CONSOLIDATED INTERIM REPORT AS AT MARCH 31, 2018

SERVICING | LENDING | SOLUTIONS

doBank
Servicing | Lending | Solutions

CONSOLIDATED INTERIM REPORT AS AT MARCH 31, 2018

Registered office: Piazzetta Monte, 1 – 37121 Verona

Share capitale €41,280,000.00 fully paid-up

Bank registered in the Register of Banks - ABI code no. 10639

Parent Company of dobank Banking Group registered in the register of banking Groups - code no.10639

Registered in the Company Register of Verona, Tax ID no. 00390840239 and VAT registration no. 02659940239

Member of the National Interbank Deposit Guarantee Fund

www.dobank.com

CONTENTS

GOVERNING AND CONTROL BODIES

BOARD OF DIRECTORS

Chairman	Giovanni Castellaneta (2)
CEO	Andrea Mangoni
Directors	Paola Bruno (4)
	Francesco Colasanti (6)
	Emanuela Da Rin
	Giovanni Battista Dagnino (3) (2)
	Nunzio Guglielmino (4) (5)
	Giovanni Lo Storto (1) (6)
	Giuseppe Ranieri

BOARD OF STATUTORY AUDITORS

Chairwoman	Chiara Molon (7)
Standing Auditors	Francesco Mariano Bonifacio (8)
	Nicola Lorito (8)
Alternate Auditors	Sonia Peron
	Roberta Senni

AUDIT FIRM	**EY S.p.A.**
Financial Reporting Officer	**Mauro Goatin**

At the date this Consolidated Interim Report was approved

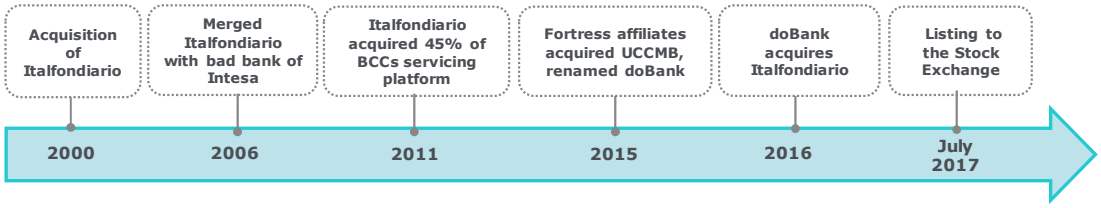
Notes
(1) Chairman Appointments Committee
(2) Member Appointments Committee
(3) Chairman Risk and Operations with Affiliated Persons Committee
(4) Member Risk and Operations with Affiliated Persons Committee
(5) Chairman Remuneration Committee
(6) Member Remuneration Committee
(7) Chairman Supervisory Committee, pursuant to Legislative Decree 231/2001
(8) Member Supervisory Committee, pursuant to Legislative Decree 231/2001

GROUP STRUCTURE

The following chart shows the composition of the doBank Group as at March 31, 2018:

doBank was formed in 2015 from the acquisition, under the leadership of Fortress, of Italy's two largest independent servicers.

In 2016, doBank acquired 100% of Italfondiario, one of Italy's leading managers of performing and non-performing receivables on an outsourcing basis: the doBank Group was born, a market leader with more than 17 years of experience in the sector in Italy.



NOTE TO THE CONSOLIDATED INTERIM REPORT

Basis of preparation

The Consolidated Interim Report as at March 31, 2018, has been prepared on a voluntary basis in order to ensure continuity with the previous quarterly report as at September 30, 2017, as Legislative Decree 25/2016 implementing Directive 2013/50/EU eliminated the requirement for periodic financial reporting in addition to the half-year and annual reports.

Consistent with the previous periodic reports, and to ensure the full comparability of the quantitative information provided, the Consolidated Interim Report as at March 31, 2018 has been prepared in thousands of euros – unless otherwise indicated – and includes the consolidated financial statements prepared in compliance with the 5° update of Bank of Italy Circular 262/2005, as well as the reclassified financial statements.
In addition to amounts for the period under review, the financial statements present the corresponding comparative figures as at March 31, 2017 for the income statement and the cash flow statement and as at December 31, 2017 for the balance sheet.

The Consolidated Interim Report as at March 31, 2018 has been prepared on a going-concern basis in compliance with the provisions of IAS 1, and on an accrual basis in accordance with the principles of the relevance and materiality of accounting information, the prevalence of economic substance over legal form and with a view to facilitating consistency with future presentations.

The disclosures provided in this Report have not been prepared in accordance with the international accounting standard governing interim financial reporting (IAS 34).

Scope and method of consolidation

As at March 31, 2018, the Group comprises the Parent Company doBank S.p.A., the wholly-owned subsidiaries doRealEstate S.p.A., Italfondiario S.p.A., IBIS S.r.l. and doSolutions S.p.A. and the associate BCC Gestione Crediti S.p.A., with an interest of 45%.

The methods used to account for the subsidiaries (line-by-line consolidation) and the associate (equity-method accounting) are the same as those adopted for the 2017 Annual Report of the doBank Group, which readers are invited to consult.

The financial statements of the Parent Company and the other companies used to prepare the Interim Report are those prepared as at March 31, 2018. Where necessary, the financial statements of consolidated companies that may have been prepared on the basis of different accounting policies have been adjusted to ensure their consistency with the Group's accounting policies.

Accounting policies

In application of Legislative Decree 38 of February 25, 2005, this Consolidated Interim Report as at March 31, 2018 has been prepared in accordance with the accounting standards issued by the International Accounting Standards Board (IASB), including SIC and IFRIC interpretations, endorsed by the European Commission, as provided for in Regulation (EU) no. 1606 of July 19, 2002.

The accounting policies adopted in this document for the classification, recognition, measurement and derecognition of balance-sheet items and the recognition of costs and revenues, are the same as those adopted in the preparation of the consolidated financial statements as at December 31, 2017 – which readers are invited to consult for a complete discussion – with the exception of the entry into force as from January 1, 2018 of a number of amendments of certain international accounting standards. Also entering force were the new standards IFRS 9 – Financial Instruments and IFRS 15 - Revenue from Contracts with Customers.

IFRS 9 is divided into three different areas, the impact of which on the Group is limited to the first two:

- - Classification and measurement (C&M) of financial instruments;
- - Impairment;
- - Hedge accounting.

With regard to the first area (**C&M**), the new provisions replace the four classes of financial assets envisaged under IAS 39 with the following categories:

- Financial assets measured at fair value through profit or loss;
- Financial assets measured at fair value through other comprehensive income;
- Financial assets measured at amortized cost.

Financial assets are recognized at amortized cost or at fair value through other comprehensive income only if they pass the SPPI test.
As regards impairment and expected losses, IFRS 9 requires recognition of such losses over three stages of impairment:

- 12-month expected loss (stage 1): this applies to all exposures in the absence of a significant increase in credit risk;
- lifetime expected loss (stage 2 and stage 3): this applies when there has been a significant increase in credit risk, regardless of whether it is recognised on an individual or collective basis.

The SPPI test, conducted using contractual analysis and analysis of cash flows of the Group's financial assets, led to the reclassification of financial assets at first-time adoption as follows:

- financial assets available for sale (€24,001 thousand) were mostly reclassified as financial assets obligatorily measured at fair value (€22,998 thousand), with only debt securities being reclassified as financial assets measured at fair value through other comprehensive income (€1,003 thousand), recognizing a minimal FTA impact on reserves in respect of equity securities only;
- loans and receivables with banks (€49,449 thousand) and with customers (€2,853 thousand) were included in financial assets measured at amortized cost.

(€/000)

IAS 39			IFRS 9					
Classification	Measurement	As at December 31, 2017	Business Model	SPPI Test	FVTPL Item 20. Financial assets measured at fair value through profit or loss c) Other financial assets obligatorily measured at fair	FVOCI recycling Item 30. Financial assets measured at fair value through comprehensive income	AC Item 40. Financial assets measured at amortised cost	Total Financial Assets IFRS 9 - comparative to December 31, 2017
40. Available-for-sale financial assets		**24,001**			**22,998**	**1,003**	**-**	**24,001**
Debt securities		**23,958**			22,955	1,003	**-**	**23,958**
Government securities	FVOCI	1,003	HTC&S	pass	-	1,003	-	1,003
Units in collective investment undertakings	FVOCI	15,221	HTC&S	fail	15,221	-	-	15,221
Securitizations' ABS	FVOCI	7,734	HTC&S	fail	7,734	-	-	7,734
							-	-
Equities	FVOCI/Cost	**43**	-	-	**43**	**-**	**-**	**43**
60. Loans and receivables with banks	AC	**49,449**	HTC	pass	**-**	**-**	**49,449**	**49,449**
Liquidity in current accounts		*49,171*			-	-	*49,171*	*49,171*
Time deposits		*169*			-	-	*169*	*169*
Debt securities		*109*			-	-	*109*	*109*
70. Loans and receivables with customers	AC	**2,853**			**-**	**-**	**2,853**	**2,853**
Loans and bank accounts from banking activity	AC	2,296	HTC	pass	-	-	2,296	2,296
Purchased loans and receivables	AC	557	HTC	pass	-	-	557	557
Total financial assets		**76,303**			**22,998**	**1,003**	**52,302**	**76,303**

Notes

AC	Amortised cost
FVOCI recycling	Fair Value through Other Comprehensive Income
FVTPL	Fair value though Profit or Loss
HTC	Hold to Collect
HTC&S	Hold to Collect & Sell

With regard to the **impairment** area, the Group has introduced a policy that governs:

- guidelines for tracking the credit quality of the portfolios of financial assets measured at amortised cost and at fair value through other comprehensive income;
- the parameters for determining a significant increase in credit risk;
- the criteria and parameters to be used to estimate the impairment for each type of financial asset.

An analysis of the portfolio of loans and debt securities at December 31, 2017, found that about 26% of consolidated assets, mainly composed of bank current accounts classified under stage 1 (€49.2 million), was not subject to impairment and that the percentage of financial assets exposed to a potential increase in impairment was 5%.
This justifies the small amounts reported in the table below, which show no increase in impairment of financial assets at the moment of first-time adoption of IFRS 9 as a result of the offsetting of the increase in write-downs of loans and receivables with customers and a decrease of the same amount in write-downs of loans and receivables with banks. Impairment of debt securities was also nil.
Trade receivables classified under Other assets also underwent impairment testing, with the impairment loss recognized equal to 0.1% of invoices issued at December 31, 2017.

Regulation (EU) no. 2016/1905 also IFRS 15 Revenue from Contracts with Customers. Starting from January 1, 2018, this standard changes the set of international accounting standards and interpretations on the recognition of revenues and, in particular, IAS 18 "Revenue".
IFRS 15 establishes a new revenue recognition model that applies to all contracts with customers with the exception of those that fall within the scope of application of other IAS/IFRS such as leases, insurance contracts and financial instruments.
An internal assessment found that the application of the new standard had virtually no quantitative or process impacts.

The Consolidated Interim Report as at March 31, 2018 has not been audited by the audit firm.

INTERIM REPORT ON OPERATIONS

Introduction

The summary results and the performance and financial indicators are based on the accounting data. They are used by management to monitor performance and for management reporting purposes. They are also consistent with measurement metrics commonly adopted in the sector, ensuring the comparability of the figures presented.

The Group's business

The doBank Group is a leader in Italy in the management of primarily non-performing loans for banks, investors and public and private financial institutions (Servicing), with a portfolio under management of about €77 billion (Gross Book Value) at the end of 2017. The doBank Group also provides ancillary commercial, real estate and legal products and services (Ancillary Products) as well as engaging in other minor banking activities, which mainly regard the management, purchase and sale of non-performing loans.

Within the Group, doBank and its subsidiary Italfondiario perform Special and Master Servicing activities, while Ancillary Products connected with recovery activities are offered through other companies (IBIS and doRealEstate) or internal units (Judicial Management).

Within the Servicing business, the services offered by the doBank Group include, among others:

- "Collection and Recovery": services comprising all loan administration, management and recovery activities, utilising in court and out-of-court recovery processes for and on behalf of third parties with regard to portfolios of performing, unlikely-to-pay (UTP) and non-performing loans (NPL, bad loans);

- "Due Diligence": services including the collection and organisation of information in data room environments as well as the analysis and assessment of loan portfolios for the preparation of business plans for collection and recovery activities;

- "Structuring": services including structuring securitisation transactions under Law 130/1999 as well as performing the role of authorized entity in securitisation transactions;

- "Co-investment": activities of co-investment in loan portfolios in partnership with major financial investors, where such activities are instrumental in obtaining servicing contracts. This business involves taking minority positions in securities issued by securitisation vehicles governed by Law 130/1999.

The Ancillary Products connected with recovery activities include, among others, the collection, processing and provision of commercial, real estate and legal information relating to debtors as well as the provision of legal services. Among the minor activities, the Group also offers selected banking products, primarily linked to its Servicing activities, such as granting mortgage loans, mainly in foreclosure auctions, and managing deposit accounts for selected clients, which together are designated Ancillary Products and Other Minor Activities.

Both doBank and Italfondiario, in their capacity as special servicers, have been rated "RSS1-/CSS1-" by Fitch Ratings, and "Strong" by Standard & Poor's. The Servicer Ratings assigned to doBank and Italfondiario are the highest of those assigned to Italian operators in the sector. In addition, these ratings were assigned to doBank and Italfondiario back in 2008, before any other operator in the industry in Italy. In 2017, doBank was also assigned a Master Servicer rating of "RMS2/CMS2/ABMS2" by Fitch Ratings.

The doBank Group has long been a major partner of leading Italian and foreign financial institutions and institutional investors. The Group's customer base, which has further diversified in 2017, can be divided into two main categories that reflect the type of activity carried out: (i) Banks, for which the Group mainly performs "Collection and Recovery" activities and (ii) Investors, for which doBank also carries out "Due Diligence" and "Structuring" activities as well as "Collection and Recovery". doBank offers both groups of customers the entire range of Ancillary Products connected with Recovery activities.

Group highlights

(€/000)

Key data of the consolidated income statement	First Quarter		Change	
	2018	2017	Amount	%
Gross Revenues	46,252	45,207	1,045	2%
Net Revenues	42,568	41,016	1,552	4%
Operating expenses	(31,567)	(31,155)	(412)	1%
EBITDA	11,001	9,861	1,140	12%
EBITDA Margin	24%	22%	2%	9%
EBT	10,533	9,244	1,289	14%
EBT Margin	23%	20%	2%	11%
Net Profit (Loss) attributable to the Group	6,573	5,331	1,242	23%

(€/000)

Key data of the consolidated balance sheet	3/31/2018	12/31/2017	Change	
			€	%
Financial assets	83,965	76,303	7,662	10%
Tax assets	92,791	94,187	(1,396)	(1)%
Other assets	115,108	117,775	(2,667)	(2)%
Total assets	301,387	297,500	3,887	1%
Other liabilities	64,796	37,906	26,890	71%
Provisions for risks and charges	27,850	26,579	1,271	5%
Shareholders' equity	183,895	206,697	(22,802)	(11)%

(€/000)

Regulatory Indicators - C.B.A.	3/31/2018	12/31/2017	Change		3/31/2018
			€	%	CRR Group
Own Funds	144,864	141,535	3,329	2%	138,474
RWA	539,995	535,491	4,504	1%	570,599
CET 1 capital ratio	26.83%	26.43%	0.40%	1%	24.27%
Total capital ratio	26.83%	26.43%	0.40%	1%	24.27%

In order to facilitate an understanding of the doBank Group's performance and financial position, a number of alternative performance metrics ("Key Performance Indicators" or "KPIs") have been identified by the Group. They are summarised in the following table.

(€/000)

Key performance indicators	3/31/2018	3/31/2017	12/31/2017
Gross Book Value (Eop) - *in millions of Euro* -	87,523	82,496	76,703
Collections for the period - *in millions of Euro* -	374	394	1,836
Collections for the Last Twelve Months (LTM) - in millions of Euro -	1,817	1,899	1,836
LTM Collections/GBV (EoP)	2.1%	2.3%	2.4%
LTM Collections Stock/GBV Stock (EoP)	2.4%	2.4%	2.4%
Staff FTE/Total FTE	37%	33%	37%
LTM Collections/Servicing FTE	2,523	2,414	2,510
Cost/Income ratio	74%	76%	64%
EBITDA	11,001	9,861	70,102
EBT	10,533	9,244	68,134
EBITDA Margin	24%	22%	33%
EBT Margin	23%	20%	32%
EBITDA – Capex	10,562	9,139	64,436
Net Working Capital	82,427	93,106	78,265
Net Financial Position of cash/(debt)	48,335	27,481	38,605

Key

Gross Book Value (EoP): Indicates the book value of the loans under management at the end of the reference period, gross of any potential write-downs due to expected loan losses.

Collections for the period: used to calculate commissions for the purpose of determining revenues from the servicing business, they illustrate the Group's ability to extract value from the portfolio under management.

Collections for last 12 months (LTM): collections in the twelve months prior to the reference date. The aggregate is used in interim periods to enable a like-for-like comparison with the annual figure.

LTM collections/GBV (Gross Book Value): the ratio between total gross LTM collections and the period-end GBV of the total portfolio under management. This indicator represents another metric to analyse collections for the period and LTM in absolute terms, calculated in relation to the effectiveness rate of collections, i.e. the yield of the portfolio under management in terms of annual collections and, consequently, commission income from management activities.

LTM collections Stock/GBV Stock (Gross Book Value): the ratio between total gross LTM collections on the portfolio at the start of the reference year and the end-period GBV of that portfolio. Compared with the previous indicator LTM collections/GBV, this metric represents the effectiveness rate of recoveries normalised for the entry of new portfolios during the reference year.

Staff FTE/Total FTE: the ratio between the number of employees who perform support activities and the total number of full-time employees of the Group. The indicator illustrates the efficiency of the operating structure and the focus on management activities.

LTM collections/Servicing FTE: the ratio between total LTM collections and the number of employees who perform servicing activities. The indicator provides an indication of the collection efficiency rate, i.e. the yield of each individual employee specialised in servicing activities in terms of annual collections on the portfolio under management.

Cost/Income ratio: calculated as the ratio between operating expenses and total operating revenues presented in the reclassified income statement. It is one of the main indicators of the Group's operating efficiency: the lower the value of the indicator, the greater the efficiency of the Group.

EBITDA and **EBT:** together with other relative profitability indicators, they highlight changes in operating performance and provide useful information regarding the Group's economic performance.

EBITDA Margin and **EBT Margin**: obtained by dividing EBITDA and EBT by **Gross Revenues**.

EBITDA – Capex: calculated as EBITDA net of investments in fixed capital (including property, plant and equipment and intangible and financial assets) ("Capex"). Together with other relative profitability indicators, it highlights changes in operating performance and provides an indication on the Group's ability to generate cash.

Net Working Capital: this is represented by receivables for fees invoiced and accruing, net of payables to suppliers for invoices accounted for and falling due in the period.

Net Financial Position: this is calculated as the sum of cash, cash equivalents and highly-liquid securities, net of amounts due to banks for loans and due to customers for the current accounts opened with the Group.

GROUP RESULTS AT MARCH 31, 2018

Performance

The following table presents the reclassified income statement as at March 31, 2018 with comparative figures as at March 31, 2017.

(€/000)

Condensed consolidated income statement	First Quarter		Change	
	2018	2017	Amount	%
Servicing revenues	41,947	41,721	226	1%
o/w Banks	*27,053*	*38,454*	*(11,401)*	*(30)%*
o/w Investors	*14,894*	*3,267*	*11,627*	*n.s.*
Co-investment revenues	236	-	236	n.s.
Ancillary and other revenues	4,069	3,486	583	17%
Gross Revenues	**46,252**	**45,207**	**1,045**	**2%**
Outsourcing fees	(3,684)	(4,191)	507	(12)%
Net revenues	**42,568**	**41,016**	**1,552**	**4%**
Staff expenses	(22,496)	(19,436)	(3,060)	16%
Administrative expenses	(9,071)	(11,719)	2,648	(23)%
o/w IT	(3,343)	(6,905)	3,562	(52)%
o/w Real Estate	(1,925)	(1,967)	42	(2)%
o/w SG&A	(3,803)	(2,847)	(956)	34%
Operating expenses	**(31,567)**	**(31,155)**	**(412)**	**1%**
EBITDA	**11,001**	**9,861**	**1,140**	**12%**
EBITDA Margin	24%	22%	2%	9%
Impairment/Write-backs on property, plant, equipment and intangible assets	(559)	(506)	(53)	10%
Net Provisions for risks and charges	(211)	(135)	(76)	56%
Net Write-downs of loans	8	70	(62)	(89)%
Net income (losses) from investments	340	-	340	n.s.
EBIT	**10,579**	**9,290**	**1,289**	**14%**
Net financial interest and commissions	(46)	(46)	-	n.s.
EBT	**10,533**	**9,244**	**1,289**	**14%**
Income tax for the period	(3,960)	(3,572)	(388)	11%
Profit (loss) from group of assets sold and held for sale net of tax	-	(341)	341	(100)%
Net Profit (Loss) for the period	**6,573**	**5,331**	**1,242**	**23%**

The formation of EBITDA

EBITDA amounted to €11 million, up 12% compared with the first quarter of 2017, reaching 24% of revenues, an improvement of about 2 percentage points compared with the 22% posted in the first quarter of 2017.

(€/000)

Net revenues	First Quarter		Change	
	2018	2017	Amount	%
Servicing revenues	41,947	41,721	226	1%
o/w Banks	*27,053*	*38,454*	*(11,401)*	*(30)%*
o/w Investors	*14,894*	*3,267*	*11,627*	*n.s.*
Co-investment revenues	236	-	236	n.s.
Ancillary and other revenues	4,069	3,486	583	17%
Gross Revenues	**46,252**	**45,207**	**1,045**	**2%**
Outsourcing fees	(3,684)	(4,191)	507	(12)%
Net revenues	**42,568**	**41,016**	**1,552**	**4%**

The improvement in EBITDA was driven by the performance of **gross revenues**, which in the first quarter of 2018 amounted to €46.3 million, an increase of 2% compared with March 31, 2017. The significant increase in the Investors segment and the contraction in the Banks segment (-30%) reflected the inclusion, beginning the third quarter of 2017, of revenues from the Fino 1 and Fino 2 Securitisation portfolios originated by UniCredit, which had already been managed in part by the Group under an MSA.
Servicing revenues amounted to €41.9 million, broadly in line with their value in the same period of the previous year. The slight contraction in recoveries, which was in line with expectations and consistent with the process of acquiring new management contracts that will only gradually be fully reflected in recoveries, was more than offset by an increase in revenues from base fees and portfolio transfer indemnities and by a slight rise in the average performance fee.
Collections as a ratio of end-period Gross Book Value (expressed by the indicator "LTM Collections/GBV (EoP)") in the last 12 months amounted to 2.1%, compared with 2.3% for the first quarter of 2017. The decline is associated with the developments noted in the acquisition of new management contracts, which occurred only gradually over the course of the quarter and is not net fully reflected in collections for the period. Excluding new management contracts, the "LTM Collections Stock/GBV Stock (EoP)" is equal to 2.4%, unchanged both on March 31, 2017 and December 31, 2017.

Revenues from co-investment in the first quarter of 2018 benefited from revenues (€236 thousand) from the ABSs of the Romeo SPV and Mercuzio Securitisation securitisations. **Revenues from ancillary products and minor activities,** generated primarily by business information services, due diligence activities and administrative servicing, contributed €4.1 million in the period, representing 9% of total gross revenues, an increase of 17% compared with the same period of 2017.
Additional gains in net revenues are attributable to a contraction of 12% in **fee and commission expense** compared with 2017, the consequence of a decrease in use of the external network.

(€/000)

Operating expenses	First Quarter		Change	
	2018	2017	Amount	%
Staff expenses	(22,496)	(19,436)	(3,060)	16%
Administrative expenses	(9,071)	(11,719)	2,648	(23)%
o/w IT	*(3,343)*	*(6,905)*	*3,562*	*(52)%*
o/w Real Estate	*(1,925)*	*(1,967)*	*42*	*(2)%*
o/w SG&A	*(3,803)*	*(2,847)*	*(956)*	*34%*
Operating expenses	**(31,567)**	**(31,155)**	**(412)**	**1%**

Operating expenses increased by 1% on the same period of 2017, a smaller increase than that in revenues, underscoring the operating leverage the Group enjoys.
More specifically, **staff expenses,** which represent 71% of total operating expenses, reflected a higher average cost as a result of the strengthening of top management and the effect of the new incentive mechanism introduced following the listing, which is based on performance targets and has a large variable component.
Offsetting the rise in staff expenses, **administrative costs** amounted to €9.1 million, compared with €11.7 million at March 31, 2017, a contraction of 23%, mainly attributable to a reduction in IT costs, which went from €6.9 million to €3.3 million as a result of the insourcing of a number of previously outsourced processes and of the termination of certain projects under way in the first quarter del 2017. The quarter also saw a decrease in Real Estate costs (-2%) and an increase in other overheads, mainly tied to consulting fees associated with the development of ancillary products (+34%).

The formation of EBIT and EBT

Group **EBIT** amounted to €10.6 million, compared with €9.3 million at March 31, 2017 (+14%), while **EBT** was slightly lower at €10.5 million, compared with €9.2 million in the same period of 2017 (+14% compared with March 31, 2017), as detailed in the following table.

(€/000)

EBIT and EBT	First Quarter		Change	
	2018	2017	Amount	%
EBITDA	**11,001**	**9,861**	**1,140**	**12%**
Impairment/Write-backs on property, plant, equipment and intangible assets	(559)	(506)	*(53)*	*10%*
Net Provisions for risks and charges	(211)	(135)	*(76)*	*56%*
Net Write-downs of loans	8	70	*(62)*	*(89)%*
Net income (losses) from investments	340	-	*340*	*n.s.*
EBIT	**10,579**	**9,290**	**1,289**	**14%**
Net financial interest and commissions	(46)	(46)	-	*n.s.*
EBT	**10,533**	**9,244**	**1,289**	**14%**

Net impairment/write-backs on property, plant and equipment and intangible assets mainly regarded amortisation of software licences. The aggregate increased by 10% compared with 2017, reflecting the technology investments of the Group as part of the upgrading of the IT platform and the standardisation of the information system at all Group companies.

Net provisions for risks and charges were €211 thousand, compared with €135 thousand at March 2017. The figure at March 31, 2018 mainly reflects litigation, while provisions for out-of-court disputes benefitted from the reversal of excess provisions following the settlement of a number of positions.

The formation of net profit for the period

(€/000)

Net result for the period	First Quarter		Change	
	2018	2017	Amount	%
EBT	**10,533**	**9,244**	**1,289**	**14%**
Income tax for the period	(3,960)	(3,572)	*(388)*	*11%*
Profit (loss) from group of assets sold and held for sale net of tax	-	(341)	*341*	*(100)%*
Net Profit (Loss) attributable to the Group	**6,573**	**5,331**	**1,242**	**23%**

Net profit for the period, which in the absence of profit attributable to non-controlling interests pertains entirely to the shareholders of the Parent Company, amounted to €6.6 million, compared with €5.3 million at March 31, 2017, an increase of 23% This reflected the impact in 2017 of the loss from assets held for sale of €341 thousand. The effective income tax rate was equal to 38% of EBT, and reflected the provision for the period for the DTA charge.

Segment Reporting

The doBank Group's business model can be analysed in two main dimensions:

- Customers;
- Business Lines.

The doBank Group's customer base can be broken down into two main categories: Banks and Investors. The business lines represent the aggregation of products/services offered by the Group and fall into two categories: Servicing and Ancillary Products and Minor Activities.

Based on these criteria, the following table reports the revenues and EBITDA of the business segments.

(€/000)

Condensed consolidated income statement	First Quarter 2018						
	Banks	Investors	Total Servicing	%	Ancillary & other	%	Total
Servicing revenues	27,028	14,894	41,922		25		41,947
o/w Banks	*27,028*	-	*27,028*		*25*		*27,053*
o/w Investors	-	*14,894*	*14,894*		-		*14,894*
Co-investment revenues	-	-	-		236		236
Ancillary and other revenues	-	-	-		4,069		4,069
Gross Revenues	**27,028**	**14,894**	**41,922**	**91%**	**4,330**	**9%**	**46,252**
Outsourcing fees	(2,238)	(1,234)	(3,473)		(211)		(3,684)
Net revenues	**24,790**	**13,660**	**38,449**	**90%**	**4,119**	**10%**	**42,568**
Staff expenses	(13,302)	(7,331)	(20,632)		(1,864)		(22,496)
Administrative expenses	(4,606)	(2,538)	(7,144)		(1,927)		(9,071)
o/w IT	*(1,616)*	*(890)*	*(2,506)*		*(837)*		*(3,343)*
o/w Real Estate	*(1,118)*	*(616)*	*(1,734)*		*(191)*		*(1,925)*
o/w SG&A	*(1,872)*	*(1,032)*	*(2,904)*		*(899)*		*(3,803)*
Operating expenses	**(17,908)**	**(9,869)**	**(27,776)**		**(3,791)**		**(31,567)**
EBITDA	**6,882**	**3,791**	**10,673**	**97%**	**328**	**3%**	**11,001**
EBITDA Margin	**25%**	**25%**	**25%**		**8%**		**24%**

In the first quarter of 2018 the gross revenues (€46.3 million) and EBITDA (€11.0 million) of the **Servicing** segment represent about 97% of their respective totals. As from the third quarter of 2017, the FINO portfolio was reclassified from the Banks segment to the Investors segment in conjunction with the change in the majority ownership of the portfolio. For this reason, the Investor segment expanded thanks to the contribution of €14.9 million.
Ancillary products and minor activities posted an EBITDA Margin of 8%, in line with the same period of 2017, mainly reflecting the seasonality of the Servicing segment.

Group financial position

(€/000)

Main consolidated balance sheet items	3/31/2018	12/31/2017	Change €	Change %
Financial assets	83,965	76,303	7,662	10%
at fair value through profit or loss	22,853	22,998	(145)	(1)%
at fair value through comprehensive income	1,002	1,003	(1)	(0)%
at amortised cost - loans and receivables with banks	55,645	49,449	6,196	13%
at amortised cost - loans and receivables with customers	4,465	2,853	1,612	57%
Tax assets	92,791	94,187	(1,396)	(1)%
Other assets	124,631	127,010	(2,379)	(2)%
Total assets	**301,387**	**297,500**	**3,887**	**1%**
Financial liabilities	8,531	12,106	(3,575)	(30)%
at amortised cost - due to customers	8,531	12,106	(3,575)	(30)%
E.T.B. and provision for risks and charges	38,221	36,939	1,282	3%
Other liabilities	70,740	41,758	28,982	69%
Shareholders' equity	183,895	206,697	(22,802)	(11)%
Total liabilities and shareholders' equity	**301,387**	**297,500**	**3,887**	**1%**

Financial assets at March 31, 2018 increased by 10% compared with December 31, 2017, rising from €76.3 million to €84.0 million, mainly as a result of the increase in Group liquidity classified under loans and receivables with banks (+13%) and, in part, loans and receivables with customers in the form of balances on postal current accounts. Financial assets measured at fair value through other comprehensive income include an investment in Italian government securities (BOTs) in the amount of €1.0 million that was intended to ensure compliance with the Liquidity Coverage Ratio (LCR) requirement for short-term liquidity needs.

Financial assets measured at amortised cost break down as shown in the following table.

(€/000)

Financial assets measured at amortised cost: product breakdown	3/31/2018	12/31/2017	Change €	Change %
Loans and receivables with banks				
Current accounts and demand deposits	55,535	49,340	6,195	13%
Debt securities	110	109	1	1%
Total	**55,645**	**49,449**	**6,196**	**13%**
Loans and receivables with customers				
Current accounts	2,771	1,338	1,433	107%
Mortgages	1,385	1,209	176	15%
Other loans	309	306	3	1%
Total	**4,465**	**2,853**	**1,612**	**57%**

Among **loans and receivables with banks**, an in particular the liquidity on current accounts, the increase compared with 2017 (+13%) reflects the periodic flow of fees and commissions collected from leading customers and payments of suppliers.

Loans and receivables with customers rose substantially compared with 2017 (+€1.4 million). Tax assets at March 31, 2018 break down as follows:

(€/000)

Tax assets: breakdown	3/31/2018	12/31/2017	Change €	Change %
Current tax assets				
Paid in advance	155	165	(10)	(6)%
Total	**155**	**165**	**(10)**	**(6)%**
Deferred tax assets				
Write-down on loans	55,582	55,582	-	n.s.
Tax losses carried forward in the future	28,263	29,933	(1,670)	(6)%
Other assets / liabilities	280	286	(6)	(2)%
Provisions	8,508	8,218	290	4%
Other items	3	3	-	n.s.
Total	**92,636**	**94,022**	**(1,386)**	**(1)%**
Total tax assets	**92,791**	**94,187**	**(1,396)**	**(1)%**

Deferred tax assets decreased by €1.4 million (-1%), essentially reflecting the reversal of assets on prior-year tax losses.

As shown in the following table, among the most significant other item of assets, **other assets** contracted slightly (-2%), essentially due to the collection of receivables for accrued fees on loan recovery activities and ancillary services associated with those activities.
Equity investments include the value of the associate BCC Gestione Crediti, which increased by 12% compared with December 31, 2017 thanks to the positive impact of equity method accounting for the quarter.

(€/000)

Other assets	3/31/2018	12/31/2017	Change €	Change %
Cash and cash equivalents	14	21	(7)	(33)%
Equity investments	3,219	2,879	340	12%
Property, plant and equipment	1,840	1,819	21	1%
Intangible assets	4,440	4,506	(66)	(1)%
Non-current assets and disposal groups held for sale	10	10	-	n.s.
Other assets	115,108	117,775	(2,667)	(2)%
Total	**124,631**	**127,010**	**(2,379)**	**(2)%**

(€/000)

Financial liabilities measured at amortised cost: product breakdown	3/31/2018	12/31/2017	Change €	Change %
Due to banks	**-**	**-**	**-**	**n.s.**
Due to customers				
Current accounts and demand deposits	8,216	11,759	(3,543)	(30)%
Loans	-	319	(319)	(100)%
Other liabilities	315	28	287	n.s.
Total	**8,531**	**12,106**	**(3,575)**	**(30)%**

Amounts **due to customers** are mainly composed of current accounts held by the lawyers affiliated with the Group for loan recovery activities. The item decreased by 30% compared with the end of the previous year, improving the Group's net financial position as detailed in the specific section discussing that aggregate.

(€/000)

Employee termination benefits and provision for risks	3/31/2018	12/31/2017	Change €	Change %
Employee termination benefits	**10,371**	**10,360**	**11**	**0%**
Provisions for risks and charges				
Legal disputes	10,426	10,313	113	1%
Staff expenses	10,018	8,839	1,179	13%
Other	7,406	7,427	(21)	(0)%
Total	**27,850**	**26,579**	**1,271**	**5%**
Total ETB and provision for risks	**38,221**	**36,939**	**1,282**	**3%**

Employee termination indemnities did not change significantly compared with December 31, 2017.
Under **provisions for risks and charges**, the item **legal disputes** regards provisions for litigation associated with loan recovery activities. The item **staff expenses** includes provisions to finance MBO bonuses to be paid in future years on the basis of existing remuneration policies, net of reversals for bonuses paid during the period but accruing in previous years. The increase compared with December 31, 2017 (+€1.2 million) also reflects the implementation of new remuneration policies following the listing, which for selected categories of managers have changed the structure of variable remuneration, taking account of deferred pay and the grant of equity instruments.
The final residual component of provisions for risks includes provisions for disputes for which no litigation is currently under way.

Other liabilities, as shown in the following table, mainly consist of **other liabilities**, which are largely composed of amounts due to suppliers, employees and tax authorities for VAT to be paid.

(€/000)

Other liabilities	3/31/2018	12/31/2017	Change €	Change %
Tax liabilities	5,944	3,852	2,092	54%
Other liabilities	64,796	37,906	26,890	71%
Totale	**70,740**	**41,758**	**28,982**	**69%**

Tax liabilities include €5.5 million in respect of the provision for current taxes and €447 thousand in deferred taxes.
Other liabilities at March 31, 2018 rose by €26.9 million (+71%) compared with the end of 2017, mainly reflecting the implementation of the resolution of the Shareholders' Meeting of April 19, 2018 concerning the distribution of €30.9 million in dividends, which led to the classification of that amount under amounts due to shareholders, which will be paid on May 23, 2018.

Net Working Capital

The following table shows a breakdown of net working capital as at March 31, 2018, December 31, 2017 and March 31, 2017.

(€/000)

Net working capital	3/31/2018	12/31/2017	3/31/2017
Trade receivables	100,043	99,337	120,596
Trade payables	(17,616)	(21,072)	(27,490)
Total	**82,427**	**78,265**	**93,106**

The aggregate amounted to €82.4 million at the end of the period, above the figure at December 31, 2017 (+5.3%) and below that for the end of the first quarter of 2017 (-11.5%). With

no seasonal differences, a comparison with the same period of 2017 shows an improvement mainly associated with the shift of the portfolio towards the segment of Investor customers, which has a more favourable working capital cycle.

Net Financial Position

The following table shows a breakdown of the positive net financial position as at March 31, 2018, December 31, 2017 and March 31, 2017.

(€/000)

Net financial position	3/31/2018	12/31/2017	3/31/2017
A Cash	14	21	21
B Current bank accounts	55,535	49,340	41,312
C Liquid securities	1,002	1,003	1,046
D Liquidity (A)+(B)+(C)	**56,551**	**50,364**	**42,379**
E Current bank debts	-	-	(8,112)
F Deposits from customers	(8,216)	(11,759)	(6,786)
G Other current financial debts	-	-	-
H Net current financial position (D)+(E)+(F)+(G)	**48,335**	**38,605**	**27,481**
I Non-current bank debts	-	-	-
J Other non-current financial debts	-	-	-
K Net financial position (H)+(I)+(J)	**48,335**	**38,605**	**27,481**

As shown in the above figures, the Group's net financial position improved in both quantitative terms (+76% compared with March 31, 2017 and +25% compared with December 31, 2017) and qualitative terms, as external sources of financing have essentially been eliminated, confirming the Group's capacity to generate independent cash flows that can not only finance ordinary operations but also permit an opportunistic approach to potential opportunities for co-investment and acquisitions.

Operating cash flow

Cash generating capacity is detailed in the following table, which shows operating cash flow for the period compared with the same quarter of 2017.

(€/000)

Cash Flow	3/31/2018	3/31/2017
EBITDA	11,001	9,861
Net Capex	(439)	(722)
EBITDA-Capex	**10,562**	**9,139**
as % of EBITDA	96%	93%
Adjustment for accrual on share-based incentive system payments	1,607	-
Changes in NWC	(4,162)	(13,786)
Changes in other assets/liabilities	1,842	3,466
Operating Cash Flow	**9,849**	**(1,181)**
Financial interests paid/collected	(46)	(46)
Free Cash Flow	**9,803**	**(1,227)**
(Investments)/divestments in financial assets	(73)	(751)
Net Cash Flow of the period	**9,730**	**(1,978)**
	-	-
Net financial Position - Beginning of period	38,605	29,459
Net financial Position - End of period	48,335	27,481
Change in Net Financial Position	**9,730**	**(1,978)**

Thanks to the shift of the portfolio from bank customers to investor customers, as well as the progressive optimisation of the financial management of payments to suppliers, in a single quarter the Group generated liquidity of €10 million, a sharp improvement compared with first quarter of 2017, when it used liquidity of nearly €2.0 million.

Shareholders' equity and capital ratios

Consolidated shareholders' equity as at March 31, 2018 amounted to €183.9 million, compared with €206.7 million at December 31, 2017. The composition and change in the aggregate compared with the end of the previous year are presented in the following tables.

(€/000)

Equity breakdown	3/31/2018	12/31/2017	Change €	Change %
Share capital	41,280	41,280	-	n.s.
Valuation reserves	186	1,350	(1,164)	(86)%
Reserves	136,133	119,350	16,783	14%
Treasury shares	(277)	(277)	-	n.s.
Net Profit (loss) for the period	6,573	44,994	(38,421)	(85)%
Shareholders' equity	**183,895**	**206,697**	**(22,802)**	**(11)%**

(€/000)

Changes in consolidated shareholders' equity	
Shareholders' equity as at December, 31 2017	**206,697**
Changes in opening balance (IFRS 9)	**(29)**
Increases:	**8,175**
Net profit for theperiod	6,573
Changes in valuation reserves (+)	-
Share payments	1,602
Decreases:	**(30,948)**
Dividends approved	(30,908)
Changes in valuation reserves (-)	(40)
Shareholders' equity as at March, 31 2018	**183,895**

The change for the period in shareholders' equity is primarily attributable to the decrease in reserves as a result of the reclassification to other liabilities of the amounts due to shareholders for dividends authorised by the Shareholders' meeting of April 19, 2018.

(€/000)

Own Funds and capital adequacy ratios - CRR	3/31/2018	12/31/2017	Change €	Change %
Common equity TIER 1 capital (CET 1)	138,474	169,066	(30,592)	(18)%
Own Funds	**138,474**	**169,066**	**(30,592)**	**(18)%**
Risk Weighted Assets	**570,599**	**566,518**	**4,081**	**1%**
CET 1 capital ratio	24.27%	29.84%	-5.57%	(19)%
Total capital ratio	**24.27%**	**29.84%**	**-5.57%**	**(19)%**

The above table reports the value of own funds, risk-weighted assets and consolidated capital ratios as at March 31, 2018 and December 31, 2017, which were calculated on the basis of the regulatory principles set out in Directive 2013/36/EU (CRD IV) and Regulation (EU) 575/2013 (CRR) as transposed in Bank of Italy Circulars no. 285 and no. 286 of December 17, 2013.
As from the first quarter of 2018, with an impact on the figures at December 31, 2017 as well, the scope of consolidation for the purpose of prudential supervision includes the holding company Avio S.à r.l. as the Group parent, which is not consolidated in shareholders' equity under accounting rules.

The application of those regulatory requirements is subject to transitional arrangements under which the new rules are applied – in most cases – in an increasing proportion until 2019, when full application will begin.

As at March 31, 2018, consolidated own funds amounted to €138.5 million, compared with risk-weighted assets of €570.6 million, most of which (59%) generated by operational risks and, to a lesser extent, credit risk.
As shown in the table, as at March 31, 2018, the doBank Group had a Total Capital Ratio of 24.27%, well above the minimum regulatory requirement for the period of 10.125%. The decrease in CET 1 capital compared with December 31, 2017 (-18%), reflected the consolidation under Avio, in particular the reduction in the computability of non-controlling interests.

For management purposes and to reconcile the figures with the accounting data given in this report, the following table shows Group own funds and capital ratios as calculated under the provisions of the Consolidated Banking Act (C.B.A.), indicating a slight improvement in the CET1 ratio compared with December 31, 2017.

(€/000)

Own Funds and capital adequacy ratios - C.B.A.	**3/31/2018**	**12/31/2017**	**Change**	
			€	**%**
Common equity TIER 1 capital (CET 1)	144,864	141,535	3,329	2%
Own Funds	**144,864**	**141,535**	**3,329**	**2%**
Risk Weighted Assets	**539,995**	**535,491**	**4,504**	**1%**
CET 1 capital ratio	26.83%	26.43%	0.40%	1%
Total capital ratio	**26.83%**	**26.43%**	**0.40%**	**1%**

Significant event during the period

Start of management of new loan portfolios

During the first quarter of the year, especially in February and March, the doBank Group began managing substantial new loan portfolios, with a value of about €11 billion, under new services contracts signed between October 2017 and January 2018, the onboarding of which was carried out in the first quarter of 2018.
More specifically, in February doBank took on the portfolios transferred to the Group by REV Gestione Crediti S.p.A., composed of non-performing loans originated by Banca delle Marche, Banca dell'Etruria e del Lazio, Cassa di Risparmio di Ferrara and Cassa di Risparmio di Chieti, and by the Italian Recovery Fund (formerly Atlante II), as part of the Berenice operation, comprising non-performing loans originated by Cassa di Risparmio di Rimini, Cassa di Risparmio di Cesena and Cassa di Risparmio di San Miniato. In March, the Group began the onboarding of a portfolio of non-performing loans originated by the MPS Group and acquired by the Italian Recovery Fund.

Significant event after the end of the period

Ordinary Shareholders' Meeting

The Shareholders' Meeting of doBank S.p.A. met in ordinary session on April 19, 2018 and approved all items on the agenda, including the appointment of Company directors, who will remain in office until the approval of the financial statements for the year ending December 31, 2020: Giovanni Castellaneta (Chairman), Andrea Mangoni, Nunzio Guglielmino, Giovanni Lo Storto, Emanuela Da Rin, Paola Bruno, Francesco Colasanti and Giuseppe Ranieri, drawn from the list voted by the majority of the shareholders, and Giovanni Battista Dagnino, drawn from the list voted by the minority.
The Meeting also appointed the members of the Board of Auditors for the 2018-2020 term, who will remain in office until the approval of the financial statements for the year ending December 31, 2020: Chiara Molon (Chairman), drawn from the list voted by the minority shareholders, and Francesco Mariano Bonifacio and Nicola Lorito, drawn from the list voted by the majority. Also appointed were the alternate auditors Sara Peron, drawn from the list voted by the minority shareholders, and Roberta Senni, drawn from the list voted by the majority.
The Shareholders' Meeting of April 19 was attended, in person or by proxy, by 143 shareholders representing 80.41% of share capital.

Setup of the Greek branch doBank Hellas

Following completion of the passporting of the banking license, in April 2018, doBank Hellas was registered with the Chamber of Commerce of Athens (Greece), the first foreign branch of the doBank Group. The branch is starting the operations in the local market, one of Europe's largest in the servicing of non-performing loans.

Rome, May 10, 2018 The Board of Directors

FINANCIAL STATEMENTS

Consolidated Balance Sheet

(€/000)

Assets		3/31/2018	12/31/2017
10	Cash and cash equivalents	14	21
20	Financial assets measured at fair value through profit or loss	22,853	22,998
	c) Other financial assets obligatorily measured at fair value	*22,853*	*22,998*
30	Financial assets measured at fair value through comprehensive income	1,002	1,003
40	Financial assets measured at amortised cost	60,110	52,302
	a) Loans and receivables with banks	*55,645*	*49,449*
	b) Loans and receivables with customers	*4,465*	*2,853*
70	Equity investments	3,219	2,879
90	Property, plant and equipment	1,840	1,819
100	Intangible assets	4,440	4,506
	of which goodwill	-	-
110	Tax assets	92,791	94,187
	a) Current tax assets	*155*	*165*
	b) Deferred tax assets	*92,636*	*94,022*
120	Non-current assets and disposal groups held for sale	10	10
130	Other assets	115,108	117,775
	Total assets	**301,387**	**297,500**

Liabilities and shareholders' equity		3/31/2018	12/31/2017
10	Financial liabilities measured at amortised cost	8,531	12,106
	b) Due to customers	*8,531*	*12,106*
60	Tax liabilities	5,944	3,852
	a) Current tax liabilities	*5,497*	*3,405*
	b) Deferred tax liabilities	*447*	*447*
80	Other liabilities	64,796	37,906
90	Employee termination benefits	10,371	10,360
100	Provisions for risks and charges	27,850	26,579
	c) Other provisions	*27,850*	*26,579*
120	Valuation reserves	186	1,350
150	Reserves	136,133	119,350
170	Share capital	41,280	41,280
180	Treasury shares (-)	(277)	(277)
200	Net profit (loss) for the period (+/-)	6,573	44,994
	Total liabilities and shareholders' equity	**301,387**	**297,500**

Consolidated Income Statement

(€/000)

Items		3/31/2018	3/31/2017
10	Interest income and similar revenues	250	29
	of which: interest income calculated with the effective interest method	-	-
20	Interest expense and similar charges	(5)	(64)
30	**Net interest income**	**245**	**(35)**
40	Fee and commission income	42,054	41,825
50	Fee and commission expense	(3,728)	(4,123)
60	**Net fee and commission income**	**38,326**	**37,702**
100	Gains (losses) on disposal and repurchase of:	-	(1)
	a) Financial assets measured at amortised cost	-	(1)
110	Gains and losses on financial assets/liabilities at fair value through profit or loss	2	-
	b) Other financial assets obligatorily measured at fair value	2	-
120	**Gross income**	**38,573**	**37,666**
130	Net losses/recoveries on impairment for credit risk:	(1)	2
	a) Financial assets measured at amortised cost	(1)	2
150	**Net profit from financial activities**	**38,572**	**37,668**
180	**Net profit from financial and insurance activities**	**38,572**	**37,668**
190	Administrative costs:	(32,379)	(32,180)
	a) Staff expense	(22,642)	(19,492)
	b) Other administrative expense	(9,737)	(12,688)
200	Net provisions for risks and charges	(179)	(135)
	b) Other net provisions	(179)	(135)
210	Impairment/write-backs on property, plant and equipment	(126)	(48)
220	Impairment/write-backs on intangible assets	(357)	(444)
230	Other operating expense and income	4,189	3,915
240	**Operating costs**	**(28,852)**	**(28,892)**
250	Profit (Loss) of equity investments	340	-
290	**Profit (loss) before tax from continuing operations**	**10,060**	**8,776**
300	Income tax expense from continuing operations	(3,487)	(3,104)
310	**Profit (loss) after tax from continuing operations**	**6,573**	**5,672**
320	Profit (loss) after tax from discontinued operations	-	(341)
330	**Net profit (loss) for the period**	**6,573**	**5,331**
350	**Profit (loss) for the period attributable to shareholders of the Parent Company**	**6,573**	**5,331**

Consolidated statement of comprehensive income

(€/000)

Items		3/31/2018	3/31/2017
10.	**Net profit (loss) for the period**	**6,573**	**5,331**
	Other comprehensive income after tax not recyclable to profit or loss	-	-
20.	Equity instruments designated at fair value through comprehensive income	-	-
30.	Financial liabilities designated at fair value through profit or loss (changes in own creditworthiness)	-	-
40.	Hedges of equity instruments designated at fair value through comprehensive income	-	-
50.	Property, plant and equipment	-	-
60.	Intangible assets	-	-
70.	Defined benefit plans	(39)	18
80.	Non-current assets and disposal groups held for sale	-	-
90.	Share of valuation reserves of equity accounted investments	-	-
	Other comprehensive income after tax recyclable to profit or loss	-	-
100.	Hedges of foreign investment	-	-
110.	Exchange differences	-	-
120.	Cash flow hedges	-	-
130.	Hedging instruments (non designated elements)	-	-
140.	Financial assets (other than equity instruments) measured at fair value through comprehensive income	(1)	-
150.	Non-current assets and disposal groups held for sale	-	-
160.	Share of valuation reserves of equity accounted investments	-	-
170.	**Total other comprehensive income after tax**	**(40)**	**18**
180.	**Comprehensive income (item 10 + 170)**	**6,533**	**5,349**
190.	Consolidated comprehensive income attributable to non-controlling interests	-	-
200.	**Consolidated comprehensive income attributable to shareholders of the Parent Company**	**6,533**	**5,349**

Consolidated statement of changes in shareholders' equity

(€/000)

				Allocation of profit from previous year		Changes during the period										
							Equity transactions									
	Balance as at 12/31/2017	Changes in opening balance	Balance as at 1/1/2018	Reserves	Dividends and other payouts	Changes in reserves	Issue of new shares	Acquisition of treasury shares	Distribution of extraordinary dividends	Change in equity instruments	Derivatives on own shares	Stock options	Changes in equity investments	Comprehensive income at 3/31/2018	Shareholders' equity pertaining to shareholders of Parent Company as at 3/31/2018	Shareholders' equity pertaining to non-controlling interests as at 3/31/2018
Share capital:																
- ordinary shares	41,280	-	41,280	-	-	-	-	-	-	-	-	-	-	-	41,280	-
- other shares	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Share premiums	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserv es:																
- from profits	10,476	-	10,476	-	-	-	-	-	-	-	-	-	-	-	10,476	-
- other	108,874	1,095	109,969	14,086	-	-	-	-	-	-	-	1,602	-	-	125,657	-
Valuation reserv es	1,350	(1,124)	226	-	-	-	-	-	-	-	-	-	-	(40)	186	-
Equity instruments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Treasury shares	(277)	-	(277)	-	-	-	-	-	-	-	-	-	-	-	(277)	-
Net profit (loss) for the period	44,994	-	44,994	(14,086)	(30,908)	-	-	-	-	-	-	-	-	6,573	6,573	-
Shareholders' equity attributable to shareholders of Parent Company	206,697	(29)	206,668	-	(30,908)	-	-	-	-	-	-	1,602	-	6,533	183,895	-
Shareholders' equity attributable to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Consolidated cash flow statement

(€/000)

Consolidated Cash Flow Statement (indirect method)	3/31/2018	3/31/2017
A. OPERATING ACTIVITIES		
1. Operations:	**15,164**	**(3,584)**
- Profit (loss) for the period (+/-)	6,573	5,331
- Capital gains/losses on financial assets held for trading and on other assets/liabilities measured at fair value through profit or loss (+/-)	(2)	-
- Capital gains/losses on hedging operations (+/-)	-	-
- Net losses/recoveries on cerdit risk(+/-)	1	3
- Net write-offs/write-backs on property, plant and equipment and intangible assets (+/-)	484	492
- Provisions and other income/expenses (+/-)	180	89
- Uncollected net premiums (-)	-	-
- Other uncollected incomes and expenses from insurance activities (-/+)	-	-
- Unpaid taxes and tax credits (+)	3,487	3,158
- Net write-offs/write-backs on discontinued operations, net of tax (-/+)	-	(26)
- Other adjustments (+/-)	4,441	(12,631)
2. Liquidity generated by/used in financial assets:	**(4,985)**	**26,345**
- Financial assets held for trading	-	-
- Financial assets designated at fair value	-	-
- Other financial assets obligatorily measured at fair value	145	-
- Financial assets measured at fair value through comprehensive income	-	1
- Financial assets measured at amortised cost	(7,797)	10,062
- Other assets	2,667	16,282
3. Liquidity generated by/used in financial liabilities:	**(9,747)**	**(22,036)**
- Financial liabilities measured at amortised cost	(3,570)	(9,113)
- Financial liabilities held for trading	-	-
- Financial liabilities designated at fair value	-	-
- Other liabilities	(6,177)	(12,923)
Net liquidity generated by/used in operating activities - A (+/-)	**432**	**725**
B. INVESTMENT ACTIVITIES		
1. Liquidity generated by:	**-**	**61**
- Sales of equity investments	-	-
- Dividends collected on equity investments	-	-
- Sales of property, plant and equipment	-	-
- Sales of intangible assets	-	61
- Sales of subsidiaries and business units	-	-
2. Liquidity used in:	**(439)**	**(783)**
- Purchases of equity investments	-	-
- Purchases of property, plant and equipment	(21)	(382)
- Purchases of intangible assets	(418)	(401)
- Purchases of subsidiaries and business units	-	-
Net liquidity generated by/used in investment activities - B (+/-)	**(439)**	**(722)**
C. FUNDING ACTIVITIES		
- Issues/purchases of treasury shares	-	-
- Issues/purchases of equity instruments	-	-
- Distribution of dividends and other	-	-
- Sale/purchase without loss of control	-	-
Net liquidity generated by/used in funding activities - C (+/-)	**-**	**-**
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS DURING THE PERIOD - D=A+/-B+/-C	**(7)**	**3**
RECONCILIATION		
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD - E	**21**	**18**
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS DURING THE PERIOD - D	**(7)**	**3**
CASH AND CASH EQUIVALENTS: EFFECT OF EXCHANGE RATE VARIATIONS - F	**-**	**-**
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD - G=E+/-D+/-F	**14**	**21**

Statement reconciling the condensed consolidated income statement and the statutory consolidated income statement

(€/000)

Statement reconciling the condensed consolidated income statement and the statutory income statement		First Quarter 2018	First Quarter 2017
Servicing revenues		**41,947**	**41,721**
40	of which: fee and commission income	41,947	41,721
Co-investment revenues		**236**	**-**
10	of which: interest income and similar rev enues	236	-
Ancillary and other revenues		**4,069**	**3,486**
10	of which: interest income and similar rev enues	13	29
20	of which: Interest expense and similar charges	-	(19)
40	of which: fee and commission income	107	94
190b	of which administrativ e costs: b) other administrativ e expense	(132)	(259)
230	of which: other operating expense and income	4,081	3,641
Gross Revenues		**46,252**	**45,207**
Fee and commission expense		**(3,684)**	**(4,191)**
50	of which: fee and commission expense	(3,684)	(4,121)
190b	of which administrativ e costs: b) other administrativ e expense	-	(70)
Net revenues		**42,568**	**41,016**
Staff expenses		**(22,496)**	**(19,436)**
190a	of which administrativ e costs: a) staff expense	(22,496)	(19,408)
190b	of which administrativ e costs: b) other administrativ e costs	-	(28)
Administrative expenses		**(9,071)**	**(11,719)**
40	of which: fee and commission income	-	9
190a	of which administrativ e costs: a) staff expenses	(125)	(84)
190b	of which administrativ e costs: b) other administrativ e expense	(9,132)	(11,863)
230	of which: other operating expense and income	186	219
Operating expenses		**(31,567)**	**(31,155)**
EBITDA		**11,001**	**9,861**
Impairment/Write-backs on property, plant, equipment and intangible assets		**(559)**	**(506)**
210	impairment / write-backs on property, plant and equipment	(126)	(48)
220	impairment / write-backs on intangible assets	(357)	(444)
230	of which: other operating expense and income	(76)	(14)
Net Provisions for risks and charges		**(211)**	**(135)**
190a	of which administrativ e costs: a) staff expenses	(20)	-
200	net prov isions for risks and charges	(180)	(135)
230	of which: other operating expense and income	(11)	-
Net Write-downs of loans		**8**	**70**
100	gains (losses) on disposal and repurchase	-	(1)
130	net losses / recov eries on credit risk	(1)	2
230	of which: other operating expense and income	9	69
Net income (losses) from investments		**340**	**-**
250	profit (loss) of equity inv estments	340	-
EBIT		**10,579**	**9,290**
Net financial interest and commission		**(46)**	**(46)**
20	of which: Interest expense and similar charges	(4)	(45)
50	of which: fee and commission expense	(44)	(1)
110	gains and losses on financial assets/liabilities at fair v alue through profit or loss	2	-
EBT		**10,533**	**9,244**
Income tax for the period		**(3,960)**	**(3,572)**
190b	of which administrativ e costs: b) other administrativ e expense	(473)	(469)
300	income tax expense from continuing operations	(3,487)	(3,103)
Profit (loss) from group of assets sold and held for sale net of tax		**-**	**(341)**
320	profit (loss) after tax from discontinued operations	-	(341)
Net Profit (Loss) for the period		**6,573**	**5,331**

CERTIFICATION OF THE FINANCIAL REPORTING OFFICER

Certification pursuant article 154 *BIS*, Section 2, of the Uniform Financial Code

Pursuant to Article 154 *bis*, Section 2, of the Uniform Financial Code, the Corporate Accounting Documents Officer, Mr Mauro Goatin, declares that the accounting information contained in this document is consistent with the data in the supporting documents and the Group's books of accounts and other accounting records.

Rome, May 10, 2018

Mauro Goatin

Corporate Accounting Documents Officer