



# Fair Value Analysis of Energi Fenestration Solutions, Ltd

Valuation as of December 31, 2019

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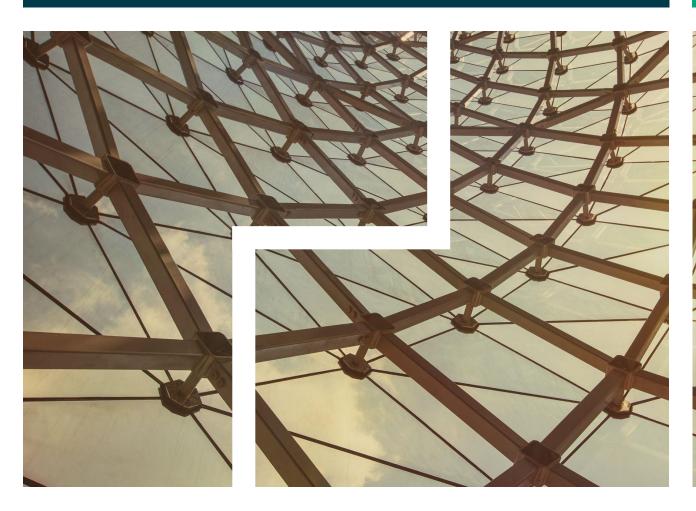


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# **Executive Summary**

Section 1





## **Executive Summary**

## Terms of Engagement

• Lincoln Partners Advisors LLC ("Lincoln") has been retained by OpenGate Capital ("OGC") as an independent financial advisor for the purpose of providing written valuations (each, a "Valuation") as of December 31, 2019 (the "Valuation Date") of certain control, affiliate and non-control/non-affiliate investments of preferred stock, common stock, membership interests and warrants (individually, the "Investment"; collectively, the "Investments"). The portfolio company in which OGC owns an Investment is herein referred to as the "Portfolio Company." The Valuation will be used by OGC to assist with its determination of the fair value of the Investment in accordance with the fair measurement principles of Accounting Standards Codification Topic 820, Fair Value Measurements and Disclosure (ASC 820), issued by the Financial Accounting Standards Board (FASB).

## Scope of Analysis

- In connection with Lincoln's activities on behalf of OGC and the performance of its services hereunder, we have, among other things:
- Reviewed credit agreements and amendments for debt when available;
- Reviewed audited and/or unaudited financial statements when available, as well as internal financial statements as provided by OGC, for the most current period prior to the close of the quarter;
- Reviewed certain business, financial and other information relating to the Portfolio Company, including financial budgets or forecasts prepared by management of the Portfolio Company;
- Reviewed investment report memoranda prepared on the Investment by OGC;
- Discussed with OGC the investment thesis and business, financial outlook and prospects of the Portfolio Company;
- Reviewed certain financial and other information for the Portfolio Company and compared that data and information with certain stock trading and corresponding data and information for companies with publicly traded securities that we deemed relevant; and
- Considered such other information, financial studies, analyses and investigations and financial, economic and market criteria that we deemed relevant.





## **Summary of Conclusions**

## Summary Conclusions - Energi

				F	air Value		
	Weighting		Low		Mid		High
Enterprise Value Indications:							
Market Approach:							
Selected Public Companies Analysis	25.0%	\$	53,163	\$	58,338	\$	63,513
Precedent Transactions Analysis	25.0%		54,893		59,285		63,676
Income Approach:							
Discounted Cash Flow Analysis	50.0%		55,743		58,617		61,598
Indicated Enterprise Value		\$	54,886	\$	58,714	\$	62,597
Add: Excess Cash (1)		\$	_	\$	_	\$	_
Less: Total Debt <sup>(2)</sup>		*	(29,411)	*	(29,411)	Ŧ	(29,411)
Indicated Total Equity Value		\$	25,475	\$	29,303	\$	33,186

	12/3	31/2019	lm	olied Fair Value		Implied	Fair Value as %	Cost
Security	Cos	t Basis	Low	Mid	High	Low	Mid	High
Management Share of Equity		n/a	TBD	TBD	TBD	TBD	TBD	TBD
OGC Share of Equity (3)	\$	26,000	TBD	TBD	TBD	TBD	TBD	TBD
OGC Share of Equity (4)		12,793	TBD	TBD	TBD	TBD	TBD	TBD

<sup>(3)</sup> Represents original cost basis
(4) Represents adjusted cost basis calculated as initial investment less May 2017 dividend

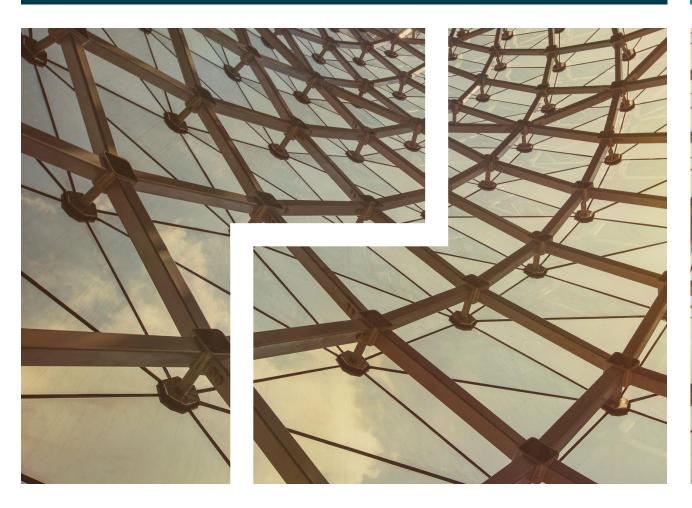




<sup>(1)</sup> Excess cash is swept against the Revolver (2) Total debt calculated as: Average Revolver (average of Q1 2019, Q2 2019, Q3 2019, Q4 2019) and Term Debt of \$12.5 million

# Energi Fenestration Solutions, Ltd

Section 2





## Energi Fenestration Solutions, Ltd ("Energi")

## **Industry: Diversified Building Products**

## Initial Investment: March 31, 2016

	Initial Investment		Pri	or Period			Cı	ırre	ent Period	i					
Valuation Date:	March 31, 2016	Sep	oten	nber 30, 2	019		Dece	em	ber 31, 20	19			C	hange	
Fair Value Conclusion	Purchase Price	Low		Mid		<u>High</u>	Low		Mid		<u>High</u>	Low		Mid	<u>High</u>
Enterprise Value	\$ 33,777	\$ 53,866	\$	56,447	\$	59,078	\$ 54,886	\$	58,714	\$	62,597	\$ 1,019	\$	2,268	\$ 3,518
Selected Public Companies Analysis Precedent Transactions Analysis Discounted Cash Flow Analysis		\$ 51,873 51,873 55,860	\$	53,948 53,948 58,945	\$	56,023 56,023 62,133	\$ 53,163 54,893 55,743	\$	58,338 59,285 58,617	\$	63,513 63,676 61,598	\$ 1,290 3,020 (117)	\$	4,390 5,337 (328)	\$ 7,490 7,653 (535)
Total Equity Value	\$ 26,000	\$ 24,365	\$	26,946	\$	29,577	\$ 25,475	\$	29,303	\$	33,186	\$ 1,110	\$	2,357	\$ 3,609
Financial Metrics	As of December 2015	As o	of Se	eptember 2	019		As of	De	ecember 20	019			A	\mount	<u>%</u>
LTM Revenue LTM EBITDA % <i>Margin</i>	\$ 164,035 1,921 1.2%		\$	157,950 8,077 <i>5.1%</i>				\$	158,298 8,783 <i>5.5%</i>				\$	347 706	0.2% 8.7%
Forward Revenue <sup>(1)</sup> Forward EBITDA <sup>(1)</sup> % Margin	\$ 167,003 7,502 4.5%		\$	161,366 8,523 5.3%				\$	164,553 11,917 7.2%				\$	3,186 3,395	2.0% 39.8%
Total Net Leverage <sup>(2)</sup> Net Debt	1.0x \$ 7,777		\$	3.5x 29,501				\$	2.5x 29,411				\$	-1.0x (90)	
Implied Multiples	Purchase Multiples	Low		<u>Mid</u>		<u>High</u>	Low		<u>Mid</u>		<u>High</u>	Low		Mid	<u>High</u>
Implied LTM Revenue Multiple Implied LTM EBITDA Multiple	0.2x 17.6x	0.3x 6.7x		0.4x 7.0x		0.4x 7.3x	0.3x 6.2x		0.4x 6.7x		0.4x 7.1x	0.0x -0.4x		0.0x -0.3x	0.0x -0.2x
Implied Forward Revenue Multiple Implied Forward EBITDA Multiple	0.2x 4.5x	0.3x 6.3x		0.3x 6.6x		0.4x 6.9x	0.3x 4.6x		0.4x 4.9x		0.4x 5.3x	0.0x -1.7x		0.0x -1.7x	0.0x -1.7x

#### **Financial Metrics and Company Valuation**

- LTM revenue remained relatively flat from the prior period due to lower demand from U.S. and Canadian customers, while LTM EBITDA met budget expectations from the prior period
- OGC revised its long-term forecast up slightly based on an increase in near-term sales orders and a recent optimization of Energi's operating expense structure
- LTM and NCY (FY 2020E) EBITDA used as Valuation
   Drivers in the current period analysis, consistent with the prior period analysis

#### **Lincoln Valuation Assumptions**

- Lincoln maintained its selected LTM multiple midpoint and decreased the NCY multiple range due to the inherent execution risk associated with achieving FY 2020 budget given LTM levels
- Precedent transaction LTM multiple midpoint increased by 0.25x from the prior period despite stable performance based on an increase in the company's long-term growth expectations
- DCF exit multiple maintained from the prior period based on stability in the company's Q-o-Q operating performance

#### Fair Value Conclusion

- Estimated enterprise value increased by 4.0% at the midpoint demonstrating the company's anticipated growth out of trough levels of performance
- Energi's total equity value increased by 8.7% from the prior period due to the increase in enterprise value as total debt remained stable Q-o-Q



<sup>(1)</sup> FY 2016E at initial investment; FY 2019E in the prior period; FY 2020E in the current period

<sup>(2)</sup> Net leverage calculated based on Forward EBITDA





## Business and Transaction Overview

#### **Initial Transaction**

	31/2016 mount	Multiple of EBITDA	Cumulative Multiple	% of Total Cap
Revolver (1)	\$ 8,167	1.1x	1.1x	24.2%
Earnout (2)	-	0.0x	1.1x	0.0%
Total Debt	\$ 8,167	1.1x	1.1x	24.2%
Less: Cash	(390)	(0.1x)	1.0x	(1.2%)
Net Debt	\$ 7,777	1.0x	1.0x	23.0%
Common Equity	\$ 26,000	3.5x	4.5x	77.0%
Total Equity	\$ 26,000	3.5x	4.5x	77.0%
Total Capitalization	\$ 33,777	4.5x	4.5x	100.0%
FY 2016E EBITDA	\$ 7,502			

#### **Business and Transaction Overview**

- Energi is a custom manufacturer of rigid and cellular vinyl window and door profiles with a #1 leading position in Canada and #2 leading position in the United States. The company's products include: (i) window and door profiles (75% of sales at close), (ii) fully fabricated patio doors (14%), and (iii) interior vinyl shutters, tubs, showers, and other non-fenestrated products (11%).
- On March 31, 2016, OpenGate Capital ("OGC") purchased Energi from Axiall Corporation ("Axiall") for \$33.8 million (including fees and expenses), or 4.5x 2016E EBITDA of \$7.5 million. The transaction was financed with an \$8.2 million draw on the Revolver (\$20.3 million commitment) and \$26.0 million of equity.
- As part of the purchase agreement, OGC will pay a performance payment ("Earnout") based on certain established EBITDA thresholds. The Earnout was fully repaid as of the Valuation Date.

#### **Underwriting Considerations**

- Energi has a leading market position in Canada and the U.S. in the window and door profile industry, with a reputation of delivering custom made, differentiated products. The industry benefits from high barriers to entry as significant capital expenditures are necessary to enter the market. Unlike other constituents in the building products industry, Energi's business is less cyclical over 50% comes from remake and remodel.
- The company has established long-term customer relationships, with approximately 40% of total revenue generated from its top ten customers.
- OGC and company management identified significant cost saving opportunities, including (i) ~\$7 million of operational cost savings, and (ii) \$2.6 million of annual savings from plant consolidation.

## **Recent Developments**

- In May 2017, OGC completed a dividend recapitalization, funded by \$13.2 million of Term Debt provided by Bank of America.
- In Q4 2017, OGC hired bankers to explore a sale process, but opted to hold the company until at least 2019 for tax purposes.
- In Q4 2017, Energi's current CEO, Jesse Hawthorne, left the company; subsequently in February 2018, OGC hired his replacement.
- In Q2 2018, Energi's new CEO presented a plan to reduce COGS by sourcing a different type of lower priced resin. The cost savings resulting from this change in resin sourcing were expected to amount to \$2.5 million annually beginning in 2019. The effects of these cost savings began to be realized in Q4 2018, but have largely been shadowed thus far in 2019 due to volume declines.





(1) \$20.3 million total commitment



<sup>(2)</sup> Earnout excluded from initial capitalization table

## Business and Transaction Overview (continued)

## **Recent Developments**

- In Q3 2019, the company continued discussions with suppliers to explore alternative material compound and regrind in an effort to stay ahead of margin erosion from a potential rise in input costs. Developing alternative compounds were one of the company's big three initiatives as of the prior period, in addition to enhancing its systems and processes and developing a culture of safety and quality.
- In December 2019, the company released its 2020 Annual Operating Plan which summarized the factors expected to result in EBITDA growth in FY 2020. Among the factors mentioned in the operating plan include organic growth from new products, an increase in product pricing, raw material and freight savings, and a reduction in marketing expense from trade shows and customer events.





## Financial Overview

#### Underwriting Forecast vs. Actual / Valuation Date Forecast

8	1	Actual 2/31/2016	Actual 2/31/2017	Actual 2/31/2018	13	Actual 2/31/2019	Revised 2/31/2020	Revised 12/31/2021	Revised 12/31/2022	Revised 2/31/2023	Revised 12/31/2024
Revenue											
Underwriting Projections	\$	167,003	\$ 168,357	\$ 170,041	\$	171,741	\$ 173,459	n/a	n/a	n/a	n/a
9/30/2019 Projections		170,742	172,416	170,574		161,366	164,122	\$ 172,328	\$ 180,945	\$ 189,992	n/a
Actual Results / Revised Forecast		n/a	172,416	170,574		158,298	164,553	172,780	181,419	190,490	200,015
Over Underwriting Projections		n/a	\$ 4,058	\$ 533	\$	(13,444)	\$ (8,906)	n/a	n/a	n/a	n/a
		n/a	2.4%	0.3%		-7.8%	-5.1%	n/a	n/a	n/a	n/a
Adjusted EBITDA											
Underwriting Projections	\$	7,502	\$ 9,818	\$ 11,156	\$	11,848	\$ 12,043	n/a	n/a	n/a	n/a
9/30/2019 Projections		12,423	11,315	10,180		8,523	11,542	\$ 13,843	\$ 15,440	\$ 16,402	n/a
Actual Results / Revised Forecast		n/a	11,315	10,180		8,783	11,917	14,162	15,777	16,756	17,001
Over Underwriting Projections		n/a	\$ 1,497	\$ (976)	\$	(3,065)	\$ (126)	n/a	n/a	n/a	n/a
		n/a	15.2%	-8.7%		-25.9%	-1.0%	n/a	n/a	n/a	n/a

## **Summary Historical Operating Results**

		F	iscal	l Year Ende	Ended LTM				FYE		Projected Y	ojected Year Ending		
	12	/31/2017	12	2/31/2018	12	2/31/2019	9	/30/2019	12	2/31/2019	12	2/31/2020	12	/31/2021
Revenue	\$	172,416	\$	170,574	\$	158,298	\$	157,950	\$	158,298	\$	164,553	\$	172,780
% Growth		n/a		-1.1%		-7.2%		-1.1%		0.2%		4.0%		5.0%
Adjusted EBITDA	\$	11,315	\$	10,180	\$	8,783	\$	8,077	\$	8,783	\$	11,917	\$	14,162
% Margin	-	6.6%		6.0%		5.5%		5.1%		5.5%		7.2%		8.2%

## Commentary

- Based on the revised forecast, FY 2019 revenue and EBITDA were behind underwriting projections by 7.8% and 25.9%, respectively. Despite underperformance to underwriting, the company performed in line with Q4 2019 estimates as of the prior period. Unfavorable demand factors in the U.S. and Canadian markets continued to result in softness in top-line revenue which also impacted EBITDA; however, the company has managed to offset a decline in volumes by optimizing its operating expenses through lower labor, overhead, and discretionary spending.
- Based on the reduction in operating expense and performance improvements outlined in the 2020 Annual Operating Plan, the long-term outlook for the company was increased by \$300 thousand to \$400 thousand per annum compared to the prior period forecast.

~ LINCOLN



## Market Approach – Selected Public Companies Analysis

		Selected M	ultiples	Fir	nancial		Ente	rprise Value	)	
	Weighting	Low	High	St	atistic	Low		Mid		High
Last Twelve Months: Enterprise Value / EBITDA	50.0%	6.00x	7.00x	\$	8,783	\$ 52,698	\$	57,089	\$	61,481
Next Calendar Year: Enterprise Value / EBITDA	50.0%	4.50x	5.50x		11,917	53,629		59,587		65,546
<b>Selected Public Companies Analy</b>	sis Indication of Val	ue				\$ 53,163	\$	58,338	\$	63,513

## Commentary

- Lincoln concluded valuation multiple ranges of 6.00x to 7.00x LTM EBITDA and 4.50x to 5.50x 2020E EBITDA.
- In concluding on its valuation multiple ranges, Lincoln considered the following:
  - Lincoln selected public companies in the diversified building products industry who serve comparable end markets and experience similar supply and demand economics as Energi. In particular, Lincoln searched for companies that generated a majority of revenue from residential doors and/or windows. The selected companies provide a general proxy for market movements and represent industry multiples as a whole.
  - Lincoln maintained the midpoint of its LTM EBITDA multiple range from the prior period as a result of the company's reported results being in line with its FY 2019 budget. Further, Lincoln noted the Adjusted Mean LTM EBITDA multiple of the selected public companies was stable Q-o-Q. The midpoint of the selected LTM EBITDA multiple range of 6.5x implies a discount of 9.8% to the Adjusted Mean LTM EBITDA multiple of the selected public companies, adjusted on a size and profitability basis. This discount is aligned with the prior period implied discount of 10.5%.
  - Lincoln decreased the midpoint of its NCY EBITDA multiple range by 1.5x due to an increase in execution risk associated with the company achieving its FY 2020 budget. Specifically, the company is projecting a \$3.1 million increase in EBITDA (35.7%) over the next fiscal year, compared to the \$450 thousand increase (5.5%) estimated in the prior period to the end of Q4 2019. The midpoint of the selected NCY EBITDA range of 5.0x implies a greater discount to the selected public companies from the prior period, reflective of the general uncertainties of the company executing to plan given LTM results reflect trough performance.



## Market Approach – Selected Public Companies Analysis (continued)

	Stock	% of 52	Market	Enterpris	e Net Debt /			LTM		3-Year (	CAGR	NCY+1 Projec	ted CAGR
Company Name	Price	Week High	Capitalization	Value	EBITDA	Revenue		EBITDA	EBITDA Margin	Revenue	EBITDA	Revenue	EBITDA
Cornerstone Building Brands, Inc.	\$ 8.51	91.5%	\$ 1,069	\$ 4	608 n/a		n/a	n/a	n/a	nmf	nmf	nmf	nmf
Deceuninck NV	2.30	89.1%	314		485 2.4	x 7	'34	71	9.7%	(0.1)%	0.1%	(2.0)%	0.4%
JELD-WEN Holding, Inc.	23.41	95.3%	2,355	3	925 4.3	x 4,3	313	366	8.5%	6.4%	7.2%	(0.2)%	9.5%
Masonite International Corporation	72.21	97.0%	1,797	2	638 3.1	x 2,1	74	265	12.2%	3.2%	5.6%	1.9%	10.0%
PGT Innovations, Inc.	14.91	80.7%	871	1	186 2.4	x 7	<b>'</b> 60	130	17.1%	19.8%	23.7%	4.5%	6.8%
Quanex Building Products Corporation	17.08	83.6%	560		686 1.3	x 8	894	100	11.2%	(1.2)%	(3.1)%	(0.6)%	10.3%
Mean		89.5%	\$ 1,161	\$ 2	255 2.7:	x \$ 1,7	75 \$	186	11.7%	5.6%	6.7%	0.7%	7.4%
Adjusted Mean		89.9%	1,074	2	109 2.7:	k 1,2	76	165	11.0%	3.2%	4.3%	0.4%	8.8%
Median		90.3%	970	1	912 2.4	κ <b>ε</b>	94	130	11.2%	3.2%	5.6%	(0.2)%	9.5%
Energi Fenestration Solutions, Inc.					2.5	k \$ 1	58 \$	9	5.5%	(4.2)%	(11.9)%	4.0%	35.7%

	E	V / LTM Revenue		E	V / LTM EBITDA		E	EV / NCY EBITDA		3-Year Averag	je EV / LTM
Company Name	3/31/2016	9/30/2019	12/31/2019	3/31/2016	9/30/2019	12/31/2019	3/31/2016	9/30/2019	12/31/2019	Revenue	EBITDA
Cornerstone Building Brands, Inc.	0.9x	n/a	n/a	11.4x	nmf	nmf	8.6x	6.4x	7.4x	n/a	n/a
Deceuninck NV	0.7x	0.6x	0.7x	8.2x	6.2x	6.8x	6.7x	6.2x	5.8x	0.7x	6.9x
JELD-WEN Holding, Inc.	n/a	0.8x	0.9x	n/a	9.1x	10.7x	n/a	7.8x	8.5x	1.0x	11.7x
Masonite International Corporation	1.3x	1.1x	1.2x	13.0x	8.8x	10.0x	9.7x	8.1x	8.5x	1.2x	9.8x
PGT Innovations, Inc.	1.6x	1.7x	1.6x	10.2x	10.2x	9.1x	7.3x	9.6x	8.7x	1.9x	11.7x
Quanex Building Products Corporation	1.2x	0.9x	0.8x	12.1x	8.6x	6.9x	7.5x	7.5x	6.4x	1.0x	9.1x
Mean	1.1x	1.0x	1.0x	11.0x	8.6x	8.7x	8.0x	7.6x	7.5x	1.1x	9.8x
Adjusted Mean	1.1x	0.9x	1.0x	11.2x	8.8x	8.7x	7.8x	7.4x	7.7x	1.1x	10.2x
Median	1.2x	0.9x	0.9x	11.4x	8.8x	9.1x	7.5x	7.7x	8.0x	1.0x	9.8x

			Raw Valuation	n Multiples				Size and	Profitability Adjus	sted Valuation Mu	ltiples	
	EV/L	ТМ	EV/N	ICY	3-Yr Average	EV / LTM	EV/L	TM	EV/N	ICY	3-Yr Average	EV/LTM
Company Name	Revenue	EBITDA	EV / NCY	EBITDA	Revenue	EBITDA	Revenue	EBITDA	Revenue	EBITDA	Revenue	EBITDA
Cornerstone Building Brands, Inc.	n/a	nmf	0.9x	7.4x	n/a	n/a	n/a	n/a	n/a	6.3x	n/a	n/a
Deceuninck NV	0.7x	6.8x	0.7x	5.8x	0.7x	6.9x	0.4x	6.1x	0.4x	5.3x	0.4x	6.1x
JELD-WEN Holding, Inc.	0.9x	10.7x	0.9x	8.5x	1.0x	11.7x	0.6x	8.0x	0.6x	6.7x	0.7x	8.5x
Masonite International Corporation	1.2x	10.0x	1.2x	8.5x	1.2x	9.8x	0.5x	7.8x	0.5x	6.8x	0.5x	7.7x
PGT Innovations, Inc.	1.6x	9.1x	1.6x	8.7x	1.9x	11.7x	0.5x	7.7x	0.5x	7.4x	0.6x	9.5x
Quanex Building Products Corporation	0.8x	6.9x	0.8x	6.4x	1.0x	9.1x	0.4x	6.1x	0.4x	5.8x	0.5x	7.9x
Mean	1.0x	8.7x	1.0x	7.5x	1.1x	9.8x	0.5x	7.1x	0.5x	6.4x	0.5x	7.9x
Adjusted Mean	1.0x	8.7x	0.9x	7.7x	1.1x	10.2x	0.5x	7.2x	0.5x	6.4x	0.5x	8.0x
Median	0.9x	9.1x	0.9x	8.0x	1.0x	9.8x	0.5x	7.7x	0.5x	6.5x	0.5x	7.9x





## Market Approach – Selected Public Companies Descriptions

Company Name	Ticker	Description
Cornerstone Building Brands, Inc.	NYSE:CNR	Cornerstone Building Brands, Inc., together with its subsidiaries, designs, engineers, manufactures, and markets external building products for the commercial, residential, and repair and remodel construction industries in North America. The company was founded in 1984 and is headquartered in Cary, North Carolina.
Deceuninck NV	ENXTBR: DECB	Deceuninck NV provides building solutions for windows and doors, outdoor living, roofline and cladding, and interior applications in Western Europe, Central and Eastern Europe, North America, Turkey, and internationally. The company was founded in 1937 and is headquartered in Gits, Belgium.
JELD-WEN Holding, Inc.	NYSE:JELD	JELD-WEN Holding, Inc. manufactures and sells doors and windows primarily in North America, Europe, and Australasia. Its customers include wholesale distributors and retailers, as well as individual contractors and customers. The company was founded in 1960 and is headquartered in Charlotte, North Carolina.
Masonite International Corporation	NYSE: DOOR	Masonite International Corporation designs, manufactures, and distributes interior and exterior doors for the new construction and repair, renovation, and remodeling sectors of the residential and non-residential building construction markets worldwide. The company was founded in 1925 and is headquartered in Tampa, Florida.
PGT Innovations, Inc.	NYSE: PGTI	PGT Innovations, Inc. manufactures and supplies impact-resistant residential windows and doors in the Southeastern United States, Western United States, the Gulf Coast, Coastal mid-Atlantic, the Caribbean, Central America, and Canada. The company was founded in 1980 and is headquartered in North Venice, Florida.
Quanex Building Products Corporation	NYSE: NX	Quanex Building Products Corporation, together with its subsidiaries, provides components for the fenestration industry worldwide. The company was founded in 1927 and is headquartered in Houston, Texas.





## Market Approach - Precedent Transactions Analysis

		Selected Multiples Financial					Enterprise Value							
	Weighting	Low	ow High Statistic Low		Mid		High							
Last Twelve Months: Enterprise Value / EBITDA	100.0%	6.25x	7.25x	\$	8,783	\$	54,893	\$	59,285	\$	63,676			
<b>Precedent Transactions Analysis</b>	Indication of Value					\$	54,893	\$	59,285	\$	63,676			

#### Commentary

- Lincoln concluded a valuation multiple range of 6.25x to 7.25x LTM EBITDA.
- Lincoln identified several transactions in the diversified building products industry that involve acquisition targets comparable to Energi, as detailed below:
  - Lincoln identified 16 M&A transactions with publicly-disclosed metrics. The identified transactions have an Adjusted Mean LTM EBITDA multiple of 10.5x. Since the prior period, one new transaction involving Eurocell plc was identified, which closed at an LTM EBITDA multiple of 9.2x.
  - Additionally, Lincoln identified four transactions in which Lincoln acted as an advisor in the deal (details are not disclosed for confidentiality purposes). The Adjusted Mean LTM EBITDA multiple and enterprise value of the transactions were 5.9x and \$97.3 million, respectively. Lincoln did not close any additional, comparable deals since the prior period.
  - Lastly, Lincoln viewed statistics from GF Data, which aggregates closed deal information for middle market companies, from the (i) Wood Window and Door Manufacturing and (ii) Metal Window and Door Manufacturing industries. GF Data presented average LTM EBITDA multiples of 5.9x and 5.8x, respectively.
- Lincoln increased the midpoint of the LTM EBITDA range by 0.25x from the prior period based on an increase in the company's long-term growth expectations. Since the prior period analysis, the company's five-year projected CAGR for revenue and Adjusted EBITDA increased by 2.6% and 4.1%, respectively, due to long-term performance gains expected from an optimized cost structure and initiatives in the FY 2020 operating plan, as previously discussed.
- Lincoln placed full reliance on an LTM EBITDA multiple in the current period given the time horizon between LTM and NCY periods has lengthened to one year (compared to three months in the prior period) and to be consistent with the transactions metrics which are reported on an LTM EBITDA basis.
- The concluded LTM multiple range approximate the Adjusted Mean EBITDA multiple of the deals in which Lincoln acted as an advisor and the GF Data multiples for the Wood Window and Door Manufacturing and Metal Window and Door Manufacturing industries. While these transactions were similar in size to Energi, the concluded multiple range is slightly higher due to the company's EBITDA reflecting trough performance. In contrast, Lincoln's concluded LTM multiple range represents a large discount to the identified M&A transactions with publicly disclosed deal metrics due to Energi's generally smaller size and lower margin profile.



## Market Approach – Precedent Transactions Analysis (continued)

Closed				Enterprise	Enterprise \	alue / LTM	EBITDA	
Date	Target	Acquirer	Target Description	Value	Sales	EBITDA	Margin	
Aug-19	Eurocell plc	SFM UK Management LLP	Eurocell plc manufactures, distributes, and recycles windows, doors, and roofline PVC building products in the United Kingdom.	\$ 344	1.0x	9.2x	11.4%	
Apr-19	USG Corporation	Gebr. Knauf KG.	USG Corporation manufactures and sells building materials worldwide.	6,878	2.1x	14.6x	14.1%	
Oct-18	Silver Line Division of Andersen Corporation	Ply Gem Midco, Inc.	As of October 15, 2018, Silver Line Division of Andersen Corporation was acquired by Ply Gem Holdings, Inc. Silver Line Division of Andersen Corporation manufactures and markets windows and patio doors.	190	0.4x	10.0x	4.3%	
Sep-18	Hubei Sanxia New Building Materials Co., Ltd.	Dangyang Construction Investment Holding Group Co., Ltd	Hubei Sanxia New Building Materials Co., Ltd. engages in the research, production, and sale of float glass, glass deep-processing products, and building materials in China.	1,674	0.9x	14.5x	5.9%	
Aug-18	WWS Acquisition, LLC	PGT Innovations, Inc.	WWS Acquisition, LLC, doing business as Western Window Systems, designs and manufactures aluminum windows and door products in the United States.	360	n/a	19.2x	n/a	
Jun-18	John Guest Holdings Limited	Reliance Worldwide Corporation Limited	John Guest Holdings Limited manufactures plastic push to connect (PTC) fittings for plumbing and heating, water quality and fluid dispense, and industrial PTC end markets.	919	4.1x	12.4x	32.9%	
Apr-18	Ply Gem Midco, Inc.	Clayton, Dubilier & Rice, LLC	Ply Gem Midco, Inc. manufactures and sells residential and commercial building products in the United States and Canada.	2,261	1.1x	9.9x	11.1%	
Mar-18	Ashland Products Inc.	Amesbury Group Inc.	Ashland Products Inc. manufactures residential window and door hardware for the fenestration industry.	101	1.5x	9.0x	16.7%	
Jan-18	PIMAS Plastik Insaat Malzemeleri A.S.	Ege Profil Ticaret ve Sanayi Anonim Sirketi	PIMAS Plastik Insaat Malzemeleri A.S. manufactures and sells PVC pipes in Turkey and internationally.	41	0.8x	10.1x	7.6%	
Nov-17	Quest Window Systems Inc.	Exchange Income Corporation	Quest Window Systems Inc. manufactures advanced unitized window wall systems used in high-rise multi-family residential projects.	78	n/a	6.7x	n/a	
Jun-17	AS Valmieras stikla skiedra	n/a	AS Valmieras stikla skiedra produces and trades in fiberglass and fiberglass products.	128	0.9x	6.5x	13.7%	
May-17	Headwaters Incorporated		Headwaters Incorporated provides products and services to building and construction materials sectors in the United States and Canada.	2,558	2.4x	14.3x	16.7%	
Feb-17	Futura Industries Corporation	The William L. Bonnell Company, Inc.	Futura Industries Corporation, an aluminum extruding company, delivers customized and start-to-finish aluminum extrusion services.	92	n/a	6.8x	n/a	
Jan-17	Taiga Building Products Ltd.	Avarga Canada Limited	Taiga Building Products Ltd. operates as a wholesale distributor of building products in Canada and the United States.	181	0.2x	5.8x	3.3%	
Aug-16	Axiall Corporation	Westlake Chemical Corporation	Axiall Corporation manufactures and markets chemicals and building products in the United States and internationally.	3,753	1.2x	13.7x	8.6%	
Jan-16	Stormking Plastics Limited	Epwin Group PLC	Stormking Plastics Limited manufactures and supplies GRP building components and solutions to the house building and construction industry in the United Kingdom.	43	1.3x	9.8x	13.2%	
Mean				\$ 1,225	1.4x	10.8x	12.3%	
Adjusted	Mean			906	1.2x	10.5x	11.2%	
Median				267	1.1x	10.0x	11.4%	
Mar-16	Energi	OGC		\$ 34	0.2x	4.5x	4.6%	

#### GF Data Transactions as of the Valuation Date

EV Range	Average	e EV	Revenues	LTM Revenue Growth	EBITDA Margin	EV / Revenue	EV / EBITDA	Transactions	EV / EBITDA Std. Dev.
ood Window and Door	Manufacturing								
\$10 - \$50	\$	24.4 \$	31.0	11%	17%	1.0x	5.9x	4	1.4x
Total	\$	24.4 \$	31.0	11%	17%	1.0x	5.9x	4	1.4x
etal Window and Door I	Manufacturing								
\$10 - \$25	\$	19.3 \$	21.0	9%	18%	1.1x	5.9x	3	1.8x
\$25 - \$250		64.0	65.7	5%	20%	1.1x	5.7x	5	0.8x
Total	\$	47.3 \$	48.9	7%	19%	1.1x	5.8x	8	1.1x

Source: Capital IQ and company filings; GF Data Note: USD in millions; Adjusted Mean removes the highest and lowest values of data set





## Income Method – Discounted Cash Flow Analysis

Exit Multiple			4.50x			4.75x				5.00x		
Discount Rate	1	7.50%	17.00%	16.50%	17.50%	17.00%	1	6.50%	17.50%	17.00%	1	6.50%
		Low				Mid						High
Present Value of Discrete Cash Flows	\$	21,570	21,769	\$ 21,972	\$ 21,570	\$ 21,769	\$	21,972	\$ 21,570	\$ 21,769	\$	21,972
Present Value of Terminal Cash Flow		34,172	34,909	35,664	36,071	36,848		37,645	37,969	38,787		39,626
Total Enterprise Value	\$	55,743	56,678	\$ 57,636	\$ 57,641	\$ 58,617	\$	59,617	\$ 59,540	\$ 60,557	\$	61,598
Enterprise Value / LTM EBITDA		6.3x	6.5x	6.6x	6.6x	6.7x		6.8x	6.8x	6.9x		7.0x
Enterprise Value / FY 2020E EBITDA		4.7x	4.8x	4.8x	4.8x	4.9x		5.0x	5.0x	5.1x		5.2x
Terminal Value as a % of Total Value		61.3%	61.6%	61.9%	62.6%	62.9%		63.1%	63.8%	64.1%		64.3%
Terminal Value at Exit	\$	76,506 \$	76,506	\$ 76,506	\$ 80,756	\$ 80,756	\$	80,756	\$ 85,006	\$ 85,006	\$	85,006
Implied Perpetual Growth Rate		nmf	nmf	nmf	nmf	nmf		nmf	nmf	nmf		nmf

## **Commentary**

- Lincoln sensitized the selected discount rate of 17.0% by +/- 50 bps and the exit multiple of 4.75x by +/- 0.25x. Based on stability in the company's performance, Lincoln maintained the exit multiple from the prior period analysis.
- The discounted cash flow analysis results in an enterprise value range of \$55.7 million to \$61.6 million. This range of enterprise values implies multiples of **6.3x to 7.0x LTM EBITDA and 4.7x to 5.2x 2020E EBITDA**.



## Income Method - Discounted Cash Flow Analysis (continued)

				Pro	ject	ed Year End	ing,				Projected
		12/31/2020	1	2/31/2021	1	2/31/2022	1	2/31/2023	12	2/31/2024	CAGR (1)
Revenue	\$	164,553	\$	172,780	\$	181,419	\$	190,490	\$	200,015	4.8%
% Growth		n/a		5.0%		5.0%		5.0%		5.0%	
\$ Change from Prior	\$	430	\$	452	\$	474	\$	498		n/a	
Adjusted EBITDA	\$	11,917	\$	14,162	\$	15,777	\$	16,756	\$	17,001	14.1%
% Growth		n/a		18.8%		11.4%		6.2%		1.5%	
% Margin		7.2%		8.2%		8.7%		8.8%		8.5%	
\$ Change from Prior	\$	375	\$	319	\$	337	\$	354		n/a	
Operating Income	\$	3,124	\$	5,546	\$	6,364	\$	8,310	\$	8,133	n/a
% Margin		1.9%		3.2%		3.5%		4.4%		4.1%	
Less: Taxes @ 26.0%		(812)		(1,442)		(1,655)		(2,161)		(2,115)	
Tax-effected EBIT (NOPLAT)	\$	2,312	\$	4,104	\$	4,710	\$	6,150	\$	6,019	
Plus: Depreciation & Amortization	<u></u>	8,794		8,616		9,412		8,446		8,868	
Gross Cash Flow	\$	11,105	\$	12,720	\$	14,122	\$	14,595	\$	14,887	
Less: Increase in Working Capital	\$	2,061	\$	50	\$	(39)	\$	(112)	\$	(1,093)	
Less: Capital Expenditures		(6,500)		(7,000)		(7,500)		(8,000)		(8,000)	
Unlevered Free Cash Flow	\$	6,666	\$	5,770	\$	6,583	\$	6,484	\$	5,794	
Unlevered Free Cash Flow Growth Rate		n/a		(13.4%)		14.1%		(1.5%)		(10.6%)	
\$ Change from Prior	\$	6,940	\$	1,119	\$	608	\$	122		n/a	
Partial Period Factor		1.00		1.00		1.00		1.00		1.00	
Discount Period		0.50		1.50		2.50		3.50		4.50	
Discount Factor	17.0%	0.9245		0.7900		0.6754		0.5773		0.4936	
Present Value of Unlevered Cash Flows	\$	6,163	\$	4,558	\$	4,446	\$	3,743	\$	2,860	
					Terr	minal EBITDA	١				\$ 17,0
					Ter	minal Multiple	)			_	4.
Present Value of Discrete Period Cash Flows	\$ 21,769				Valu	ue at Exit				_	\$ 80,7
Present Value of Terminal Value	36,848					count Factor				_	0.45
Indicated Enterprise Value	\$ 58,617				Pre	sent Value of	Terr	minal Value			\$ 36,8





## Income Method - Discounted Cash Flow Analysis (continued)

Company Name	Total Debt	Preferred Equity	Ć	Market Capitalization	Total Capital	Debt to Equity	Debt to Total Capital (Wd)	Effective Income Tax Rate	2-Yr Weekly Levered Beta	2-Yr Weekly Unlevered Beta (Bu)
Cornerstone Building Brands, Inc.	\$ -	\$	- \$	1,069	\$ 1,069	0.0%	0.0%	n/a	1.71	n/a
Deceuninck NV	223		-	314	537	70.9%	41.5%	15.0%	0.73	0.46
JELD-WEN Holding, Inc.	1,699		-	2,355	4,053	72.1%	41.9%	34.4%	1.30	0.88
Masonite International Corporation	940		-	1,797	2,736	52.3%	34.3%	22.9%	0.96	0.68
PGT Innovations, Inc.	397		-	871	1,268	45.6%	31.3%	21.3%	0.90	0.66
Quanex Building Products Corporation	157		-	560	717	28.1%	21.9%	25.0%	0.92	0.76
Mean	\$ 488	\$	- \$	1,161	\$ 1,730	44.8%	28.5%	23.7%	1.09	0.69
Adjusted Mean	343			1,074	1,448	49.2%	32.3%	23.1%	1.02	0.70
Median	223		-	970	1,168	48.9%	32.8%	22.9%	0.94	0.68
Selected as Most Comparable to Energi						33.3%	25.0%	26.0%		0.90

Cost of Equity	Prior Period	Current Period	Notes
Risk-Free Rate (Rf)	1.9%	2.3%	Long-term (20-year) U.S. government debt yield
Plus Equity Premiums:			
Equity Risk Premium (ERP)	6.1%	6.1%	2019 Valuation Handbook: Long-horizon expected equity risk premium (supply-side)
Relevered Equity Beta (BI)	1.12	1.12	Levered betas above per Capital IQ & Bloomberg; Bl = Bu x [1 + (Wd / We) x (1 - T)]
Industry Adjusted Equity Risk Premium	6.9%	6.9%	BI x ERP
Size Premium (SP)	5.2%	5.2%	2019 Valuation Handbook: CRSP Decile 10
Company Specific Risk Premium (CSRP)	5.0%	7.0%	Increased from the prior period given greater execution risk associated with the new projection.
Cost of Equity (COE)	19.0%	21.4%	$COE = Rf + (BI \times ERP) + SP + CSRP$
Cost of Debt			
Pre-Tax Cost of Debt	6.5%	6.6%	Based on Lincoln's observed cost of debt capital rates for similar sized companies
Estimated Tax Rate	26.0%	26.0%	Weighted average of U.S. and Canadian tax rates
After-Tax Cost of Debt (COD)	4.8%	4.9%	COD = Pre-Tax Cost of Debt x (1-T)
Weighted Average Cost Of Capital			
Debt % of Capital (Wd)	25.0%	25.0%	
Cost of Debt (COD)	4.8%	4.9%	
Weighted Cost of Debt	1.2%	1.2%	Wd x COD
Equity % of Capital (We)	75.0%	75.0%	
Cost of Equity (COE)	19.0%	21.4%	
Weighted Cost of Equity	14.3%	16.0%	We x COE
Weighted Average Cost of Capital (Rounded)	15.5%	17.0%	





## **Equity Valuation Summary**

Enterprise Value Waterfall											
		Low		Mid		High					
December 2019 Adj. LTM EBITDA	\$	8,783	\$	8,783	\$	8,783					
EBITDA Multiple		6.2x		6.7x		7.1x					
Implied Enterprise Value	\$	54,886	\$	58,714	\$	62,597					
Plus: Cash (1)		-		-		-					
Available for Paydown	\$	54,886	\$	58,714	\$	62,597					
Less: Revolver (2)		(16,921)		(16,921)		(16,921)					
Less: Term Debt		(12,490)		(12,490)		(12,490)					
Total Equity Value	\$	25,475	\$	29,303	\$	33,186					

## Commentary

- Based on the analysis conducted herein, Lincoln concluded an enterprise value range of \$54.9 million to \$62.6 million.
- As shown above, Lincoln determined the fair value as of the total equity value in Energi to be \$25.5 million to \$33.2 million.



<sup>(1)</sup> Excess cash is swept against the Revolver (2) Average Revolver (average of Q1 2019, Q2 2019, Q3 2019, Q4 2019)





# Summary of Valuation Methodologies

Appendix A



## Valuation Methodology and Key Assumptions

#### Overview

• Lincoln utilizes several methodologies to estimate the fair value of the Investments. Lincoln's fair value estimates are generally expressed as a range and are considered by the Client in its determination of a single estimate of fair value for each individual security.

#### **Definition of Fair Value**

- The valuations presented herein reflect the ASC-820-20 definition of "fair value" defined as "the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date."
- The valuation method for each Portfolio Company varies depending upon industry and company specific considerations. We generally perform a fundamental analysis to establish a risk profile for each company in addition to the application of one or more of the following: (i) market method; (ii) income method; and (iii) enterprise valuation waterfall method.

#### **Fundamental Analysis**

A fundamental analysis of each Portfolio Company considers such factors as major developments affecting the business, financial outlook, industry dynamics, overall risk profile and other qualitative factors impacting valuation. These considerations are discussed throughout the Report.



## Valuation Methodology and Key Assumptions

#### Market Method

- The market method values the enterprise value of each Portfolio Company based on the observable prices of similar companies. We consider comparable public companies and precedent M&A transactions for both public and private companies, if available. Lincoln also draws on its institutional knowledge of private middle-market M&A valuations.
- The Market Method involves the determination of representative levels of earnings or other operating metrics, such as operating income (EBIT) and earnings, before interest, taxes, depreciation and amortization (EBITDA). Normalizing adjustments may be made based upon the facts and circumstances such as add-backs to EBITDA for non-recurring items. Lincoln selects an appropriate range of market multiples based on analysis of comparable public companies and/or M&A transactions as of the measurement date. We then apply the selected market multiples to the Portfolio Company to determine its enterprise value.
- Because many of the Portfolio Companies are often smaller than larger, publicly-traded companies, the private company M&A metrics may be used.

#### **Income Method**

- The discounted cash flow method (DCF) estimates the present value of the projected cash flows to be generated by the subject company. In the DCF approach, a discount rate is applied to the projected future cash flows to arrive at its present value. The discount rate is intended to reflect all risks of ownership and the associated risks of realizing the stream of projected cash flows.
- Generally, multi-year forecasts for the Portfolio Companies are not available and, as such, the Income Method is used infrequently as a primary method to determine enterprise value. Lincoln may, however, corroborate the reasonableness of its determined multiples derived under the Market Method using the Income Method, based on various estimates and assumptions.
- Lincoln may also utilize a leverage buy-out (LBO) analysis to determine the enterprise value based on a third-party investor's required rate of return
  over a typical hold period.



## Certifications

Appendix B



## Certifications

## Background of Patricia J. Luscombe, CFA

Patricia is currently a Managing Director and Co-Head of the Valuations & Opinions Group at Lincoln. Ms. Luscombe joined Lincoln in August 2007. She has more than 20 years experience in financial advisory and valuation services. She has delivered a broad range of corporate finance advice that resulted in the successful completion of corporate transactions and valuation and fairness opinions. Ms. Luscombe has advised portfolio companies of private equity firms and provided them with fairness opinions for transactions, including divestitures and recapitalizations, intra-fund transfer, and fair value accounting. Ms. Luscombe has also advised Boards of Directors of public companies and rendered fairness opinions in mergers and acquisitions and going private transactions. In addition, she has worked with the valuation of many closely held businesses for corporate transactions including acquisitions and divestitures, leveraged buyouts and restructuring/recapitalizations, ESOPs, and related party transactions, for general tax, accounting, litigation and regulatory purposes.

Previously, she spent 16 years at Duff & Phelps Corporation as a Managing Director in the firm's valuation and financial advisory business. Ms. Luscombe was a founding member and Managing Director at Duff & Phelps in a management led buyout which occurred in 1995. Prior to joining Duff & Phelps, Ms. Luscombe was an associate at Smith Barney, a division of Citigroup Global Markets, Inc. where she managed a variety of financial transactions, including mergers and acquisitions, leveraged buyouts and equity and debt financings.

Ms. Luscombe is a member of the Chicago Chapter of the Association for Corporate Growth, the Chartered Financial Analyst Society of Chicago and a former president of the Chicago Finance Exchange.

Ms. Luscombe holds a Bachelor of Arts degree in economics from Stanford University, a Master's Degree in economics from the University of Chicago and a Master of Business Administration degree from the University of Chicago, Booth School of Business.

#### Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct;
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions, and conclusions;
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved;
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.

Patricia J. Luscombe, CFA

Patricia f. Luscombe



## Certifications (continued)

## Background of Michael R. Fisch, CPA

Michael is a Managing Director of Lincoln's Valuations & Opinions Group where he manages or participates in valuation assignments and markets the firm's services.

Prior to Lincoln International, Michael worked in the M&A department at RBC Capital Markets and spent five years at Ernst & Young LLP, primarily in the Transaction Services Group, providing due diligence and tax structuring services to private equity groups, and restructuring and bankruptcy advice to a variety of corporate clients.

Michael received a Masters of Business Administration degree with concentrations in Finance and Strategic Management from the University of Chicago, Booth School of Business, a Master of Business Taxation degree from the University of Southern California and Bachelor's Degree in Business Administration from California Polytechnic State University. Michael is also a Certified Public Accountant.

#### Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct:
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions, and conclusions;
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved;
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.

Michael R. Jisch Michael R. Fisch, CPA



## Certifications (continued)

#### Background of Larry Levine, CPA/ABV, ASA

Larry is a Managing Director of Lincoln's Valuations & Opinions Group where he manages or participates in valuation assignments and markets the firm's services. Prior to joining Lincoln International, Larry was a Partner in McGladrey LLP's Financial Advisory Services Group – Valuations and Corporate Finance Department.

Larry received a Masters of Business Administration degree with concentrations in Finance and Strategic Planning from the Wharton Graduate School of Business, University of Pennsylvania and a Bachelor's Degree in Accounting and Economics from the University of Albany. Larry is an accredited appraiser from both the American Society of Appraisers and American Institute of Certified Public Accountants, a Certified Public Accountant, on the National Roster of Commercial Arbitrators from the American Arbitration Association, including serving on their Alternative and Complex Investments Committee Advisory Group on Alternative and Complex Investments, and a Certified Licensing Professional from the Licensing Executives Society. He currently serves on committees for the American Society of Appraisers and International Valuation Standards Council.

He has been published or quoted in the following periodicals: Journal of Applied Finance, CNBC, The Washington Post, The New York Times, The Wall Street Journal, Bloomberg, The Deal, Fiduciary and Investment Risk Management Association magazine, Accountancy Age, Journal of Alternative Investments, Mergers & Acquisitions magazine, Valuation Strategies, CFO magazine and CFO.com. He has published three peer reviewed papers on the attributes of securities trading on the over-the-counter bulletin board stock market as well as a paper quantifying illiquidity discounts for stock options.

#### Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct:
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions, and conclusions;
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved;
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.



