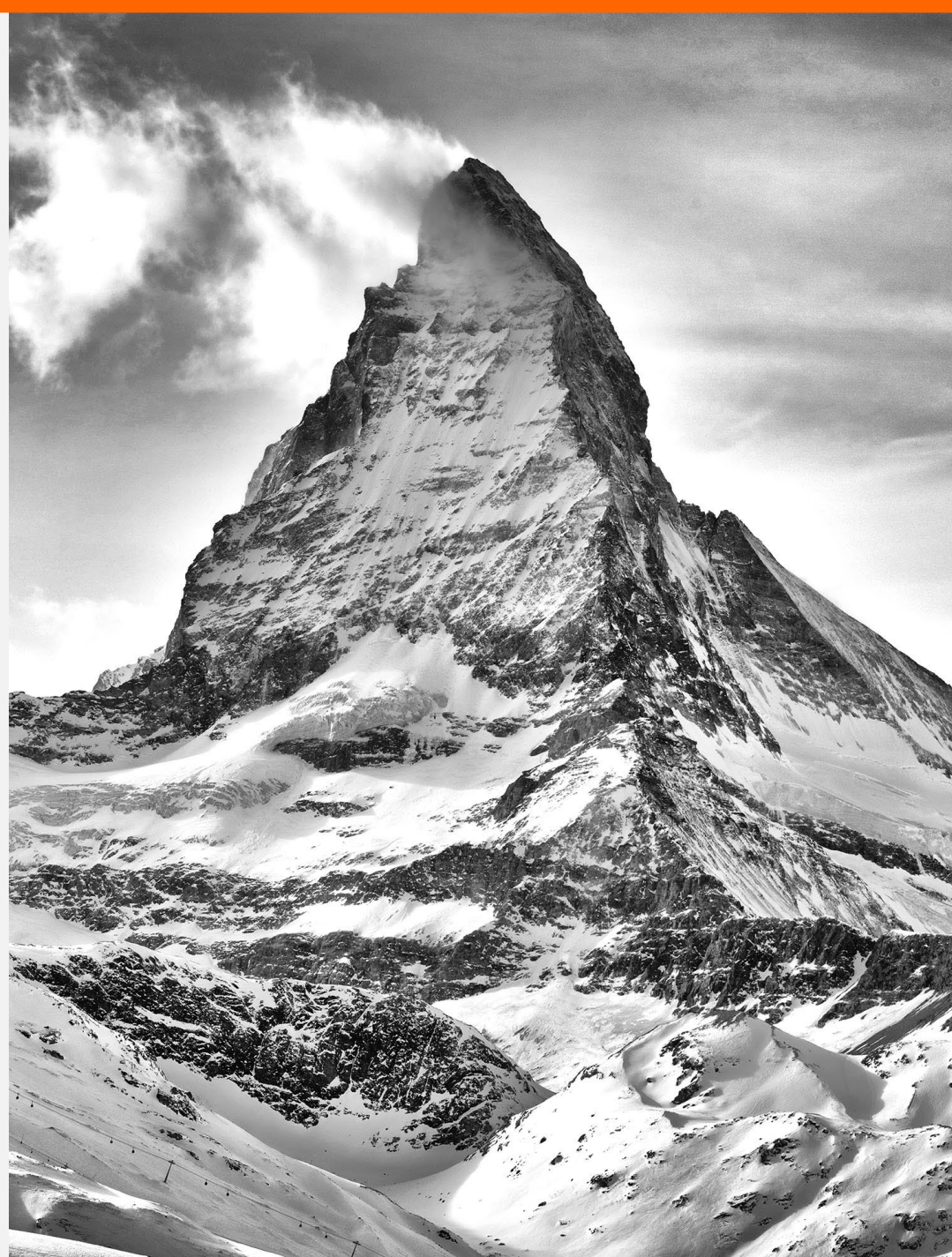




Q2 and half year 2021 report

29 July 2021

Presenters: Henrik Wennerholm, CEO,
Fredrik Olsson, CFO, and
Florian Nowotny, Board member



AGENDA

1. Key developments

2. Financials H1 2021

3. Summary



Key highlights: Q2 2021

Key highlights

- Gross collections of EUR 14.7m, in line with Q2 2020
 - Below forecast due to a few larger cases that are expected to be resolved at higher values during H2 2021
- Loss of EUR 0.1m in Q2 2021 excluding one-off items
- Investment activity has intensified
 - Investment in a distressed asset portfolio in Romania with a GCV (face value) of c. EUR 90m
- Significantly extended debt maturity to 2026

Gross collections Q2 2021 LTM¹⁾

EUR 117m

Cash EBITDA Q2 2021 LTM²⁾

EUR 95m

Available funds Q2 2021³⁾

EUR 53m

120-month ERC Q2 2021

EUR 243m

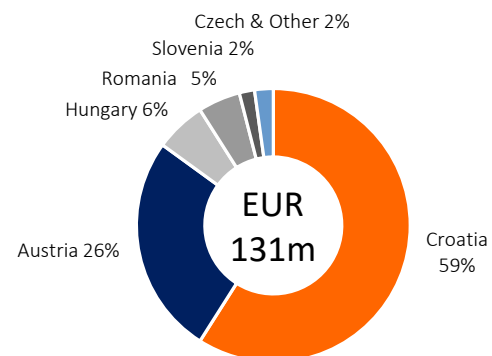
1) Includes incremental gross distribution from associate and joint venture

2) Includes incremental net distribution from associate and joint venture

3) Including EUR 41m cash and EUR 12m own bonds

Geographic locations

Invested assets, book value by country,
Q2 2021



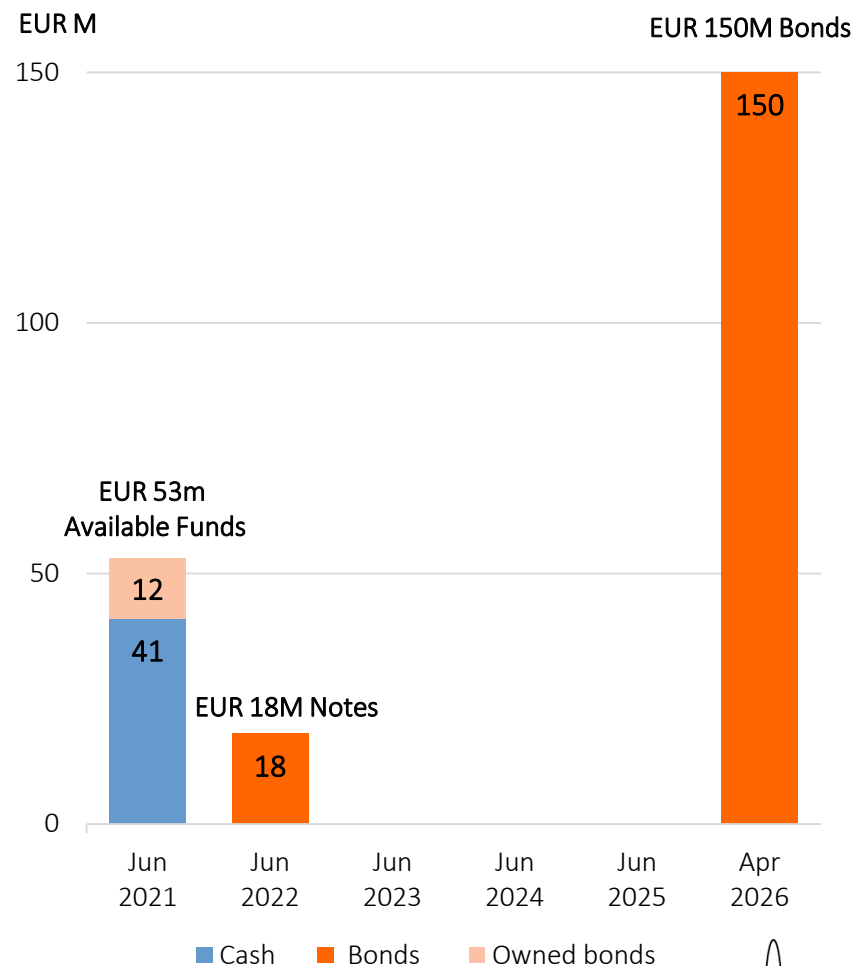
- Company headquarters in Switzerland
- Listed on Nasdaq First North (Stockholm)
- Invested markets



ddm

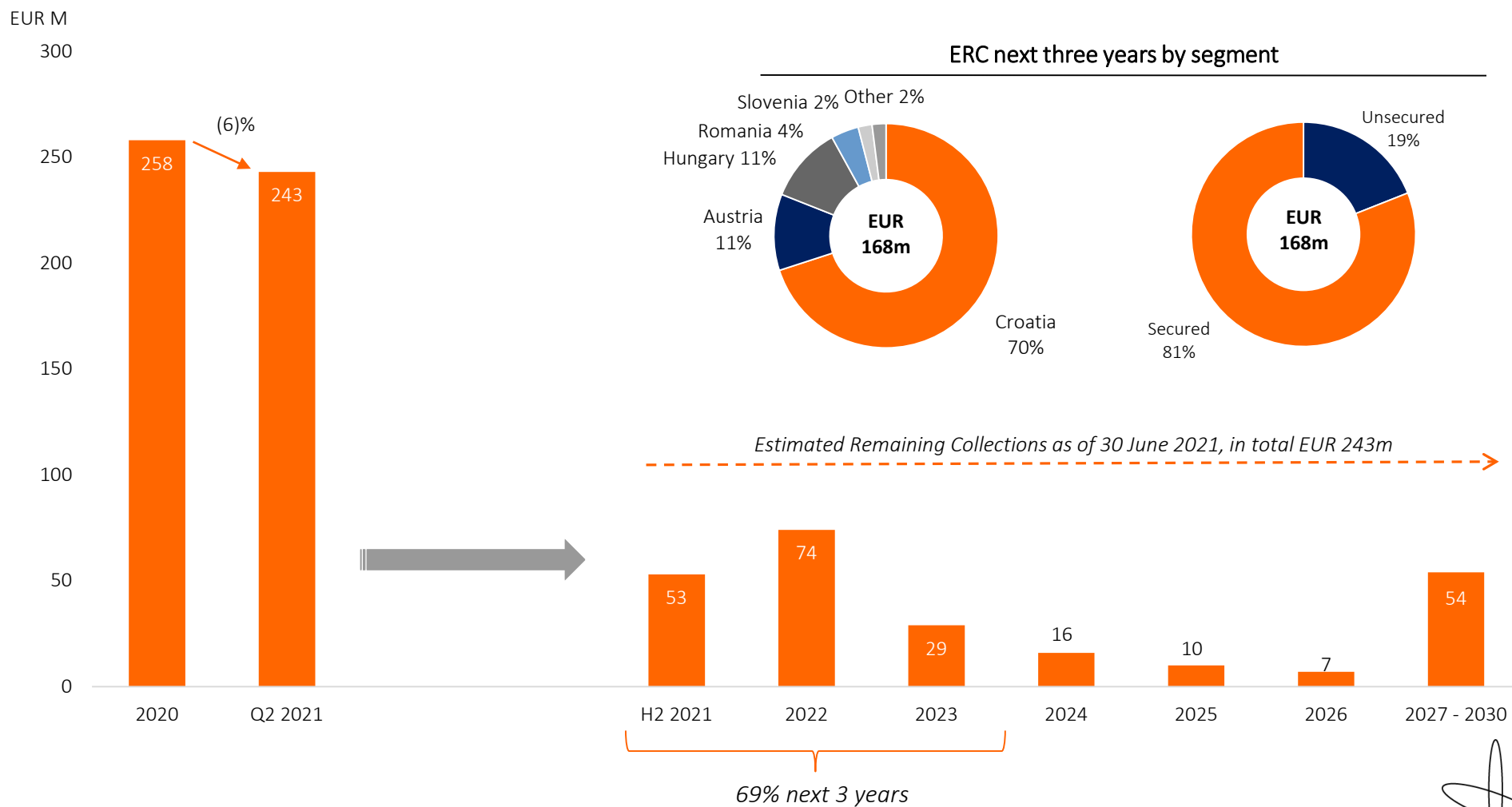
Bond refinancing Q2 2021

- Successfully issued a new EUR 150m fixed rate bond
 - Five-year tenor providing long-term stability
 - Framework of up to EUR 300m
 - Listed on the Corporate Bond list at Nasdaq Stockholm
 - Proceeds mainly for refinancing the existing senior secured bonds and for investments and acquisitions
- S&P Global Ratings and Fitch Ratings reaffirmed DDM Debt's 'B' rating with stable outlook in June
 - Final rating reflects our strong liquidity and capital position
- Access to over EUR 50m of available funds at 30 June



Majority of ERC is secured and expected to be received in the next 3 years

Historic 120-months gross ERC and projected future collections on existing portfolios, 30 June 2021*



* ERC at 30 June includes the investment in Addiko Bank AG at DDM's 9.9% share of equity attributable to shareholders as of 31 March 2021. Secured ERC includes DDM's share of underlying assets

AGENDA

1. Key developments

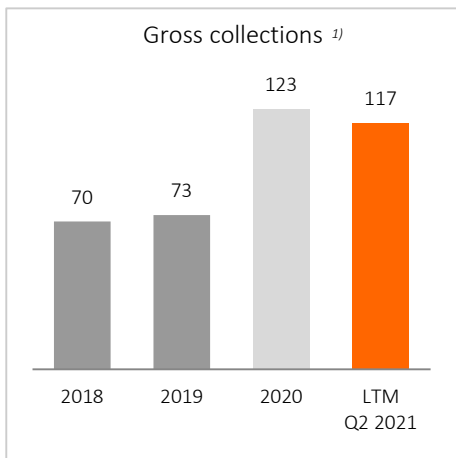
2. Financials H1 2021

3. Summary

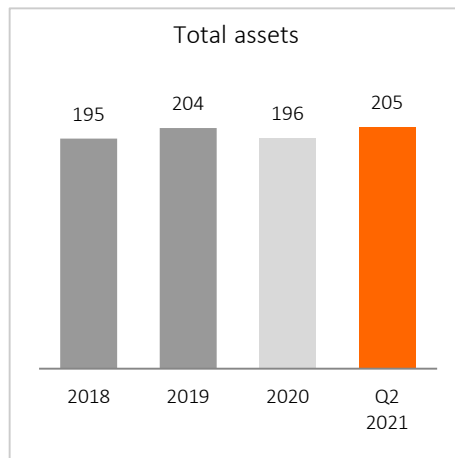


Our Financial KPIs

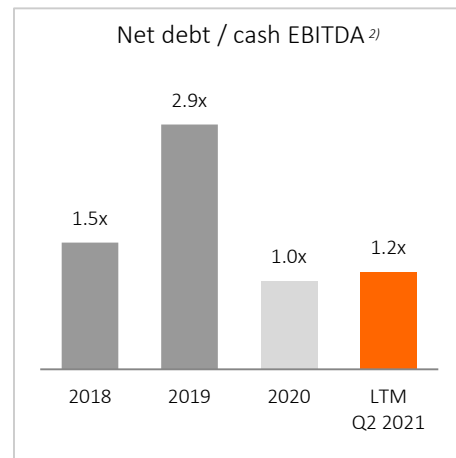
Income statement



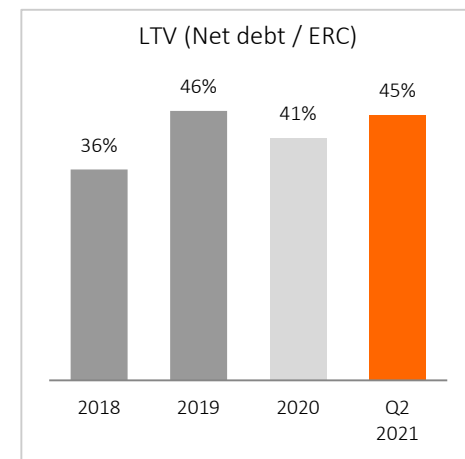
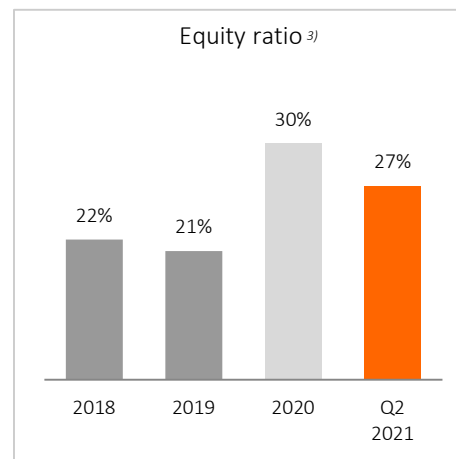
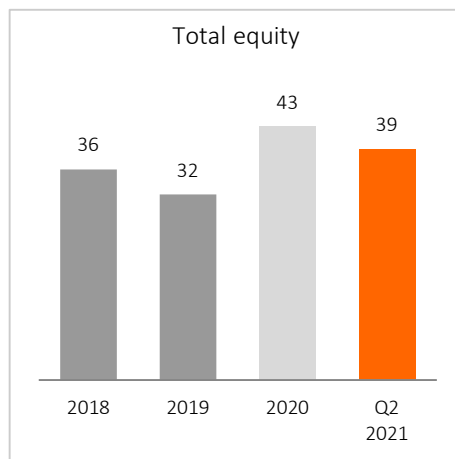
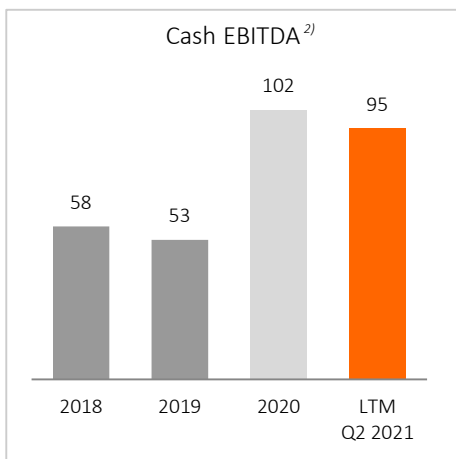
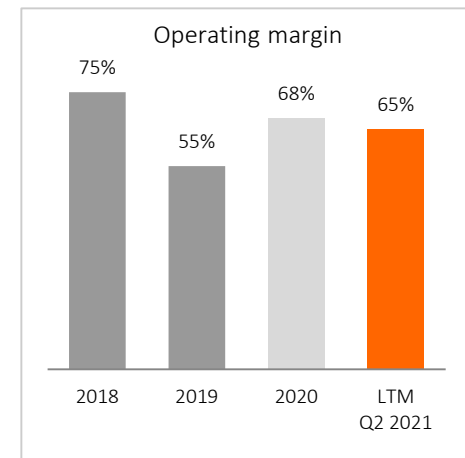
Balance sheet



Leverage



Efficiency



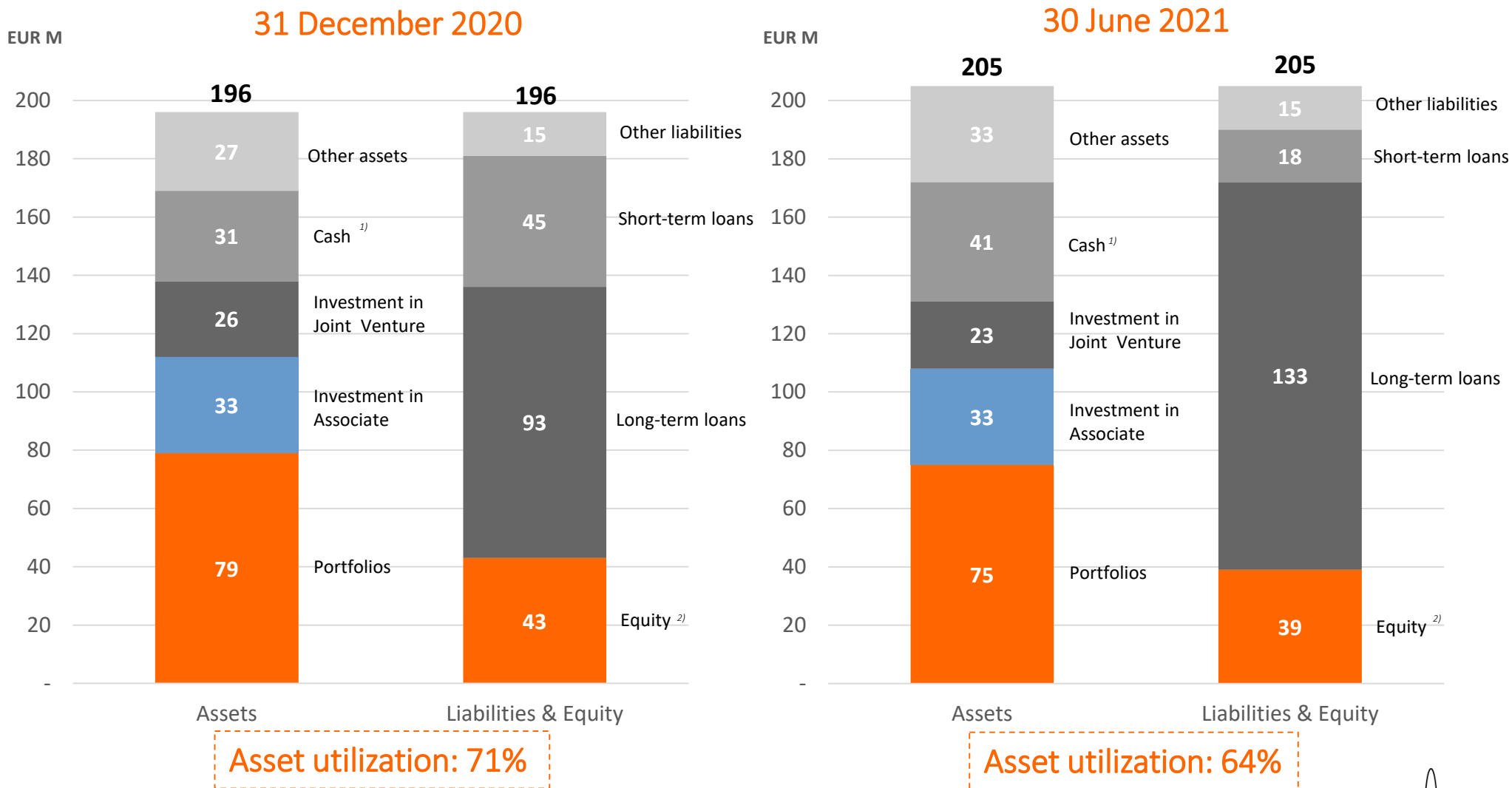
Note: All figures are in EURm.

1) Gross collections are adjusted to include incremental gross distributions from associate and joint venture of EUR 7.2m in FY 2019, EUR 10.0m in FY 2020 and EUR 10.4m in LTM Q2 2021 and include gross collections on sale of invested assets of EUR 4.5m in FY 2019

2) Cash EBITDA is adjusted to include incremental net distributions from associate and joint venture of EUR 3.8m in FY 2019, EUR 5.3m in FY 2020 and EUR 6.2m in LTM Q2 2021 and include net collections on sale of invested assets of EUR 4.5m in FY 2019

3) The equity ratio of the DDM Debt Group according to the senior secured bond terms

Increase in cash and extended debt maturity following bond refinancing

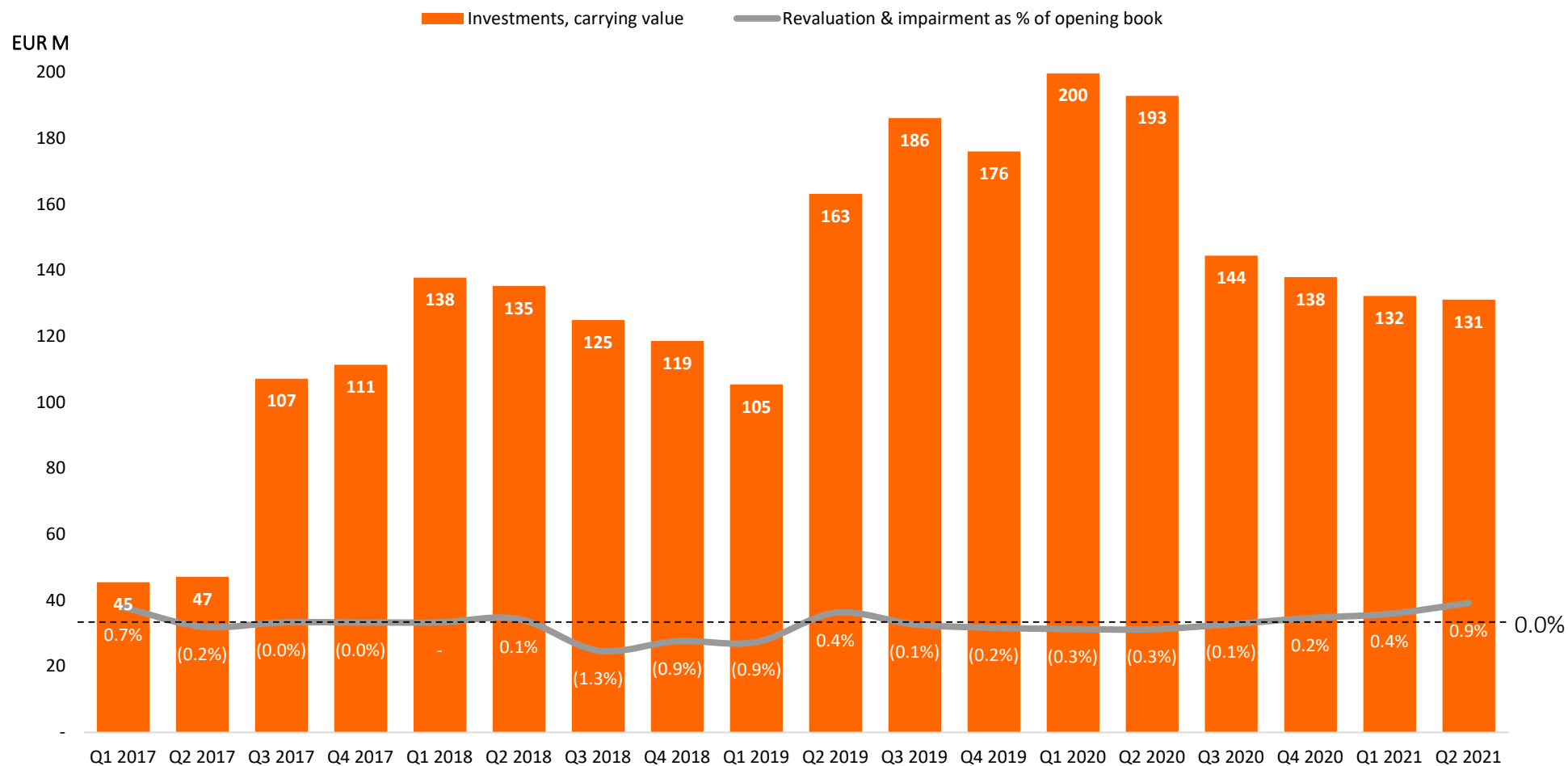


Note: All figures are in EURm.

1) There were EUR 9M of drawdowns under the EUR 27M revolving credit facility ("RCF") at 31 December 2020 and no drawdowns at 30 June 2021

2) The equity ratio of the DDM Debt Group according to the senior secured bond terms was 30.2% at 31 December 2020 and 26.6% at 30 June 2021

Portfolio resilient despite COVID-19



Florian Nowotny appointed CEO of DDM with effect as of 1 August 2021

Background



- Florian joined the Board of DDM Holding AG in September 2019 and has been involved with DDM in various roles since 2017
- He has significant experience in the real estate sector:
 - Previously Managing Director of a Vienna based real estate investment and development company
 - Until 2016 as Chief Financial Officer of CA Immo, a listed real estate company with a EUR 5bn portfolio in Austria, CEE/SEE and Germany
- Before entering the real estate sector, Florian worked as an investment banker in both Vienna (UniCredit) and London (at Citigroup's Financial Institutions Group)
- Florian is also non-executive member of the board of directors of Malta International Airport and previously was member of the supervisory board of the Audit Oversight Body of Austria
- Florian holds a degree from the University of Economics and Business Administration in Vienna, an MBA from INSEAD/Fontainebleau and has completed the CFA program

AGENDA

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Key takeaways

- 1 Successfully extended bond program issuing new EUR 150m fixed rate bond with a five-year tenor providing long-term stability
- 2 Investment activity has intensified and DDM acquired a portfolio of consumer receivables in Romania with a gross collection value of approximately EUR 90m
- 3 Majority of ERC of EUR 243m is secured by real estate and is expected to be received in the next three years
- 4 DDM well-positioned with over EUR 50m of available funds to capitalize on market opportunities to expand our investment portfolio
- 5 Florian Nowotny appointed Chief Executive Officer with effect as of 1 August 2021 replacing Henrik Wennerholm



Q&A

Upcoming IR events

Interim report January – September 2021:

Q4 and full year report 2021:

Annual report 2021:

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17 February 2022

25 March 2022



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