

CIVINITY HOLDING GROUP

Investor Presentation

25 June 2025

CiVINITY

Taking care of you and your property

Offering of the Notes is made in accordance with para (c) of Article 1(4) of the Regulation (EU) 2017/1129 (the "**Prospectus Regulation**") (an offer of securities whose denomination per unit amounts to at least EUR 100 000). This Presentation does not constitute a prospectus for purposes of the Prospectus Regulation. Accordingly, this Presentation has not been approved by any supervisory authority.

Disclaimer

This presentation and any materials distributed or made available in connection herewith (collectively, the “**Presentation**”) have been prepared by “Civinity”, AB (the “**Company**”) solely for your use and benefit, for information purposes only in connection with a contemplated issuance of fixed rate unsecured bonds (the “**Notes**”), and have not been verified, approved, or endorsed by any third party. The intended recipients are determined by Luminor Bank AS Lietuvos skyrius (the “**Dealer**”) and the Company. By attending a meeting where this Presentation is presented, accessing, downloading, reading, or otherwise making available to yourself any content of the Presentation, in whole or in part, you hereby agree to be bound by the following limitations, notifications and accept the terms and conditions as set out below.

This Presentation does not constitute a prospectus for purposes of the EU Prospectus Regulation (Regulation (EU) 2017/1129). Accordingly, this Presentation has not been approved by any supervisory authority.

You are only authorized to view, print, and retain a copy of the Presentation solely for your own use. No information contained in the Presentation may be copied, photocopied, duplicated, reproduced, passed on, redistributed, published, exhibited, or the contents otherwise divulged, released, or disseminated, directly or indirectly, in whole or in part, in any form, by any means, and for any purpose to any other person than your directors, officers, employees, or those persons retained to advise you, who agree to be bound by the limitations set out herein.

The Dealer and the Company are not giving and are not intending to give financial advice to any potential investor, and this Presentation shall not be deemed to be financial advice from the Dealer and (or) Company to any potential investor. Participation, by the means of subscription of Bonds, involves a high level of risk and several factors could cause the actual results or performance of the Company to be different from what may be expressed or implied by statements contained in this Presentation. The Presentation does not constitute or form part of, and should not be construed as, an offer, solicitation, or invitation to subscribe for, underwrite, or otherwise acquire any securities of the Company or any member of its group, nor should it or any part of it form the basis of, or be relied on in connection with, any contract to purchase or subscribe for any securities of the Company or any member of its group, nor shall it or any part of it form the basis of, or be relied on in connection with, any contract or commitment whatsoever. The present Offer is executed pursuant to the Presentation, the General Terms and Conditions dated 20 June 2025, and Final Terms. Any person considering the purchase of any securities of the Company must inform themselves independently before taking any investment decision. By accessing this Presentation, the recipients will be deemed to represent that they possess, either individually or through their advisers, sufficient investment expertise to understand the risks involved in any purchase or sale of any financial instrument, or any other information contained herein. This Presentation should not be construed as legal, tax, investment, or other advice, and any recipient is strongly advised to seek their own independent advice in respect of any related investment, financial, legal, tax, accounting, or regulatory considerations. Any investor investing in the Bonds is bound by the final terms and conditions for the Bonds, which the investor acknowledges having accepted by subscribing for the Bonds. Investors are encouraged to request from the Company and other sources such additional information as they require to enable them to make informed investment decisions, to seek advice from their own legal, tax and financial advisors and to exercise an independent analysis and judgment of the merits of the Company.

The Presentation has been provided to you solely for your information and background, and subject to amendment. Further, the information in this Presentation has been compiled based on information from a number of sources and reflects prevailing conditions as of its date, which are subject to change. The information in this Presentation is subject to verification, completion, and change without notice, and the Company is not under any obligation to update or keep current the information contained herein. Accordingly, no representation or warranty, express or implied, is made or given by or on behalf of the Company or any of its respective members, directors, officers, or employees, or any other person, as to the accuracy, completeness, or fairness of the information or opinions contained in this presentation, and any reliance you place on such information or opinions will be at your sole risk. Neither the Company nor any of its respective members, directors, officers, or employees, nor any other person accepts any liability whatsoever for any loss, howsoever arising from any use of this presentation or its contents or otherwise arising in connection therewith.

This Presentation includes "forward-looking statements", which include all statements other than statements of historical facts, including, without limitation, any statements preceded by, followed by, or that include the words "targets", "believes", "expects", "aims", "intends", "will", "may", "anticipates", "would", "plans", "could", or similar expressions, or the negative thereof. Such forward-looking statements involve known and unknown risks, uncertainties, and other important factors beyond the Company's control, that could cause the actual results, performance, or achievements of the Company to be materially different from future results, performance, or achievements expressed or implied by such forward-looking statements. Such forward-looking statements are based on numerous assumptions regarding the Company's present and future business strategies, and the environment in which the Company will operate in the future. By their nature, forward-looking statements involve risks and uncertainties because they relate to events and depend on circumstances that may or may not occur in the future. Accordingly, any reliance you place on such forward-looking statements will be at your sole risk. These forward-looking statements speak only as at the date as of which they are made. Past performance of the Company cannot be relied on as a guide to future performance. No statement in this presentation is intended to be a profit forecast.

This Presentation is not directed to, or intended for distribution to, or use by, any person or entity that is a citizen or resident or located in any locality, state, country, or other jurisdiction where such distribution, publication, availability, or use would be contrary to law or regulation, or which would require any registration or licensing within such jurisdiction.

This Presentation is subject to Lithuanian law (disregarding any conflict-of-laws rules which might refer the dispute to the laws of another jurisdiction), and any dispute arising in respect of this Presentation is subject to the exclusive jurisdiction of Lithuanian courts.

Presenters



Deividas Jacka
Founder & UBO



Virgeda Jackaitė
Chief Executive
Officer



Tomas Staškūnas
Chief Financial
Officer

Table of Contents

Executive Summary	page 5
Group Overview	page 10
Overview of Operations	page 17
Digitalisation Journey	page 26
Financial Position	page 29
Key Notes Issue Terms	page 37
Appendices	page 39

Executive Summary



Started in 2005, Civinity Group is One of the Leading Facility Management and Engineering Services Companies in the Baltic Region

Robust Financial Performance in 2024



€88.5M
Consolidated
Revenue



€2.3M
Net Profit



€7.4M
Consolidated
Pro Forma
EBITDA

Geography of Operation



Lithuania
(Headquarters)



Latvia



**United
Kingdom**

Main business lines of facility management are very stable in all stages of economic cycle


Civinity Group: Leading the Market with Experience, Innovation, and Financial Resilience

Strong Market Presence

 **88 000** residential clients


 **1 600** commercial clients

 **530 000** digital users

 **~ 14M** m² managed property

Extensive Expertise

 **1 600+** employees

 **20** years industry experience


 **300** completed engineering projects


Focus on Digitalisation

 Started **Smart Technologies** operation since 2021

 Strategic **M&A activities** focused on digitalisation and **Smart Green Cities***

Proven Debt Issuance Track Record

 **€ 29.9M** bonds issued since 2021

 Experience with listing on Nasdaq First North

**Smart Green City is an internal term to highlight strategy of pursuing services to enhance city life for the customers*

Key Notes Issue Information

Notes Issue Terms

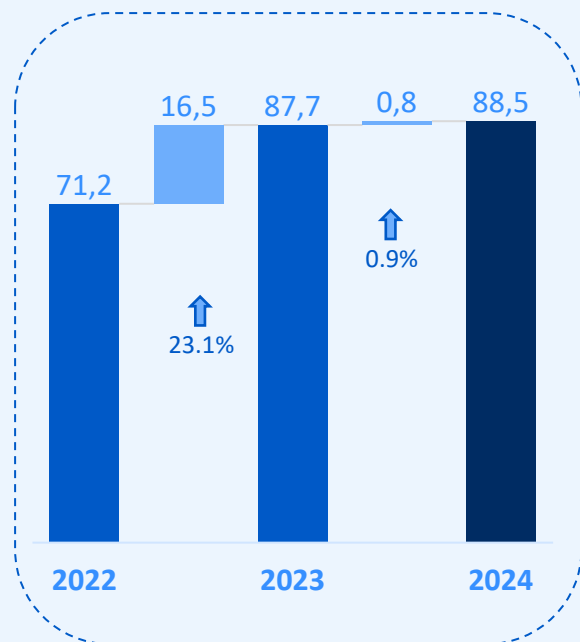
Issuer	AB CIVINITY
General Terms & Conditions	up to EUR 50,000,000
Format	Unsecured
Subscription period	From 26 June 2025 to 10 July 2025
Issue date	17 July 2025
Maturity date	17 July 2029
Coupon rate	10%
Early redemption	12 month to redemption at 101%, 3 month to redemption at 100%
Put option terms	Noteholders can put at 101% upon Change of Control Issuer may call all at 101% if ≥75% are redeemed
Listing	Nasdaq Vilnius (regulated market) within 6 months
Auditor	UAB PricewaterhouseCooper
Arranger and dealer	Luminor Bank AS (represented within the Republic of Lithuania by Luminor Bank AS Lithuanian Branch)
Legal counsel	TEGOS (TGS Baltic)

Key Undertakings

Use of proceeds	<ul style="list-style-type: none"> Refinancing of the Issuer's existing €8M bond Funding of mergers and acquisitions activities
Financial covenants	<ul style="list-style-type: none"> Equity ratio: minimum 15% at all times Net debt to Pro Forma EBITDA ratio: maximum 4.0
Negative Pledge	<ul style="list-style-type: none"> No security over assets except Permitted Pledge
Limits on Dividends	<ul style="list-style-type: none"> Compliance Certificate confirming no Event of Default Compliance with financial covenants after dividend payment Equity ratio remains ≥ 0.20
Asset Disposal	<ul style="list-style-type: none"> Fair market value for assets $\geq 75\%$ cash / cash equivalents Non-cash consideration capped at EUR 1.5M or 2.0% of total assets

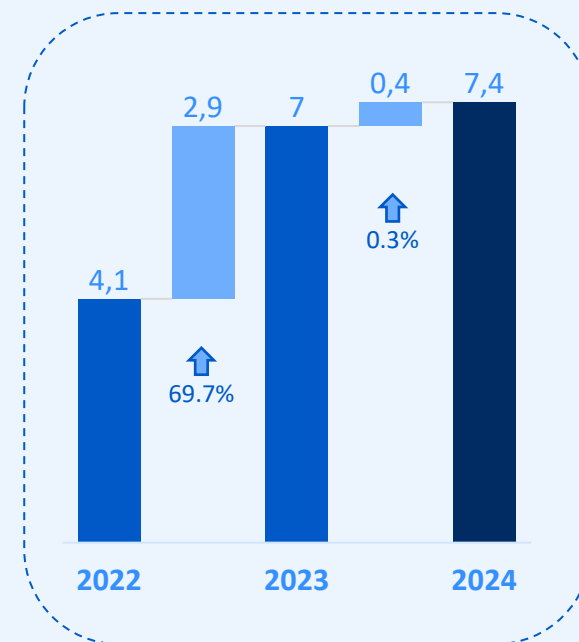
Resilient Performance Positions Civinity Group for Future Growth and Strategic Acquisitions

Revenue in EUR million



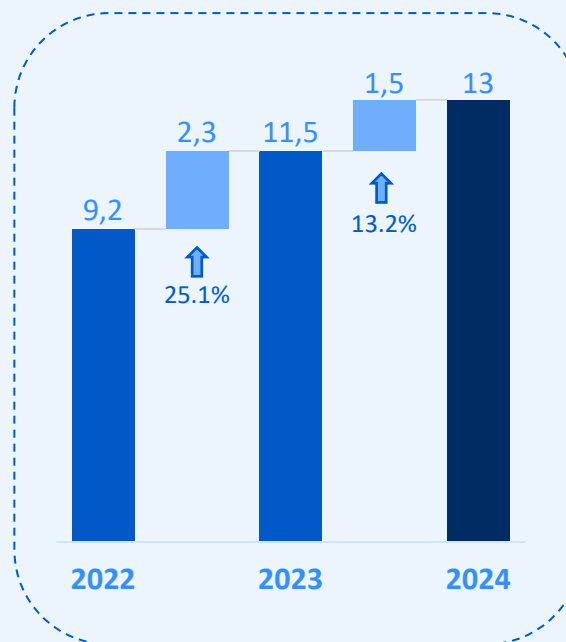
Residential and commercial revenue stepped up its growth after successfully executed acquisitions in 2022.

Pro Forma EBITDA in EUR million



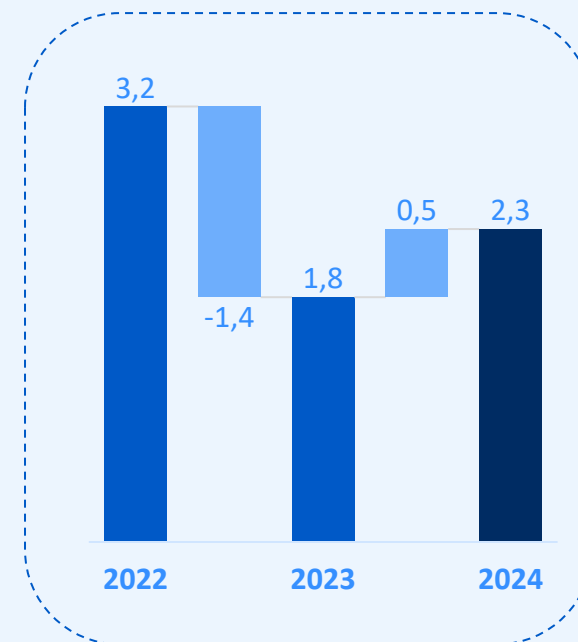
2023 increase was driven by Engineering segment while 2024 was mainly driven by Residential and Commercial and by adding new Payments segment.

Equity in EUR million



Equity has grown due to reinvested earnings despite new acquisitions.

Net debt to Pro Forma EBITDA



Current covenants require the Group to have Net Debt to EBITDA ratio below 3.5. Good Group performance leaves room for future expansion through acquisitions.

Legend:

Annual total, EUR

Annual change, EUR

Latest year data, EUR



Annual growth, %

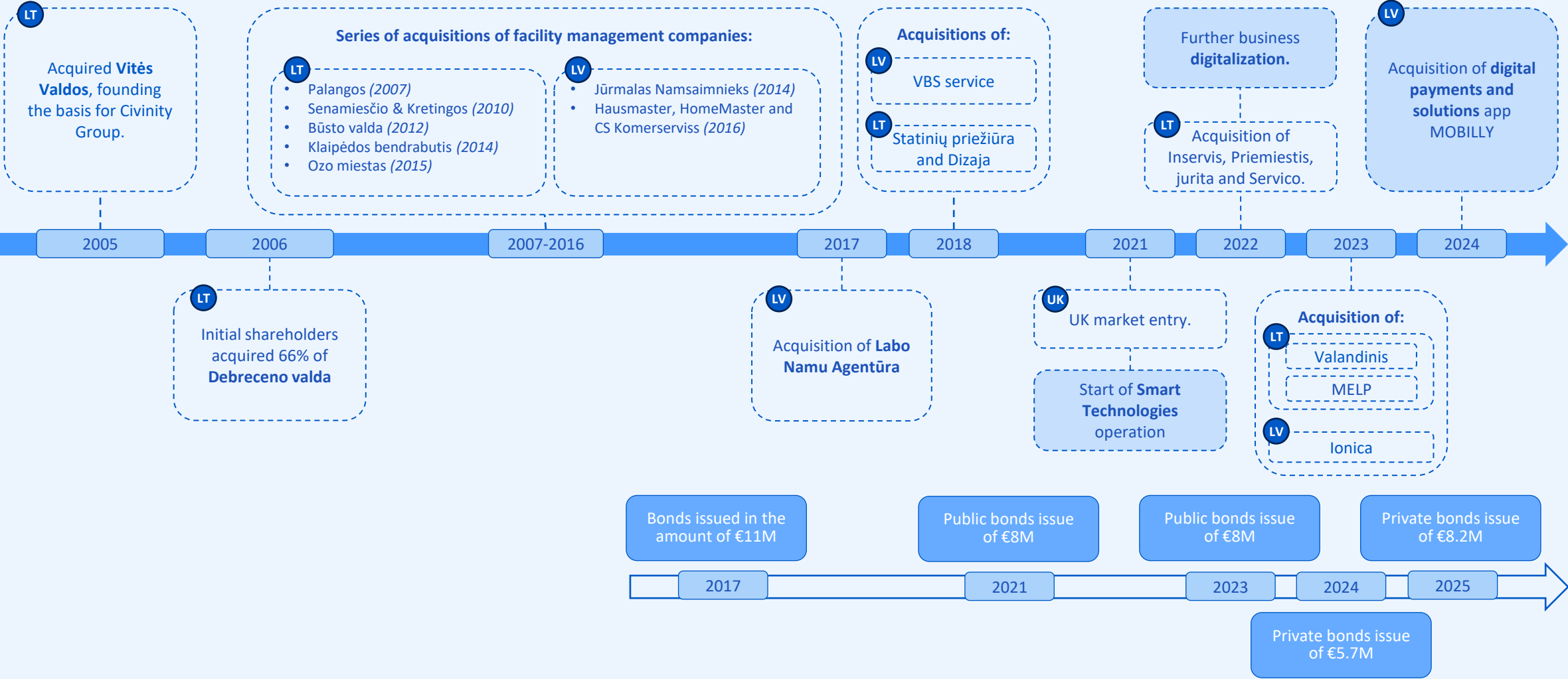


Annual decline, %

Group Overview



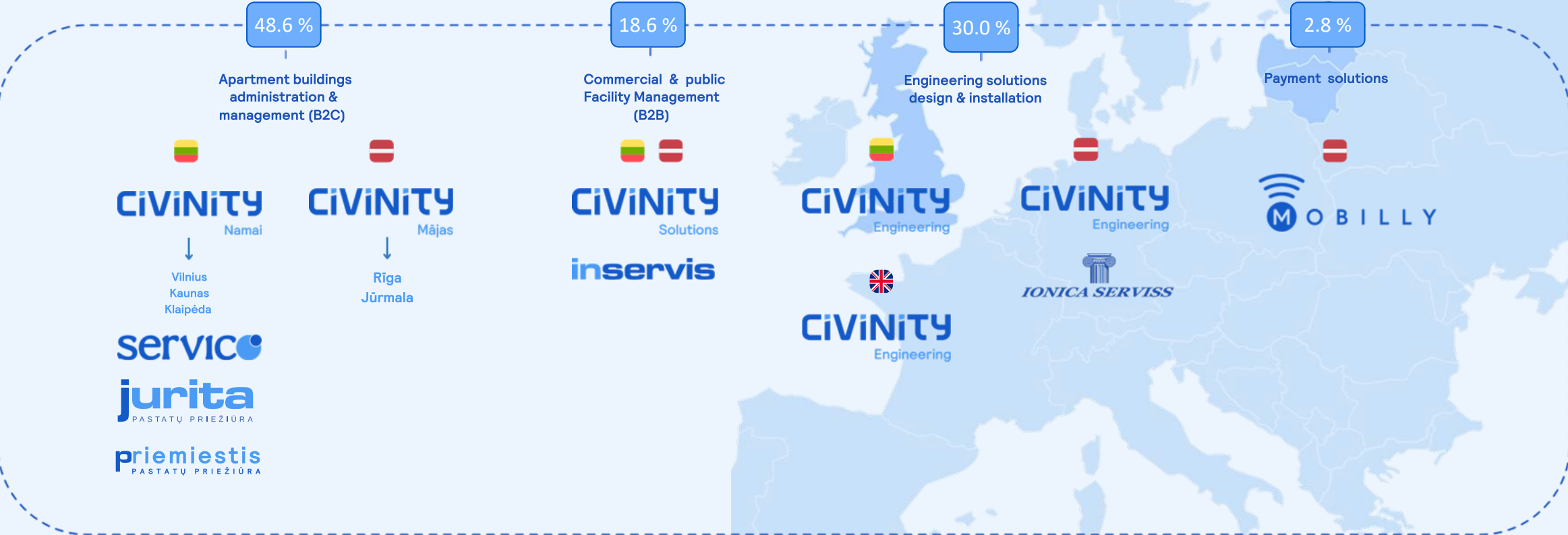
Acquisitions Have Been a Key Element in Driving the Company's Successful Expansion over the Past 20 Years



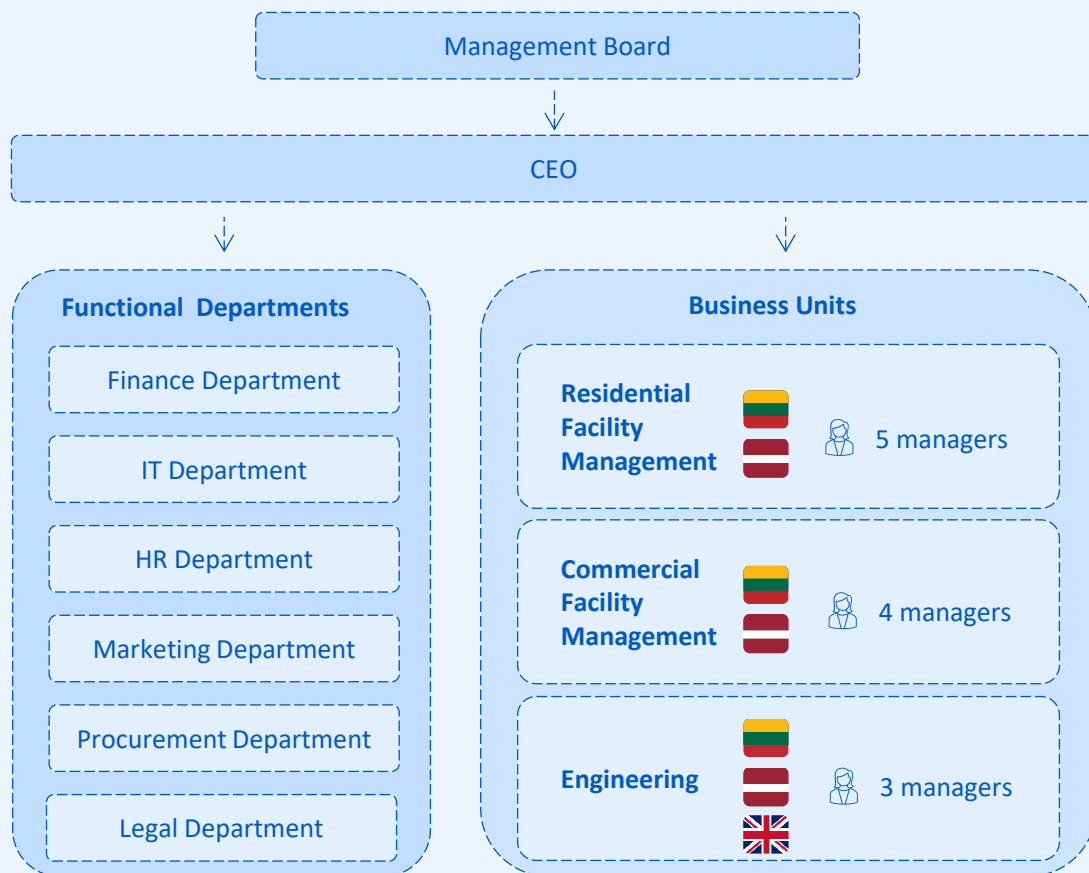
The Group Operates in Four Segments, Each Focused On Distinct Business Areas Across Three Geographies

CiViNiTY

Estimated 2024 Revenue Share of Group's Companies by Services



Two-Tier Management Structure of Management Board and CEO



Strong Board with four independent members

Separate business units has operational managers responsible for the results on the unit level

Significant back-office functions are led by experienced managers

Operational and functional managers report to the Group CEO

Additional positions under the CEO: quality control, process efficiency, vindication

Company Owner: Two Decades of Visionary Leadership in Urban and Facility Services

Deividas Jacka

Deividas Jacka has been shaping the facility management and urban services industry for nearly two decades with his strategic mindset and entrepreneurial drive. A graduate in International Business and Law, D. Jacka entered the market in 2005 by acquiring Vītės Valdos. This marked the beginning of what would become the Civity Group.

With a clear vision for long-term growth, Mr. Jacka focused on consolidating fragmented service providers and introducing professional management standards to the sector. In 2008, he established AB “Civity” as a holding company to unite growing operations across Lithuania, later expanding into Latvia and the UK.

Throughout his career, Mr. Jacka has led numerous successful acquisitions, overseen the implementation of modern management systems, and driven the digital transformation of traditional facility services. His leadership is grounded in sustainability, efficiency, and the ambition to deliver smarter, more integrated urban solutions.

Today, Civity is one of the largest facility management groups in the Baltics, managing around 14 million m² of properties and employing more than 1,600 professionals. Deividas Jacka continues to lead with a focus on innovation, ESG principles, and building cities that are better for people.



The Board with Four Independent Members Ensuring Accountability and Expertise



Deividas Jacka

Chairman of the Management Board

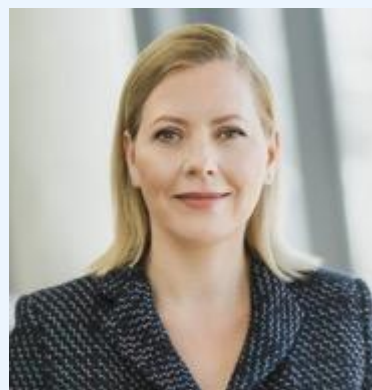
Deividas Jacka holds a degree in International Business and Law. He entered the facility management sector in 2005 by acquiring Vītės Valdos, marking the start of what would become Civinity Group. In 2008, he established AB Civinity as a holding company, expanding operations across Lithuania, Latvia, and the UK.



Diana Dominienė

Independent Member of the Management Board

Diana holds a degree in Finance and Credit from Vilnius University (1990). She led PwC Lithuania's tax department (1994–2004), and held top leadership roles at Vilniaus prekyba and Galio Group (2004–2021), including Chairwoman and CEO positions.



Dovilė Grigienė

Independent Member of the Management Board

Dovilė holds an MBA in Finance and MIS from Concordia University-Wisconsin (2003) and completed the YPO Gold Harvard Presidents' Program at Harvard Business School (2019). She served as CEO and Chair of the Board at Swedbank (2013–2021), was an Independent Board Member at Telia Lietuva (2021–2022), and since 2023 sits on the Supervisory Board at Revolut.



Giedrė Vilkė

Independent Member of the Management Board

Has worked with B2B, B2C, D2C, and marketplace models in both product and digital service businesses (SaaS, FinTech). International experience spans the Baltics, Nordics, Europe, the UK, and the US. Proven track record in leading complex projects, driving data-based sales strategies, and strengthening brand positions globally.



Šarūnas Stanislovenas

Independent Member of the Management Board

Šarūnas graduated in IT from Vilnius University, holds dual Executive MBAs from ISM and BI (2016), and completed an executive program at Stanford GSB (2022). He has led sales and digital growth at Girteka Logistics and is currently the Founder & CEO of spotos.eu.

The Chief Executive Officer Leading the New Chapter of Civinity's Growth

Virgeda Jackaitė

Virgeda Jackaitė has served as CEO of Civinity since 29 May 2023, after previously holding a seat on the company's Management Board. She holds a Bachelor's degree in Accounting and Finance from the University of Birmingham (2015).

Her international experience includes roles at Condé Nast Britain (2016-2018) and Tradeweb (2018-2021), where she served as a Financial Analyst and later as Vice President.

Journey Inside Civinity:

Virgeda began her journey at Civinity as a Business Analyst at Civinity Engineering, later becoming CEO of Civinity Engineering UK Ltd in 2021. In 2023, she was appointed CEO of the entire Civinity Group, continuing the work started by her brother, founder Deividas Jacka. As part of Civinity's UK expansion, Virgeda led the UK subsidiary Dizaja in securing a contract for **Sugar House Island** – a major mixed-use development in East London – marking a key milestone for Civinity's growth beyond the Baltic region.

Key Metrics about Sugarhouse Island Project:

Contract value	Area covered	Duration	Location
 13.87M €	 31,631 m²	 2.5 years	 London, UK



Overview of Operations



Lithuania and Latvia Segments Continue to Grow, Contributing 99% of Group's Revenue in 2024

Lithuania

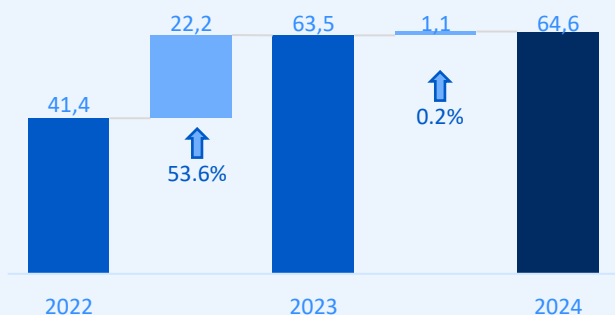
Segments:

- Residential
- Commercial
- Engineering



Group's revenue share, 2024

Revenue, Eur million

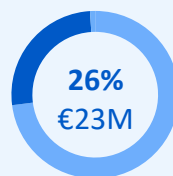


Lithuanian sales have grown after acquisitions of Inservis and Service in 2022. Revenue has grown slower from 2023.

Latvia

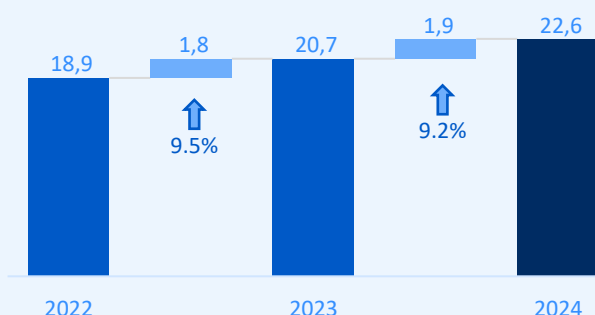
Segments:

- Residential
- Commercial
- Engineering
- Payment solutions



Group's revenue share, 2024

Revenue, Eur million

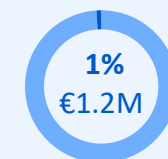


Revenue in Latvia has experienced consistent growth, driven by all four segments.

United Kingdom

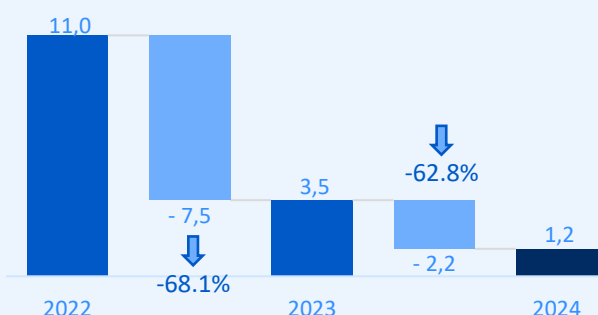
Segments:

- Engineering



Group's revenue share, 2024

Revenue, Eur million



Revenue in the United Kingdom so far is derived from a large B2B client **with potential for new projects.**

Legend:

Annual total, EUR

Annual change, EUR

Latest year data, EUR



Annual growth, %



Annual decline, %

Residential Business Unit Serves as the Group's Financial Backbone, Taking Care of More than 88,000 Clients, Generating € 43M Revenue

Revenue composition by service type, 2024

Hard facility management services

- Heating
- Plumbing
- Cooling

49 %

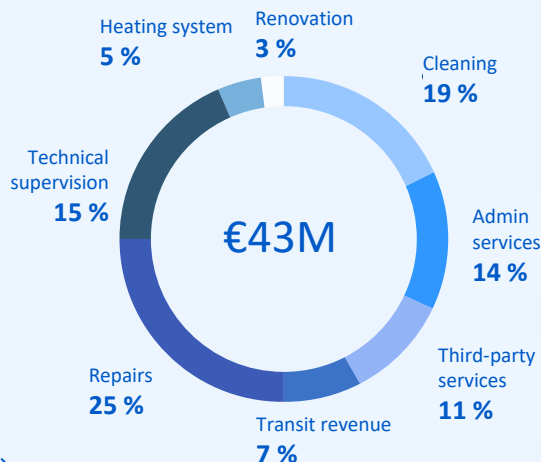
Soft facility management services

- Administration
- Cleaning
- Other services performed by people

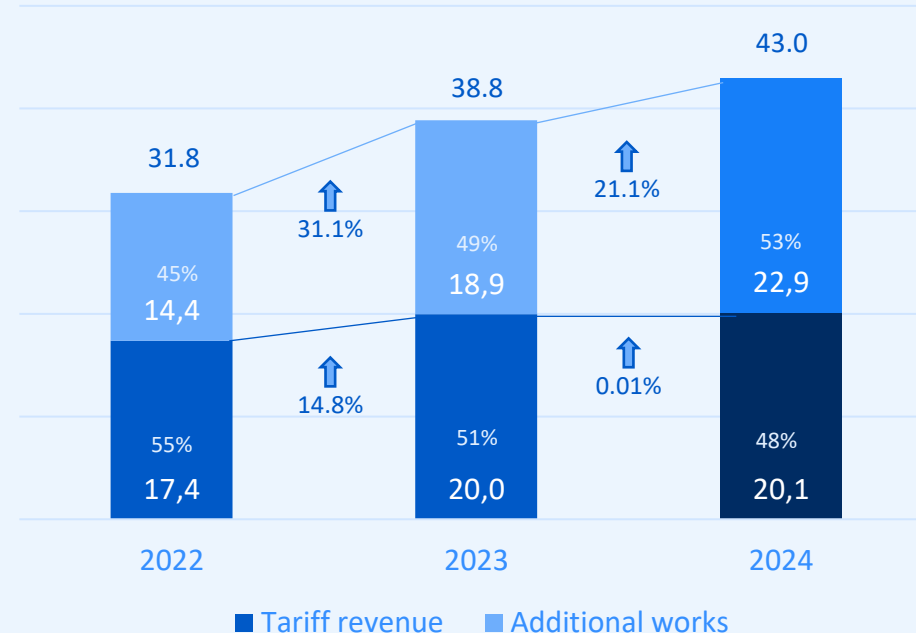
51 %

€43M

Revenue composition by specific service, 2024



Revenue composition by contract type, EUR million



Services offered by the unit

Administration services

Construction and repair works

Cleaning and territory maintenance services

Technical maintenance services

Buildings renovation

Call center

Maintenance of heating systems

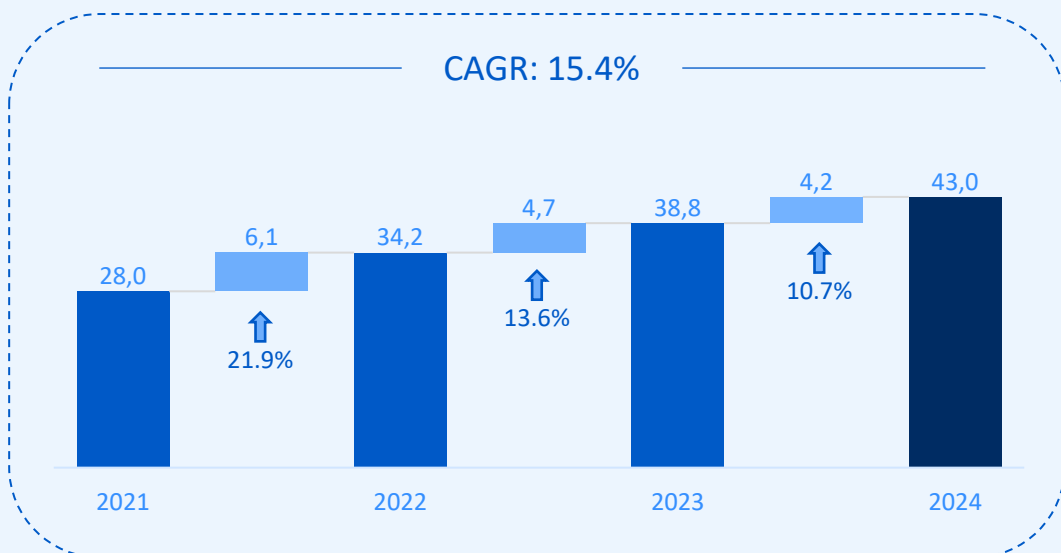
24/7 emergency service

Self service mobile application

- There are two types of revenue: **one is fixed (tariff)**, which is secured by contracts, and **the other is additional sales-based**, both contributing significantly, with the share of non-fixed revenue increasing since 2022.
- Around 80% of revenue is easily predictable or recurring.

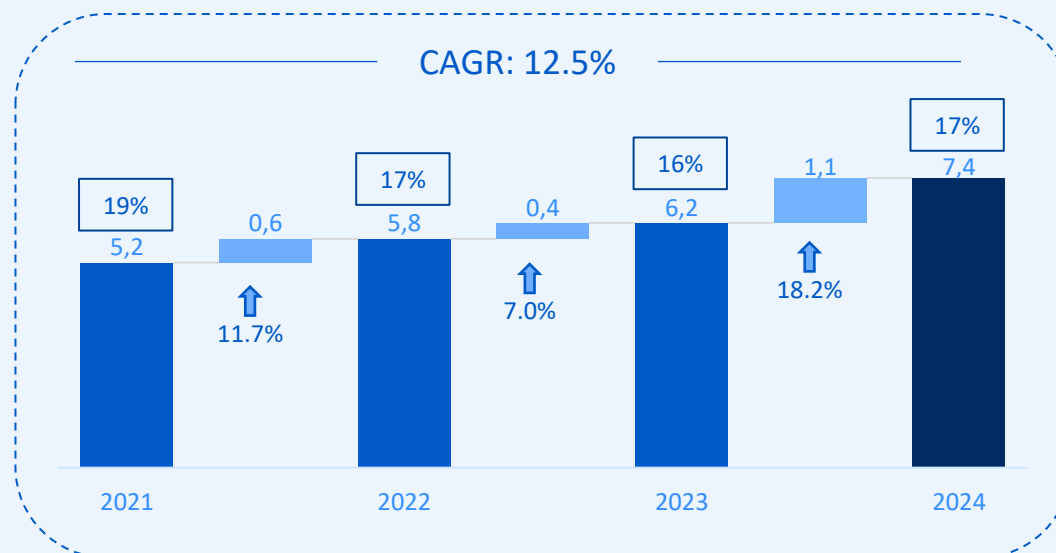
Residential Business Unit Revenue and EBITDA Increase Driven by Acquisitions and Recurring Income

Revenue in EUR million



- Residential business segment revenue accelerated following the successful acquisitions of Servico and Inservis in 2022.
- From 2022 to 2024, revenue growth was primarily organic, driven by the Group's stable and recurring business model.

EBITDA in EUR million and margin in %



- The Servico acquisition in 2022 lowered Group's EBITDA margin, as the portfolio includes recently built properties that require less maintenance, generating lower revenue per managed property m² initially.

Legend:

Margin

Annual total, EUR

Annual change, EUR

Latest year data, EUR



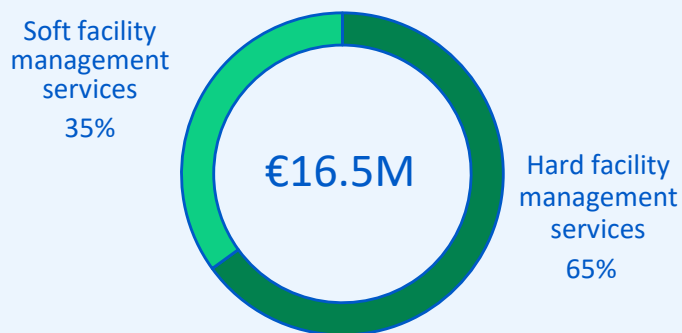
Annual growth, %



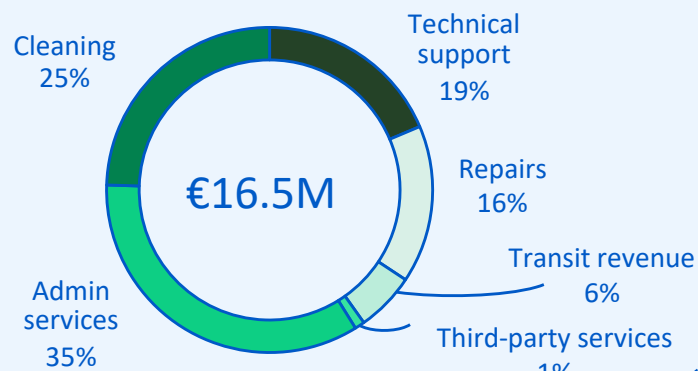
Annual decline, %

Commercial Business Unit Takes Care of More Than 1,600 Commercial Clients, Generating € 16.5M Revenue

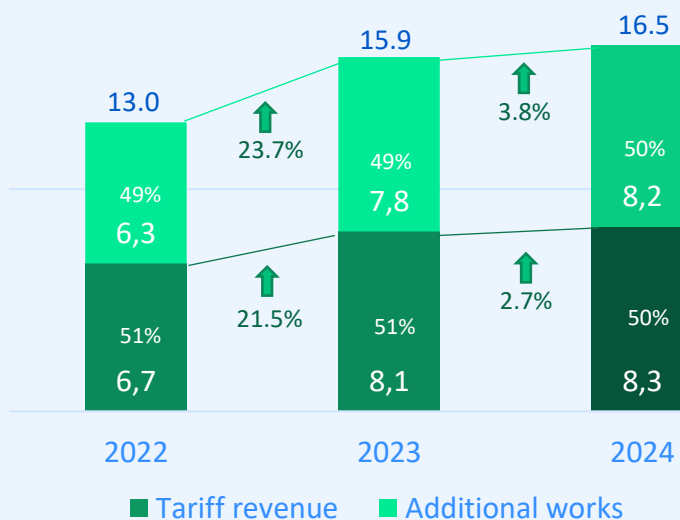
Revenue composition by service type, 2024



Revenue composition by specific service, 2024



Revenue composition by contract type, EUR million



Hard facility management services

- Heating, Ventilation, and Air Conditioning systems maintenance
- Maintenance of electrical systems
- Maintenance of heating systems
- Maintenance of water supply and sewage systems

- Maintenance of fire protection systems
- Maintenance of gas systems
- Maintenance of security systems
- Technical supervision
- Maintenance of solar panels

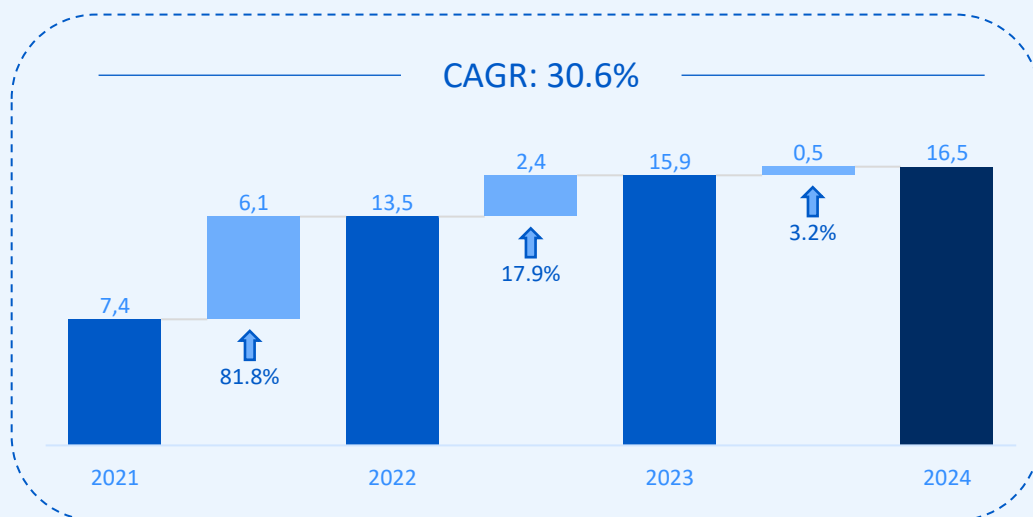
Soft facility management services

- Automation (BMS)
- Audit of services
- Emergency support 24/7
- Indoor cleaning
- Cleaning of the territories

- In 2024, **new managers** have been appointed in both Latvian and Lithuanian markets, The company has accelerated its growth in **cleaning services**. Further **focus on growth** is expected in the future.
- Around 80% of revenue is easily predictable or recurring.

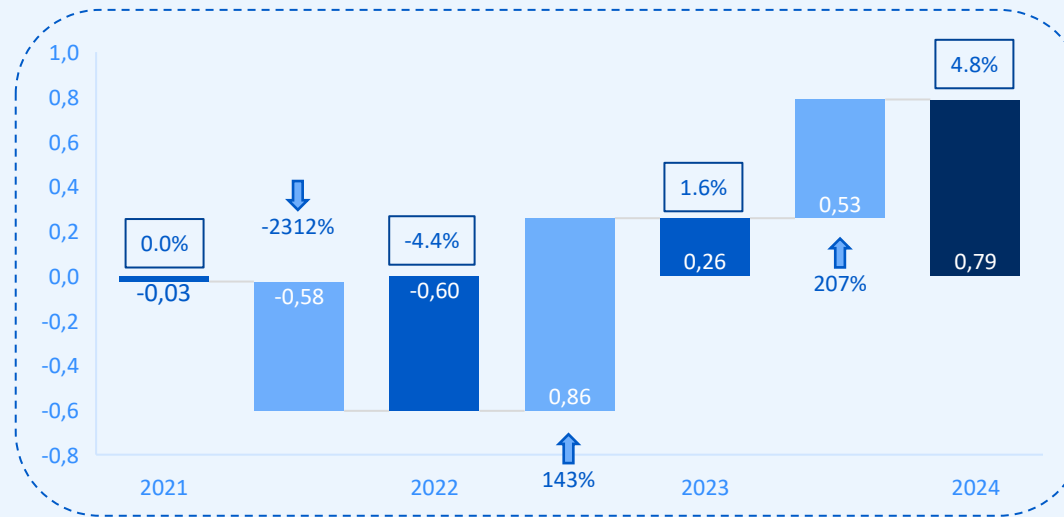
Transforming Commercial Business Unit Performance: Revenue Doubles and EBITDA Turns Positive

Revenue in EUR million



- Commercial revenue growth accelerated after the successful Inservis acquisition in 2022 and business volume increase.
- Growth was also driven by experienced leadership: strategic decision-making and execution of services have enhanced operational efficiency, improved client relationships, and strengthened the segment's reputation.

EBITDA in EUR million and margin in %



- Year 2023 numbers are excluding non-cash one-off impairment charges of EUR 1.2m (the charges related to Latvian company Civinity Solutions SIA).

Legend:

Margin

Annual total, EUR

Annual change, EUR

Latest year data, EUR



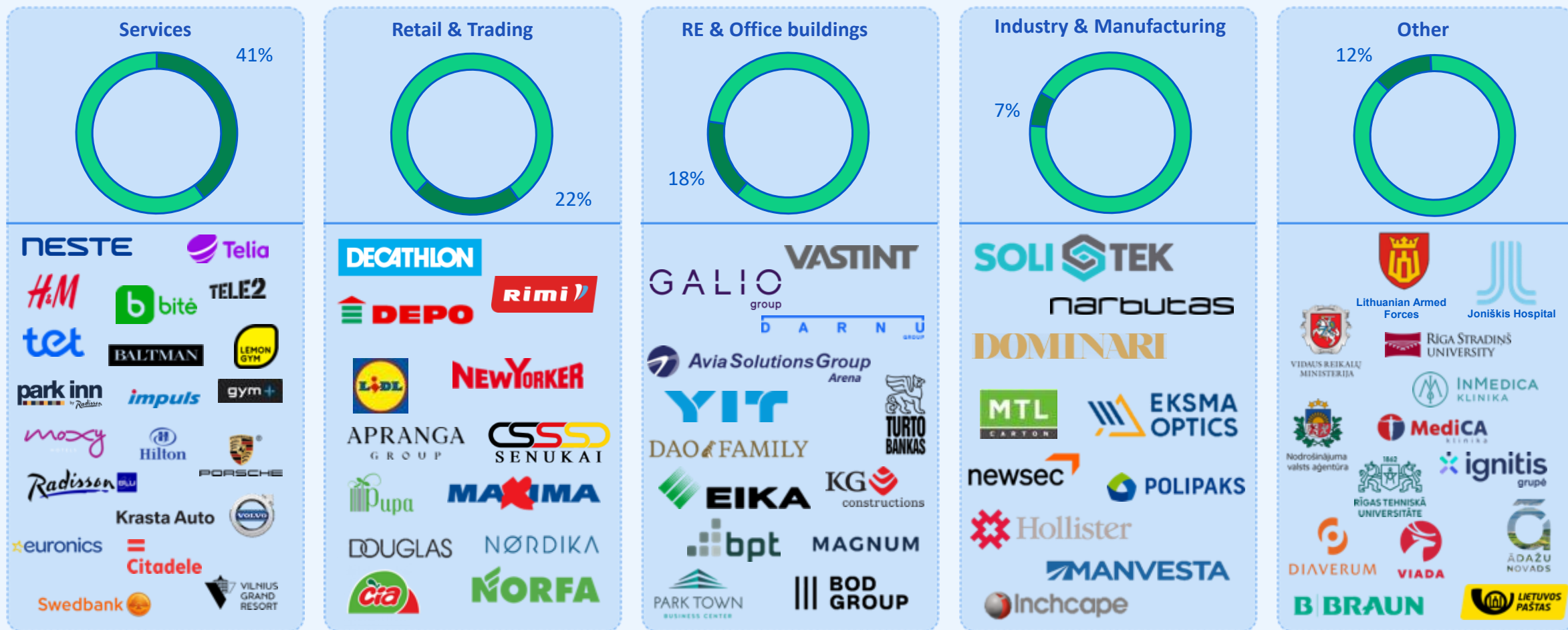
Annual growth, %



Annual decline, %

Serving Industry Leaders Across Five Key Segments – 2024

Revenue Shares by Commercial Client Industry

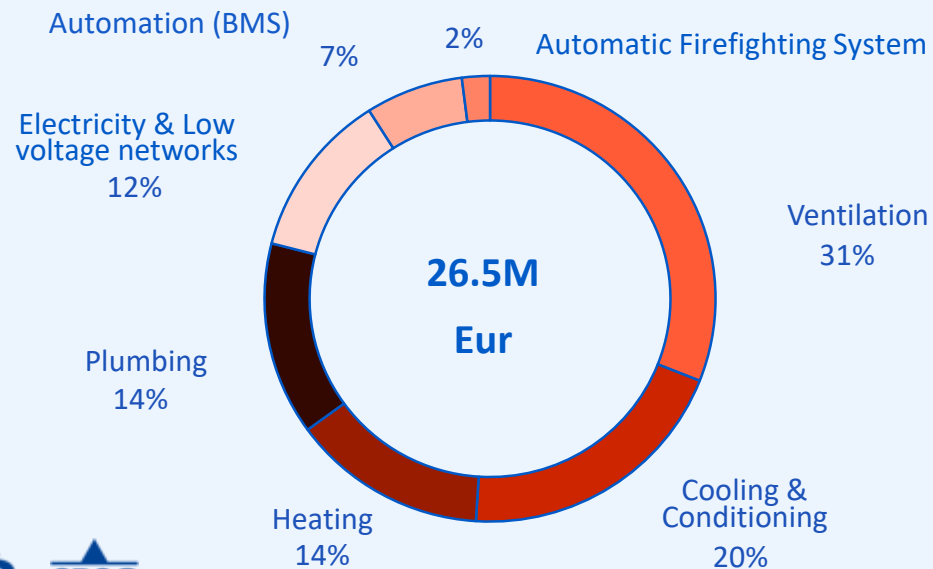


Engineering Business Unit Provides Full-Scope Engineering Solutions, Generating € 26.5M Revenue

- Civity assists clients throughout all stages of the construction project starting from initial planning and design till systems installation.
- Civity Engineering holds all required licenses and complies with various industry specific certificates. The Group employs highly qualified and certified specialists, including 6 project managers, 7 project engineers, and 9 construction managers.
- Part of services are sub-contracted based on need.



Revenue contribution, 2024



Heating



Ventilation



Cooling (air conditioning)



Plumbing



Automatic Firefighting System (AFS)



Automation (BMS)



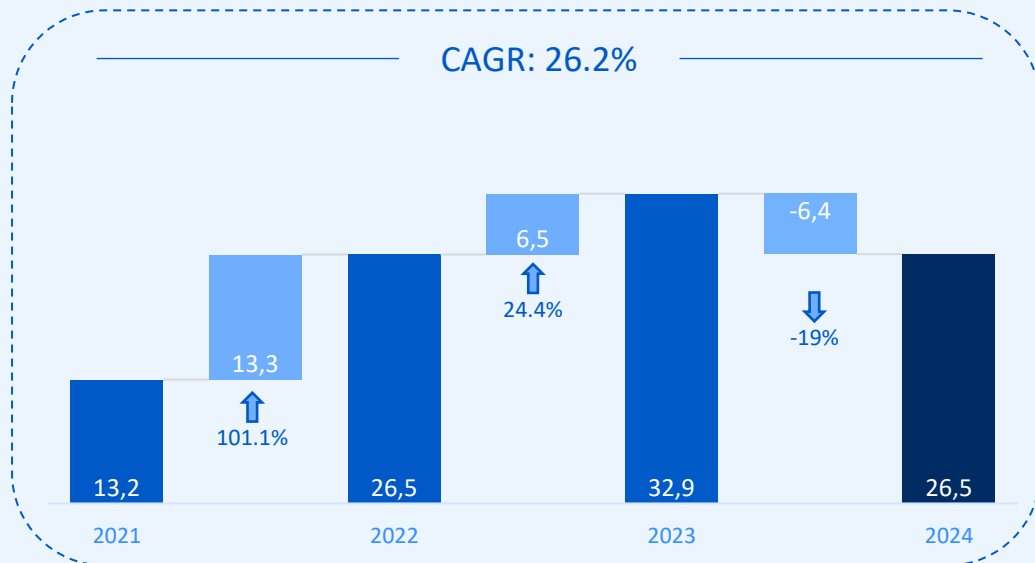
BIM Design (3D)



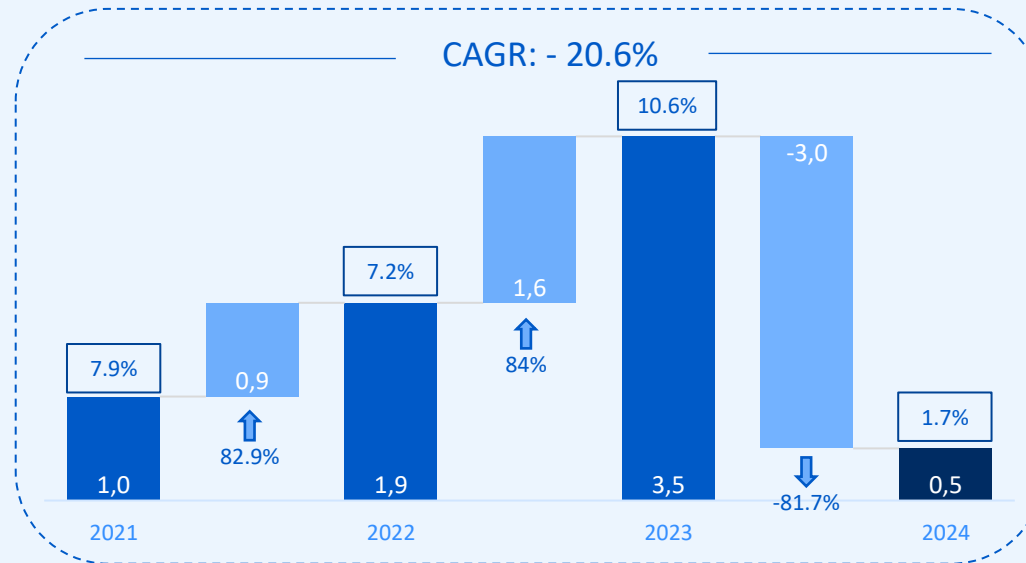
Electricity & Low voltage networks

Civinity Engineering: €26.5M Revenue in 2024, Margin Decline Reflects Industry Cycle

Revenue in EUR million



EBITDA in EUR million and margin in %



- In 2018, Civinity Group expanded its range of services offering following the acquisition of UAB Dizaja, a local Lithuanian engineering company with a turnover of €6 million.
- Since then, revenue from engineering solutions has increased substantially due to organic growth, reaching €26.5 million in 2024.
- The revenue decrease in 2024 reflected a slowdown in the construction sector, which is the most cyclical part of the business.

- 2024 sales and EBITDA margin decrease relates to low point in the cycle for the industry, with margin decreasing from 10.6% to 1.7% since 2023.

Legend:

Margin

Annual total, EUR

Annual change, EUR

Latest year data, EUR



Annual growth, %

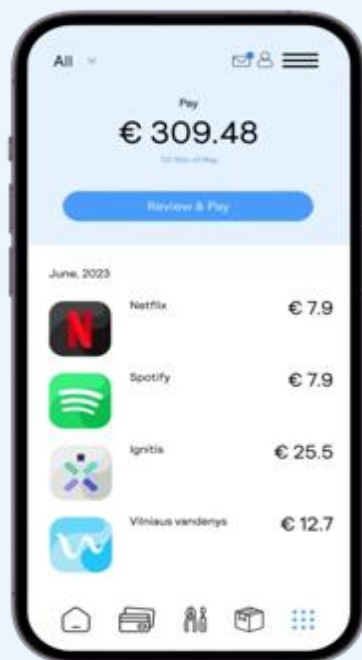


Annual decline, %

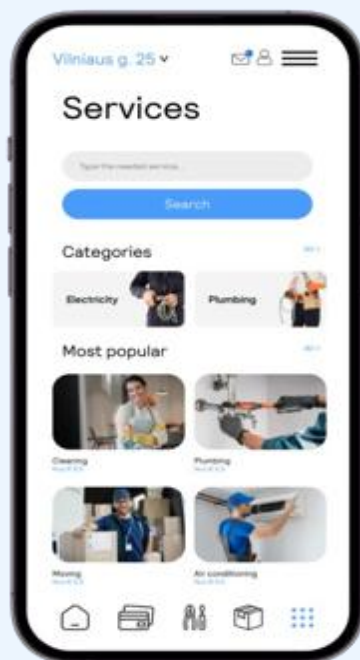
Digitalisation Journey[®]

Civinity Group Started the Journey From Facility Management to Digital Urban Life Solutions

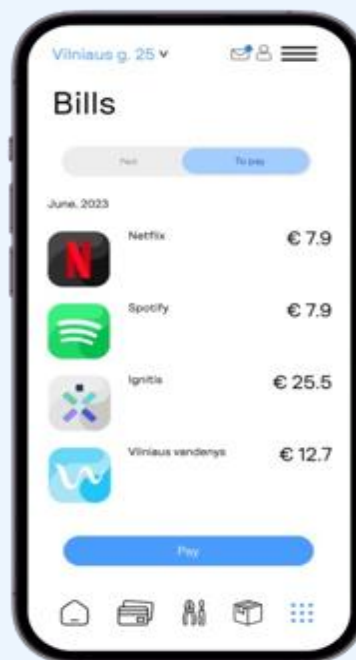
- The Group is expanding from facility management into broader urban life services, starting with digital solutions. **The first major investment in this new direction is the mobile application Mobilly.**
- It aims to offer convenient, user-friendly solutions by creating digital platforms and applications that **simplify everyday household management.**
- The Payments solutions segment, acquired in 2024, **generated EUR 2.52 million in revenue, EUR 1.72 million in gross profit, and EUR 0.82 million in EBITDA.**
- The Group's core business was built around providing services to urban clients through property management and maintenance.
- By expanding its services, the Group **seeks better solutions for existing clients and synergies between business lines.**
- This segment marks a **strategic expansion into a new business area**, offering potential for future growth and synergies.



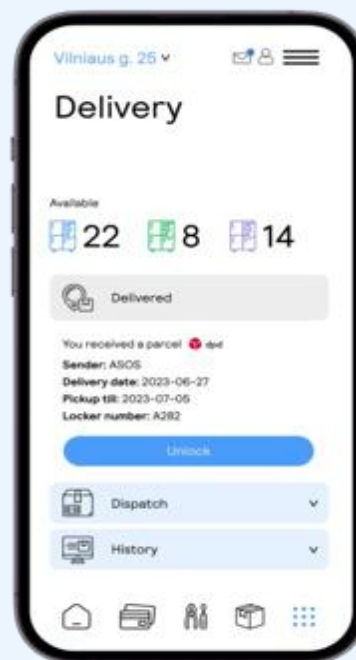
Payments



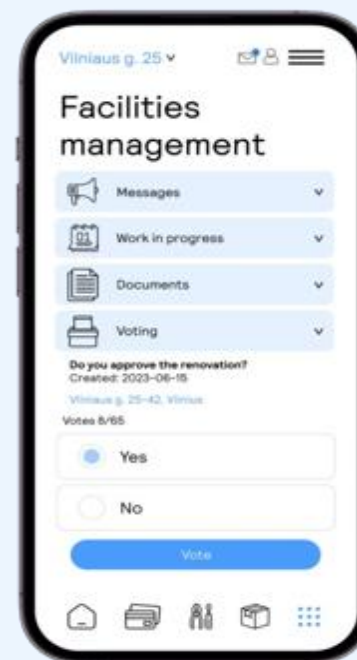
Household services



Bills



Delivery



Self-service



Charging points

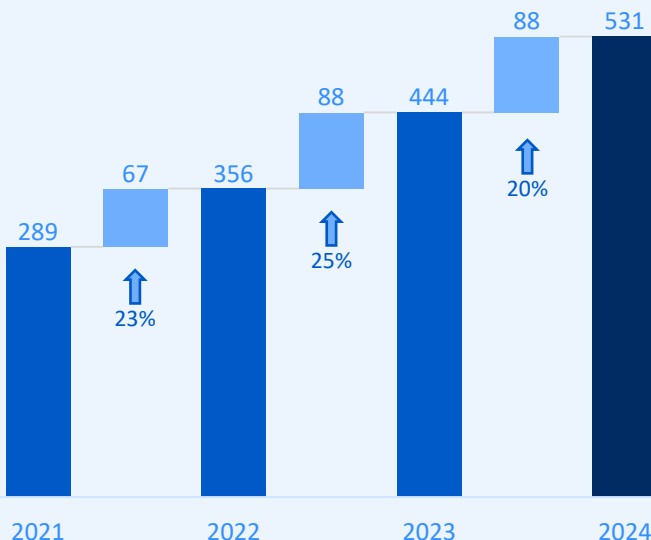


Payment Solution Mobilly is a Major Group's Step into Digitalisation

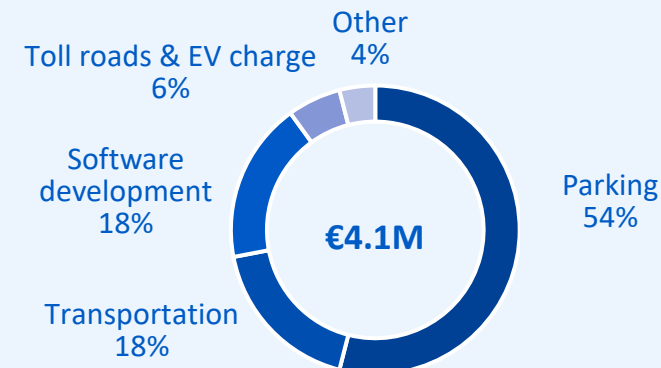
Mobilly Overview & Growth Strategy

- Mobilly operates in Latvia with an **electronic money license (EMI)**.
- **One of the most recognized apps in Latvia**, enabling users to pay for parking, public transport, EV charging, taxis, train and bus tickets, entry fees (Jurmala), donations, and other services.
- **Trusted partner for municipalities.**
- In collaboration with Civity, Mobilly aims to achieve **cost and revenue synergies, expand the customer base, introduce new services** (such as billing and financial solutions), and **pursue geographical growth.**

Number of unique clients in thousands



Pro Forma Revenue split by services in 2024



Pro Forma EBITDA margin in 2024 30%

Most of the revenue comes from parking services, but other transportation and software development also contribute to the overall sales.

Mobilly App: Current & Future Services

Developed

- Parking
- Transport ticket payments (city and intercity)
- Various goods & services
- Electric vehicle charging



Mobilly App

In the near future, the company aims to grow sales of existing services, introduce several new product offerings, and expand into markets beyond Latvia.



Financial Position[®]

Since 2022, the Group's Revenue Increased by €17.3M, Residential and Commercial Segments - Key Growth Pillars

Profit and loss statement (EUR '000)

	2022	2023	2024
Revenue	71,233	87,705	88,481
Cost of sales	(56,846)	(72,091)	(70,812)
Gross profit	14,387	15,614	17,669
Distribution expenses	(443)	(497)	(728)
Administrative expenses	(12,238)	(10,903)	(12,607)
Other gains (losses)	170	283	152
Operating profit	1,876	4,497	4,486
Finance income	110	114	242
Interest expenses	(913)	(1,071)	(1,921)
Profit before income tax	1,073	3,540	2,806
Income tax expenses	(294)	(967)	(536)
Profit for the period	779	2,573	2,270
Pro Forma EBITDA*	4,121	6,993	7,440

*Pro Forma EBITDA includes full 2024 results of Mobilly

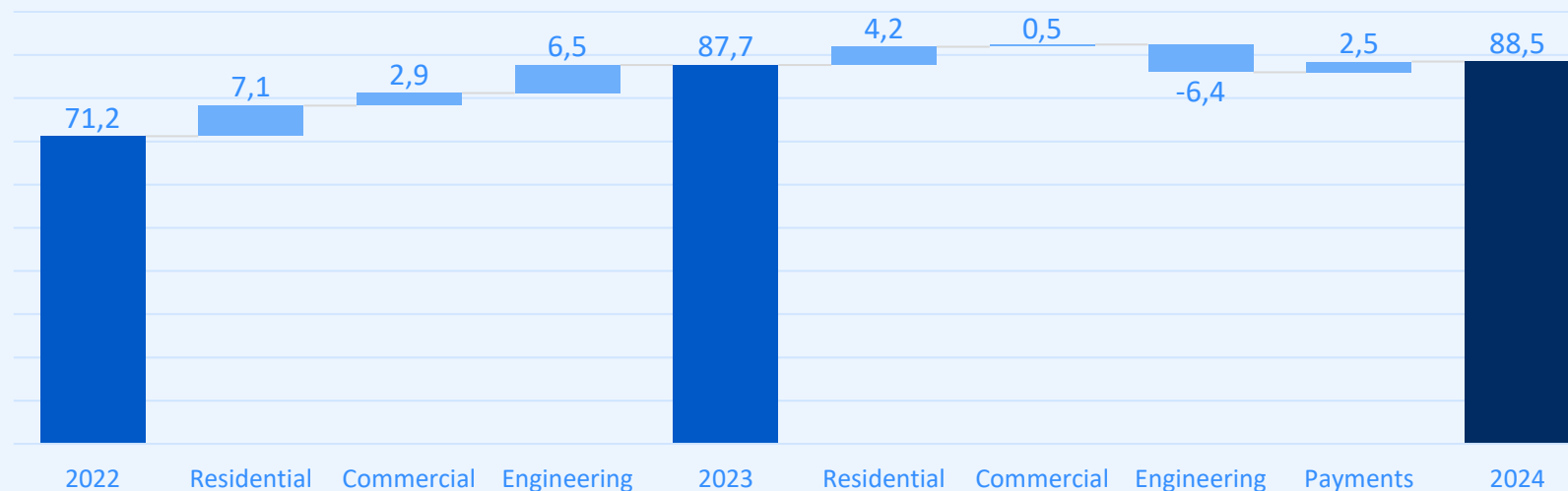
Legend:

Annual total, EUR

Annual change, EUR

Latest year data, EUR

Revenue bridge by segments in EUR million



- Strong organic growth in Residential segment revenue in 2024
- Engineering segment revenue decreased due to low point in cycle of the industry
- New Payments segment added in 2024

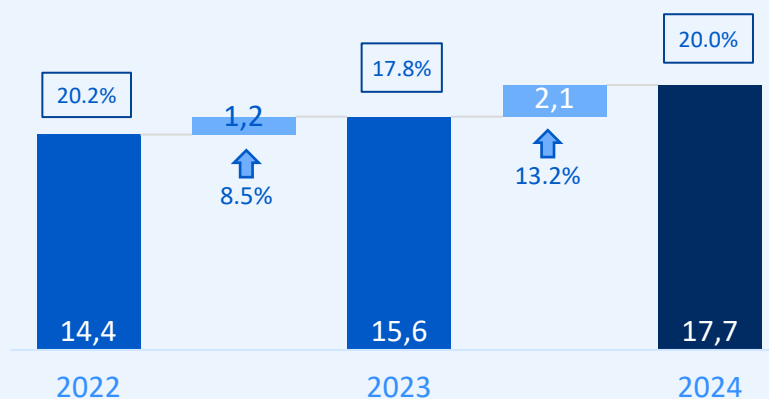
Profit and Loss Statement: Consistent Profit Growth with 20% Gross Profit Margin and €7.4M Pro Forma EBITDA in 2024

Profit and loss statement (EUR '000)

	2022	2023	2024
Revenue	71,233	87,705	88,481
Cost of sales	(56,846)	(72,091)	(70,812)
Gross profit	14,387	15,614	17,669
Distribution expenses	(443)	(497)	(728)
Administrative expenses	(12,238)	(10,903)	(12,607)
Other gains (losses)	170	283	152
Operating profit	1,876	4,497	4,486
Finance income	110	114	242
Interest expenses	(913)	(1,071)	(1,921)
Profit before income tax	1,073	3,540	2,806
Income tax expenses	(294)	(967)	(536)
Profit for the period	779	2,573	2,270
Pro Forma EBITDA*	4,121	6,993	7,440

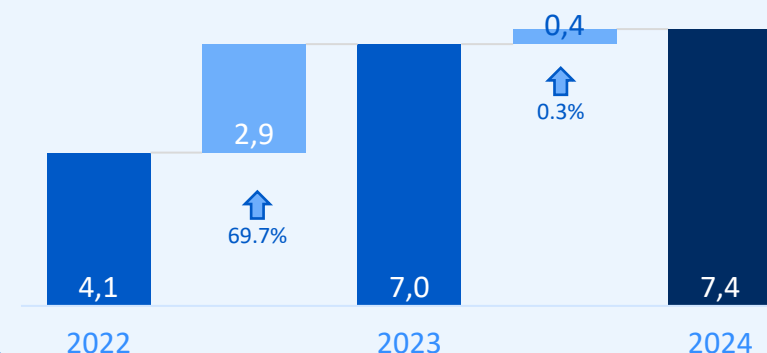
*Pro Forma EBITDA includes full 2024 results of Mobilly

Gross profit in EUR million and margin in %



- Despite lower margins in Engineering other Group's segments generated better gross profit.
- New Payment segment added with much higher profitability level

Pro Forma EBITDA in EUR million



- In 2024, Pro Forma EBITDA adjustments were driven by the Mobilly acquisition costs and the full-year impact of its operations.
- Operating expenses include EUR 0.4M related to the Mobilly acquisition cost.

Margin

Annual total, EUR

Annual change, EUR

Latest year data, EUR



Annual growth, %



Annual decline, %

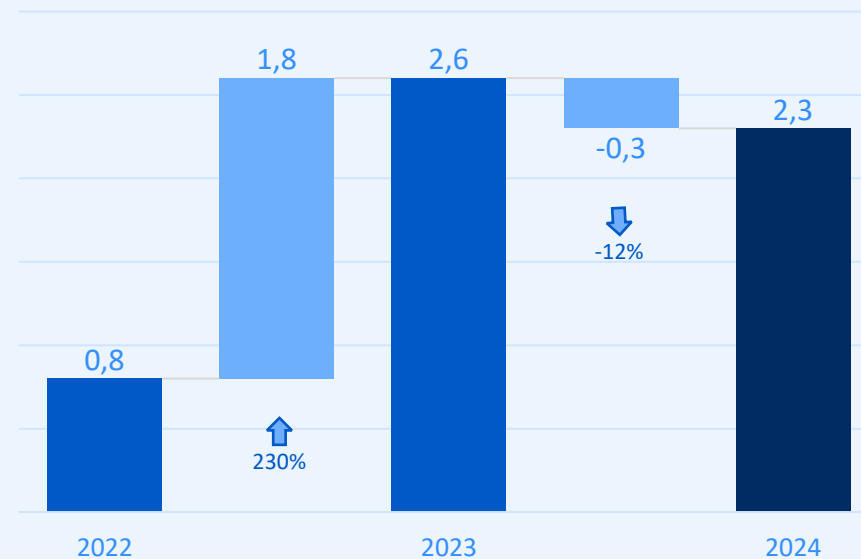
Net Profit Significantly Increased from 2022

Profit and loss statement (EUR '000)

	2022	2023	2024
Revenue	71,233	87,705	88,481
Cost of sales	(56,846)	(72,091)	(70,812)
Gross profit	14,387	15,614	17,669
Distribution expenses	(443)	(497)	(728)
Administrative expenses	(12,238)	(10,903)	(12,607)
Other gains (losses)	170	283	152
Operating profit	1,876	4,497	4,486
Finance income	110	114	242
Interest expenses	(913)	(1,071)	(1,921)
Profit before income tax	1,073	3,540	2,806
Income tax expenses	(294)	(967)	(536)
Profit for the period	779	2,573	2,270
Pro Forma EBITDA*	4,121	6,993	7,440

*Pro Forma EBITDA includes full 2024 results of Mobilly

Profit for the period in EUR million



Legend:

Annual total, EUR

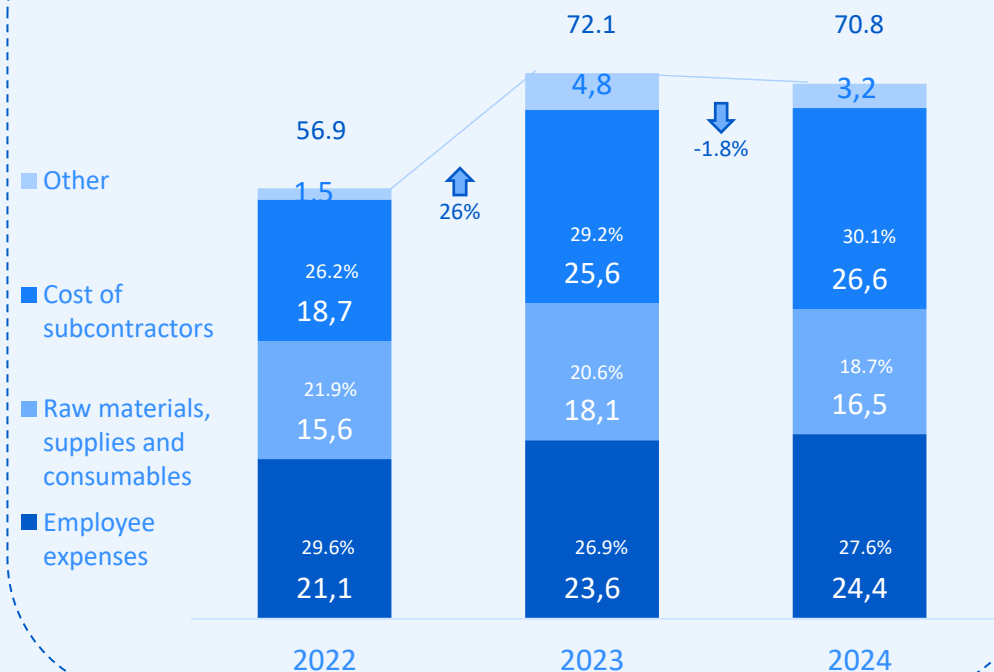
Annual change, EUR

Latest year data, EUR

- Despite lower margins in Engineering other Group's segments performance was strong
- Net interest expenses rose mainly due to the Mobilly acquisition funded through private bonds.
- Since the acquisition in August 2024, Mobilly operations have already contributed EUR 0.6M to Group's consolidated bottom line.

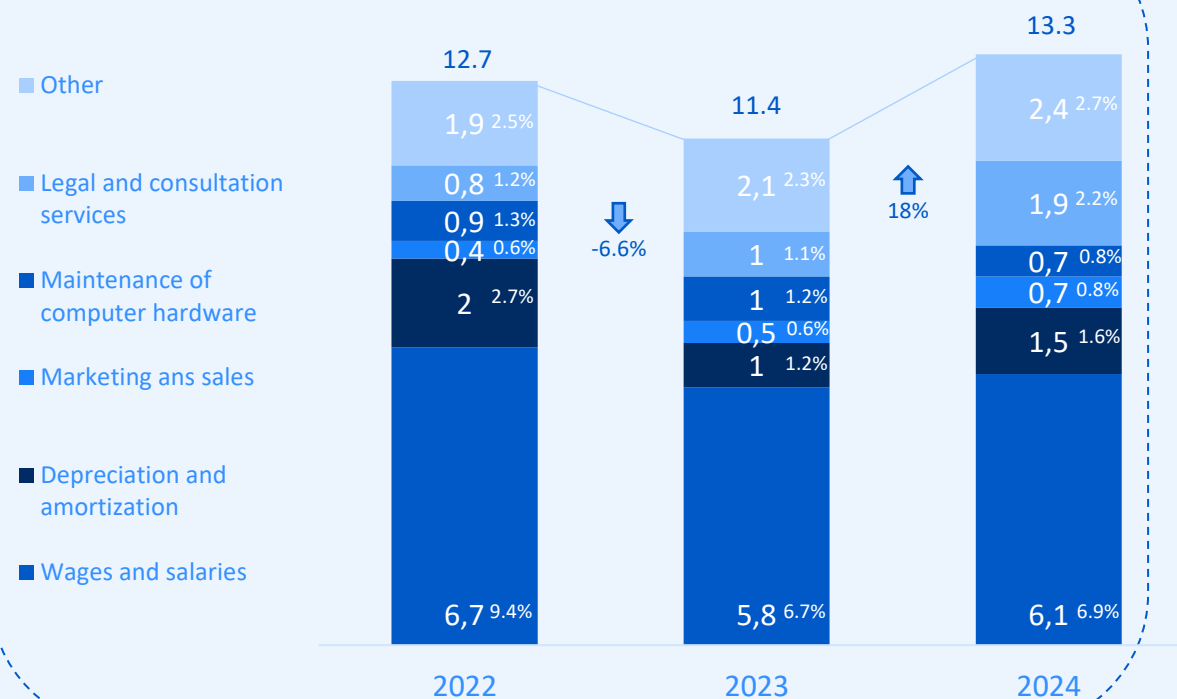
Employee Salaries Constitute One of the Largest Part of Total Expenditure, though Efficiency is Increasing

Cost of sales in EUR million and share of Revenue



- The majority of cost of sales consist of employee expenses, subcontractor costs and raw material costs.
- The composition of costs has been steady in recent years.

Distribution and administrative expenses in EUR million and share of Revenue



- Wages and salaries constitute the largest portion of administrative expenses, although their share is decreasing.
- Increased Legal and Consultation expenses, partly due to M&A activity.

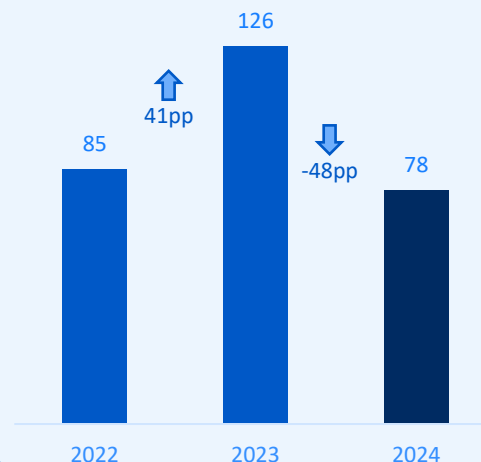
Stronger Equity Base and Strategic Liquidity Shift Ahead of 2025 Bond Events

Balance sheet (EUR '000)

	2022	2023	2024
Non-current assets	27,491	24,521	32,197
Current assets	26,535	31,548	29,226
Total assets	54,026	56,069	61,423
Non-current liabilities	6,705	13,652	4,784
Current liabilities	38,146	30,938	43,648
Total liabilities	38,146	30,038	43,648
Equity	9,174	11,478	12,990
Cash and equivalents total	6,212	6,215	7,118
Restricted cash	4,353	4,499	4,665
Debt	15,171	14,477	19,236
Net debt	13,312	12,760	16,783

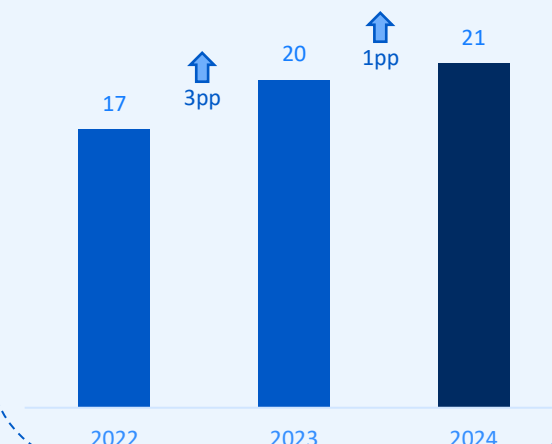
*For Modified Liquidity Ratio calculation Group reclassifies 78% of accumulated funds as non-current

Modified* Liquidity ratio in pp



- Modified liquidity by moving 78% of accumulated funds by Residential clients to long term liabilities.
- Liquidity ratio decreased with both private and public bonds maturing in 2025.
- The private bond was refinanced in June 2025 with new bond maturing April 2027

Equity ratio in pp



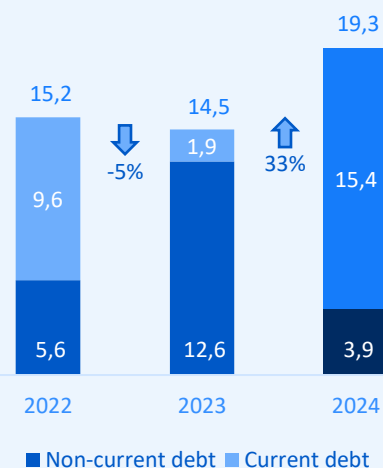
Reinvested earnings improve Equity ratio despite new acquisitions.

Stable Balance Sheet and Moderate Leverage Support Growth Strategy

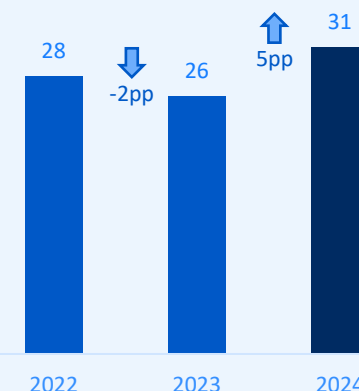
Balance sheet (EUR '000)

	2022	2023	2024
Non-current assets	27,491	24,521	32,197
Current assets	26,535	31,548	29,226
Total assets	54,026	56,069	61,423
Non-current liabilities	6,705	13,652	4,784
Current liabilities	38,146	30,938	43,648
Total liabilities	38,146	30,038	43,648
Equity	9,174	11,478	12,990
Cash and equivalents total	6,212	6,215	7,118
Restricted cash	4,353	4,499	4,665
Debt	15,171	14,477	19,236
Net debt	13,312	12,760	16,783

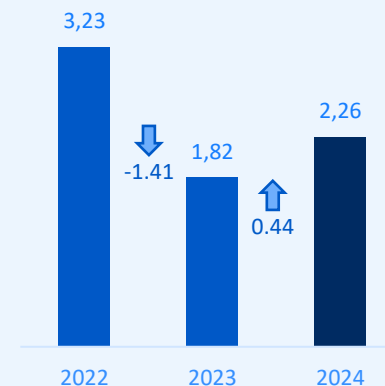
Total debt in EUR million



Debt to assets ratio in pp



Net debt to Pro Forma* EBITDA ratio



- Private EUR 5.7 million bond issued in 2024 was refinanced and additional EUR 1M for Group needs was received in June 2025 with new private bond maturing April 2027.
- Additionally, new public bonds will be issued to refinance the existing EUR 8 million bond issue.

Moderate leverage and good Group performance leaves room for future expansion through acquisitions.

*Pro Forma EBITDA includes full 2024 results of Mobilly

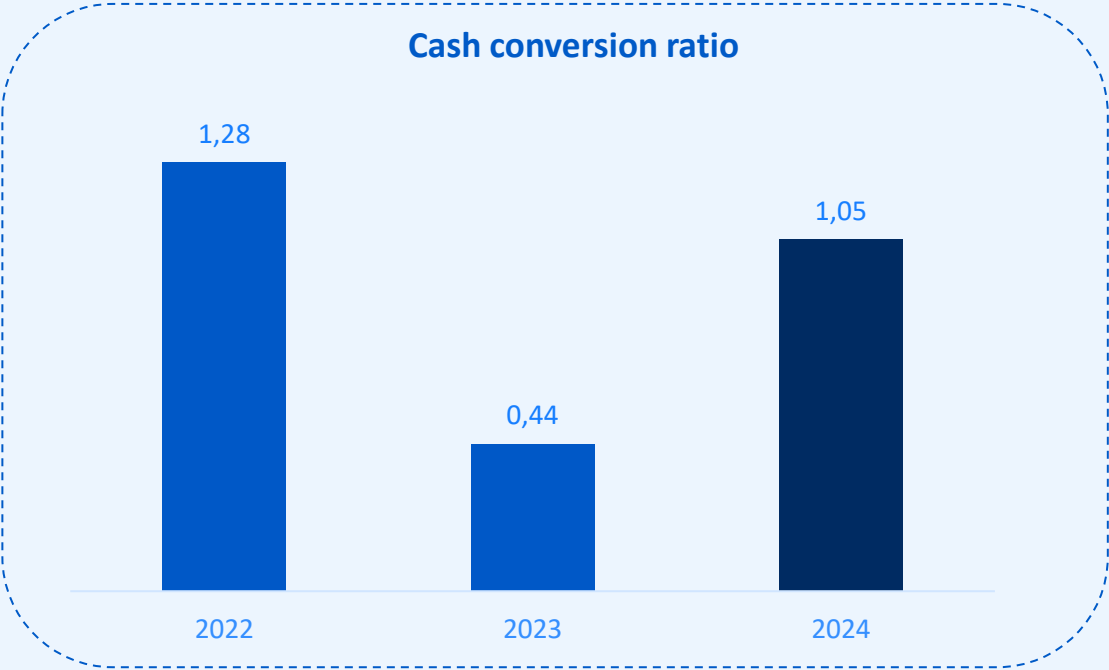
Cash Flow Rebound in 2024 Driven by Operational Strength and Controlled Investment

Cash flow statement (EUR '000)

	2022	2023	2024
Profit before income tax	1,073	3,540	2,807
Adjustments for non-cash items	3,015	5,106	4,618
Changes in working capital	1,198	(5,554)	(150)
Net cash inflow from operating activities	5,286	3,092	7,275
<i>Regular investment into property and intangibles</i>	<i>(1 044)</i>	<i>(958)</i>	<i>(1 407)</i>
Net cash outflow from investing activities	(5,550)	(678)	(6,856)
Total financing cash flow	2,348	(2,411)	485
Change in cash	2,082	3	903
Ending balance of cash	6,213	6,215	7,118

Group operates asset light business model. Strong cash generation is used to grow the business through acquisitions. In 2024 acquisition of Mobilly was executed.

Legend: Annual total, EUR Latest year data, EUR



Cash conversion ratio was calculated by dividing Net Cash from Operating Activities by EBITDA

Key Notes Issue Terms



Key Notes Issue Terms

Issuer	AB Civinity (Lithuania)
Nominal / Minimum investment	EUR 1,000 with minimal investment of EUR 100,000
General Terms and Conditions	Up to EUR 50,000,000 to be issued in tranches with First Tranche up to EUR 25,000,000
Interest rate	Fixed rate of 10%
Interest payment frequency	Semi-annually, in arrears (Act/Act convention)
Maturity date	17 July 2029
Repayment	Bullet repayment at maturity
Use of proceeds	Refinancing, M&A
Guarantees	Unsecured senior notes
Covenants	Net debt / Pro Forma EBITDA \leq 4.0, Equity ratio \geq 0.15
Information undertakings	<ul style="list-style-type: none"> Annual audited financial reports Semi-annual interim reports
Negative pledge	<ul style="list-style-type: none"> No security over assets unless Permitted Pledge
Asset disposal	<ul style="list-style-type: none"> Fair market value for assets $\geq 75\%$ cash/cash equivalents Non-cash consideration capped at EUR 1.5M or 2.0% of total assets
Limits on dividends	<ul style="list-style-type: none"> Compliance Certificate confirming no Event of Default Compliance with financial covenants after dividend payment Equity ratio remains \geq 0.20

Change of control	If current UBO ownership drops below 50%+1 share, Noteholders can redeem Notes at 101% plus accrued interest.
Type of placement	Public offer in Lithuania, Latvia, and Estonia
Put option terms	<ul style="list-style-type: none"> Noteholders can put at 101% upon Change of Control Issuer may call all at 101% if $\geq 75\%$ are redeemed
Early redemption	<ul style="list-style-type: none"> 12 month to redemption at 101%, 3 month to redemption at 100%
Subscription period	From 26 June 2025 to 10 July 2025
Issue price	100% of nominal value
Issue date	17 July 2025
Arranger and distributor	Luminor Bank AS Lithuanian Branch
Legal adviser	TEGOS (TGS Baltic)
Depository	Nasdaq CSD Lithuania
Listing	Nasdaq Vilnius Bond List
Governing law	Lithuanian law
Documentation language	English
Standards of financial statements	IFRS
Trustee	CSC (Sweden)

Appendices



Appendix: Summary of Risk Factors

Risk Group	Risk Name	Risk Level
General business risks	General economic situation	Low
General business risks	Success of investment projects	Medium
General business risks	Catastrophic events and war	Medium
Operational risks	Dependence on external financing	High
Operational risks	Company's liquidity	Medium
Operational risks	Strategic implementation risk	Low
Operational risks	Holding structure cash dependency	Low
Operational risks	Tariff regulation in Lithuania	Low
Operational risks	Client liability risk	Low
Operational risks	Reputation and media coverage	Low
Operational risks	Acquisition and integration risk	Medium
Operational risks	IT and counterparty dependency	Low
Operational risks	Cybersecurity risks	Low
Market and macroeconomic risks	Inflation	Low
Market and macroeconomic risks	Competition	Medium
Market and macroeconomic risks	Interest rate risk	Low
Legal and regulatory risks	Compliance with legal acts	Medium
Legal and regulatory risks	Health and safety obligations	Low
Legal and regulatory risks	Licence risk – SIA Mobilly	Low

Appendix: Summary of Risk Factors

Risk Group	Risk Name	Risk Level
Notes-related risks	Modification and waivers	–
Notes-related risks	Issuer’s credit risk	–
Notes-related risks	Refinancing risk	–
Notes-related risks	No active trading market	–
Notes-related risks	Interest rate changes on Notes	–
Notes-related risks	No guarantee or security	–
Notes-related risks	Early redemption by issuer	–

Residential Business Unit

Market Positioning and Competitor Comparison

CEE

- Estimated size of Facility Management and Engineering services in the Central and Eastern Europe is around €20bn¹.
- Thus, significant growth potential for Civity could be realized through acquisitions and engineering projects execution for the existing clients.
- Despite the presence of international players, there are not many fully integrated facility management providers in CEE.
- Small and medium-size companies are typical in this region.
- Facility Management market consolidation is a visible trend in Western Europe, but there is still low concentration in CEE countries.

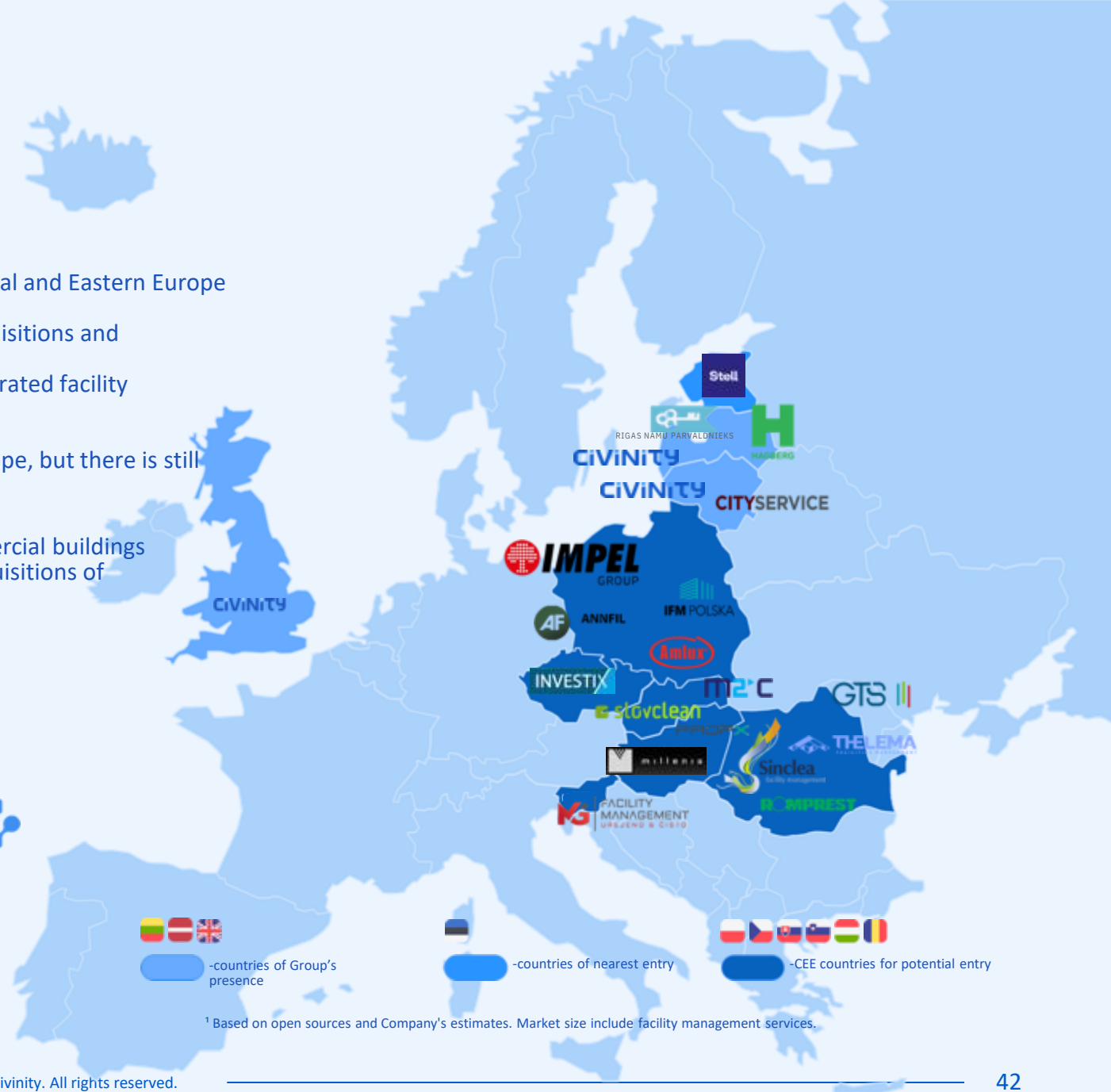
Position

- The Group holds one of a leading market positions in residential and commercial buildings administration by revenue in the Baltics and continues to grow through acquisitions of regional players and technical service providers.

Global players present in CEE



Regional market players



Engineering Business Unit

Selected Completed Projects



Paupys

Residential

Commercial

5.11 mln €

30 100 m²

105 weeks

Vilnius,
Lithuania


Value



Area



Programme



Location

- The first Lithuanian real estate project nominated at the prestigious MIPIM awards. Includes 9 residential and 2 business districts. The main 30,000 sq. m. business area includes a separate non-standard building with an impressive atrium and another building with customised spaces, as well as conference and arts areas.

Challenges

- The biggest challenge was that Civinity had to simultaneously design and install engineering systems for buildings of various purposes with different requirements.



Business Garden

Commercial

11.65 mln €

54 775 m²

133 weeks

Vilnius,
Lithuania


Value



Area



Programme



Location

- Business Garden is a modern commercial hub in Vilnius. The 54 775 sq. m. business centre is an example of clever architecture and ergonomic technologies that create comfortable, eco-friendly workspaces. The highlight of the building is sustainable construction and energy-saving facilities that allow significant savings in maintenance costs and meet LEED Platinum certification requirements.

Challenges

- The biggest challenge was the size of the object and the very tight deadlines. During the construction, Civinity had to use 33 small subcontractor companies and manage up to 250 installers at the facility at the same time.



Sugarhouse Island

Commercial

13.87 mln €

31 631 m²

130 weeks

London,
UK


Value



Area



Programme



Location

- Sugar House Island fuses original east London with the delights of the City, inspired by its rich history and unique location. The 26-acre site is a new mixed-use development that will host 1200 homes, 58 000 sq. m. of office and retail space, a new school, and a hotel, all bound by water.

Challenges

- The biggest challenge was a new country, a new market with local requirements and BREXIT. It was necessary to quickly understand the construction rules of the local market, establish new relationships with suppliers of materials and equipment, and find a workforce.

Contact Information



Tomas Staškūnas



CFO



tomas.staskunas@civinity.com



Virgeda Jackaitė



CEO



virgeda@civinity.com