CIVINITY

2026

CIVINITY Group's performance overview

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CIVINITY

Presenter

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Civinity in a nutshell

Facility management business for 20+ years. 1,865 employees across 5 countries (LT, LV, UK, HR, SI)

Proven business model with significant share of recurring cash flow

Growing through acquisitions

Operating in

- Lithuania
- Latvia
- Croatia
- Slovenia
- UK



80%+ recurring revenue in residential and commercial business units

91% cash conversion rate, 2025

€121.3M pro forma revenue**

€9.7M pro forma EBITDA**

- €15.1M → €121.3M
  Revenue growth in last ten years
- Multiple acquisitions allow to branch into new business segments and new geographies
- €65M
  Value of bonds issued since 2017
- Experience with listing on Nasdaq

** 2025*
*** As of H1 2026*

Group at a glance – operating segments and geographies

Civinity is the leading Nasdaq-listed smart building maintenance and engineering solutions group with 30+ years of experience, present in the Baltics and with growing presence in UK and the Southern Europe.

CIVINITY

Core competencies, pro forma revenue share*

39.2%

Apartment buildings administration & management (B2C)

- CIVINITY Namai
- SERVICO PASTATŲ PRIEŽIŪRA
- CIVINITY Mājas

31.2%

Commercial & public Facility Management (B2B)

- CIVINITY Solutions
- CIVINITY Facility management
- Valandinis
- METUS

24.0%

Engineering solutions design & installation

- CIVINITY Engineering
- IONICA SERVISS

** 2026 H1, pro forma LTM results*

Uncontested Market Space

5.6%

MOBILLY

Digital projects – payments and other digital services in the pipeline

Offering customers convenient Digital solutions.

Creating digital platforms and applications that simplify everyday household management.

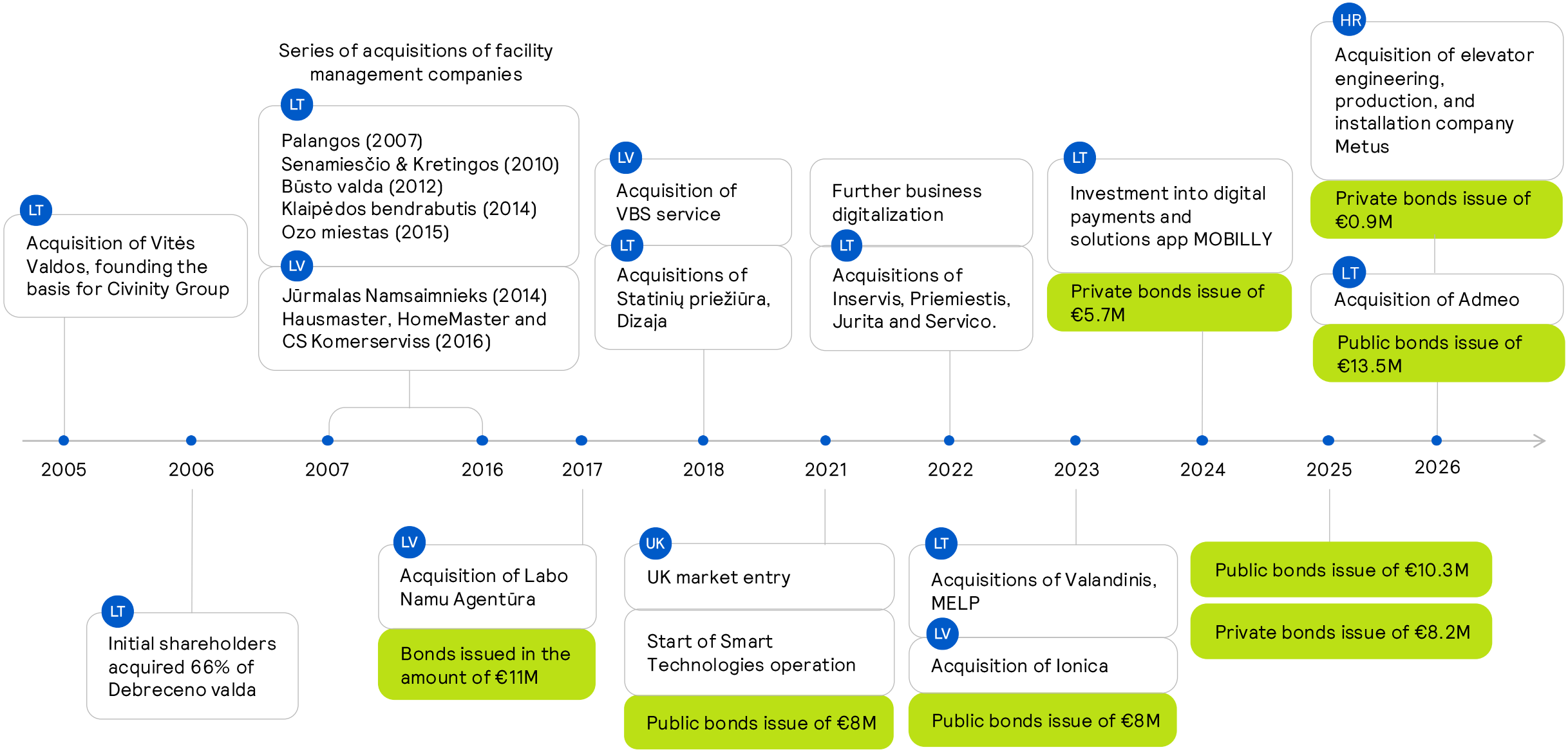
Smart Green City by CIVINITY

Investments in PropTech & infrastructure

Investing in and collaborating with PropTech market players to offer the customers state-of-the-art services and experiences.

Civinity is a co-founder and board member of the Lithuanian PropTech Association.

Acquisitions have been a key driver of expansion for 20+ years



Acquisition targets we are working on for 2026-2027

10+
M&A targets

€55M
Total investment required

€80M
Total revenue of the targets

€15M
Total pro forma EBITDA of the targets

Most of the profit being reinvested

- The Baltics
- Sweden
- Finland
- Poland
- Hungary
- Slovenia
- Croatia
- Romania



Business sectors

- Facility management
- Digital and payment solutions
- B2B services

Completed acquisitions

Admeo (LT)

Residential FM
Revenue, 2025 – €3.1M
Buildings managed – 140

Metus (HR, SLO)

Elevator production, installation & maintenance
Revenue, 2025 – €19M

Key bond issue information

Bond issue terms

Issuer	AB CIVINITY
Programme	up to EUR 50,000,000
Tranche amount	up to EUR 8,000,000, with the possibility to increase the amount subject to the demand
Format	Unsecured
Subscription period	from 5 November 2026 to 20 November 2026
Issue date	27 November 2026
Maturity date	17 July 2029
Coupon rate / yield	fixed coupon rate of 10% / yield 10.0%
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)
Auditor	UAB PricewaterhouseCooper
Arranger and dealer	Luminor Bank AS (represented within the Republic of Lithuania by Luminor Bank AS Lithuanian Branch)
Legal counsel	Tegos

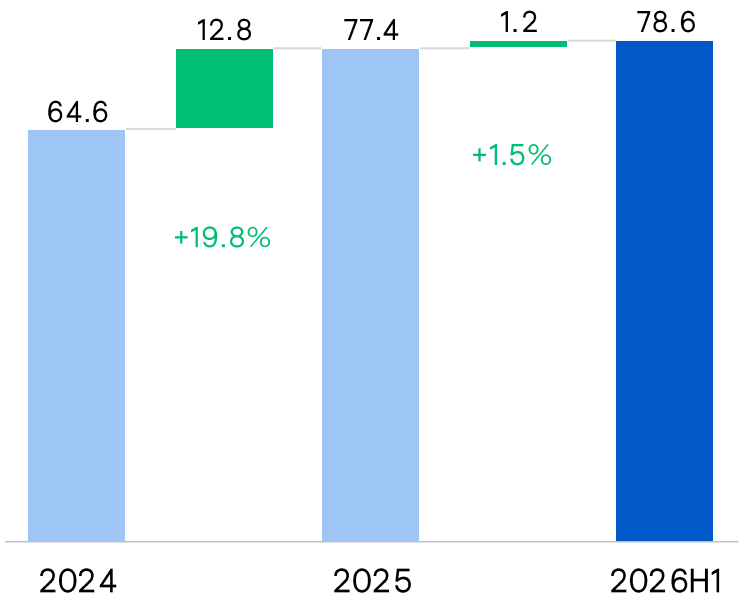
Key undertakings

Use of proceeds	▪ Funding of mergers and acquisitions activities
Financial covenants	▪ Equity ratio: minimum 15% at all times ▪ Net debt to Pro Forma EBITDA ratio: maximum 4.0
Negative pledge	▪ No security over assets except Permitted Pledge
Limits on dividends	▪ Compliance Certificate confirming no Event of Default ▪ Compliance with financial covenants after dividend payment ▪ Equity ratio remains ≥ 0.20
Asset disposal	▪ Fair market value for assets ▪ ≥ 75% cash / cash equivalents ▪ Non-cash consideration capped at EUR 1.5M or 2.0% of total assets

Expansion diversifies revenue base, with Lithuania accounting for 65% of pro forma LTM revenue

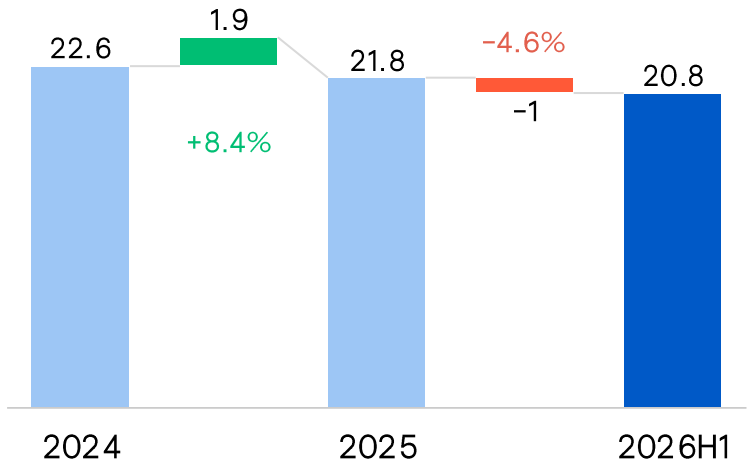


Revenue bridge – Lithuania, in Eur million*



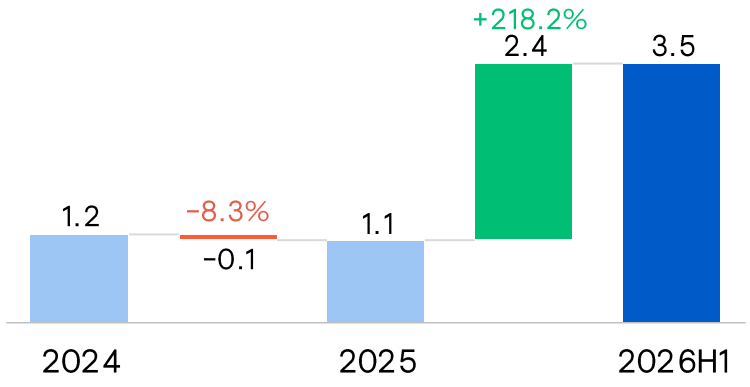
Lithuania remains the Group's largest market, supported by established residential, commercial and engineering operations. Following strong growth in 2025, revenue remained broadly stable over the latest 12-month period.

Revenue bridge – Latvia, in Eur million*



Latvia remains a key market for residential and commercial facility management, engineering and digital payment services. Revenue declined moderately over the latest 12-month period, highlighting opportunities for operational improvement and portfolio growth.

Revenue bridge – UK, in Eur million*

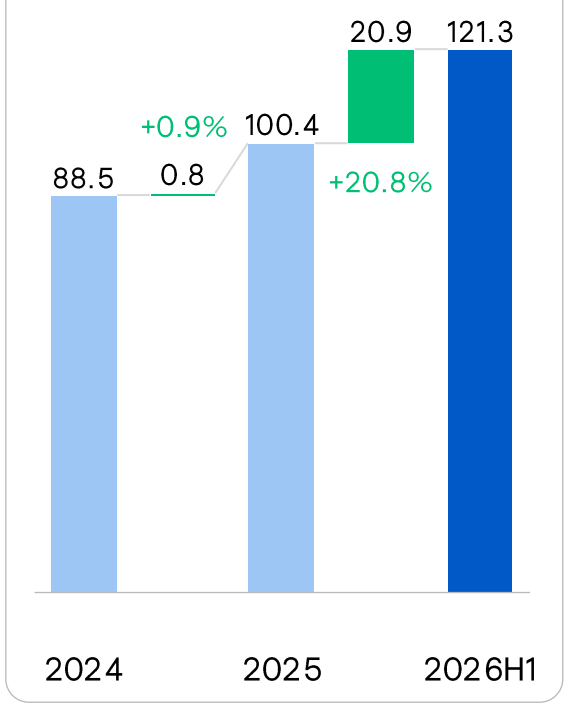


UK engineering revenue recovered strongly, reflecting the project-based nature of the business. The existing project portfolio provides opportunities for further growth, although revenue remains sensitive to project delivery schedules.

** 2026 H1, pro forma LTM results*

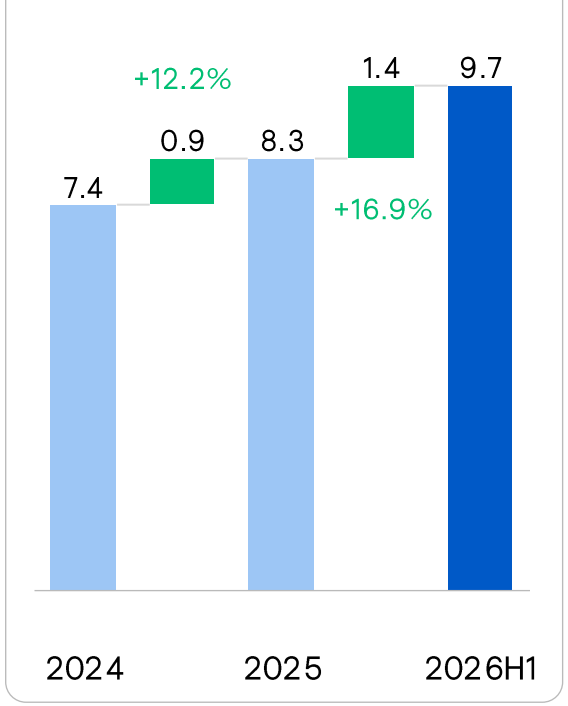
Revenue and EBITDA growth support Civinity group's continued expansion, with leverage remaining safely within covenant limits

Pro forma revenue, EUR million*



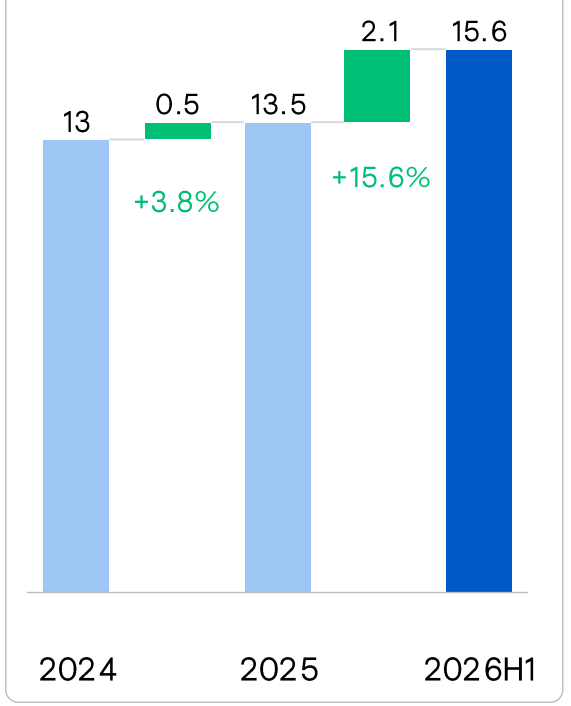
Pro forma LTM revenue reached €121.3 million, up 31.4% year on year, reflecting growth in existing operations and the contribution of the Metus acquisition.

Pro forma EBITDA, EUR million*



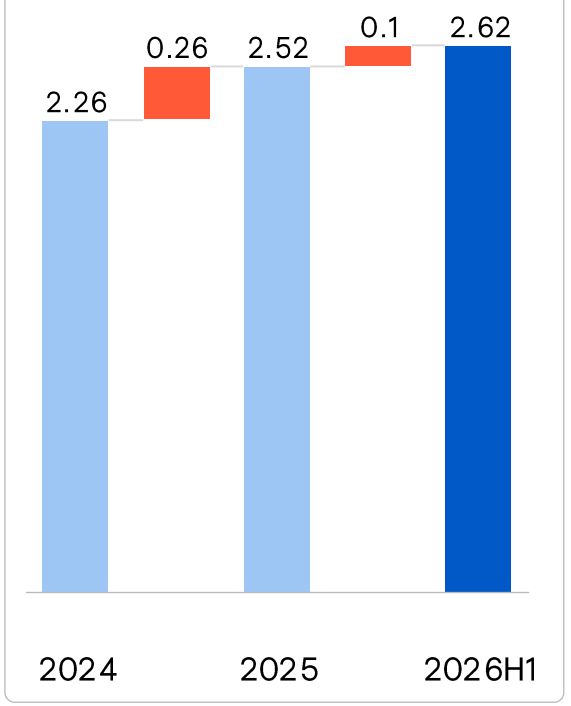
Pro forma LTM EBITDA increased by 27.7% year on year to €9.7 million, supported by the Metus acquisition and productivity improvements in residential services and digital payments.

Equity, EUR million



Equity increased through retained earnings, while the equity ratio declined to 17.0% as the Group expanded its balance sheet with newly acquired companies.

Net debt to pro forma EBITDA

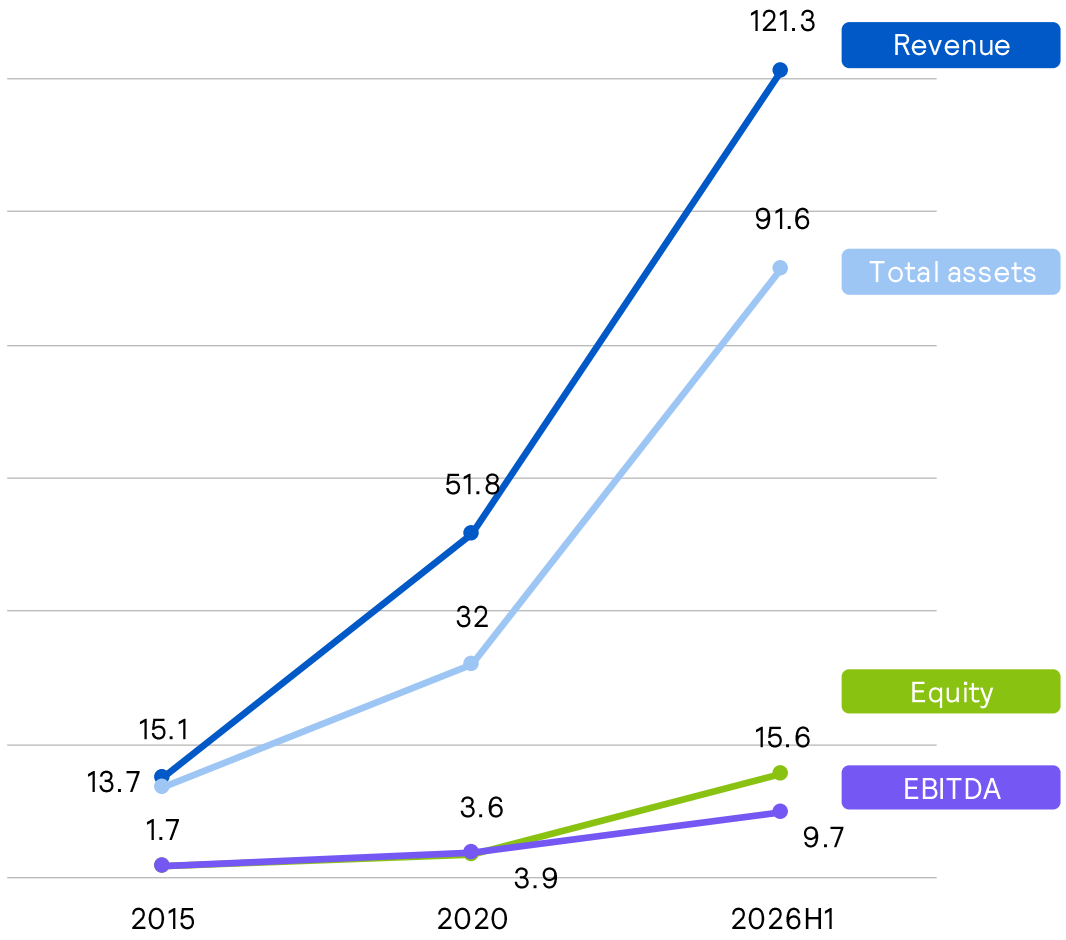


Leverage increased moderately to 2.62x, remaining significantly below the 4.0x covenant limit and supporting the Group's capacity for further expansion.

** 2026 H1, pro forma LTM results*

Strong financial growth supports Group's continued European expansion

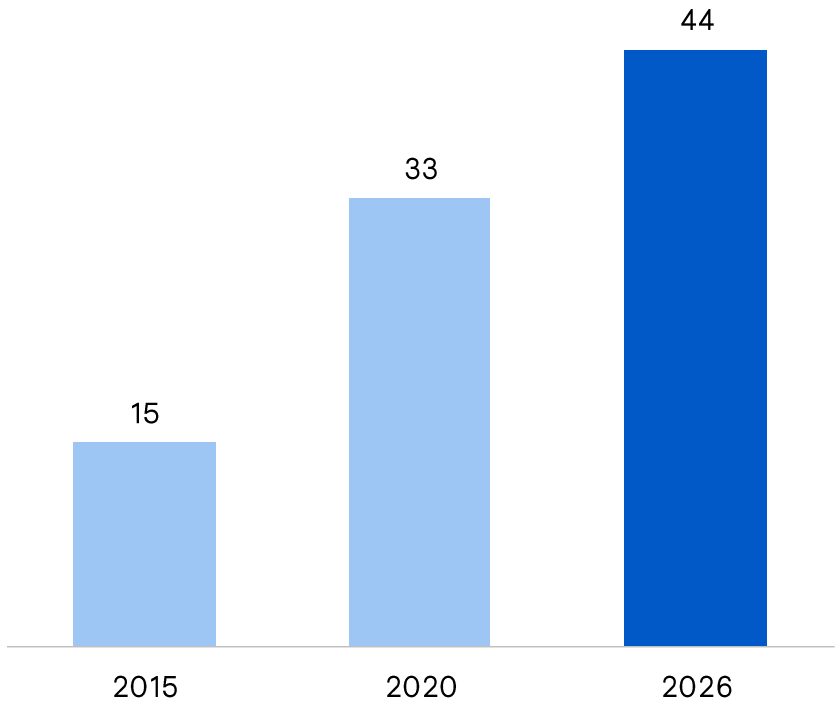
Financial performance (in millions)*



Companies in the group

+193%

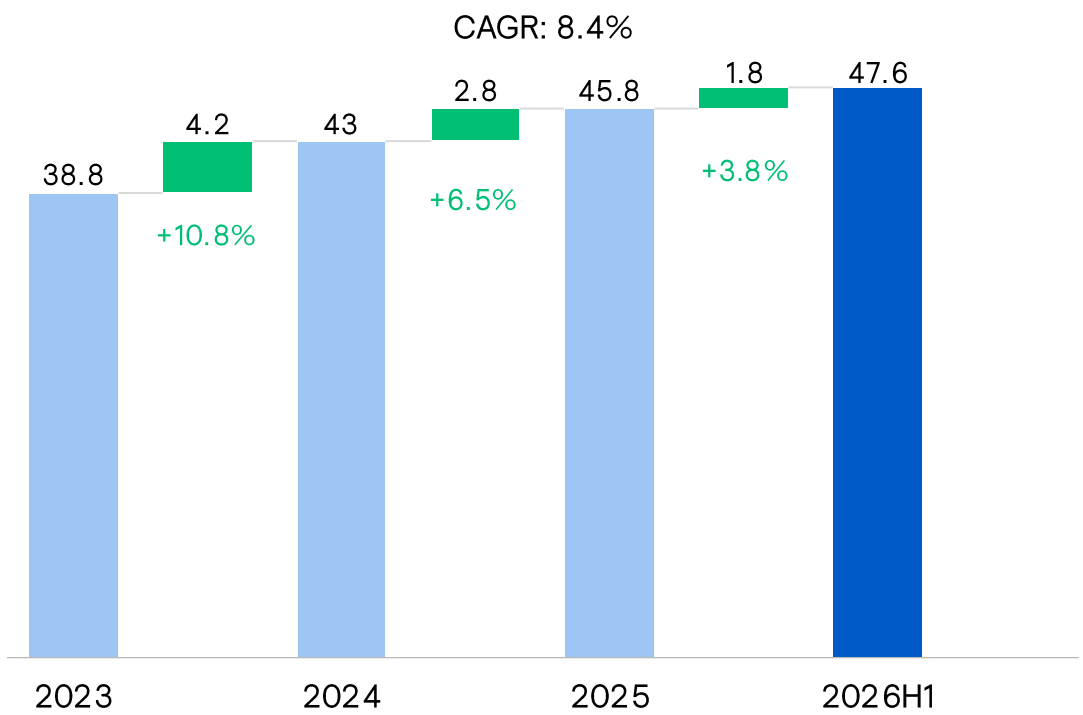
growth (2015-2026)



** 2026 H1, pro forma LTM results*

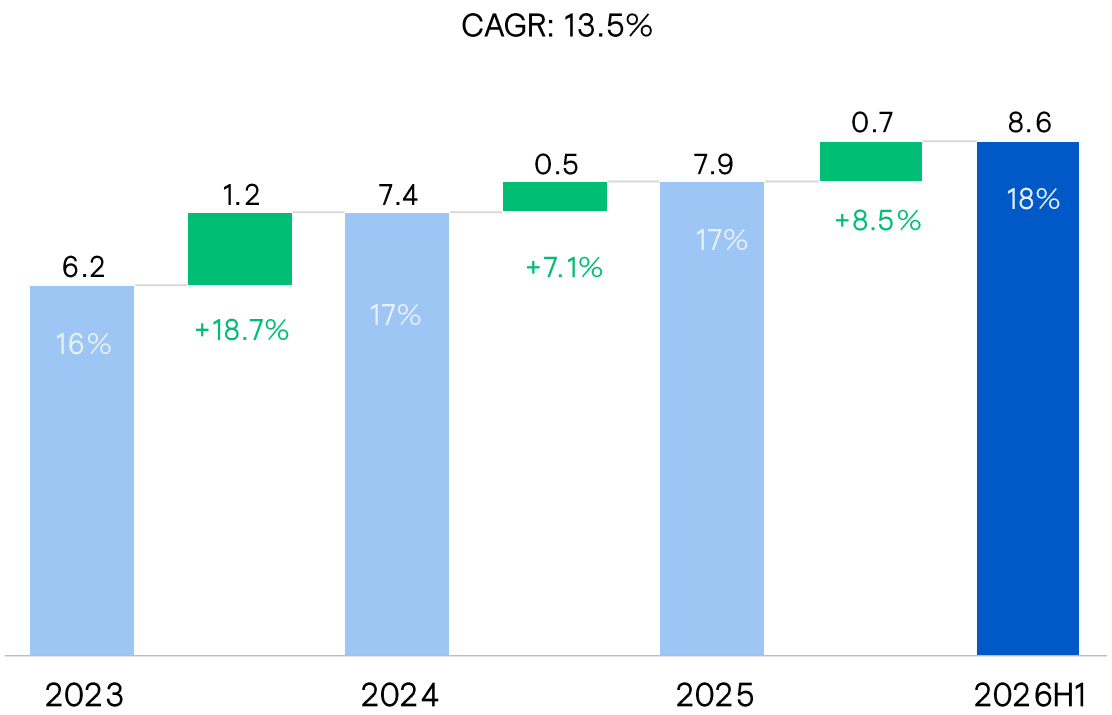
Residential business unit maintains steady revenue growth and improves profitability

Revenue, EUR million*



Residential revenue reached €47.6 million on an LTM basis, supported by a stable portfolio of recurring administration and maintenance services. Revenue grew by 9.1% year on year in H1 2026.

EBITDA, EUR million and margin*



LTM EBITDA increased to €8.6 million, with the EBITDA margin improving to 18.0%. H1 2026 EBITDA grew by 10.0% year on year, reflecting improved operational efficiency and productivity.

**2026 H1 figures represent unaudited LTM results for the 12 months ended 30 June 2026. Earlier figures represent full financial years.*

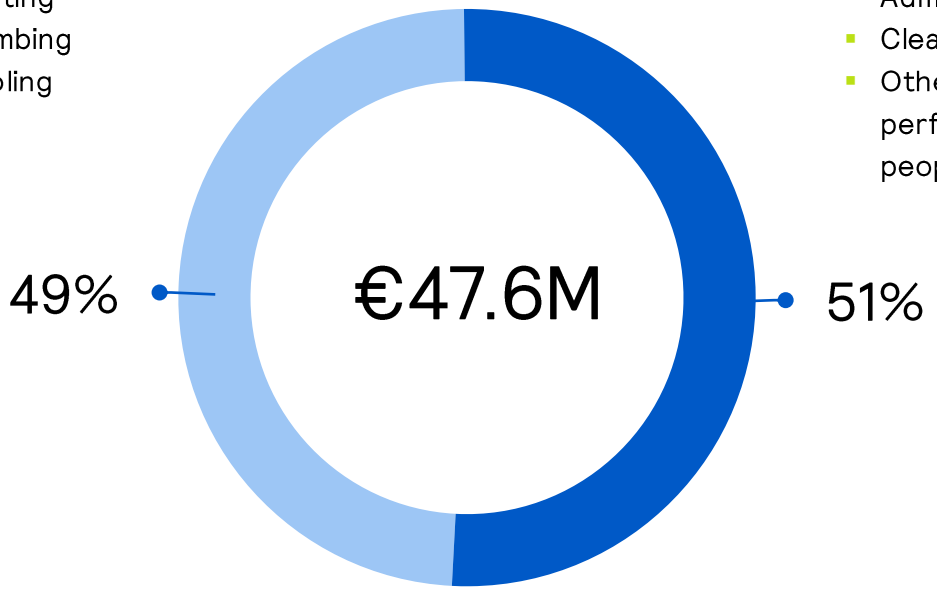
Residential business unit takes care of more than 95,000 clients, and 5.5M sqm

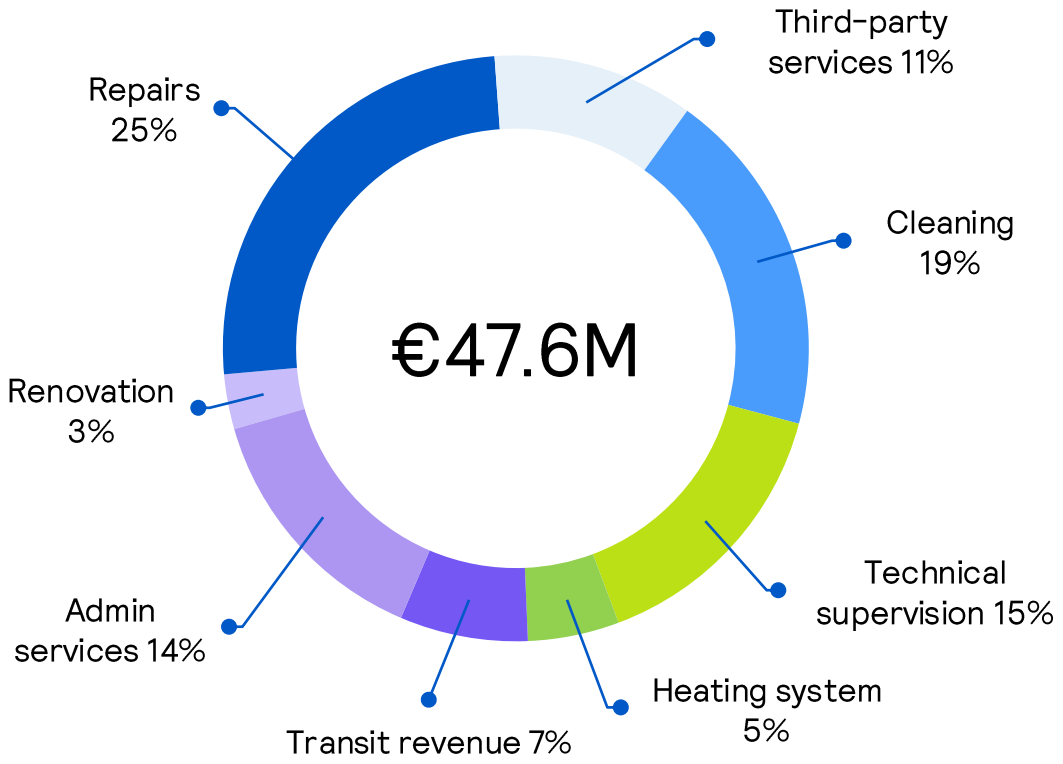
Hard facility management services

- Heating
- Plumbing
- Cooling

Soft facility management services

- Administration
- Cleaning
- Other services performed by people

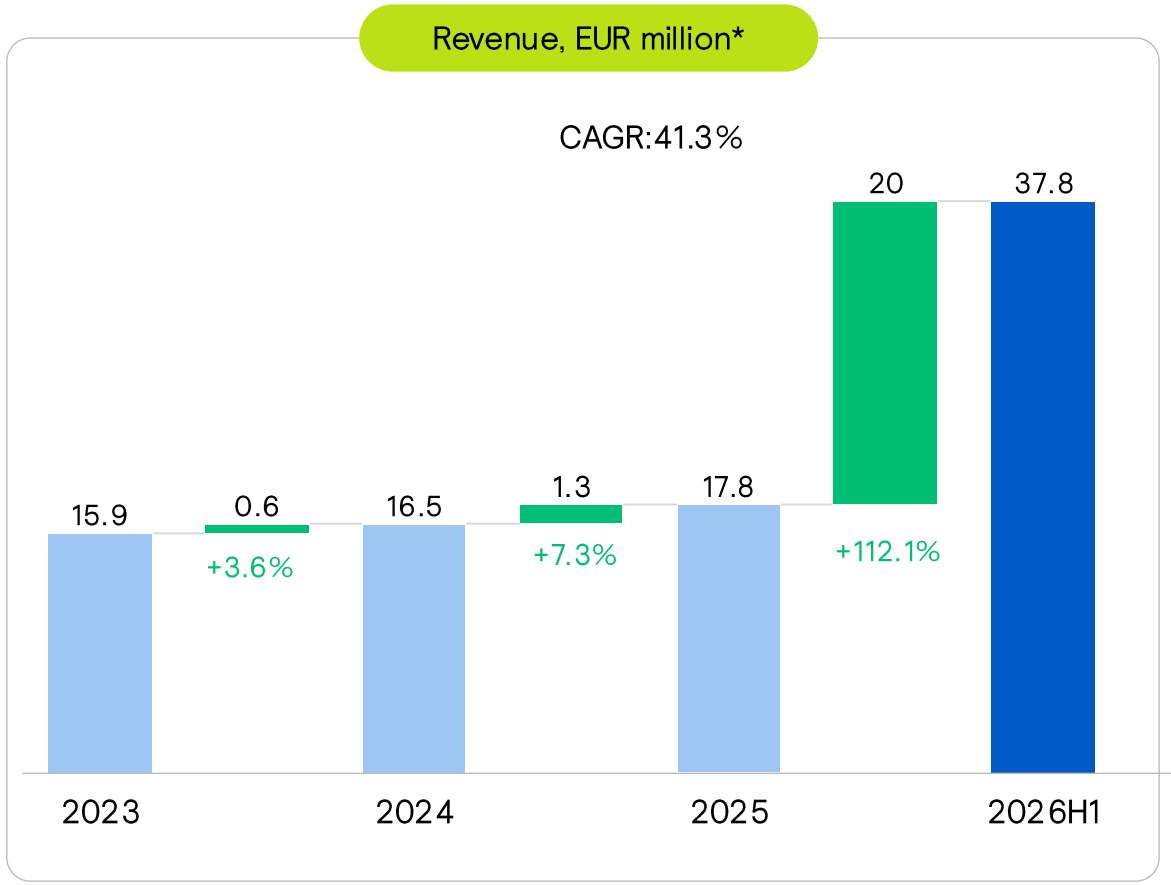


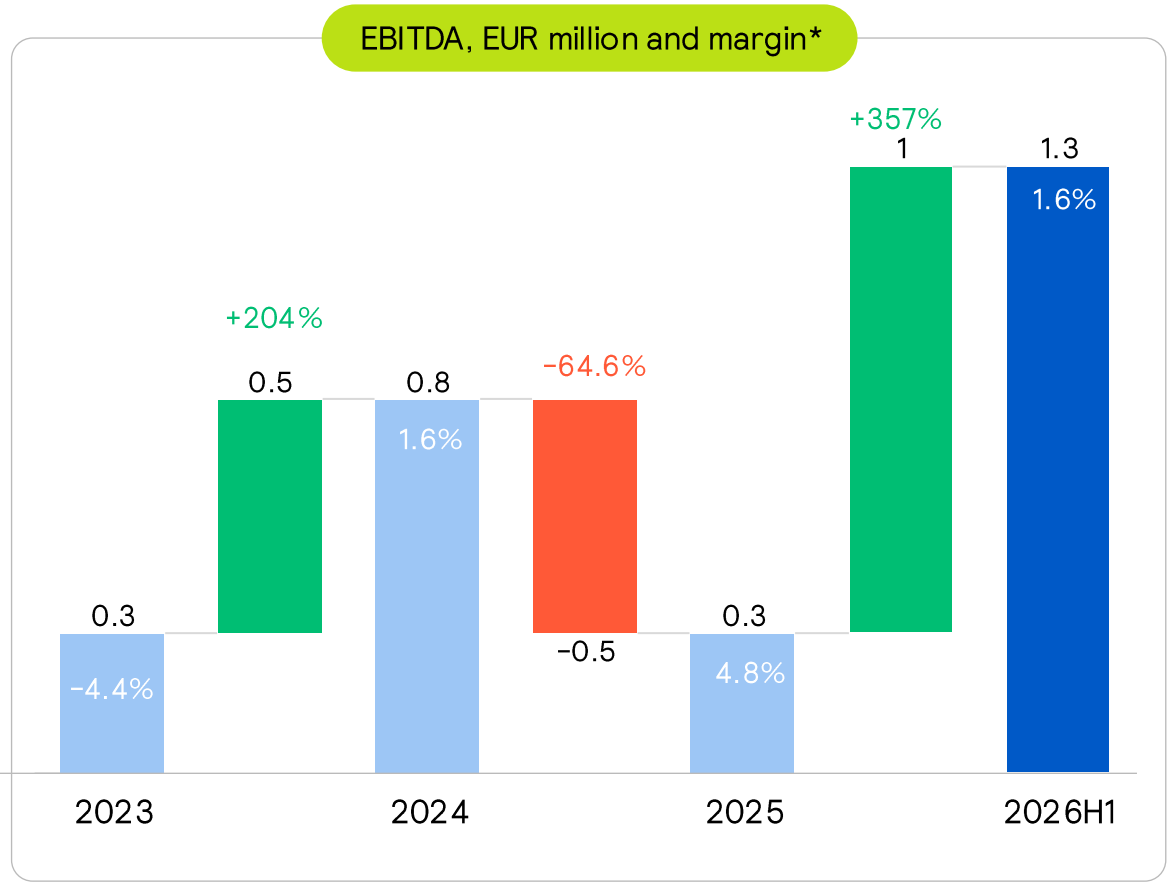


Data of year 2025.

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

Metus acquisition drives commercial business expansion and profitability recovery



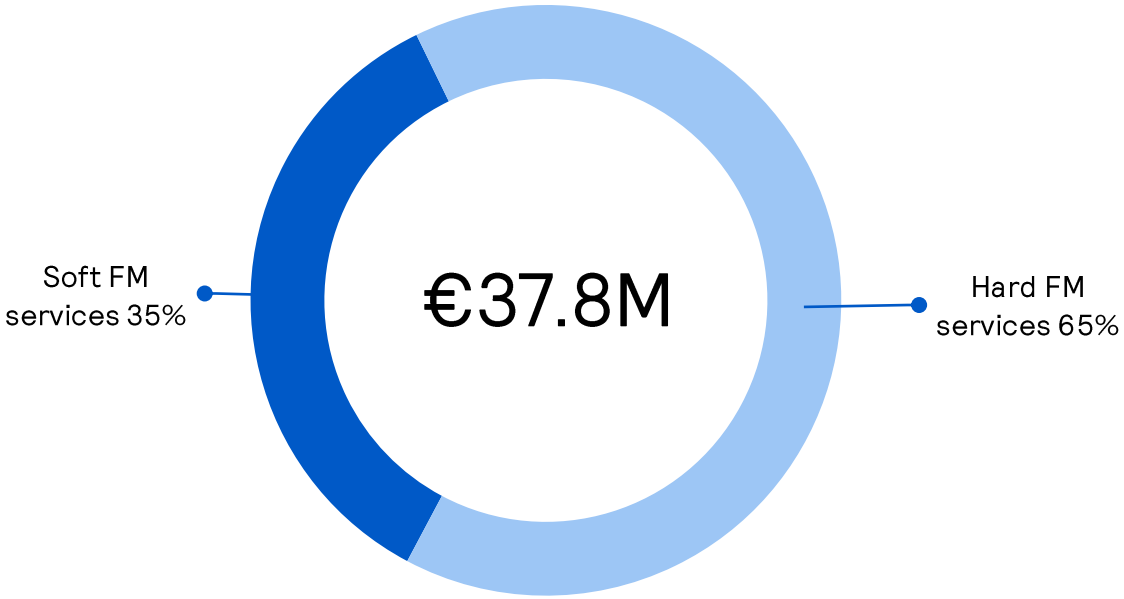


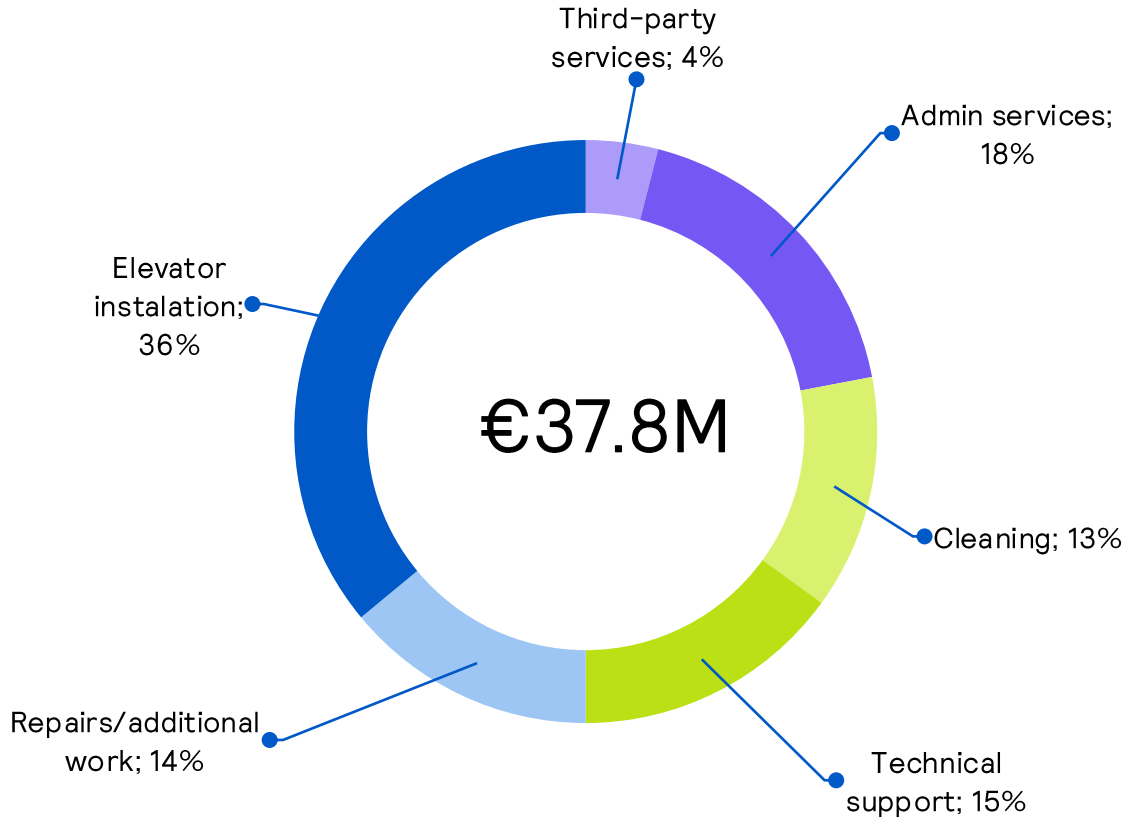
Pro forma LTM revenue reached €37.8 million, including €18.5 million from the acquired Metus Group. Existing Commercial FM operations contributed €19.3 million, compared with €17.8 million in FY2025.

Pro forma LTM EBITDA increased to €1.3 million, with the margin recovering to 3.4% from 1.6% in FY2025. H1 2026 EBITDA reached €0.67 million, compared with €0.19 million a year earlier.

**2026 H1 figures represent unaudited pro forma LTM results for the 12 months ended 30 June 2026, including Metus Group's pre-acquisition contribution. Earlier figures represent full financial years. Segment-level pro forma EBITDA is calculated from reported segment data and the Metus pre-acquisition adjustment.*

Metus acquisition expands Commercial business to €37.8M in pro forma LTM revenue* and portfolio – to over 2,000 commercial customers

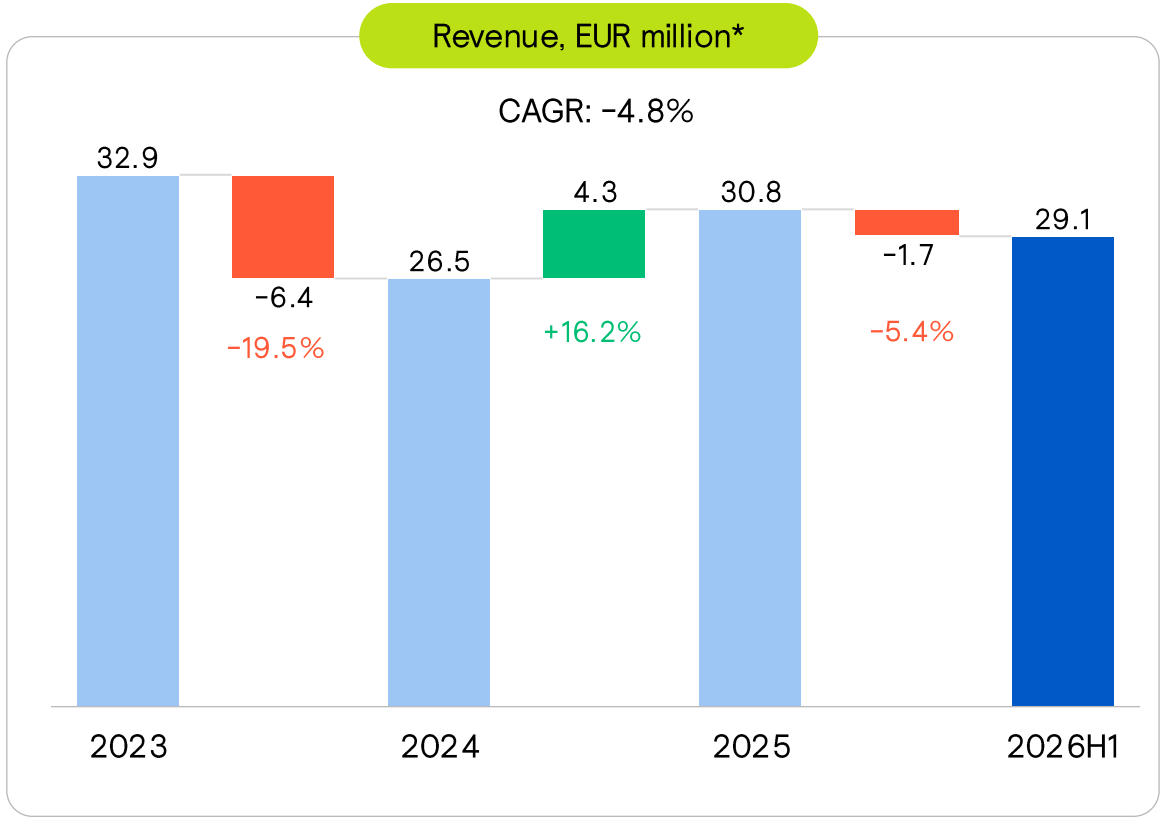


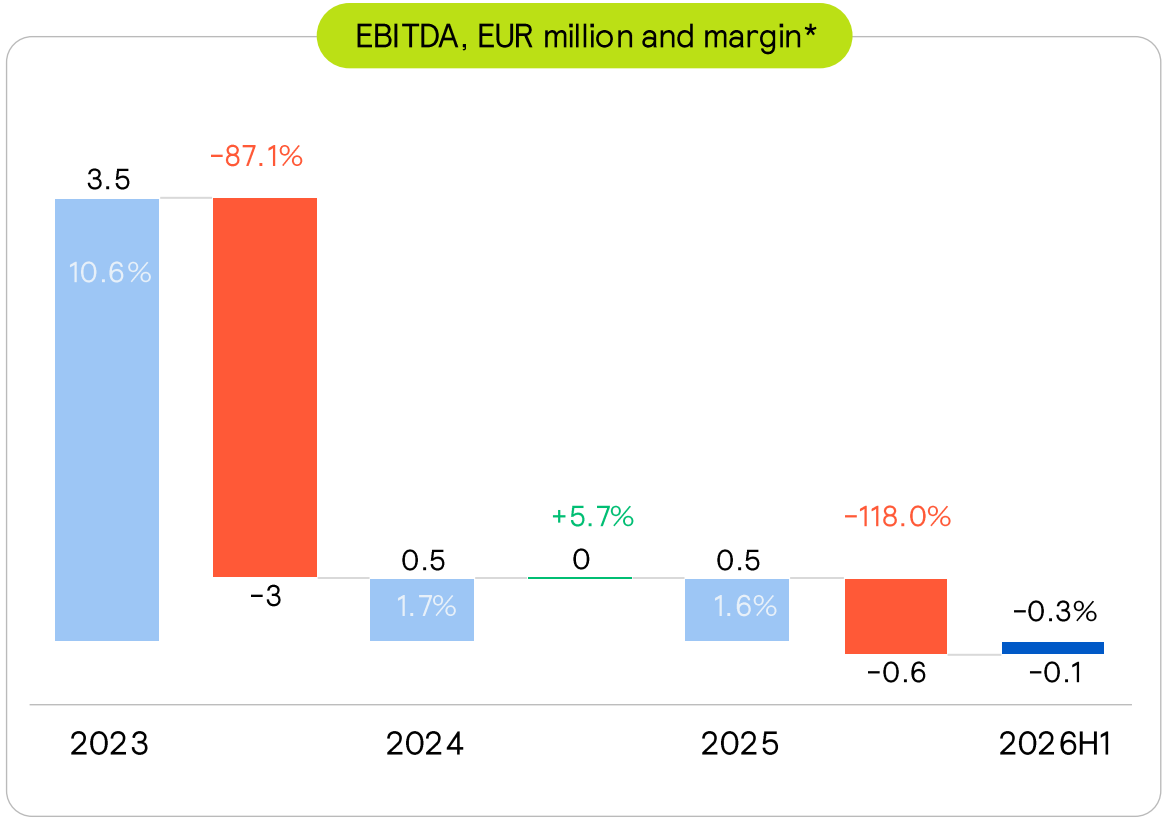


**Data of year 2026H1.*

Around 80% of revenue is easily predictable or recurring.

Engineering revenue is project-driven, with profitability under pressure



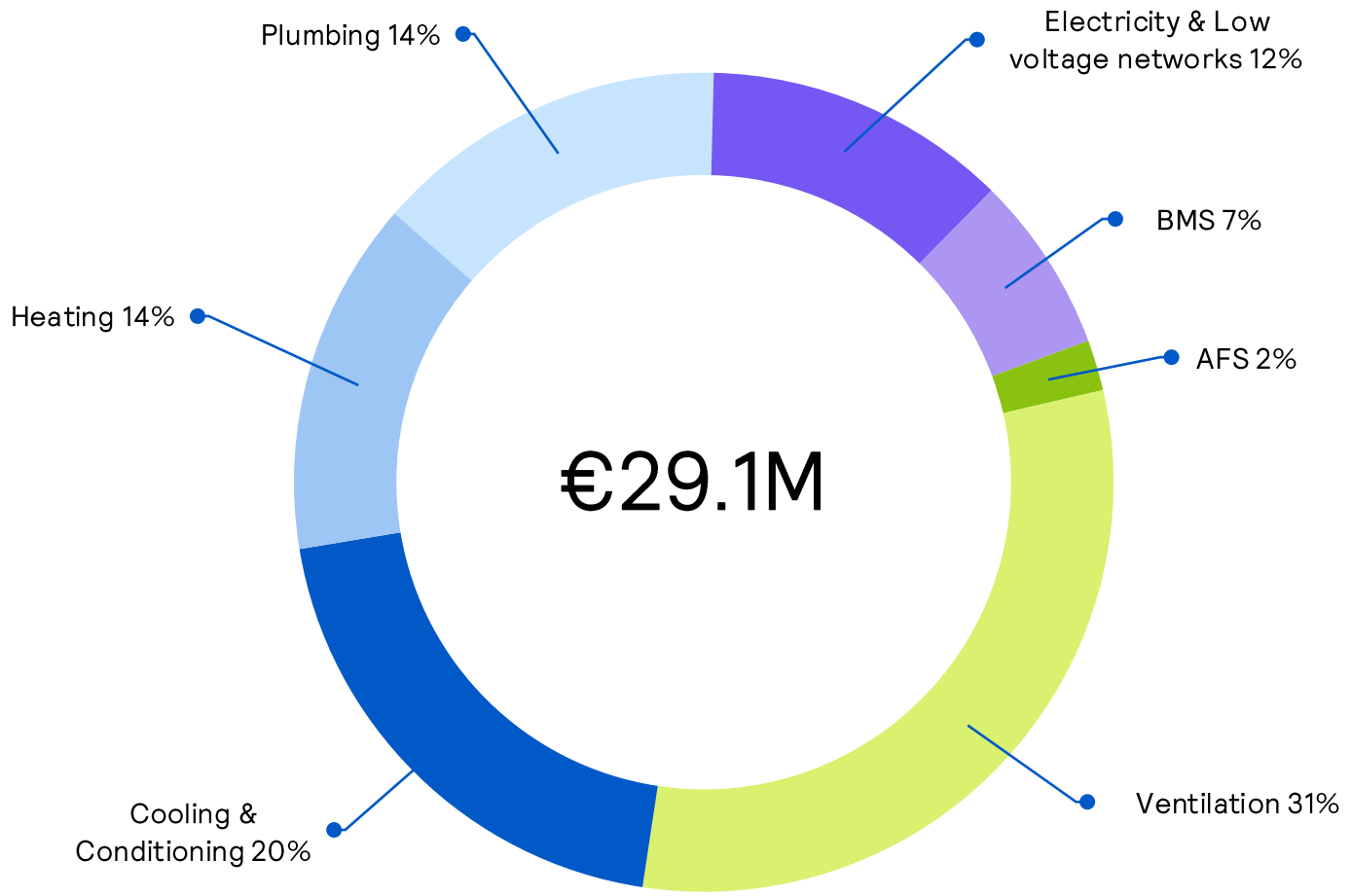


Engineering revenue reached €29.1 million on an LTM basis, down 5.4% from FY2025. New UK projects offer opportunities for future growth, although revenue remains sensitive to project timing and scale.

LTM EBITDA declined to -€0.09 million, with a margin of -0.3%, reflecting continued pressure from low-margin contracts. More selective project tendering and improved execution will be important for restoring profitability.

**2026 H1 figures represent unaudited LTM results for the 12 months ended 30 June 2026. Earlier figures represent full financial years.*

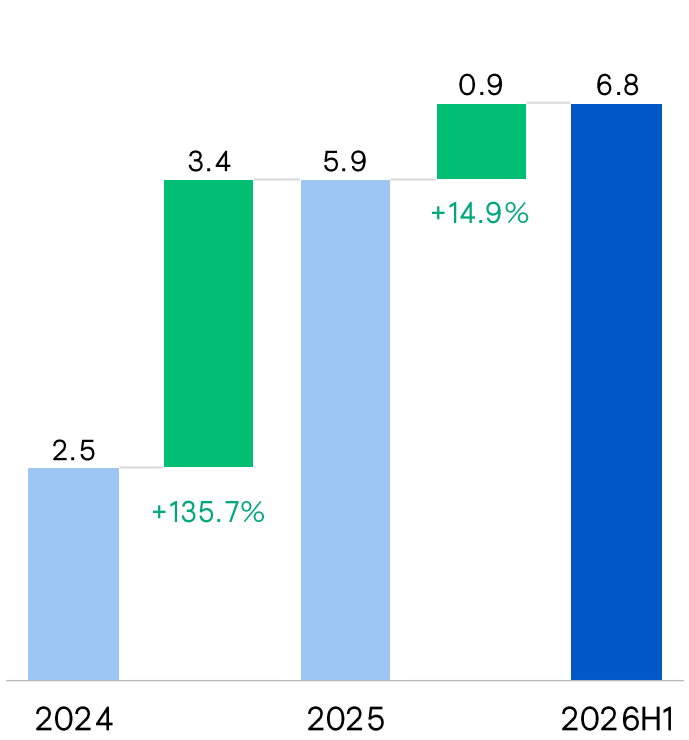
Engineering revenue contribution, 2026*



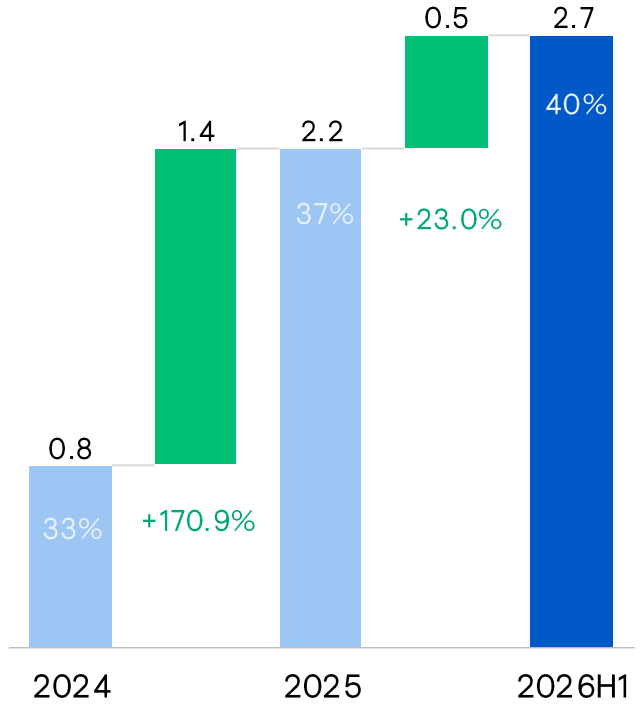
2026 H1 figures represent unaudited LTM results for the 12 months ended 30 June 2026. Earlier figures represent full financial years.
The company has completed 300+ engineering projects.

Mobilly delivers continued revenue growth and improving profitability

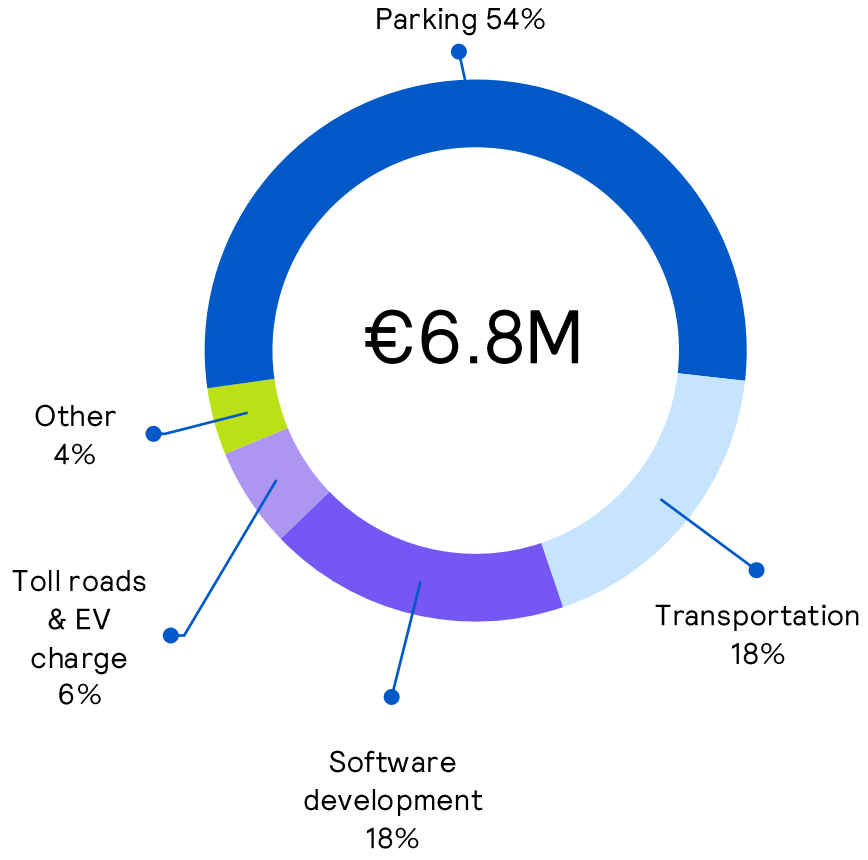
Revenue, EUR mil*



EBITDA, EUR mil*



FY2025 revenue split by services



Group invested in Mobilly in August 2024. 2024 revenue and EBITDA cover the period from investment to year-end.

**2026 figures represent unaudited LTM results for the 12 months ended 30 June 2026. FY2024 figures cover August–December, following the investment into Mobilly. Revenue breakdown by service is based on FY2025 data.*

Payment solutions

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.
- 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.

2024

- Civinity invested into Mobilly – new digital business segment

2025

- Further growth of current services sales
- Looking to add several new services
- Entered market in Estonia

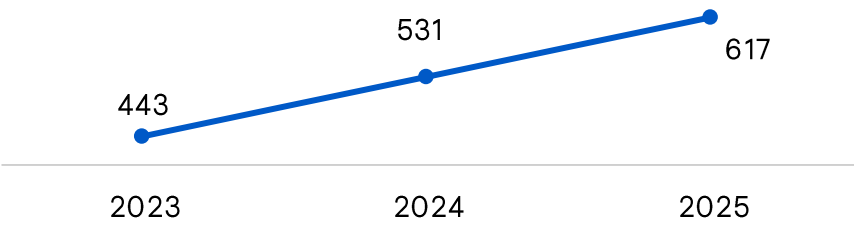
2026

- Entered market in Lithuania, starting in Vilnius in April 2026

~72%
Market share in Riga parking

~45%
Market share in other parking payments

~54%
Market share of all e-tickets in Riga



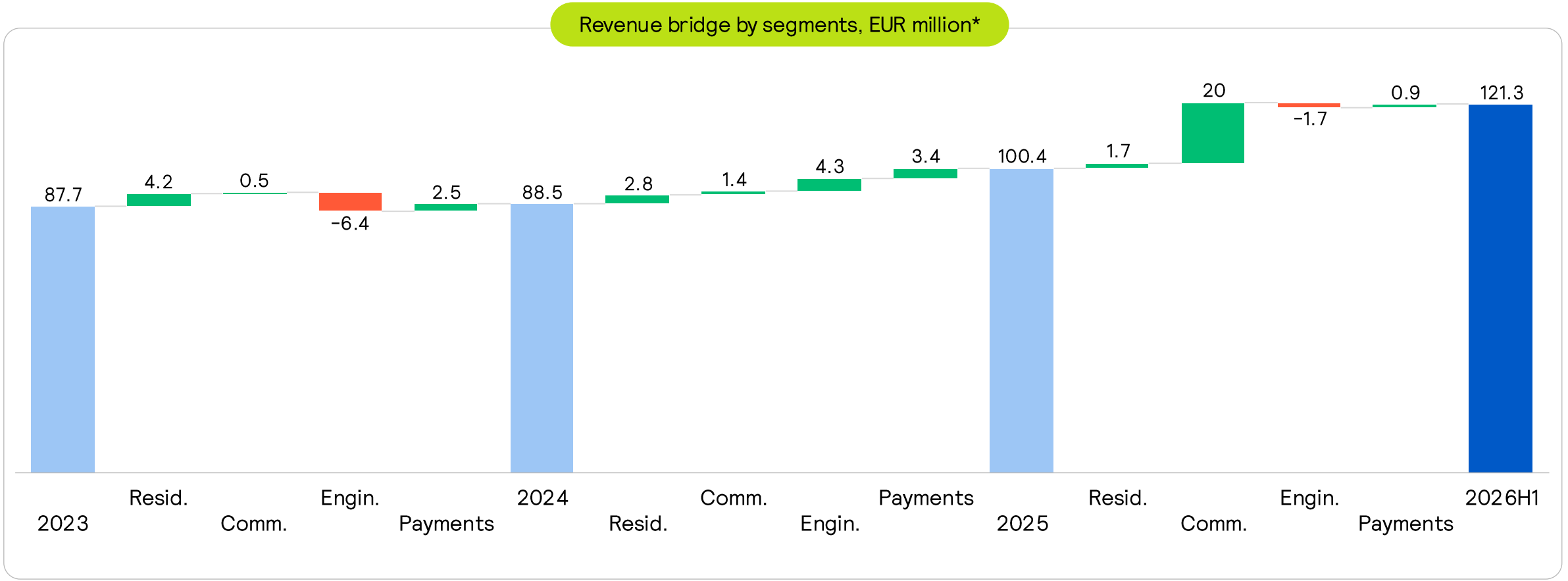
Unique customers, ‘000

2026

Financial position



Metus acquisition lifts Civinity Group's pro forma LTM revenue to €121.3 million

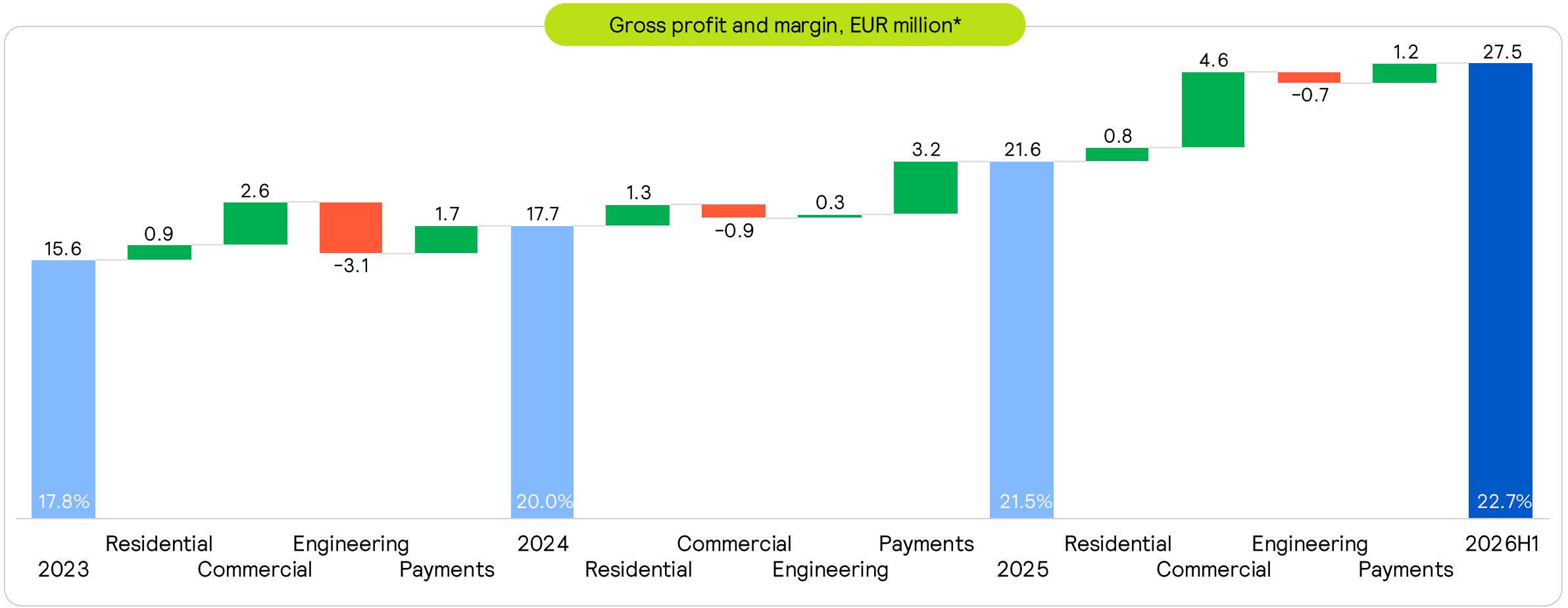


FY2025: Revenue increased across all four business segments, with particularly strong contributions from Engineering and Payments. Payments growth also reflected the first full year of Mobilly's consolidation.

2026 H1 pro forma LTM: The Metus acquisition contributed €18.5 million to LTM revenue. Existing Commercial and Residential operations delivered additional growth, while Engineering revenue declined.

**2026H1: LTM ended 30 June 2026, including Metus pro forma. Earlier periods: financial years.*

Metus acquisition significantly improved Commercial segment gross profit

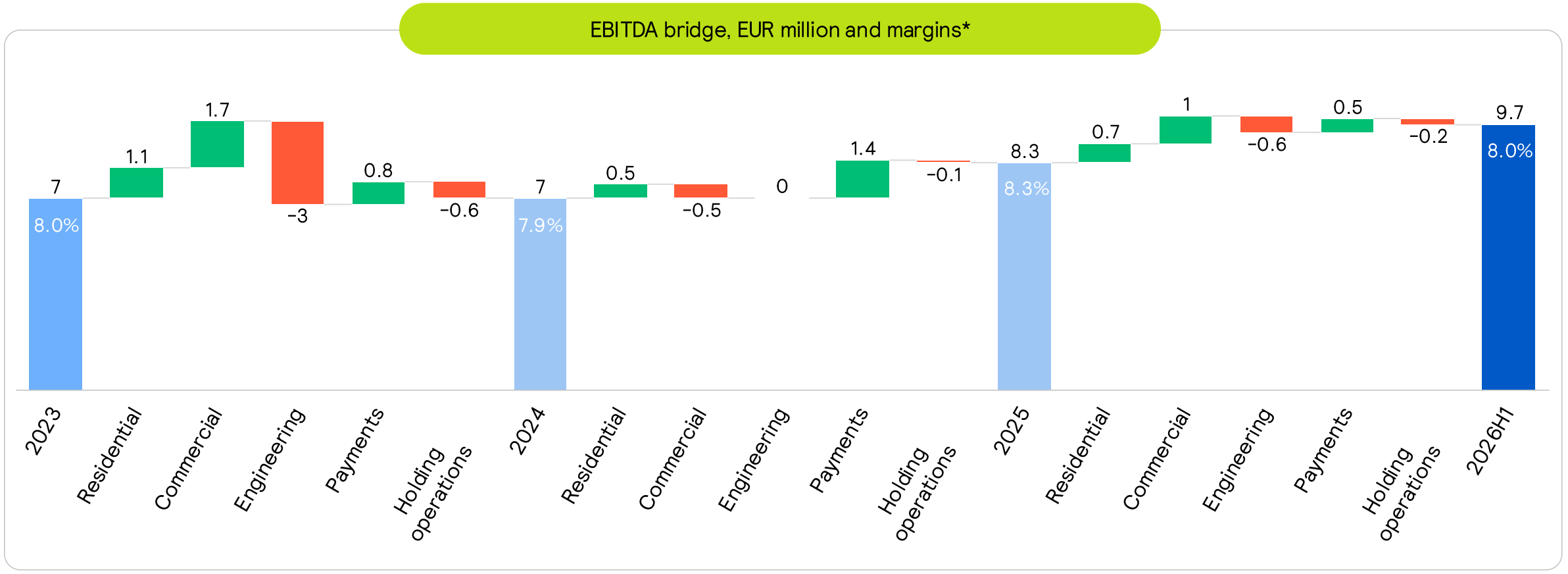


Gross profit increased to €21.6 million, with the margin reaching 21.5%. Growth was primarily driven by improved Residential performance and the first full-year contribution from Mobilly, offsetting weaker results in Commercial operations.

Pro forma gross profit reached €27.5 million, with the margin improving to 22.7%. The Metus acquisition significantly strengthened Commercial profitability, while Residential and Payments contributed further growth, offsetting weaker Engineering performance.

**2026H1: LTM ended 30 June 2026, including Metus pro forma. Earlier periods: financial years.*

Pro forma EBITDA reaches €9.7 million, maintaining an 8% margin amid continued expansion



Pro forma EBITDA increased by 27.7% year on year, supported by the Metus acquisition and further growth in Residential and Payments. Engineering profitability remained under pressure, while the Group maintained an EBITDA margin of approximately 8%.

**2024 and 2025 figures represent reported full-year EBITDA. The 2026 H1 figure represents unaudited pro forma LTM EBITDA for the 12 months ended 30 June 2026, including Metus Group's pre-acquisition contribution. EBITDA margins are calculated against revenue for the corresponding periods.*

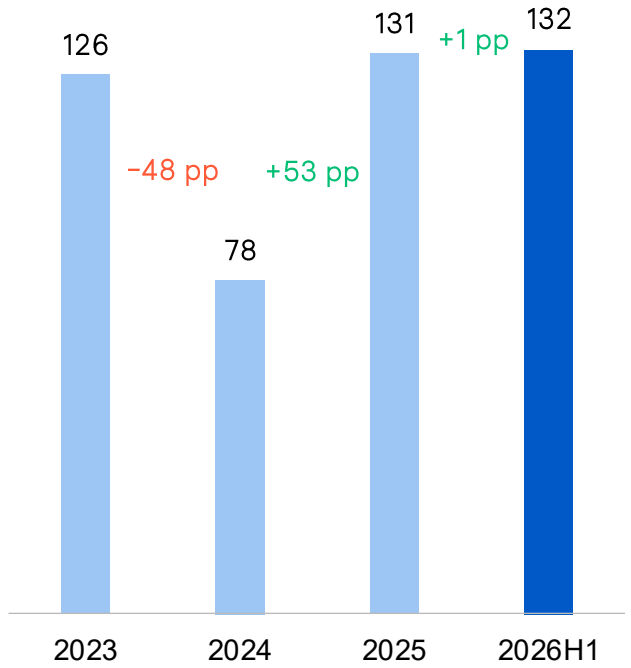
Liquidity lays a solid foundation for growth in 2026

Balance sheet, EUR '000

	2023	2024	2025	2026H1
Non-current assets	24,521	32,196	34,583	39,910
Current assets	31,548	29,226	35,789	51,679
Total assets	**56,069**	**61,422**	**70,372**	**91,589**
Non-current liabilities	13,652	4,784	23,505	32,924
Current liabilities	30,939	43,648	33,395	43,098
Total liabilities	**44,591**	**48,432**	**56,900**	**76,022**
Equity	**11,478**	**12,990**	**13,473**	**15,567**
Cash and equivalents total	6,215	7,118	9,849	21,378
Restricted cash	4,499	4,665	5,561	5,811
Debt	14,477	19,236	25,178	41,077
Net debt	12,760	16,783	20,890	25,511

Consolidated data

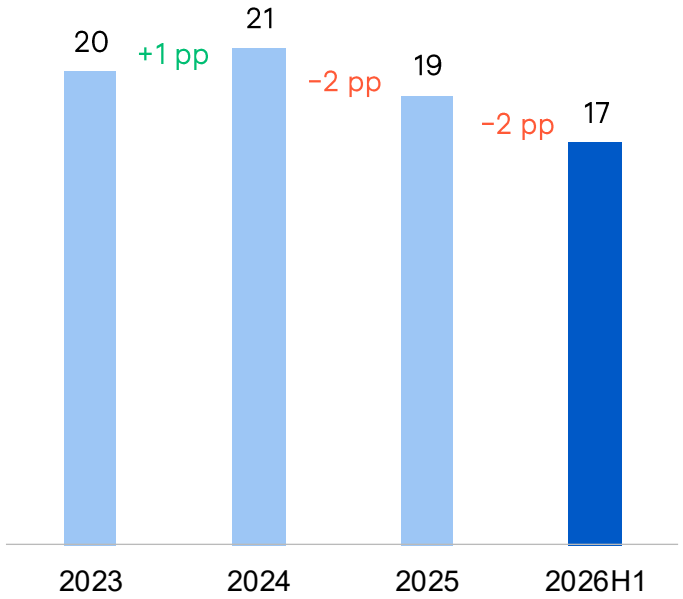
Modified* liquidity ratio in pp



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

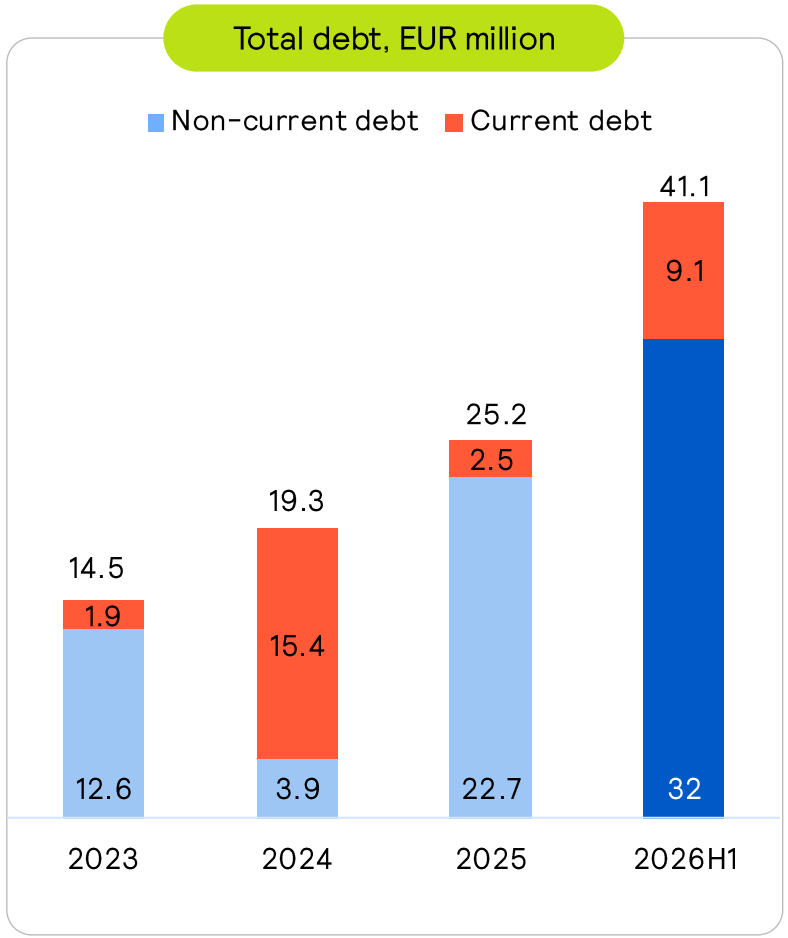
- Modified liquidity by moving 78% of accumulated funds by Residential clients to long term liabilities.
- Liquidity ratio improved after successfully refinancing both private and public bonds maturing in 2025 with a much longer duration debt.

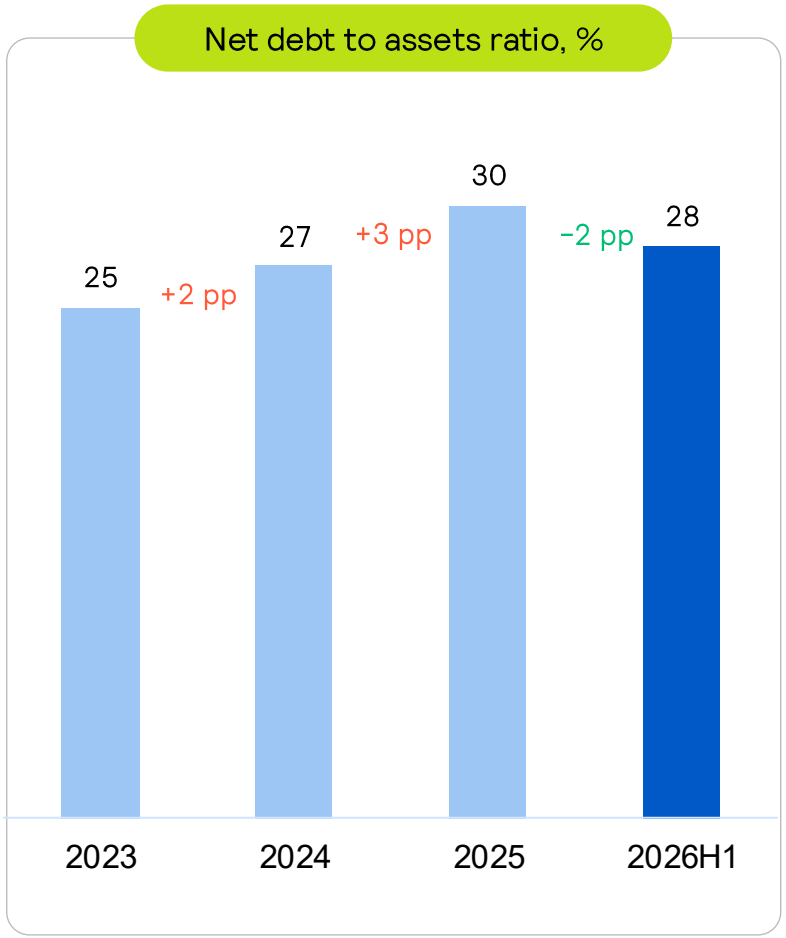
Equity ratio in pp

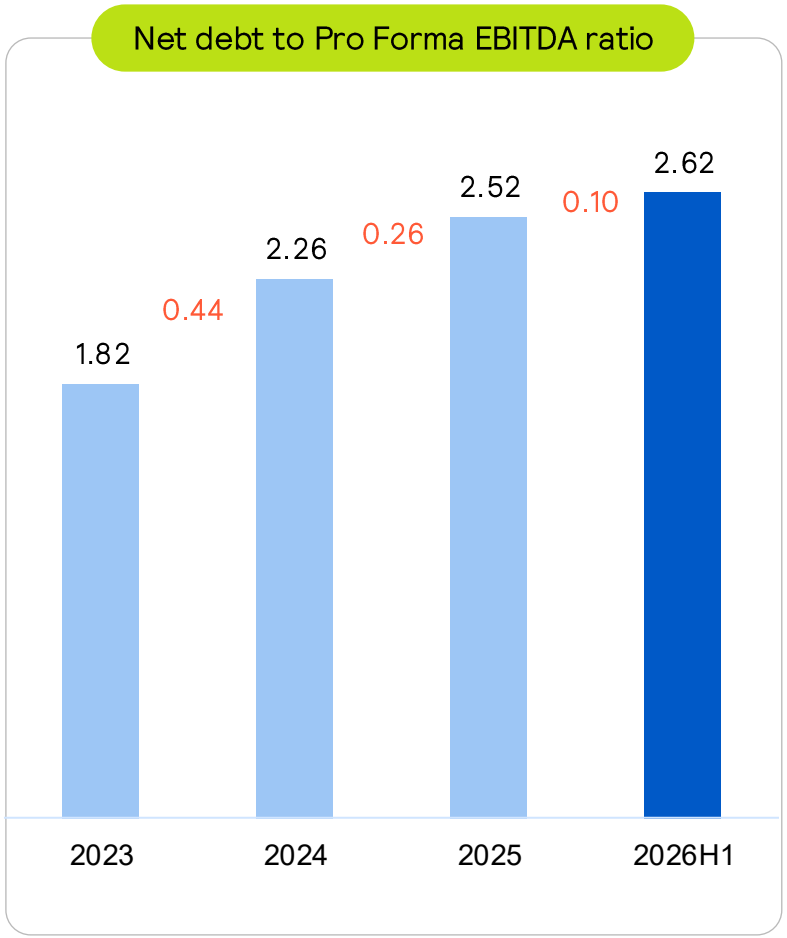


- Acquisition of Metus had a negative impact on equity in 2026

Stable balance sheet and moderate leverage support growth strategy*







Group issued additional public bond trance in June 2026 in amount of EUR 13M. The proceeds were already partially used to finance Metus and Admeo acquisitions and will be used to close more deals until end of the year.

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

** Consolidated data*

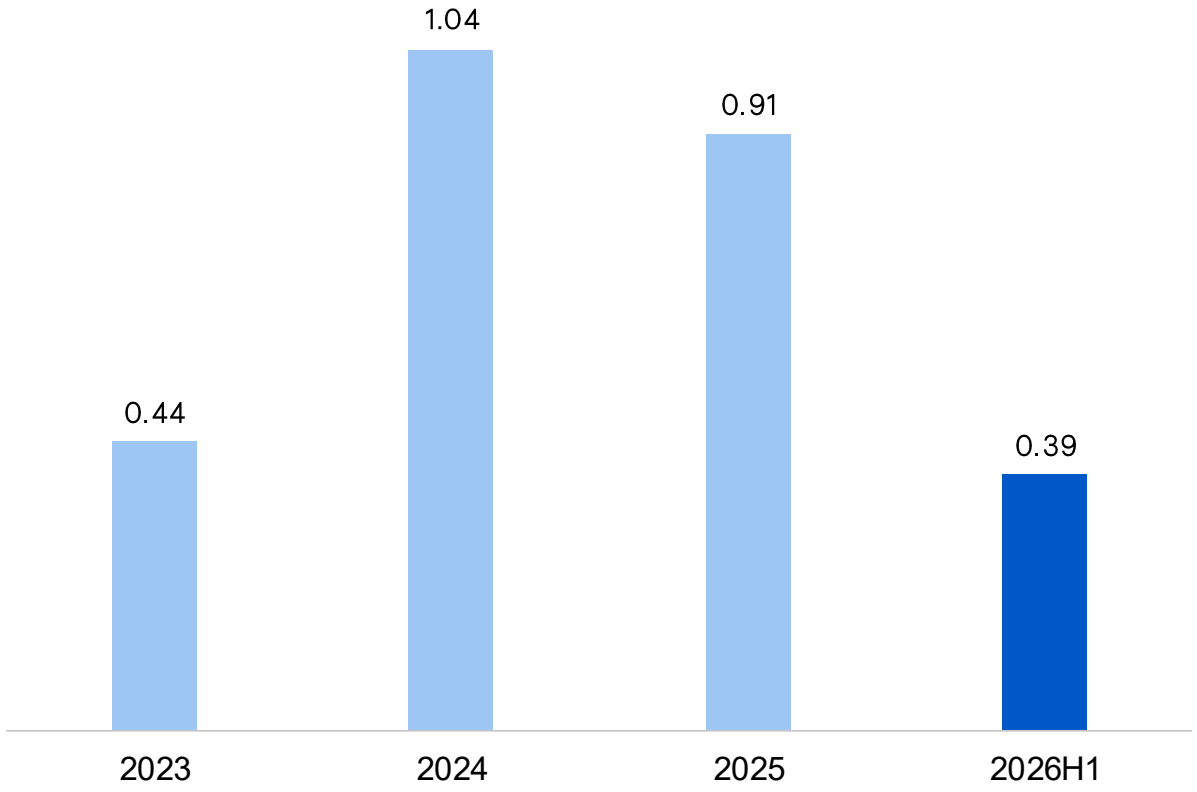
Group's strong cash position in 2026

Cash flow statement, EUR thousands

	2023	2024	2025	2026H1
Profit before income tax	3,540	2,807	2,829	2,201
Adjustments for non-cash items	5,106	4,618	5,472	2,817
Changes in working capital	(5,554)	(150)	(735)	(3,034)
Net cash inflow from operating activities	3,092	7,275	7,566	1,984
Regular investment into property and intangibles	*(958)*	*(1 407)*	*(1 786)*	*(883)*
Net cash outflow from investing activities	**(678)**	**(6,856)**	**(5,457)**	**(2,013)**
Total financing cash flow	(2,411)	485	622	11,556
Change in cash	3	903	2,731	11,528
Ending balance of cash	**6,215**	**7,118**	**9,849**	**21,378**

Consolidated data

Cash conversion ratio



Group operates asset light business model. Strong cash generation is used to grow the business through acquisitions.

- Cash conversion ratio was calculated by dividing net cash from operating activities by EBITDA.
- Significant decrease in trade payables and increase in trade receivables led to lower cash conversion ratio in 2026H1. We do expect end of year numbers closer to yearly averages.

Deals approaching the final stage in 2026, issued bonds proceeds to be used to close the deals

3
M&A targets

€62M
Total revenue of the targets

€9.3M
Total pro forma EBITDA of the targets

Business sectors

- Commercial facility management
- Property management software development
- Employment services

Geographies across Europe

- Estonia
- Croatia
- Slovenia



Key bond issue terms

Bond issue terms

Issuer	AB Civinity (Lithuania)
Nominal / Minimum investment	EUR 1,000 with minimal investment of EUR 1,000
Tranche	Up to EUR 8,000,000, with the possibility to increase the amount subject to the demand
Coupon rate / yield	Fixed coupon rate of 10% / yield of 10.0%
Interest payment frequency	Semi-annually, in arrears (Act/Act convention)
Maturity date	17 July 2029
Repayment	Bullet repayment at maturity
Use of proceeds	M&A
Guarantees	Unsecured senior notes
Covenants	Net debt / Pro Forma EBITDA ≤4.0, Equity ratio ≥0.15
Information undertakings	▪ Annual audited financial reports ▪ Semi-annual interim reports
Negative pledge	▪ No security over assets unless Permitted Pledge
Asset disposal	▪ Fair market value for assets ▪ ≥75% cash/cash equivalents ▪ Non-cash consideration capped at EUR 1.5M or 2.0% of total assets
Limits on dividends	▪ Compliance Certificate confirming no Event of Default ▪ Compliance with financial covenants after dividend payment ▪ Equity ratio remains ≥ 0.20

Key undertakings

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	▪ Noteholders can put at 101% upon Change of Control ▪ Issuer may call all at 101% if ≥75% are redeemed
Early redemption	▪ 12 month to redemption at 101%, ▪ 3 month to redemption at 100%
Subscription period	From 5 November 2026 to 20 November 2026
Issue price	▪ EUR 1035.8961 (103.58961%) for 10.00% yield
Issue date	27 November 2026
Arranger and distributor	Luminor Bank AS Lithuanian Branch
Legal adviser	Tegos
Depository	Nasdaq CSD Lithuania
Listing	Nasdaq Vilnius Bond List
Governing law	Lithuanian law
Documentation language	English
Standards of financial statements	IFRS
Trustee	CSC (Sweden)

How to subscribe

1. A securities account is required for investment purposes. If one is not already available, it can be opened at any financial institution in the Baltic region that offers investment services.
2. You can subscribe to the Bonds by submitting orders through any Baltic financial institution where you hold a securities account, either via internet banking or another accepted method[1].
3. Subscription orders can be submitted **from 5 November 2026 until 20 November 2026**.

Lithuania

Luminor SEB Swedbank Artea ORION Citadele EVERNORD

Latvia

Luminor SEB Swedbank Citadele SIGNET BANK BluOr Bank

Estonia

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AS Redgate Capital

[1] Please contact your financial institution to learn about the specific procedures and methods they accept for submitting a subscription order.

[2] The deadline for submitting your subscription order can vary depending on your financial institution. Please contact them to confirm the specific cutoff time.

CIVINITY

Thank you!

Tomas Staškūnas ▪ Acting CEO

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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	–

Appendix: Profit and loss statement

Profit and loss statement, EUR thousands

	2023	2024	2025	2025H1	2026H1
Revenue	87,705	88,481	100,366	46,017	52,852
Cost of sales	(72,091)	(70,812)	(78,797)	(35,642)	(40,429)
Gross profit	**15,614**	**17,669**	**21,569**	**10,376**	**12,422**
Distribution expenses	(497)	(728)	(1,203)	(467)	(1,069)
Administrative expenses	(10,903)	(12,607)	(15,357)	(7,227)	(8,105)
Other gains (losses)	283	152	9	51	23
Operating profit	**4,497**	**4,486**	**5,018**	**2,732**	**3,270**
Finance income	114	242	137	90	90
Interest expenses	(1,071)	(1,921)	(2,326)	(1,067)	(1,160)
Profit before income tax	**3,540**	**2,806**	**2,829**	**1,755**	**2,201**
Income tax expenses	(967)	(536)	(709)	(78)	(107)
Profit for the period	**2,573**	**2,270**	**2,120**	**1,677**	**2,095**
Pro Forma EBITDA*	**6,993**	**7,440**	**8,281**	**7,624**	**9,738**

**2023, 2024 and 2025 figures represent reported full-year EBITDA. The 2025H1 and 2026H1 figure represents unaudited pro forma LTM EBITDA for the 12 months ended 30 June of each year, including Metus Group's pre-acquisition contribution.*