

REWAY GROUP

Infrastructures Maintenance and Reparation

Quality Asset, Booming Market

Reway Group is active in viaduct, tunnel and bridges rehabilitation, installation of safety and sound-absorbing barriers, seismic upgrading, and various other activities related to extraordinary maintenance of highways / roads / railways.

FY25 Proved the Market Opportunity is Real and Durable

RWY's **FY25 results** were **solid**, although some issues on specific contracts appear to have limited full margin/cash conversion.

- VoP at €278mn (+19.8% YoY), mainly organic, with the full-year consolidation of Vega contributing ~€6mn to FY25 results;
- EBITDA at €49.6mn (+16.4% YoY), with 17.8% Margin (-52bps YoY) and below RWY's full potential, as two unprofitable contracts weighed on profitability by roughly €4mn;
- Net Debt at €68.2mn (vs €68.0mn at FY24-end), with OpFCF _{b.t.} close to ~30%, but partly absorbed by a €17.8mn increase in NWC and €7.4mn capex. Adjusting for the provision release related to the partial settlement of the consideration related to Gema deal, OpFCF _{b.t.} would amount to €24.5mn, or 49% of EBITDA;
- Backlog stood at ~€1,024mn as of FY25 (vs €1,044mn at FY24), underpinned by €246mn of new orders and >€260mn of works executed in FY25; the stock pile of awarded-but-not-yet-executed contracts provides strong revenue visibility over the next 5 years.

FY26 Should Benefit from Mkt Backdrop and Better Execution

The newsflow on the reference market remains bullish, with the latest development being ASPI's rumored new €30bn plan, out of which the large majority related to ordinary and extraordinary maintenance. Against this backdrop, RWY's focus now shifts from backlog strength to execution quality, i.e. converting growth into more consistent cash generation. Management is addressing this through a broader internal reorganization, greater managerial depth and a more granular contract-control system. These actions should support a more structured and scalable platform for the next phase of growth.

Our updated 2026-30E forecasts are: 1) VoP CAGR at 10.1%, supported by >€1bn net backlog and ~€2bn expected new orders over 5 years; 2) EBITDA and EBITA Margins converging to ~20% and ~18%, implying ~€82mn and ~€75mn in 2030E; 3) Net Cash at ~€63mn by FY30E, despite NWC at 41-42% of VoP but capex very limited, <2% of VoP.

Fair Value at €10.35 p/s (from €10.2 p/s)

While incorporating our revised estimates, we set our Fair Value at €10.35 per share (vs. €10.20 in December), mainly reflecting a slightly more supportive DCF setup and the roll-over of peer valuation to 2026-27E. Our valuation is based on an equal-weighted blend of DCF (€10.5 p/s) and peer-based valuation (€10.2 p/s).

Luca Bernini

luca.bernini@value-track.com

Marco Greco

marco.greco@value-track.com

FAIR VALUE (€) **10.35**

MARKET PRICE (€) **10.50**

MARKET CAP (€mn) **407.5**

KEY FINANCIALS	FY25	FY26E	FY27E
VALUE OF PRODUCTION	278.3	313.0	344.3
EBITDA	49.6	60.0	66.5
EBITA	45.7	55.0	60.6
NET PROFIT	20.9	26.9	29.7
NET INV. CAP.	179.6	192.4	201.8
GROUP NET EQUITY	111.4	139.0	168.7
NET DEBT (-) / NET CASH (+)	-68.2	-53.3	-33.1
EPS ADJ.	0.66	0.82	0.89

Source: Reway Group (historical figures), Value Track (estimates)

RATIOS AND MULTIPLES	FY25	FY26E	FY27E
EBITDA MARGIN (%)	17.8	19.2	19.3
EBITA MARGIN (%)	16.4	17.6	17.6
NET DEBT / EBITDA (x)	1.4	0.9	0.5
NET DEBT / NET EQUITY (x)	0.6	0.4	0.2
ROE (%)	18.9	19.6	17.6
EV / SALES (x)	1.7	1.5	1.3
EV / EBITDA (x)	9.6	7.7	6.6
EV / EBITA (x)	10.4	8.4	7.3
P / E ADJ. (x)	15.8	12.8	11.8

Source: Reway Group (historical figures), Value Track (estimates)

STOCK DATA	
MARKET PRICE (€)	10.50
NOSH (mn)	38.8
MARKET CAP (€mn)	407.5
ENTERPRISE VALUE FY26E (€mn)	460.8
FREE FLOAT (%)	17.4
AVG L30D VOLUME ('000)	8,857
RIC / BBG	RWY.MI / RWY.IM
52 WK MAX - MIN (€)	12.30-6.72

Source: Stock Market Data, (*) Including Indépendance AM

Description

Reway Group (RWY) is a leading Italian company active in: 1) Viaduct and tunnel rehabilitation; 2) Installation of safety and sound-absorbing barriers; 3) Seismic upgrading of viaducts; 4) Various other activities related to extraordinary maintenance of highways / roads / railways. RWY is one of the few Italian players covering all stages of the restoration chain and offering a “One stop shop” service, highly valued from clients who only have to deal with a single counterpart.

Financial Highlights

KEY FINANCIALS (IT GAAP, €mn)	FY25	FY26E	FY27E	FY28E	FY29E	FY30E
Value of Production	278.3	313.0	344.3	371.8	394.1	417.8
YoY (%)	nm	12.5%	10.0%	8.0%	6.0%	6.0%
EBITDA	49.6	60.0	66.5	72.4	77.1	82.1
EBITDA Margin (% on VoP)	17.8%	19.2%	19.3%	19.5%	19.6%	19.7%
EBIT	38.7	48.0	53.6	58.8	63.3	68.3
EBIT Margin (% on VoP)	13.9%	15.3%	15.6%	15.8%	16.1%	16.3%
Net Profit	20.9	26.9	29.7	33.1	36.3	39.7
YoY (%)	nm	28.7%	10.3%	11.6%	9.6%	9.6%
Adj. Net Profit	25.8	31.8	34.6	38.0	41.2	44.6
YoY (%)	nm	23.3%	8.7%	10.0%	8.3%	8.4%
Net Debt (-) / Cash(+)	-68.2	-53.3	-33.1	-7.4	27.0	63.8
Net. Fin. Pos. / EBITDA (x)	1.4	0.9	0.5	0.1	nm	nm
Capex	-7.4	-5.6	-5.8	-6.7	-7.1	-7.5
OpFCF b.t.	16.2	35.2	50.5	51.5	61.3	65.4
OpFCF b.t. / EBITDA (%)	32.6%	58.6%	76.0%	71.2%	79.6%	79.6%

Source: Reway Group, Value Track Analysis

Investment Case

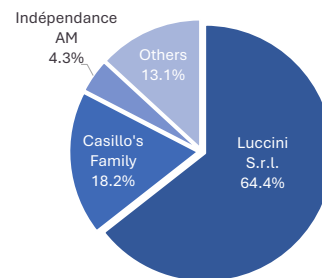
Strengths / Opportunities

- Strong revenue visibility supported by a >€1bn backlog and solid exposure to long-cycle extraordinary infrastructure maintenance;
- Italian road / railway infrastructure benefitting from multi-year investment plans.
- Room for better margin and cash conversion as execution discipline improves and internal organization becomes more structured

Weaknesses / Risks

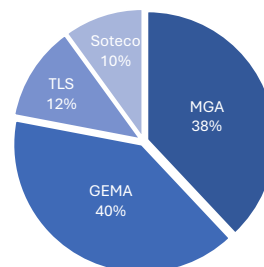
- Revenue concentration on a few clients;
- Raw-material cost volatility remains a risk, although partly mitigated by contractual price-adjustment mechanisms;
- Strong growth can absorb working capital and delay deleveraging / cash generation.

SHAREHOLDER STRUCTURE



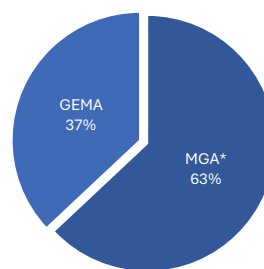
Source: Reway Group

SALES BY SUBSIDIARY*



Source: Reway Group, *FY24 (last available)

BACKLOG BY SUBSIDIARY



Source: RWY, FY25, (*) Soteco & TLS merged in MGA

STOCK MULTIPLES @ FV	FY26E	FY27E
EV / SALES (x)	1.5	1.3
EV / EBITDA (x)	7.2	6.2
EV / EBITA (x)	9.5	8.1
EV / CAP. EMPLOYED	2.4	2.2
OpFCF Yield (%)	8.2	12.1
P / E ADJ. (x)	12.6	11.6
P / BV (x)	2.9	2.4
Dividend Yield (%)	0.0	0.0

Source: Value Track Analysis

FY25 Financials

Introduction

FY25 was marked by another year of **strong commercial momentum**, with **>€246mn in new contracts** across road, motorway, railway, and port infrastructure. The year also saw Reway Group broaden its operating perimeter through Vega Engineering's consolidation and its entry into port maintenance, while preserving strong revenue visibility thanks to a ~€1,024.0mn backlog.

Going into details, we flag:

- Modernization and enhancement of the Bovisa railway junction (Milan) by TLS, now merged into MGA, for FERROVIENORD S.p.A. (€110.5mn, Feb 11, 2025), marking the start of a collaboration with a new strategic client in a key geographic area;
- Extraordinary railway maintenance works awarded to GEMA across Ancona (Lot 1), Palermo (Lot 13), and Rome (Lot 16) (€97.0mn, Feb 27, 2025);
- Extraordinary maintenance and refurbishment works at Firenze S. Maria Novella and Bologna Centrale stations, awarded to GEMA (~€30.0mn, May 28, 2025);
- Port maintenance projects assigned to MGA and GEMA by the Eastern Ligurian Sea Port Authority (combined value of more than €9.0mn, Jun 20, 2025).

Notably, on February 2025, Soteco and TLS were merged into MGA, further streamlining the Group's structure and improving operational and administrative efficiency across motorway rehabilitation activities.

Key Messages

RWY's FY25 results came in ahead of our full-year estimates at the top line, while margins were slightly softer and cash generation more notably weaker, mainly due to working-capital absorption. That said, **year-on-year performance remained very strong**, with broadly high-teens growth across the P&L and Net Debt broadly in line with the prior year.

Main deviations were observed due to:

- A stronger-than-expected revenue trajectory, pointing to a structural upside on top-line assumptions;
- Weaker profitability reflecting contract-specific execution issues on two jobs, which prevented the stronger top line from fully translating into margins;
- Higher working capital absorption, resulting in a modest deterioration in Net Debt Position.

Reway Group: Key Financials FY24 - FY25

(€mn, IT GAAP)	FY24	FY25	Δ YoY (%)
Value of Production	232.3	278.3	19.8%
EBITDA	42.6	49.6	16.4%
EBITDA Margin (%)	18.4%	17.8%	-52bps
EBIT	32.6	38.7	18.6%
EBIT Margin (%)	14.0%	13.9%	-15bps
Net Profit	17.9	20.9	16.7%
(€mn, IT GAAP)	FY24	FY25	Δ FY24-FY25 (€mn)
Net. Fin. Position [i.e. Net Debt (-) Cash (+)]	-68.0	-68.2	-0.2

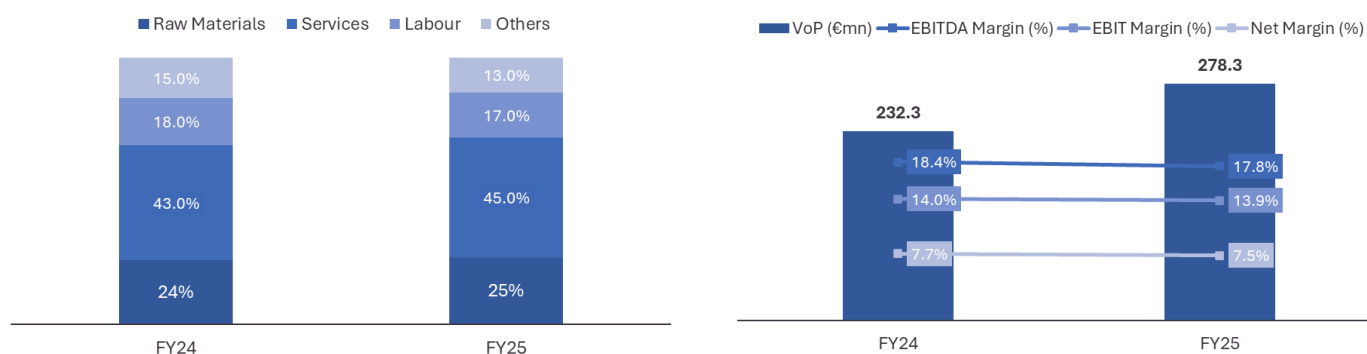
Source: Reway Group, Value Track Analysis

P&L: All Key Metrics Up Double-Digit – Backlog still >€1bn

FY25 figures were out as follows, with comparisons made to FY24:

- **Value of Production at €278.3mn** (+19.8% YoY), driven by €39.8mn of organic growth and ~€6mn from Vega Engineering's consolidation. The FY25 mix was composed of €241.8mn of sales revenues, €30.6mn of inventory variation, and €5.9mn of other revenues;
- **EBITDA at €49.6mn** (+16.4% YoY), with a 17.8% margin. Based on management's comments on the call, profitability was held back by two loss-making contracts, with an aggregate EBITDA impact of roughly €4mn. In terms of cost lines, Cost of Services rose 26% YoY, while Rental Costs and Labour Costs remained more contained at +12% and +10% YoY, respectively. Labour Costs also reflect a leaner workforce (738 in Dec-24 vs. ~680 in FY25), with a somewhat different organizational mix;
- **EBIT at €38.7mn** (+18.6% YoY), corresponding to a 13.9% EBIT Margin (vs. 14.0% in FY24). In absolute terms, results reflect €11.0mn in D&A, of which ~€7mn attributable to goodwill amortisation from previous acquisitions (Gema, MGA, Soteco, TLS, and Vega Engineering);
- **Net Profit at €20.9mn** (+16.7% YoY), less than proportional vs. EBIT due to higher tax incidence and minority interests from Vega Engineering (60% owned), despite a leaner financial structure;
- **Backlog at €1,024.0mn** as of December 2025, sustained by €246mn of new contract acquisitions during the year, ensuring 5-year revenue visibility.

Reway Group: Opex Structure and Evolution of VoP, EBITDA/EBIT/Net Margin FY24-FY25



Source: Reway Group, Value Track Analysis

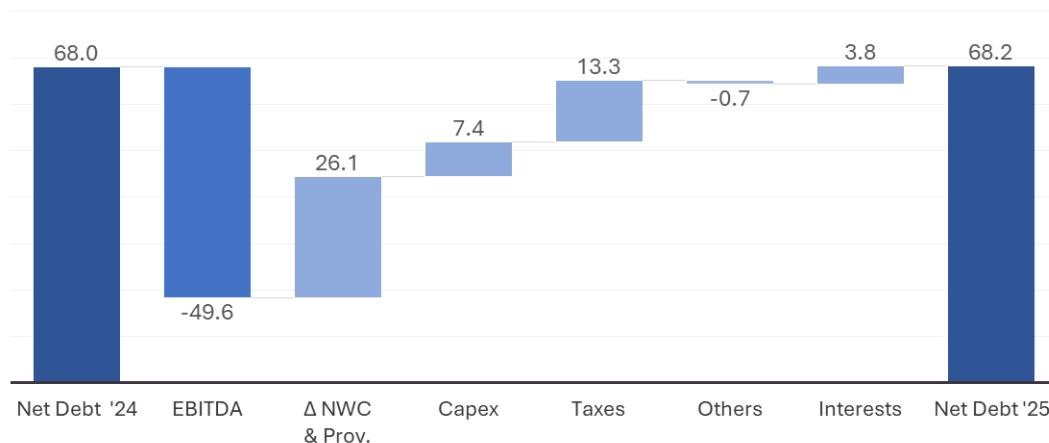
Net Debt Flat YoY Despite Working Capital Drag and Gema Cash-Out

At the balance-sheet level, **Net Debt** stood at **€68.2mn**, **broadly unchanged** vs. €68.0mn at FY24-end, as EBITDA generation was entirely absorbed by working capital, Capex, the partial settlement of the contingent consideration related to the Gema acquisition, and cash taxes / net financial charges.

- **Net Fixed Assets fell to €77.5mn** (vs. €81.4mn), mainly due to the amortization of goodwill (~€7mn) and other intangibles;
- **Net Working Capital rose to €109.7mn** (vs. €92.0mn), broadly tracking the increase in volumes and mainly reflecting higher inventories and receivables.

In terms of debt structure, current financial debt increased to €37.5mn, non-current debt declined to €47.6mn, and cash fell to €16.9mn following debt repayment and the earn-out payment to Gema's sellers.

Reway Group: Net Financial Position Bridge FY24-FY25



Source: Reway Group, Value Track Analysis

Reway Group: Balance Sheet FY24 – FY25

(€mn, IT GAAP)	FY24	FY25	Δ Abs.
Net Fixed Assets (incl. Goodwill)	81.4	77.5	-3.8
Net Working Capital	92.0	109.7	17.8
Provisions	16.0	7.7	-8.3
Total Capital Employed	157.4	179.6	22.2
Group Net Equity	89.4	111.4	22.0
NFP [i.e. Net Debt (-) Cash (+)]	-68.0	-68.2	-0.2

Source: Reway Group, Value Track Analysis

Reway Group: Profit & Loss FY24 – FY25

(€mn, IT GAAP)	FY24	FY25	Δ YoY
Value of Production	232.3	278.3	19.8%
Raw Materials, Δ Inventory (Raw Materials)	-46.4	-57.1	23.1%
Gross Profit	185.9	221.2	19.0%
Gross Margin (%)	80.0%	79.5%	-55bps
Costs of Services	-81.7	-103.4	26.6%
Costs of Rent	-26.1	-29.3	12.3%
G&A	-1.0	-0.8	-11.6%
Labour Costs	-34.4	-37.9	10.1%
EBITDA	42.6	49.6	16.4%
EBITDA Margin (% on VoP)	18.4%	17.8%	-52bps
D&A (excl. goodwill)	-3.1	-3.5	21.6%
Provisions	-0.6	-0.5	-11.2%
EBITA	38.9	45.7	17.3%
EBITA Margin (% on VoP)	16.8%	16.4%	-36bps
Goodwill amortization	-6.3	-7.0	10.6%
EBIT	32.6	38.7	18.6%
Interest Expenses	-4.1	-3.8	-7.9%
Pre-Tax Profit	28.5	34.9	22.4%
Taxes	-10.6	-13.3	25.2%
Minorities	0.0	-0.7	nm
Net Profit	17.9	20.9	16.7%
Net Margin (%)	7.7%	7.5%	-20bps

Source: Reway Group, Value Track Analysis

Reway Group: Cash Flow Statement FY24 – FY25

(€mn, IT GAAP)	FY24	FY25
EBITDA	42.6	49.6
Δ NWC	-13.4	-17.8
Capex (excl. Financial Inv.)	-5.9	-7.4
Δ Provisions	-12.1	-8.3
OpFCF b.t.	11.2	16.2
As a % of EBITDA	26.3%	32.6%
Cash Taxes	-10.6	-13.3
OpFCF a.t.	0.6	2.9
Others (incl. Financial Inv.)	-29.9	0.7
Net Financial Charges	-4.1	-3.8
Δ Net Financial Position	-33.4	-0.2
Net Financial Position	-68.0	-68.2

Source: Reway Group, Value Track Analysis

2026-2030E Forecast

FY26E-30E: Upward P&L Revision with Elevated NWC Assumptions

We raise our revenue forecasts by ~10% and EBITDA by a more modest ~2–3%, while worsening our Net Debt estimates by ~€10–12mn across the forecast horizon, as we believe the stronger growth profile will also entail higher cash absorption in the near to medium term.

As a result, the impact on projected estimates is modest and translates into the following:

- **Revenues:** expected to grow at an 8.5% CAGR over 2025–2030E. Particularly, growth is underpinned by a >€1bn net backlog and an additional ~€2bn in expected new orders over the next six years;
- **Profitability:** FY30E's EBITDA and EBITA Margins are seen at 19.7% and 18.0%, implying €82.1mn and €75.3mn, respectively;
- **Balance Sheet:** on track for ~€63.8mn Net Cash Position by FY30E, underpinned by ~€360mn cumulative EBITDA and achieved despite NWC headwinds and capex ~2% of VoP. Specifically, RWY's OpFCF b.t. conversion averages ~73%, which translates into ~€130mn cumulative FCF.

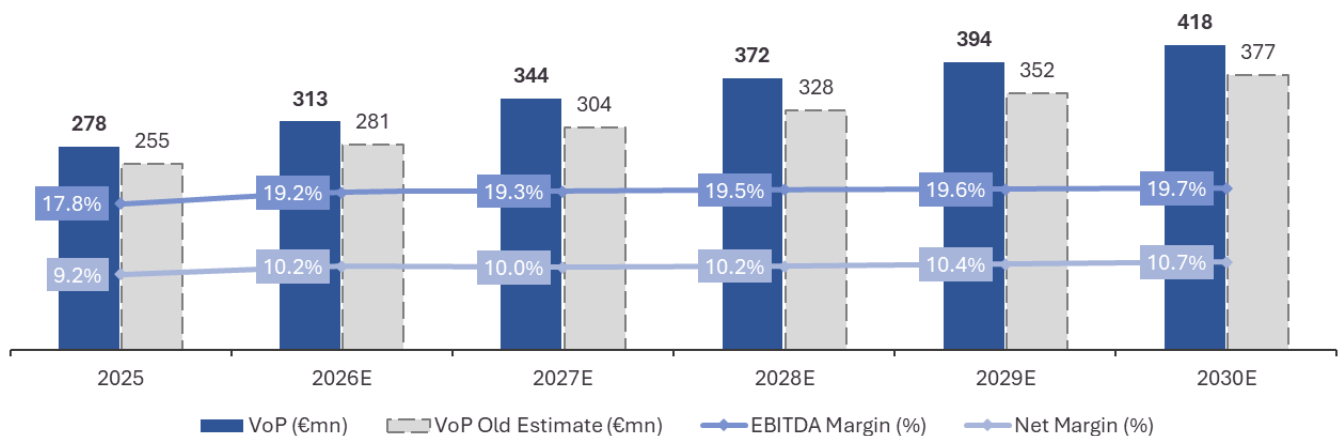
Note that Reported EBIT and Net Profit for FY26–30E should be impacted by ~€7mn/year of non-tax-deductible goodwill related to recent acquisitions, while EBITA (Adj. EBIT before goodwill) and Adj. Net Profit remain unaffected by these non-cash items.

Reway Group: Old vs. New Estimates 2025A-2027E

€mn	2025A			2026E			2027E		
	Old	New	Δ (%)	Old	New	Δ (%)	Old	New	Δ (%)
Total Revenues	255.0	278.3	9.1%	280.9	313.0	11.4%	304.3	344.3	13.1%
EBITDA	52.5	49.6	-5.4%	58.5	60.0	2.7%	64.9	66.5	2.5%
EBITDA Margin (%)	20.6%	17.8%	-275bps	20.8%	19.2%	-163bps	21.3%	19.3%	-200bps
EBITA	48.3	45.7	-5.5%	53.8	55.0	2.2%	59.3	60.6	2.3%
EBITA Margin (%)	18.9%	16.4%	-254bps	19.2%	17.6%	-159bps	19.5%	17.6%	-187bps
Net Profit Adj.	29.1	25.8	-11.4%	33.2	31.8	-4.2%	35.9	34.6	-3.7%
Net Fin. Position	-58.2	-68.2	-10.0	-42.1	-53.3	-11.2	-20.9	-33.1	-12.2

Source: Value Track Analysis

Reway Group: Value of Production (€mn), EBITDA Margin (%), Net Margin (%) Evolution



Source: Reway Group, Value Track Analysis

Reway Group: Profit & Loss FY24-FY30E

(€mn, IT GAAP)	FY24	FY25	FY26E	FY27E	FY28E	FY29E	FY30E
Value of Production	232.3	278.3	313.0	344.3	371.8	394.1	417.8
Raw Materials, Δ Inventory	-46.4	-57.1	-62.6	-68.9	-74.4	-78.8	-83.6
Gross Profit	185.9	221.2	250.4	275.4	297.5	315.3	334.2
Gross Margin (%)	80.0%	79.5%	80.0%	80.0%	80.0%	80.0%	80.0%
Costs of Services	-81.7	-103.4	-112.7	-123.9	-133.9	-141.9	-150.4
Costs of Rent	-26.1	-29.3	-34.4	-39.2	-42.4	-44.9	-47.6
G&A	-1.0	-0.8	-1.6	-1.7	-1.9	-2.0	-2.1
Labour Costs	-34.4	-37.9	-41.7	-44.0	-47.0	-49.4	-52.0
EBITDA	42.6	49.6	60.0	66.5	72.4	77.1	82.1
EBITDA Margin (% on VoP)	18.4%	17.8%	19.2%	19.3%	19.5%	19.6%	19.7%
D&A (excl. goodwill)	-3.1	-3.5	-4.6	-5.4	-6.0	-6.2	-6.2
Provisions	-0.6	-0.5	-0.5	-0.5	-0.6	-0.6	-0.6
EBITA	38.9	45.7	55.0	60.6	65.8	70.3	75.3
EBITA Margin (% on VoP)	16.8%	16.4%	17.6%	17.6%	17.7%	17.8%	18.0%
Goodwill amortization	-6.3	-7.0	-7.0	-7.0	-7.0	-7.0	-7.0
EBIT	32.6	38.7	48.0	53.6	58.8	63.3	68.3
Interest Expenses	-4.1	-3.8	-4.0	-3.8	-3.6	-3.0	-2.5
Pre-Tax Profit	28.5	34.9	43.9	49.8	55.2	60.3	65.8
Taxes	-10.6	-13.3	-16.3	-20.1	-22.1	-24.0	-26.1
Minorities	0.0	-0.7	-0.7	0.0	0.0	0.0	0.0
Net Profit	17.9	20.9	26.9	29.7	33.1	36.3	39.7
Net Margin (%)	7.7%	7.5%	8.6%	8.6%	8.9%	9.2%	9.5%

Source: Reway Group, Value Track Analysis

Reway Group: Balance Sheet FY24-FY30E

(€mn, IT GAAP)	FY24	FY25	FY26E	FY27E	FY28E	FY29E	FY30E
Net Fixed Assets (incl. Goodwill)	81.4	77.5	71.1	70.3	63.5	56.7	50.4
Net Working Capital	92.0	109.7	129.6	140.5	155.4	164.9	174.9
Provisions	16.0	7.7	8.3	9.0	9.8	10.6	11.4
Total Capital Employed	157.4	179.6	192.4	201.8	209.1	211.1	213.9
Group Net Equity	89.4	111.4	139.0	168.7	201.8	238.0	277.8
NFP [i.e. Net Debt (-) Cash (+)]	-68.0	-68.2	-53.3	-33.1	-7.4	27.0	63.8

Source: Reway Group, Value Track Analysis

Reway Group: Cash Flow Statement FY24-FY30E

(€mn, IT GAAP)	FY24	FY25	FY26E	FY27E	FY28E	FY29E	FY30E
EBITDA	42.6	49.6	60.0	66.5	72.4	77.1	82.1
Δ NWC	-13.4	-17.8	-19.8	-10.9	-14.9	-9.5	-10.0
Capex (excl. Financial Inv.)	-5.9	-7.4	-5.6	-5.8	-6.7	-7.1	-7.5
Δ Provisions	-12.1	-8.3	0.6	0.7	0.8	0.8	0.8
OpFCF b.t.	11.2	16.2	35.2	50.5	51.5	61.3	65.4
<i>As a % of EBITDA</i>	<i>26.3%</i>	<i>32.6%</i>	<i>58.6%</i>	<i>76.0%</i>	<i>71.2%</i>	<i>79.6%</i>	<i>79.6%</i>
Cash Taxes	-10.6	-13.3	-16.3	-20.1	-22.1	-24.0	-26.1
OpFCF a.t.	0.6	2.9	18.9	30.4	29.4	37.3	39.4
Others (incl. Financial Inv.)	-29.9	0.7	0.0	-6.4	0.0	0.0	0.0
Net Financial Charges	-4.1	-3.8	-4.0	-3.8	-3.6	-3.0	-2.5
Δ Net Financial Position	-33.4	-0.2	14.8	20.2	25.8	34.3	36.9
Net Financial Position	-68.0	-68.2	-53.3	-33.1	-7.4	27.0	63.8

Source: Reway Group, Value Track Analysis

Valuation

Taking into account our revised estimates, a more supportive market backdrop in our DCF assumptions, and the roll-over of peer valuation to 2026E-27E, we update our Fair Value at €10.35 per share (vs. 10.2 in December), based on an equal-weighted blend of our DCF (€10.5 p/s) and peer-based valuation (€10.2 p/s).

Reway Group: Valuation Summary

Valuation Methodologies	Fair Equity Value (€mn)	Fair Equity Value p.s. (€)
DCF Model	407.4	10.50
Current Market Multiples	396.2	10.21
Fair Equity Value (avg.)	401.8	10.35

Source: Value Track Analysis

Reway Group: Stock Multiples at Current Market Price and at Fair Value

RWY Share Price	EV/Sales (x)		EV/EBITDA (x)		EV/EBIT (x)		P/E Adj. (x)	
	FY26E	FY27E	FY26E	FY27E	FY26E	FY27E	FY26E	FY27E
€ 10.50	1.47	1.28	7.7	6.6	9.6	8.2	12.8	11.8
€ 10.35	1.45	1.26	7.6	6.5	9.5	8.1	12.6	11.6

Source: Value Track Analysis

Discounted Cash Flow Model

Our DCF-derived **fair Equity Value is €10.5 per share**. While a higher Net-Debt position is a headwind, it is offset by stronger near- to mid-term prospects, underpinned by a robust, visible backlog and improving execution. This sustained traction supports a terminal growth rate of 2.0%. We apply a roll-forward capital structure with time-varying discount rates -a WACC of 9.6% in 2026E, converging to a terminal 10.0% cost of equity.

Other key assumptions include:

- Unlevered beta: 1, standard benchmark for Italian SMEs;
- Equity risk premium (Italy): 4.95% (Damodaran).
- Risk-free rate: 2.0% (aligned with medium-term inflation target).
- Company-specific premium: 3.0% (2.5% small-size; 0.5% client concentration).
- Pre-tax cost of debt: 5.0%, consistent with solid interest coverage despite higher leverage.

Reway Group: DCF Model with Rolling Capital Structure

(€mn, g=2%)	
PV of Future Cash-Flows 2026E-2032E	171.8
PV of Terminal Value 2032E	303.8
Fair Enterprise Value	475.60
Net Financial Position 2025	-68.2
Fair Equity Value	407.4
Number of Shares (#)	38.8
Fair Equity Value per share (€)	10.50

Source: Value Track Analysis

Peers' Stock Multiples

We continue to rely on the same peer set and valuation framework, centered on average EV/EBITDA and P/E Adj., now rolled to FY26E–27E. On this basis, we derive a **Fair Equity Value** of **€10.21 p/s**, implying EV/EBITDA of 7.5x-6.5x 26E-27E and P/E Adj. of 12.5x-11.5x 26E-27E.

For context, in December 2025 our framework (€10.1 Fair Equity Value) implied 7.4x–6.4x EV/EBITDA FY26–27E and 13.5x–11.8x P/E Adj. FY26–27E.

Reway Group: Peers' Stock Trading Multiples

Peers	Market Cap. (€mn)	EV/EBITDA (x)		EV/EBIT (x)		P/E Adj. (x)	
		FY26E	FY27E	FY26E	FY27E	FY26E	FY27E
Edil San Felice S.P.A.	75	4.8	3.8	5.4	4.3	na	7.9
I.CO.P. S.p.A.	786	8.2	7.3	11.6	10.2	16.0	14.6
Ubaldi Costruzioni SpA	38	2.5	1.6	2.6	1.7	6.7	5.0
Peab AB Class B	2,653	7.2	6.2	10.9	9.1	12.8	11.4
Veidekke ASA	2,288	7.0	6.6	11.0	10.2	16.4	15.4
Bilfinger SE	3,873	8.1	7.1	11.1	9.6	16.5	14.7
NCC AB Class B	1,719	5.9	5.4	9.3	8.3	11.1	10.2
Stadler Rail AG	2,217	5.9	5.0	9.0	7.4	11.9	9.5
Construction Partners, Inc. Class A	5,352	14.3	12.3	24.8	19.9	40.7	30.2
Average	1,902	7.1	6.1	10.6	9.0	16.5	13.2
Median	1,968	7.0	6.2	10.9	9.1	14.4	11.4

Source: Factset, Value Track Analysis

Cross Check – Recent M&A Transaction in Infrastructure Industry

As an additional validation, we observe a sample of M&A multiples related to both international and domestic deals. As from the table below, the average multiples implied by these M&A deals, were **0.9x EV/Sales and 8.3 EV/EBITDA**, which appear largely supportive with respect to multiples implied by our RWY fair value, also considering that all the M&A deals considered factored a control premium.

Reway Group: M&A Transaction Multiples

Date	Buyer Name	Target	Country (Buyer)	Deal Size (\$mn)	EV/Sales	EV/EBITDA
2025	Icop Subsoil	Atlantic GeoConstruction Holdings	Italy	126.0	1.1	7.1
2024	MSIP	Salcef	US	1,698	2.1	10.2
2023	Fincantieri	Remazel Engineering	Italy	70.9	0.6	7.9
2023	Spie Batignolles	CIFE (*)	France	49.5	0.3	6.7
2023	Bouygues	Colas	France	194.4	0.5	9.7
Average	//	//	//	//	0.9	8.3

Source: Factset, Value Track Analysis, (*) Compagnie Industrielle et Financière d'Entreprises SA

DISCLAIMER

THIS DOCUMENT IS PREPARED BY VALUE TRACK VT S.R.L. THIS DOCUMENT IS BEING FURNISHED TO YOU SOLELY FOR YOUR INFORMATION ON A CONFIDENTIAL BASIS AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR PASSED ON, IN WHOLE OR IN PART, TO ANY OTHER PERSON. IN PARTICULAR, NEITHER THIS DOCUMENT NOR ANY COPY THEREOF MAY BE TAKEN OR TRANSMITTED OR DISTRIBUTED, DIRECTLY OR INDIRECTLY, INTO CANADA OR JAPAN OR AUSTRALIA TO ANY RESIDENT THEREOF OR INTO THE UNITED STATES, ITS TERRITORIES OR POSSESSIONS. THE DISTRIBUTION OF THIS DOCUMENT IN OTHER JURISDICTIONS MAY BE RESTRICTED BY LAW AND PERSONS INTO WHOSE POSSESSION THIS DOCUMENT COMES SHOULD INFORM THEMSELVES ABOUT, AND OBSERVE, ANY SUCH RESTRICTION. ANY FAILURE TO COMPLY WITH THESE RESTRICTIONS MAY CONSTITUTE A VIOLATION OF THE LAWS OF ANY SUCH OTHER JURISDICTION. THIS DOCUMENT DOES NOT CONSTITUTE OR FORM PART OF, AND SHOULD NOT BE CONSTRUED AS, AN OFFER, INVITATION OR INDUCEMENT TO SUBSCRIBE FOR OR PURCHASE ANY SECURITIES, AND NEITHER THIS DOCUMENT NOR ANYTHING CONTAINED HEREIN SHALL FORM THE BASIS OF OR BE RELIED ON IN CONNECTION WITH OR ACT AS AN INVITATION OR INDUCEMENT TO ENTER INTO ANY CONTRACT OR COMMITMENT WHATSOEVER. THIS DOCUMENT HAS NOT BEEN PUBLISHED GENERALLY AND HAS ONLY BEEN MADE AVAILABLE TO INSTITUTIONAL INVESTORS. IN MAKING AN INVESTMENT DECISION, POTENTIAL INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE COMPANY AND ITS GROUP INCLUDING THE MERITS AND RISKS INVOLVED. ANY DECISION TO PURCHASE OR SUBSCRIBE FOR SECURITIES IN ANY OFFERING MUST BE MADE SOLELY ON THE BASIS OF THE INFORMATION CONTAINED IN THE ADMISSION DOCUMENT (*DOCUMENTO DI AMMISSIONE*) IN ITALIAN LANGUAGE (AND ANY SUPPLEMENTS THERETO) ISSUED IN CONNECTION WITH SUCH OFFERING. THIS DOCUMENT IS FOR DISTRIBUTION IN OR FROM THE UNITED KINGDOM ONLY TO PERSONS WHO: (I) HAVE PROFESSIONAL EXPERIENCE IN MATTERS RELATING TO INVESTMENTS FALLING WITHIN ARTICLE 19(5) OF THE FINANCIAL SERVICES AND MARKETS ACT 2000 (FINANCIAL PROMOTION) ORDER 2005 (AS AMENDED, THE “**FINANCIAL PROMOTION ORDER**”), (II) ARE PERSONS FALLING WITHIN ARTICLE 49(2)(A) TO (D) (“HIGH NET WORTH COMPANIES, UNINCORPORATED ASSOCIATIONS ETC.”) OF THE FINANCIAL PROMOTION ORDER, (III) ARE OUTSIDE THE UNITED KINGDOM, OR (IV) ARE PERSONS TO WHOM AN INVITATION OR INDUCEMENT TO ENGAGE IN INVESTMENT ACTIVITY (WITHIN THE MEANING OF SECTION 21 OF THE FINANCIAL SERVICES AND MARKETS ACT 2000) IN CONNECTION WITH THE ISSUE OR SALE OF ANY SECURITIES MAY OTHERWISE LAWFULLY BE COMMUNICATED OR CAUSED TO BE COMMUNICATED (ALL SUCH PERSONS TOGETHER BEING REFERRED TO AS “**RELEVANT PERSONS**”). THIS DOCUMENT IS DIRECTED ONLY AT RELEVANT PERSONS AND MUST NOT BE ACTED ON OR RELIED ON BY PERSONS WHO ARE NOT RELEVANT PERSONS. ANY INVESTMENT OR INVESTMENT ACTIVITY TO WHICH THIS DOCUMENT RELATES IS AVAILABLE ONLY TO RELEVANT PERSONS AND WILL BE ENGAGED IN ONLY WITH RELEVANT PERSONS. IN ITALY THIS DOCUMENT IS BEING DISTRIBUTED ONLY TO, AND IS DIRECTED AT QUALIFIED INVESTORS WITHIN THE MEANING OF ARTICLE 100 OF LEGISLATIVE DECREE NO. 58 OF 24 FEBRUARY 1998, AS AMENDED, AND ARTICLE 34-TER, PARAGRAPH 1, LETTER B), OF CONSOB REGULATION ON ISSUERS NO. 11971 OF MAY 14, 1999, AS SUBSEQUENTLY AMENDED (THE “**ISSUERS’ REGULATION**”) PROVIDED THAT SUCH QUALIFIED INVESTORS WILL ACT IN THEIR CAPACITY AND NOT AS DEPOSITARIES OR NOMINEES FOR OTHER SHAREHOLDERS, SUCH AS PERSONS AUTHORISED AND REGULATED TO OPERATE IN FINANCIAL MARKETS, BOTH ITALIAN AND FOREIGN, I.E.: A) BANKS; B) INVESTMENT FIRMS; C) OTHER AUTHORISED AND REGULATED FINANCIAL INSTITUTIONS; D) INSURANCE COMPANIES; E) COLLECTIVE INVESTMENT UNDERTAKINGS AND MANAGEMENT COMPANIES FOR SUCH UNDERTAKINGS; F) PENSION FUNDS AND MANAGEMENT COMPANIES FOR SUCH FUNDS; G) DEALERS ACTING ON THEIR OWN ACCOUNT ON COMMODITIES AND COMMODITY-BASED DERIVATIVES; H) PERSONS DEALING EXCLUSIVELY ON THEIR OWN ACCOUNT ON FINANCIAL INSTRUMENTS MARKETS WITH INDIRECT MEMBERSHIP OF CLEARING AND SETTLEMENT SERVICES AND THE LOCAL COMPENSATORY AND GUARANTEE SYSTEM; I) OTHER INSTITUTIONAL INVESTORS; L) STOCKBROKERS; (2) LARGE COMPANIES WHICH AT INDIVIDUAL COMPANY LEVEL MEET AT LEAST TWO OF THE FOLLOWING REQUIREMENTS: — BALANCE SHEET TOTAL: 20,000,000 EURO, — NET REVENUES: 40,000,000 EURO, — OWN FUNDS: 2,000,000 EURO; (3) INSTITUTIONAL INVESTORS WHOSE MAIN ACTIVITY IS INVESTMENT IN FINANCIAL INSTRUMENTS, INCLUDING COMPANIES DEDICATED TO THE SECURITISATION OF ASSETS AND OTHER FINANCIAL TRANSACTIONS (ALL SUCH PERSONS TOGETHER BEING REFERRED TO AS “**RELEVANT PERSONS**”). ANY PERSON WHO IS NOT A RELEVANT PERSON SHOULD NOT ACT OR RELY ON THIS DOCUMENT OR ANY OF ITS CONTENTS. THIS DOCUMENT IS NOT ADDRESSED TO ANY MEMBER OF THE GENERAL PUBLIC IN ITALY. UNDER NO CIRCUMSTANCES SHOULD THIS DOCUMENT CIRCULATE AMONG, OR BE DISTRIBUTED IN ITALY TO (I) A MEMBER OF THE GENERAL PUBLIC, (II) INDIVIDUALS OR ENTITIES FALLING OUTSIDE THE DEFINITION OF “QUALIFIED INVESTORS” AS SPECIFIED ABOVE OR (III) DISTRIBUTION CHANNELS THROUGH WHICH INFORMATION IS OR IS LIKELY TO BECOME AVAILABLE TO A LARGE NUMBER OF PERSONS. THIS DOCUMENT IS BEING DISTRIBUTED TO AND IS DIRECTED ONLY AT PERSONS IN MEMBER STATES OF THE EUROPEAN ECONOMIC AREA (“**EEA**”) WHO ARE “QUALIFIED INVESTORS” WITHIN THE MEANING OF THE PROSPECTUS DIRECTIVE (DIRECTIVE 2017/1129), (“**QUALIFIED INVESTORS**”). ANY PERSON IN THE EEA WHO RECEIVES THIS DOCUMENT WILL BE DEEMED TO HAVE REPRESENTED AND AGREED THAT IT IS A QUALIFIED INVESTOR. ANY SUCH RECIPIENT WILL ALSO BE DEEMED TO HAVE REPRESENTED AND AGREED THAT IT HAS NOT RECEIVED THIS DOCUMENT ON BEHALF OF PERSONS IN THE EEA OTHER THAN QUALIFIED INVESTORS OR PERSONS IN THE UK, ITALY AND OTHER MEMBER STATES (WHERE EQUIVALENT LEGISLATION EXISTS) FOR WHOM THE INVESTOR HAS AUTHORITY TO MAKE DECISIONS ON A WHOLLY DISCRETIONARY BASIS. THE COMPANY, VALUE TRACK VT S.R.L. AND THEIR AFFILIATES, AND OTHERS WILL RELY UPON THE TRUTH AND ACCURACY OF THE FOREGOING REPRESENTATIONS AND AGREEMENTS. ANY PERSON IN THE EEA WHO IS NOT A QUALIFIED INVESTOR SHOULD NOT ACT OR RELY ON THIS DOCUMENT OR ANY OF ITS CONTENTS. THE EXPRESSION “PROSPECTUS DIRECTIVE” MEANS DIRECTIVE 2017/1129 (AND AMENDMENTS THERETO). THIS DOCUMENT HAS BEEN PRODUCED INDEPENDENTLY OF THE COMPANY AND ITS SHAREHOLDERS, AND ANY FORECASTS, OPINIONS AND EXPECTATIONS CONTAINED HEREIN ARE ENTIRELY THOSE OF VALUE TRACK VT S.R.L. AND ARE GIVEN AS PART OF ITS NORMAL RESEARCH ACTIVITY AND SHOULD NOT BE RELIED UPON AS HAVING BEEN AUTHORISED OR APPROVED BY ANY OTHER PERSON. VALUE TRACK VT S.R.L. HAS NO AUTHORITY WHATSOEVER TO MAKE ANY REPRESENTATION OR WARRANTY ON BEHALF OF THE COMPANY, ITS SHAREHOLDERS, ANY OF ITS ADVISORS, OR ANY OTHER PERSON IN CONNECTION THEREWITH. WHILE ALL REASONABLE CARE HAS BEEN TAKEN TO ENSURE THAT THE FACTS STATED HEREIN ARE ACCURATE AND THAT THE FORECASTS, OPINIONS AND EXPECTATIONS CONTAINED HEREIN ARE FAIR AND REASONABLE, VALUE TRACK VT S.R.L. HAS NOT VERIFIED THE CONTENTS HEREOF AND ACCORDINGLY NONE OF VALUE TRACK VT S.R.L., THE COMPANY, ITS SHAREHOLDERS, ANY ADVISORS TO THE COMPANY OR ITS SHAREHOLDERS OR ANY OTHER PERSON IN CONNECTION THEREWITH NOR ANY OF THEIR RESPECTIVE DIRECTORS, OFFICERS OR EMPLOYEES, SHALL BE IN ANY WAY RESPONSIBLE FOR THE CONTENTS HEREOF AND NO RELIANCE SHOULD BE PLACED ON THE ACCURACY, FAIRNESS, OR COMPLETENESS OF THE INFORMATION CONTAINED IN THIS DOCUMENT. NO PERSON ACCEPTS ANY LIABILITY WHATSOEVER FOR ANY LOSS HOWSOEVER ARISING FROM THE USE OF THIS DOCUMENT OR OF ITS CONTENTS OR OTHERWISE ARISING IN CONNECTION THEREWITH. TO THE EXTENT PERMITTED BY LAW AND BY REGULATIONS, VALUE TRACK VT S.R.L. (OR ITS OFFICERS, DIRECTORS OR EMPLOYEES) MAY HAVE A POSITION IN THE SECURITIES OF (OR OPTIONS, WARRANTS OR RIGHTS WITH RESPECT TO, OR INTEREST IN THE SHARES OR OTHER SECURITIES OF) THE COMPANY.