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KEY HIGHLIGHTS



ACQUISITION OF TWT



MAIN PROJECTS OVERVIEW



BUSINESS PLAN



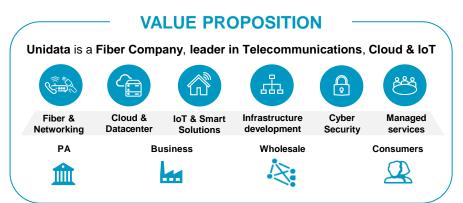
APPENDIX



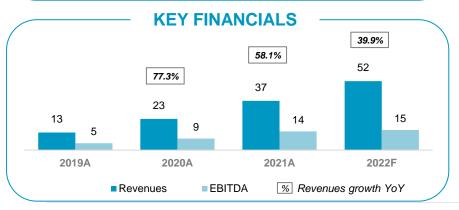


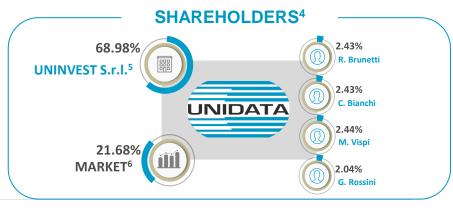


A LEADING AND INTEGRATED INFRASTRUCTURE PLAYER...











...WITH FURTHER POTENTIAL TO BE EXPLOITED

ACQUISITION OF TWT

- Integrated TLC, connectivity and ICT operator specialized in B2B segment
- TWT operates across all Italy with a strong presence in Northern regions thanks to a highly recognized brand and IT platform



+33k customers

~3.3k SME/corporate and ~30k final clients through ~370 registered resellers



Proprietary datacenter

located in TWT's proprietary headquarter



Proprietary platform dedicated to resellers

and significant R&D

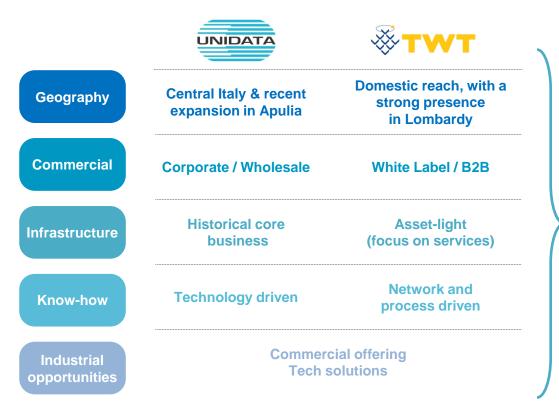


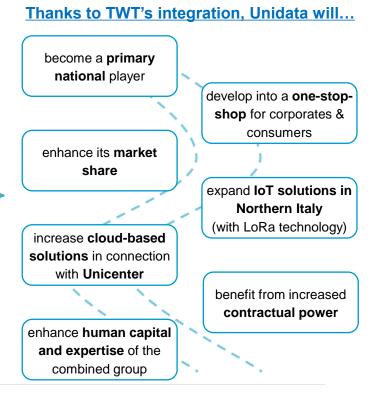






UNIDATA & TWT: STRONG INDUSTRIAL RATIONALE & COMPLEMENTARITY









TWT AT A GLANCE

Brief description

- Founded in 1995 in Milan, TWT is a primary Italian TLC, connectivity and ICT services operator specialized in the B2B segment¹
- TWT operates across all Italy with a strong presence in Northern regions thanks to a highly recognized brand and IT platform
- TWT's vision is to become a recognized "atelier of telecommunications" with a bespoke B2B offering

Selected information



+33.000 Direct & indirect B2B clients



Sale channels

Direct & indirect (agencies/partners)



Proprietary platform dedicated to resellers



Proprietary datacenter

~105 employees

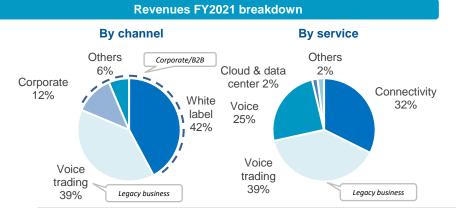
Proprietary optic fiber

network (~100km)

Financial results

Revenues (Eu mn) and EBITDA margins (%)



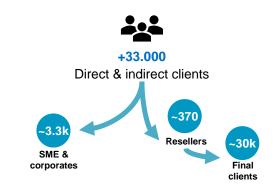




TWT'S DISTINCTNESS AND DIVERSIFIED OFFERING

ENHANCED B2B FOCUS THANKS TO TWT'S POSITIONING IN THE CORPORATE AND RESELLER MARKETS

DISTINCTIVE CHARACTERISTICS





Datacenter

TIER 3+ located in TWT's proprietary headquarter (~3.3k sqm) in Milan



Proprietary platform

internally-developed dedicated to resellers



High cash conversion and asset-light balance sheet

PRODUCT OFFERING



Telco services (VoIP)



Connectivity

(FTTH, FTTC, dedicated fiber)



ICT services

(DC, cloud-based solutions)



White Label

Small TLC operators with a strong local footprint

Corporates

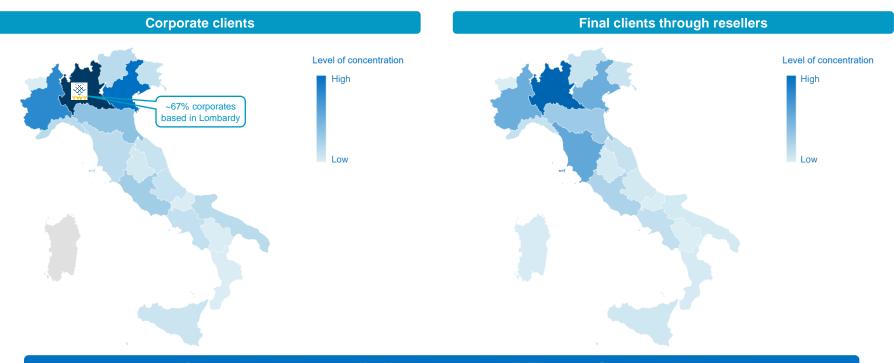
Wide range of single and/or bundled **TLC and ICT services**

Voice Trading

Commitment to focus on premium clients¹



WIDE GEOGRAPHICAL FOOTPRINT IN ITALY



Geographical reach complementary with Unidata's thanks to TWT's strong footprint in Northern Italy with a long-lasting presence in Lombardy (Italy's richest region)



STRATEGIC RATIONALE OF THE TRANSACTION

PENETRATION IN NORTHERN ITALY AND EXPANSION OF SALESFORCE FIREPOWER TO BECOME AN INTEGRATED NATIONAL PLAYER



POTENTIAL INDUSTRIAL SYNERGIES (Indicative)

Preliminary objective to reduce combined COGS



- 3%

from 2025

Potential **reduction** of

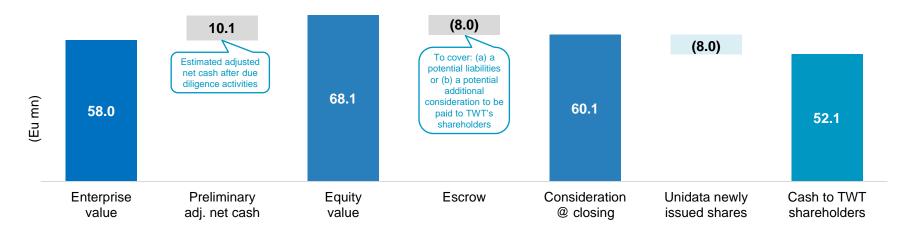
IT/software costs thanks to





know-how1

STRUCTURE OF THE TRANSACTION – PRELIMINARY CONSIDERATION



- Implied EV/EBITDA 2022E multiple of ~8.4x based on 2022E EBITDA reported of ~Eu 6.9mn (pre-synergies)
- Effective cash consideration to be determined based on TWT's adjusted net cash at closing (expected by mid February 2023¹)
- Sustainable financial leverage, with an acquisition financing provided by a pool of lenders for ~Eu 50mn
- Capital increase reserved to one of TWT's shareholders for Eu 8.0mn
- As communicated on 29th September 2022, **capital increase up to Eu 50mn** reserved to **institutional investors by end 2023** to further reduce financial indebtedness and sustain Unidata's growth





UNIFIBER



Founded in 2020 as part of the greenfield broadband project Unifiber with an additional investment in 2022

OBJECTIVE: to deploy high-quality fiber-to-the-home (FTTH) networks for residential and business customer in areas characterized by digital divide (the so-called "grey areas") of Latium region by connecting 190,000 homes and 10,000 business units

Total equity investment, together with the CEBF fund, equal to Eu 37 million

CEBF is a fund sponsored by Cassa Depositi e Prestiti (IT), Caisse des Dépôts et Consignations (FR), KFW (DE), European Investment Bank, European Commission and other investors. For CEBF, this is the first investment in Italy

Unidata will build and execute the network and it will be responsible for the its maintenance





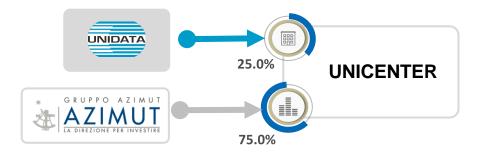
UNICENTER (JV WITH AZIMUT)

OBJECTIVE: construction of a green and neutral Tier IV level datacenter with a power of about 16 MW and with 3,200 rack capacity, for a total area of 20,000 sqm with domestic and international customer base using renewable energy sources to the maximum extent possible

Total investment, together with Fondo Infrastrutture per la Crescita - ESG, equal to Eu 57 million, with an option to double the project.

Fondo Infrastrutture per la crescita – ESG is a fund established and managed by Azimut Libera Impresa, that aims to invest in social infrastructures in order to generate a positive and sustainable growth of the economy, environment and society with an ESG approach

UniCenter will operate on a **wholesale-only basis**, while Unidata will continue to provide services and/or carry out activities in the datacenter sector. **Unidata** will have the operational management of **UniCenter**



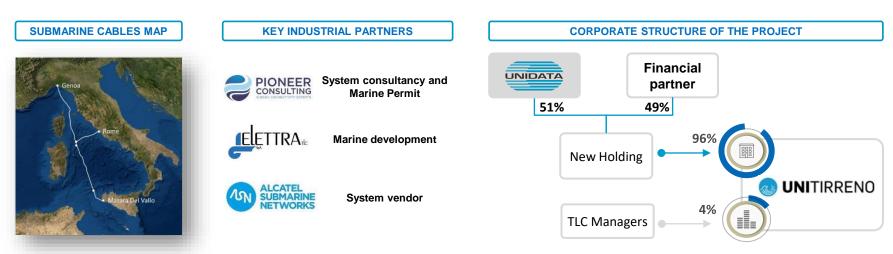


UNITIRRENO

OBJECTIVE: construction of a system of underwater cables in the Tyrrhenian Sea of about 890km that will connect Mazara del Vallo (western coast of Sicily) with Genoa with a junction point near Rome - Fiumicino

Total investment equal to Eu 70 million, of which Eu 36 million through equity. Unidata investment between Eu 12.5-18.5 million

The cable will be the first 24 fiber pair Open Cable system in the Mediterranean Region delivering cutting-edge submarine technologies to support continuously increasing national and international bandwidth requirements







GROWTH STRATEGY

Organic Growth Opportunities

- New infrastructure
- Access and VoIP services
- Consolidation of market positioning

Development of Value-Added Sectors

- Cloud
- Datacenter
- IoT & Smart Solutions
- Cyber Security

Partnerships / Additional M&A Opportunities

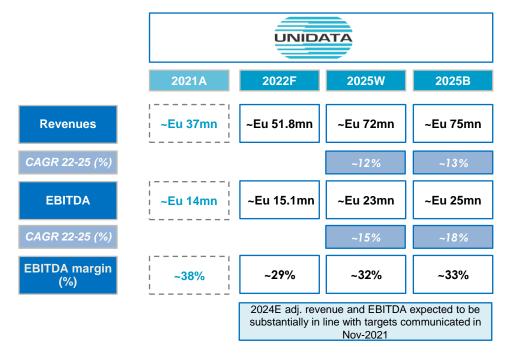
- Integration of TWT
- Scouting for new value-accretive projects

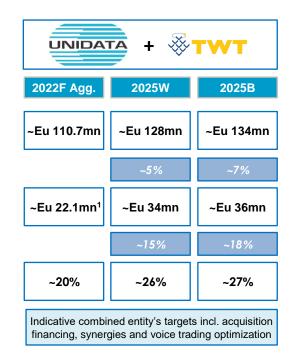
Earning Retention to Sustain Investments

- Reinvestment of earnings to finance growth
- Stable shareholders remuneration



2025 TARGET REVENUES & EBITDA







UNIDATA'S 2025 TARGETS BY STREAM OF REVENUES

Business lines	Revenues 2022	Revenues 2025	Description
Services	€ ~13.7mn	€ 29.4 – 30.8mn	 Includes Consumers, Business, Wholesale and P.A. clients' revenues from TLC & ICT services
Fiber Infrastructure Development	€~28.6mn	€ 31.7 – 33.2mn	Fiber network construction - Unidata and Unifiber Grey areas of Latium Apulia (industrial district area + 2 municipals' industrial areas) Molise (2 industrial areas)
Other revenues	€ ~6.0mn	€ 1.4 – 1.5mn	 Net sales of fiber material and other revenues
Managed Services	€ ~3.5mn	€ 9.5 – 10.0mn	 Network and system integration project & services Supply of support services, design and consulting of Internet technologies and more generally in relation to the digital environment High-level technical staff



A LEADING INTEGRATED TELCO FOCUSED ON FIBER



CUTTING EDGE NETWORK: focus on FTTH technology, with no risk of disruptive changes and limited maintenance capex in the long run



STRATEGIC LOCATION: capillary future-proof FTTH network in the largest and most complex market for P.A. and residential clients. Not replicable network and future expansion in grey areas of Latium region



ATTRACTIVE RISK-RETURN PROFILE: recurring nature of fees, high revenues visibility and low churn rate with a key anchor client, targeting a faster and deeper FTTH coverage



SIGNIFICANT OPPORTUNITIES FROM TWT ACQUISITION: transformation into a national integrated player with a diversified customer base and an expanded commercial offering



ADDITIONAL BENEFITS FROM THE DEVELOPMENT OF TWT COMMERCIAL NETWORK: potential revenue synergies stemming from the integration of TWT's commercial network of resellers to diversify and widen Unidata's customer base



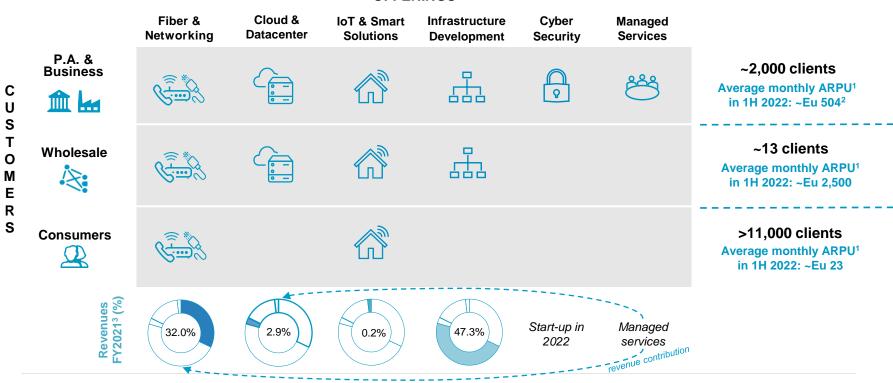
FLEXIBLE AND SCALABLE BUSINESS MODEL: high degree of operating leverage and spare capacity to serve both wholesale and retail clients without additional capex





UNIDATA'S WIDE RANGE OF OFFERINGS FOR CORPORATE, RETAIL AND B2B CLIENTS

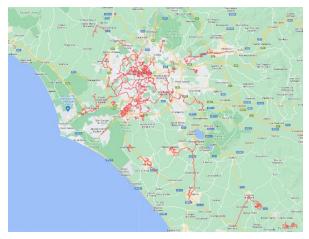
OFFERINGS



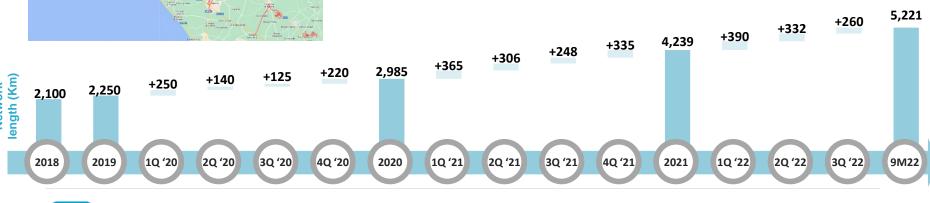


A CUTTING EDGE NETWORK...

THE COMPANY'S FIBER OPTIC INFRASTRUCTURE COVERS OVER 5,200 KM CONNECTING STRATEGIC DISTRICTS



- ~80% is owned by the company
- ~20% is available indirectly through IRU¹ agreements with other wholesale providers
- ~60 Points of Presence
- > Eu 54mn invested to build, develop and strengthen the network²



Network

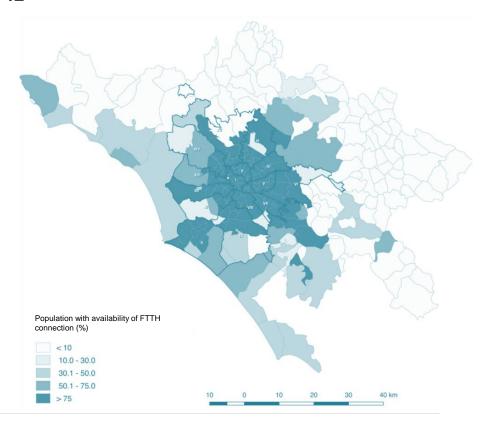
...IN AN AREA WITH HIGH POTENTIAL

STRATEGIC LOCATION FOR BOTH NETWORK AND CLIENTS

- First mover in fiber optic (FTTH) and radio (Fixed Wireless Access) infrastructure in the province of Rome
- Proprietary network in strategic location
- No availability to replicate the infrastructure by competitors both in terms of costs and location
- Rome is the main area for P.A. and consumer clients with an integrated offering

--- ~96% ---Fiber coverage area in the city of Rome¹

Households with access to +500 Mbps (FTTH related)





ATTRACTIVE RISK-RETURN PROFILE

INFRASTRUCTURE, FIBER AND DATACENTER SERVICES

Strong visibility on IRR

Upfront capex with guaranteed returns and stronger capital allocation

Renowned reputation

Well-established in Rome with strong brand awareness and facilitated access to PA auctions or to SME clients

Key anchor client

Open Fiber (state-owned company) with targets to foster and deepen FTTH coverage of Italy

Low risk of bad debt

Low risk of bad debt from SMEs (FTTH connectivity enables mission critical services)

Downside protection

Visible and recurring revenue streams and low churn rate (especially with wholesale clients)

Churn rate

~12%

~13%

business and consumer clients

P.A. clients



UNIDATA'S SCALABLE BUSINESS MODEL

HIGH DEGREE OF OPERATING LEVERAGE AND SPARE CAPACITY TO SERVE CLIENTS WITHOUT ADDITIONAL INVESTMENTS



Scouting



Planning and design



Network realization



Business development



Customer Care

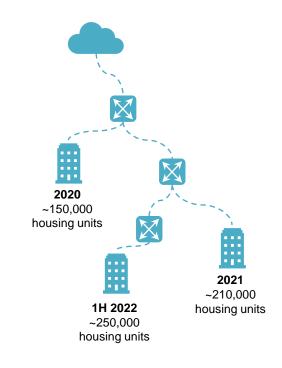
Geo-marketing activities for the evaluation of new geographical areas to be covered and new customer targets to be reached

Strategic investment planning and project analysis managed internally

Direction and supervision of fiber optic network construction managed by Unidata technical team, outsourcing of non-core activities

Direct and indirect commercial activity geared to increase the business and retail clients

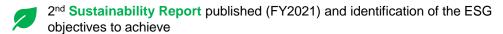
In-house team dedicated to after-sales assistance. Targeted cross-selling and up-selling campaigns to increase loyalty



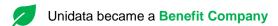


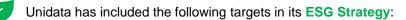
ESG

IN THE LAST TWO YEARS, UNIDATA HAS ACCELERATED ITS JOURNEY TOWARDS SUSTAINABILITY











Helping people in our community



Gender equality in the BoD



Sustainable Development of infrastructure



System)



Improvement of environmental performance



Climate Action

GOVERNANCE







8 DECENT WORK AND FROM ORDER

ENVIRONMENTAL



















Achieved certifications











ISO 14001: 2015 (Environmental management System)

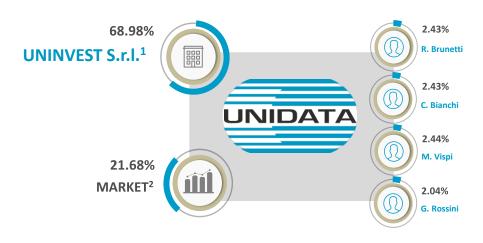








SHAREHOLDERS & GOVERNANCE







KEY FINANCIAL HIGHLIGHTS 3Q 2022

+71%

Accrued Revenues

14.5 M€ vs 8.5 M€ in 3Q2021

+260km

Optical Fiber >5,200 km vs 3,904 in 3Q2021

+26%

Customer Growth **14,934** vs 11,865 in 3Q2021

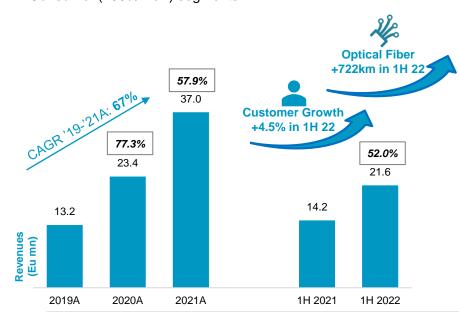
5.8M€

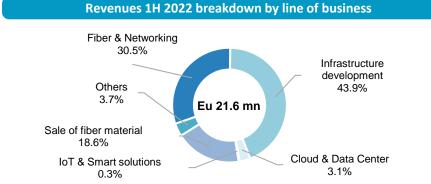
Net Debt vs 2.2 M€ in FY2021

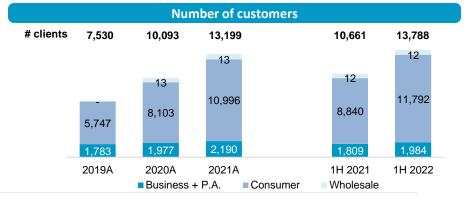


STRONG REVENUES GENERATION DRIVEN BY CUSTOMERS INCREASE

- Increasing volumes related to optical fiber infrastructure development
- Customer growth especially in Business & P.A. (+13% YoY) and Consumer (+33% YoY) segments

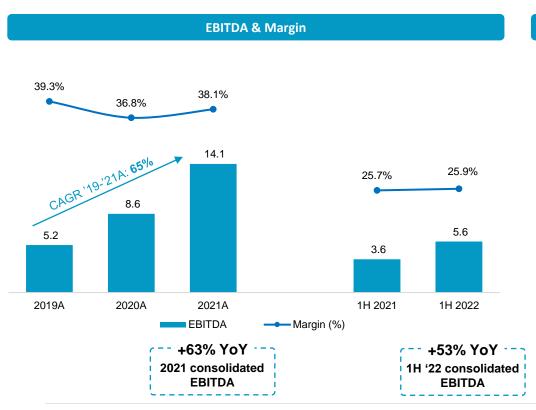


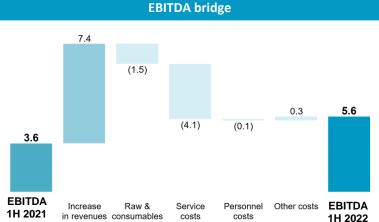






OUTSTANDING AND CONTINUOUS GROWTH (1/2)

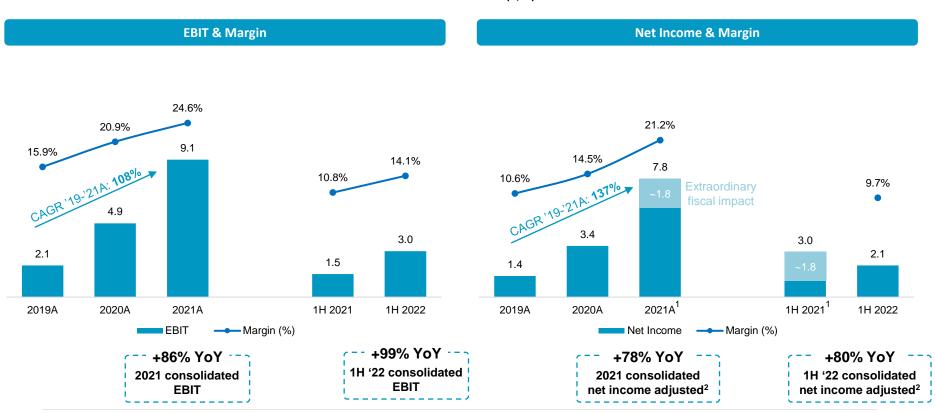




- The improvement in EBITDA in 1H 2022 is mainly due to the increase in network construction activity, which resulted in higher volumes (revenues +90% YoY) and higher EBITDA as a result
- Fiber & Networking business also increased compared to 1H 2021 (revenues +16% YoY)



OUTSTANDING AND CONTINUOUS GROWTH (2/2)





UNIDATA'S INCOME STATEMENT

(Eu mn)	1H 2022	1H 2021	Δ YoY (%)
Revenues	20.8	13.7	52.2%
Other revenues	8.0	0.5	47.9%
Total Revenues	21.6	14.2	52.0%
Purchase of raw materials and consumables	(5.2)	(3.8)	39.5%
Purchase of services	(8.4)	(4.3)	96.0%
Personnel costs	(1.8)	(1.7)	8.1%
Other operating costs	(0.3)	(0.7)	
Amortisation	(2.5)	(2.1)	20.6%
Adjustments to assets net value and other funds	(0.3)	(0.1)	
Total Operating costs	-18.5	-12.7	46.3%
EBIT	3.0	1.5	98.8%
Financial income	0.2	0.0	
Financial charges	(0.1)	(0.1)	26.0%
Total financing income and charges	0.1	-0.1	
Pre-tax profit	3.1	1.5	112.8%
Income taxes	(1.0)	1.5	
Net profit for the period	2.1	3.0	



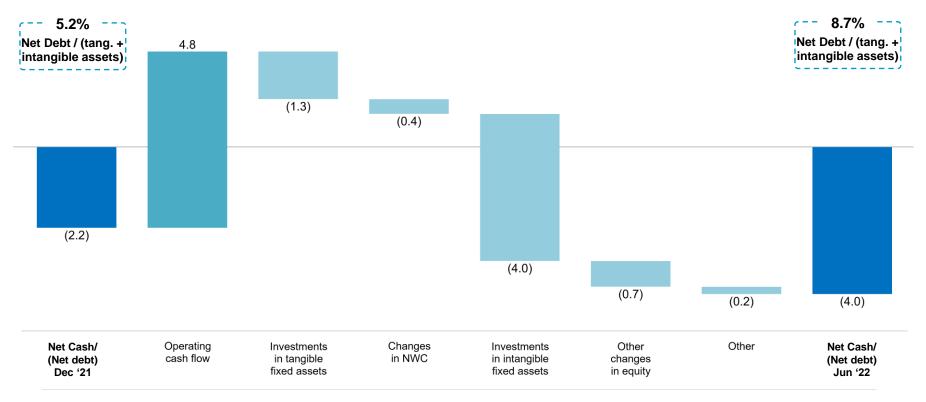
UNIDATA'S BALANCE SHEET

(Eu mn)	1H 2022	2021A	Δ YoY (%)
Other intangible assets	0.5	0.6	-29.2%
Fixed assets for right use	9.0	9.3	-3.1%
Property, plant and equipment	36.3	33.1	9.7%
Shareholdings	1.6	1.1	35.3%
Other non-current financial assets	1.4	1.3	11.1%
Other receivables and other non-current assets	0.0	0.0	0.0%
Deferred tax assets	0.3	0.3	20.5%
Total non-current assets	49.0	45.7	7.3%
Inventories	2.6	2.1	24.5%
Trade receivables	17.6	18.4	-4.0%
Current tax assets	0.2	1.6	-86.2%
Other current financial assets	0.2	0.2	-0.1%
Other receivables and other current assets	5.1	2.0	151.9%
Cash and cash equivalents	6.6	8.3	-20.4%
Total current assets	32.3	32.5	-0.6%
Total assets	81.4	78.2	4.0%

(Eu mn)	1H 2022	2021A	Δ YoY (%)
Share Capital	2.5	2.5	0.0%
Legal reserve	0.5	0.4	10.7%
Extraordinary reserve	0.1	0.1	0.0%
Provision for post-employment benefits	(0.5)	(0.2)	99.1%
Quotation provision	(0.1)	(0.1)	7.0%
Provision for purchase of own shares	(0.9)	(0.5)	87.4%
Other reserves	7.3	7.2	1.8%
Reteined earnings	14.1	6.6	114.8%
FTA reserve	5.3	5.3	0.0%
Net profit for the period	2.1	7.8	-73.2%
Total Equity	30.3	29.0	4.5%
Employment benfits	1.3	1.1	21.8%
Financial instruments	-	0.0	-100.0%
Non-current financial liabilities	8.5	9.4	-9.6%
Other non-current liabilities	10.2	10.9	-6.4%
Deferred tax liabilities	0.1	0.0	468.1%
Total non-current liabilities	20.1	21.4	-6.2%
Trade payables	15.9	15.5	2.4%
Tax payables	1.9	2.6	-28.1%
Current financial liabilities	3.4	2.4	41.7%
Other current liabilities	9.8	7.3	34.6%
Total current liabilities	31.0	27.8	11.4%
Total liabilities	81.4	78.2	4.0%



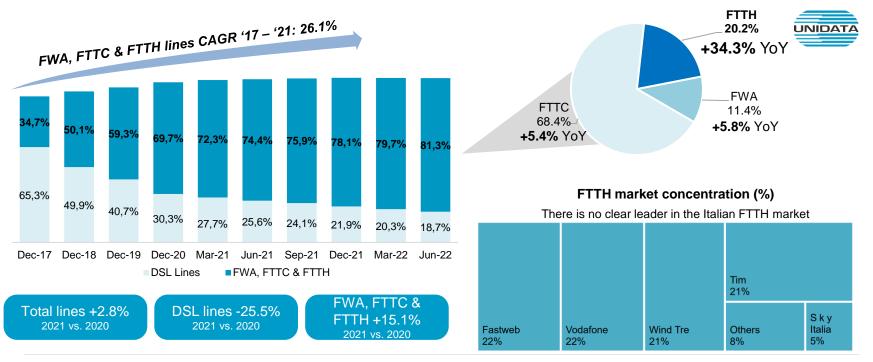
LIMITED FINANCIAL EXPOSURE





ATTRACTIVE MARKET WITH STRONG GROWTH POTENTIAL

THE BROADBAND & ULTRABROADBAND MARKET IS RAPIDLY SHIFTING LINES FROM DSL TO FWA, FTTC AND FTTH TECHNOLOGIES WHICH ARE UNIDATA CORE BUSINESS





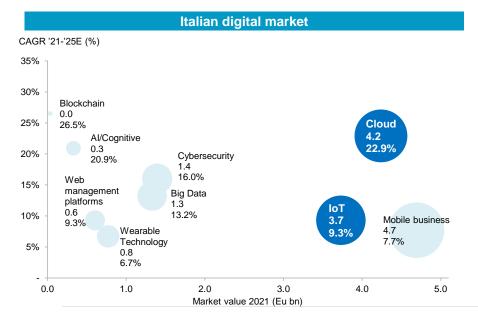
Source: Agcom report #2/2022, August 2022

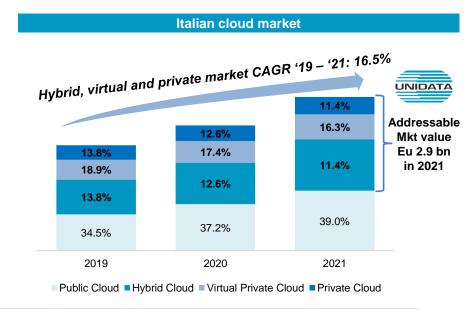
RAPIDLY GROWING CLOUD MARKET

DIGITAL TRANSFORMATION AND BUSINESS MODEL INNOVATION

Companies stand investing in cloud technologies to modernize applications and systems to leverage on scalability, flexibility and time to market in the launch of new products and services

Cloud is the technology with the strongest enabling role in major digitalization projects





DETAILS ON TWT (1/5)

STRATEGIC RATIONALE OF THE TRANSACTION

STRONG TRANSACTION RATIONALE

- Value-accretive transaction for Unidata's shareholders, in line with the Company's growth path outlined during the 2020 IPO
- From a Rome-based infrastructure company to a national integrated player in the TLC & ICT sector
- **Diversification** of Unidata's **customer base** (corporates & SME located mainly in Northern Italy)
- Consolidation of a group with a high level of recurring revenues and cash generation
- Expansion of Unidata's commercial offering leveraging on TWT's proprietary portal dedicated to resellers

POTENTIAL INDUSTRIAL SYNERGIES

(Indicative)

- Potential significant synergies expected from the reduction of the combined entity's COGS
- Preliminary objective to reduce combined COGS by approx. 3% from 2025 onwards with intermediate targets in the next two years
- Potential additional cost synergies stemming from a reduction of Unidata's IT/software costs thanks to Voisoft¹ know-how

OTHER ACTION

• Commitment to dismiss the majority of TWT's legacy voice trading business: run-off of base clients (i.e. customers/contracts with almost no gross margin) in order to focus on the most profitable clients (~5% of 2021 Voice Trading revenues²)



DETAILS ON TWT (2/5)

TWT'S DISTINCTNESS AND DIVERSIFIED OFFERING

DISTINCTIVE CHARACTERISTICS

- Integrated TLC, connectivity and ICT operator specialized in the B2B segment
- Diversified domestic customer base, mainly in Northern Italy: ~33k clients o/w ~3.3k SME and corporates and ~30k final clients through ~370 accredited resellers
- Internally-developed platform dedicated to resellers and proprietary TIER 3+ datacenter located in TWT's proprietary headquarter (~3.3k sqm) in Milan
- High cash conversion and asset-light balance sheet (complementary to Unidata's infrastructural core business)
- Significant R&D know-how thanks to a proprietary software house

PRODUCT OFFERING

- Telco services (VoIP), connectivity (FTTH, FTTC, dedicated fiber) and ICT services (cloud-based solutions, housing & hosting services through its datacenter)
- The Group operates through three channels:
 - White Label: small TLC operators (i.e. resellers) with a strong local footprint provided with connectivity access, telephone traffic, server capacity and other ICT value-added services which are sold to final clients in "white label" mode
 - Corporates: wide range of single and/or bundled TLC and ICT services provided to SMEs and corporates, through both internal sales and agencies/business partners
 - **Voice Trading**: legacy business related to the interconnection of international phone calls between operators providing their networks to enable the connection between two end-users



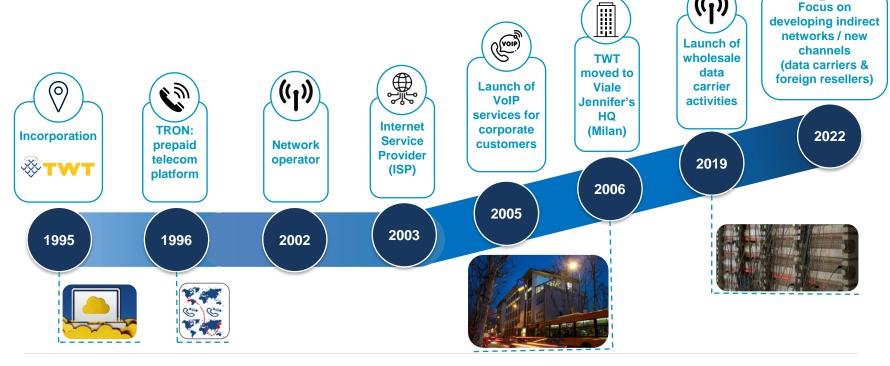
DETAILS ON TWT (3/5)

	Dedicated solutions	Shared solutions		
CONNECTIVITY SERVICES	 Dedicated optic fiber solutions for customers that request broadband speed > 10 Gbps 	 Shared FTTH, FTTC or ADSL connections based on clients' needs and geographical location 		
SERVICES	 Last mile radio point-to-point connection based on wireless technology 	 Virtual private networks for companies with multiple locations across the country or with mobile personnel 		
	VoIP	Geographical and non-geographical numbers		
VOICE	 Cell phones and landline calls in Italy and abroad with cost efficient VoIP technology 	 Geographic numbers with possibility of porting numbers from other operators 		
		 Non-geographic numbers (e.g. toll-free, premium) 		
	Virtualisation	Data protection		
CLOUD SOLUTIONS	Virtual server services delivered in laaS mode	Cybersecurity solutions		
	Desktop virtualization	Disaster recovery		
	 Full public, private and hybrid cloud solutions 	 Data back-up and centralized management 		
	Housing	Hosting services		
DATA CENTER	Infrastructural outsourcing solutions	Web space		
	 Customizable help desks 	 File transfer protocol (FTP) access 		
	 Data back-up and dedicated connectivity 	Database management		



DETAILS ON TWT (4/5)

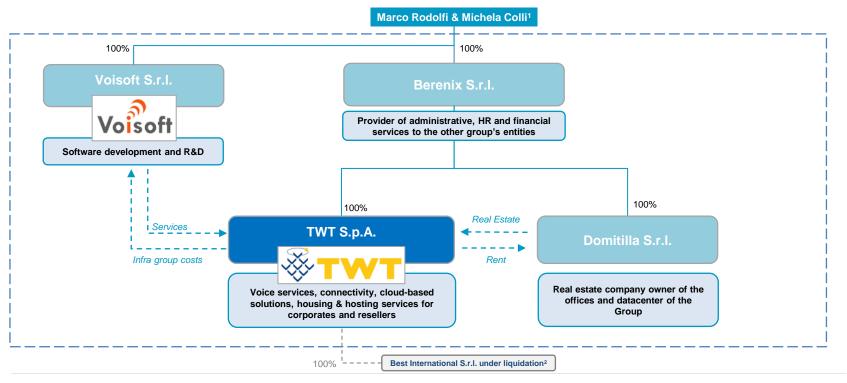
TWT'S JOURNEY TOWARDS A LEADING B2B TLC & ICT ITALIAN OPERATOR





DETAILS ON TWT (5/5)

TRANSACTION PERIMETER





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