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**CONSOLIDATED INTERIM FINANCIAL
STATEMENTS FOR THE THREE MONTHS
PERIOD ENDED 31 MARCH 2026 (UNAUDITED)**

City Service SE

**CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE THREE MONTHS PERIOD ENDED 31 MARCH 2026
(UNAUDITED)**

Beginning of the reporting period	1 January 2026
End of the reporting period	31 March 2026
Business name	City Service SE
Registration number	12827710
Legal address	Narva mnt. 5, 10117 Tallinn, the Republic of Estonia
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E-mail	info@cityservice.eu
Website	http://www.cityservice.eu
Auditor	Ernst & Young Baltic AS

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Declaration of the management

According to Management Board Regulations of City Service SE, Chairman of the Management Board hereby declares and confirms that according to his best knowledge, the financial statements, prepared according to the accounting standards in force, present a correct and fair view of the assets, liabilities, financial situation and loss or profit of the issuer and the undertakings involved in the consolidation as a whole, and the management report gives a correct and fair view of the development and results of the business activities and financial status of the issuer and the undertakings involved in the consolidation as a whole and contains a description of the main risks and doubts.

Chairman of the Management Board



Artūras Gudelis

29 May 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Notes	As of 31 March 2026	As of 31 December 2025
Assets			
NON-CURRENT ASSETS			
Goodwill	3	10 068	10 068
Other intangible assets	5	22 668	22 595
Property, plant and equipment	6	914	935
Right of use assets	8	2 763	2 948
Receivables from related parties (including loans granted)	16	7 711	7 711
Non-current receivables	9	4 973	5 182
Deferred income tax asset		2 034	1 762
TOTAL NON-CURRENT ASSETS		51 131	51 201
CURRENT ASSETS			
Inventories		590	501
Prepayments		1 943	1 965
Trade receivables	9	27 006	27 204
Receivables from related parties (including loans granted)	16	4 984	3 569
Other receivables		6 559	6 035
Prepaid income tax		173	224
Accrued income and other current assets		1 365	1 143
Cash and cash equivalents		9 239	7 459
TOTAL CURRENT ASSETS		51 859	48 100
Total assets		102 990	99 301

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (cont'd)

	Notes	As of 31 March 2026	As of 31 December 2025
Equity and liabilities			
EQUITY			
Share capital		9 483	9 483
Share premium		8 490	8 490
Reserves		948	948
Retained earnings		15 363	13 805
		<u>34 284</u>	<u>32 726</u>
Non-controlling interests		250	238
TOTAL EQUITY		34 534	32 964
Liabilities			
NON-CURRENT LIABILITIES			
Non-current borrowings	10	16 683	1 777
Lease liabilities	8	2 189	2 233
Non-current provisions for employee benefits		105	100
Deferred income tax liabilities		1 206	1 203
Contract liabilities		3 255	3 285
Trade and other payables		665	806
TOTAL NON-CURRENT LIABILITIES		24 103	9 404
CURRENT LIABILITIES			
Current portion of non-current borrowings	10	2 118	17 629
Current portion of lease liabilities	8	646	805
Current loans	10	10 031	7 729
Trade payables and payables to related parties	16	20 072	19 355
Current provisions for employee benefits		117	122
Income tax payable		2 160	1 477
Current contract liabilities		9 209	9 816
TOTAL CURRENT LIABILITIES		44 353	56 933
Total liabilities		68 456	66 337
Total equity and liabilities		102 990	99 301

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
(for the period 1 January – 31 March)

	Notes	2026 Q1	2025 Q1
Revenue from contracts with customers	1.7	27 964	26 858
Cost of sales	11	(20 250)	(19 104)
Gross profit (loss)		7 714	7 754
General and administrative expenses	12	(5 206)	(5 796)
Impairment of goodwill, other intangibles and other non-current assets		11	-
Credit loss expenses on financial assets		(62)	78
Other operating income	13	62	45
Other operating expenses	13	(90)	2
Profit (loss) from operations		2 429	2 083
Finance income	14	134	419
Finance costs	14	(349)	(500)
Profit (loss) before tax		2 214	2 002
Income tax		(644)	(352)
Profit (loss) from continued operations		1 570	1 650
Discontinued operations			
Net profit (loss) from discontinued operations	7	-	-
Net profit (loss)		1 570	1 650
Other comprehensive income			
Exchange differences on translation of foreign operations		-	-
Total comprehensive income		-	-
Attributable to:			
The shareholders of the Company		1 558	1 640
Non-controlling interests		12	10
		1 570	1 650
Total comprehensive income attributable to:			
The shareholders of the Company		1 558	1 640
Non-controlling interests		12	10
		1 570	1 650
Basic and diluted earnings per share (EUR)		0,05	0,05

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Notes	Share capital	Share premium	Foreign currency translation reserve	Other reserves	Retained earnings	Assets held for sale	Total	Non-controlling interest	Total
Balance as of 1 January 2025	9 483	8 490	-	420	10 285	-	28 678	220	28 898
Net profit (loss)	-	-	-	-	1 640	-	1 640	10	1 650
Transfers to reserves	-	-	-	-	-	-	-	-	-
Other comprehensive Income	-	-	-	-	-	-	-	-	-
Total comprehensive Income	-	-	-	-	1 640	-	1 640	10	1 650
Disposal of subsidiaries	-	-	-	-	-	-	-	-	-
Balance as of 31 March 2025	9 483	8 490	-	420	11 925	-	30 318	230	30 548
Balance as of 1 January 2026	9 483	8 490	-	948	13 805	-	32 726	238	32 964
Net profit (loss)	-	-	-	-	1 558	-	1 558	12	1 570
Other comprehensive Income	-	-	-	-	-	-	-	-	-
Total comprehensive Income	-	-	-	-	1 558	-	1 558	12	1 570
Transfers	-	-	-	-	-	-	-	-	-
Dividends paid	-	-	-	-	-	-	-	-	-
Balance as of 31 March 2026	9 483	8 490	-	948	15 363	-	34 284	250	34 534

CONSOLIDATED STATEMENT OF CASH FLOWS

	Notes	2026 Q1	2025 Q1
Cash flows from (to) operating activities			
Net profit (loss) from continued operations		1 570	1 650
Net profit (loss) from discontinued operations		-	-
Adjustments for non-cash items:			
Income tax expenses		644	352
Depreciation and amortization	5,6,8	730	530
Impairment and write-off of accounts receivable		(351)	129
Gain (loss) on disposal of property, plant and equipment	13	(1)	(3)
Gain (loss) from sale of investments		-	-
Finance income		(130)	(203)
Finance costs		342	500
Impairment of goodwill		-	-
Other financial activity result, net		7	-
		2 811	2 955
Changes in working capital:			
(Increase) decrease in inventories		(89)	(67)
(Increase) decrease in receivables, contract assets and other current assets		(1 361)	(1 090)
(Increase) decrease in prepayments		(18)	23
Increase (decrease) in trade payables and payables to related parties		120	149
Income tax (paid)		(179)	(221)
Increase (decrease) in advances received, contract liabilities and other current liabilities		(238)	83
Net cash flows from (to) operating activities		1 046	1 832
Cash flows from (to) investing activities			
(Acquisition) of non-current assets (except investments)	5,6	(601)	(560)
Proceeds from sale of non-current assets		19	38
(Acquisition) of investments in subsidiaries (net of cash acquired in the Group)		43	-
Disposal of investments in subsidiaries		(1)	-
Interest received		130	203
Loans (granted)		(12)	(230)
Loans (repaid)		-	242
Net cash flows from (to) investing activities		(422)	(307)
Cash flows from (to) financing activities			
Proceeds from loans		2 302	2 208
(Repayment) of financial lease liabilities		(203)	(181)
Dividends paid		-	-
Loans (repaid)		(604)	(377)
Interest (paid)		(342)	(500)
Net cash flows from (to) financing activities		1 153	1 150
Net increase (decrease) in cash and cash equivalents		1 777	2 675
Foreign exchange difference		3	-
Cash and cash equivalents at the beginning of the period*		7 459	4 826
Cash and cash equivalents at the end of the period		9 239	7 501

1.

GENERAL INFORMATION

City Service SE (hereinafter – “the Company”) is a public limited liability company registered in the Republic of Estonia on 2 April 2015, which in the course of reorganization has taken over a public limited liability company City Service AS rights and liabilities.

The Company controls corporate group, engaged in provision of facility management and integrated utility services in Eastern Europe. The City Service group is the market leader in facility management and integrated utility services in the Baltic States. It provides services in whole Lithuania and Latvia.

1.1.

ACTIVITY

City Service group provides facility management; maintenance and repair of engineering systems; management and renovation of energy resources; technical and energy audit of buildings; maintenance and cleaning of territories and premises; maintenance and construction of gas stations.

The most important buildings segments, administered by the City Service group are: residential apartment buildings; commercial buildings; public buildings; industrial buildings. The total area of buildings under the management of the Group is 16.3 million sq. m. at present.

1.2.

SHARE CAPITAL OF THE COMPANY

The share capital of the Company is EUR 9,483 thousand as of 31 March 2026. It is divided into 31,610 thousand ordinary shares with the nominal value of EUR 0.30 each. All shares of the Company are paid up.

The Company does not have any other classes of shares than ordinary shares mentioned above, there are no any restrictions of share rights or special control rights for the shareholders settled in the Articles of Association of the Company. No shares of the Company are held by itself or its subsidiaries. No convertible securities, exchangeable securities or securities with warrants are outstanding; likewise, there are no outstanding acquisition rights or undertakings to increase share capital.

As of 31 March 2026 all 31,610 thousand ordinary shares of the Company are included into the Parallel Market of Warsaw Stock Exchange and Baltic First North Foreign Shares trading list of NASDAQ Baltic Market (ISIN Code of the shares is EE3100126368). Trading Code of the shares on Warsaw Stock Exchange is CTS, on NASDAQ Baltic Market - CTS1L.

1.3.

SHAREHOLDERS OF THE COMPANY

As of 31 March 2026 the total number of shareholders of the Company was 71.

COMPANY'S SHARES DISTRIBUTION AMONG SHAREHOLDERS WHO HAVE MORE THAN 5% SHARES OF THE COMPANY AS OF 31 MARCH 2026 WAS THE FOLLOWING:

	Number of shares held	Owned percentage of the share capital and votes, %
UAB Unit Invest, legal entity code 305873584, address: Ozo str. 12A-1, Vilnius, Lithuania	26,813,293	84.83%
Other private and institutional shareholders	4,796,707	15.17%
TOTAL	31,610,000	100 %

1.4.

CITY SERVICE GROUP

AS OF 31 MARCH 2026 THE CITY SERVICE GROUP CONSISTS OF CITY SERVICE SE AND THE FOLLOWING SUBSIDIARIES (HEREINAFTER REFERRED TO AS „THE GROUP“):

Company	Region	Share of the stock held by the Group as of 31 March 2026	Share of the stock held by the Group as of 31 December 2025	Main activities
UAB Alytaus namų valda	Lithuania	76%	76%	Dormant
UAB Baltijos NT valdymas	Lithuania	100%	100%	Real estate management
UAB Baltijos transporto valdymas	Lithuania	100%	100%	Asset management
UAB Biržų butų ūkis	Lithuania	57.71%	57.71%	Administration of dwelling-houses
UAB BonoDomo	Lithuania	100%	100%	IT services
UAB BonoDomo Pay	Lithuania	100%	100%	Intermediary activities of an electronic money institution
UAB Žemaitijos būstas	Lithuania	100%	100%	Administration of dwelling-houses
UAB Būsto aplinka	Lithuania	100%	100%	Maintenance and cleaning of dwelling-houses territories and premises
UAB Mano būstas	Lithuania	100%	100%	Holding company
UAB City Service Cleaning	Lithuania	100%	100%	Maintenance and cleaning of commercial real estate, territories and premises
UAB City Service Engineering	Lithuania	100%	100%	Commercial real estate management and building maintenance
UAB Energijos taupymo paslaugos	Lithuania	100%	100%	Energy saving solution services
UAB Kapitalo Sprendimai	Lithuania	100%	100%	PPP project company
UAB EPC projektai	Lithuania	100%	100%	Dormant
UAB Mano aplinka	Lithuania	100%	100%	Maintenance and cleaning of public territories and premises
UAB Mano bendrabutis	Lithuania	100%	100%	Administration of buildings
UAB Mano Būsto klientų patirčių centras	Lithuania	100%	100%	Client service center services
UAB Mano Būstas Alytus	Lithuania	100%	100%	Administration of dwelling-houses
UAB Mano Būstas Aukštaitija	Lithuania	100%	100%	Administration of dwelling-houses
UAB Mano Būstas Baltija	Lithuania	100%	100%	Administration of dwelling-houses
UAB Mano Būstas Dainava	Lithuania	100%	100%	Administration of dwelling-houses
UAB Mano Būstas Neris	Lithuania	100%	100%	Administration of dwelling-houses
UAB Mano Būstas NPC	Lithuania	100%	100%	Administration of dwelling-houses
UAB Mano Būstas Kaunas	Lithuania	100%	100%	Administration of dwelling-houses
UAB Mano Būstas Klaipėda	Lithuania	100%	100%	Administration of dwelling-houses
UAB Mano Būstas Radviliškis	Lithuania	100%	100%	Administration of dwelling-houses
UAB Mano Būstas Sostinė	Lithuania	100%	100%	Administration of dwelling-houses
UAB Mano Būstas Šiauliai	Lithuania	100%	100%	Administration of dwelling-houses
UAB Mano Būstas Ukmergė	Lithuania	100%	100%	Administration of dwelling-houses
UAB Mano Būstas Vakarai	Lithuania	99.97%	99.97%	Administration of dwelling-houses
UAB Mano Būstas Vilnius	Lithuania	100%	100%	Administration of dwelling-houses
UAB Mano Būsto priežiūra	Lithuania	100%	100%	Building maintenance
UAB Merlangas	Lithuania	100%	100%	Administration of dwelling-houses
UAB Nacionalinis renovacijos fondas	Lithuania	100%	100%	Administration of dwelling-houses renovation projects

UAB Pastatų priežiūra	Lithuania	100%	100%	Building maintenance
UAB Pastatų valdymas	Lithuania	100%	100%	Administration of dwelling-houses
UAB Rinkų vystymas	Lithuania	100%	100%	Dormant
UAB Skolos LT	Lithuania	100%	100%	Debt collection services
UAB Šiaulių NT valdymas	Lithuania	100%	100%	Dormant
UAB Unitechna	Lithuania	100%	100%	Maintenance and construction of gasstations
UAB Monto EU	Lithuania	100%	100%	Administrator for rented properties
UAB Namų priežiūros tarnyba	Lithuania	100%	100%	Administration of dwelling-houses
UAB Naujininkų ūkis	Lithuania	100%	100%	Administration of dwelling-houses
UAB GS-Servisas	Lithuania	100%	100%	Automated gates maintenance and installation
SIA BILANCE	Latvia	100%	100%	Administration of dwelling-houses
SIA BonoDomo	Latvia	100%	100%	Dormant
SIA Manas MĀJAS	Latvia	100%	100%	Holding company
SIA City Service Engineering	Latvia	100%	100%	Commercial real estate management and building maintenance
SIA Manas MĀJAS serviss	Latvia	100%	100%	Building maintenance
SIA Latvijas Namsaimnieks	Latvia	100%	100%	Administration of dwelling-houses
SIA Livonijas Nami	Latvia	100%	100%	Administration of dwelling-houses
SIA Namu serviss APSE	Latvia	100%	100%	Administration of dwelling-houses
SIA Manas MĀJAS 1	Latvia	100%	100%	Administration of dwelling-houses
SIA Manas MĀJAS 2	Latvia	100%	100%	Administration of dwelling-houses
SIA Manas Mājas Salnas 21	Latvia	100%	100%	Administration of dwelling-houses
SIA Manas MĀJAS 3	Latvia	100%	100%	Administration of dwelling-houses
SIA Manas MĀJAS Ventspils	Latvia	100%	100%	Administration of dwelling-houses
SIA Manas MĀJAS Tukums	Latvia	100%	100%	Administration of dwelling-houses
SIA Manas MĀJAS Jelgava	Latvia	100%	100%	Administration of dwelling-houses
SIA Nia Nami	Latvia	100%	100%	Administration of dwelling-houses
MONTO Sp. z o.o	Poland	100%	-	Administrator for rented properties

1.5.

COMPANY'S SUPERVISORY BOARD

AS OF 31 MARCH 2026, THE SUPERVISORY BOARD OF THE COMPANY COMPRISES OF THE FOLLOWING PERSONS:

Name and surname	Position	Start of term	End of term
Andrius Janukonis	Chairman of the Supervisory Board	June 21, 2023	June 21, 2027
Gintautas Jaugielavičius	Member of the Supervisory Board	June 21, 2023	June 21, 2027

The Supervisory Board members do not own any shares of the Company.



Andrius Janukonis

Andrius Janukonis is the Chairman of the Supervisory Board of City Service SE. In 2004, he worked as a consultant to UAB "ICOR" and has since served as Chairman of the Board of the company. From 2009 to 2015, he was Chairman of the Board of AB "City Service". Mr. Janukonis holds a Master's degree in Law.



Gintautas Jaugielavičius

Gintautas Jaugielavičius is a Member of the Supervisory Board of City Service SE. In 2004, he worked as a consultant to UAB "ICOR" and has since been a Member of the Board of the company. From 2009 to 2015, he served as a Member of the Board of AB "City Service". Mr. Jaugielavičius holds a Bachelor's degree in Economics.

1.6.

COMPANY'S MANAGEMENT BOARD

AS OF 31 MARCH 2026 AND AS OF DATE OF SUBMISSION OF THIS REPORT, THE MANAGEMENT BOARD OF THE COMPANY COMPRISES OF THE FOLLOWING PERSONS:

Name and surname	Position within the Group	Start of term	End of term
Artūras Gudelis	Chairman of the Management Board	June 26, 2021	June 26, 2029
Vytautas Turonis	Member of the Management Board	June 26, 2021	June 26, 2029
Mindaugas Genys	Member of the Management Board	December 03, 2025	December 03, 2029
Aistė Cikanaitė-Jankauskė	Member of the Management Board	December 03, 2025	December 03, 2029
Giedrius Jakubauskas	Member of the Management Board	December 03, 2025	December 03, 2029
Tomas Sujeta	Member of the Management Board	December 03, 2025	December 03, 2029

They do not own any shares of the Company.

Artūras Gudelis



Artūras Gudelis has been working within the ICOR group of companies since 2006 and has served as Chairman of the Management Board of City Service SE since 2017. From 2015 to 2017, he was a Member of the Supervisory Board of the Company.

Mr. Gudelis is responsible for performing the functions of the Chairman of the Management Board, ensuring the efficient organization of the Board's activities, and overseeing the implementation of strategic decisions. He ensures proper corporate governance of the Company, coordinates the activities of the Management Board, and contributes to the development and execution of the Company's long-term strategy.

His professional experience enables him to ensure the Company's sustainable development, transparency, and responsible management in the interests of shareholders and investors.

Mr. Gudelis holds a Bachelor's degree in Economics and a Master's degree in Business Administration.

Vytautas Turonis



Vytautas Turonis has been working within the Group since 2004, initially as Head of the Market Development Department, and subsequently held various managerial positions. Since 2017, he has been a Member of the Board of City Service SE and is currently responsible for the Baltic countries.

Mr. Turonis oversees the strategic and operational management of the Group's activities in Lithuania and Latvia. His responsibilities include operational planning and execution, supervision of financial performance, budget control, enhancement of operational efficiency, risk management, and ensuring compliance and sustainability.

Mr. Turonis holds a Bachelor's degree in International Business.

Mindaugas Genys

Mindaugas Genys has been working within the Group since 2007. He began his career as a Project Manager, later served as Head of the Klaipėda Region, and also led the Multi-Apartment Building Administration Department. Since 2023, he has been the CEO of the “Mano BŪSTAS” group of companies, and since 2025 – a Member of the Board of City Service SE.

Mr. Genys is responsible for the strategic and operational management of “Mano BŪSTAS.” His responsibilities include operational planning and implementation, ensuring service quality and efficiency, supervision of financial results, budget control, improvement of organizational processes, coordination of team performance, and creation of long-term business value.

Mr. Genys has completed studies in history, theology, and business.

Aistė Cikanaitė-Jankauskė

Aistė Cikanaitė-Jankauskė has been working within the Group for 21 years and currently serves as Chief Executive Officer of City Service SE. During this period, she has gained significant experience in legal affairs, operational management, and the building maintenance services sector. Since 2025, she has been a Member of the Board of City Service SE.

Ms. Cikanaitė-Jankauskė is responsible for the legal, human resources, procurement, real estate, and fleet management functions across the Group. Her responsibilities include strengthening internal processes, increasing organizational maturity, and ensuring sustainable growth of the Group.

Ms. Cikanaitė-Jankauskė is an experienced executive with competencies in data analytics, strategic planning, business development, legal affairs, and sales management.

She holds a Master’s degree in Law.

Giedrius Jakubauskas

Giedrius Jakubauskas joined the City Service SE group of companies in 2025 as Group Chief Financial Officer. He has extensive experience in financial management and has worked in companies operating in the building maintenance sector, as well as in corporate groups such as AB “Achema Group,” “KIKI Group,” and others. Since 2025, he has been a Member of the Board of City Service SE.

Mr. Jakubauskas is responsible for the overall financial management of the Group. His responsibilities include financial planning and control, budgeting and budget supervision, organization of accounting, and ensuring the efficiency of financial processes across all jurisdictions in which the Group operates.

Mr. Jakubauskas holds a Master’s degree in Finance.

Tomas Sujeta

Tomas Sujeta has been working within the group of companies since 2006. He started his career as a Manager and later became Director of City Service Engineering. Since 2025, he has been a Member of the Management Board of City Service SE.

Within the Group, Mr Sujeta is responsible for commercial segment buildings. He oversees engineering operations management, ensuring the quality of technical solutions, service efficiency, and technological advancement across commercial real estate properties. His responsibilities include operational planning and implementation, coordination of engineering teams, process improvement, and the creation of long-term value for clients.

Mr Sujeta holds a Bachelor’s degree in Law.

1.7.

ACTIVITY AND SEGMENT INFORMATION

INFORMATION ON MAIN GROUP'S OPERATING SEGMENTS (CONTINUED OPERATIONS):

2026 Q1	Lithuania	Latvia	All other segments	Total
Revenue from contracts with customers:	26 390	1 556	18	27 964
Total revenue from contracts with customers				27 964
Segment results	3 093	(83)	11	3 021
Unallocated expenses				(592)
Cost of good sold	(19 414)	(1 062)	(15)	(20 491)
General and administrative expenses	(3 883)	(577)	8	(4 452)
Profit (loss) from operations				2 429
Net financial income (expenses)				(215)
Profit (loss) before income tax				2 214
Income tax expenses				(644)
Net profit (loss) for the year				1 570

OTHER SEGMENT INFORMATION

Capital expenditure	585	16	-	601
Non-current assets	48 257	3 183	(309)	51 131

2025 Q1	Lithuania	Latvia	All other segments	Total
Revenue from contracts with customers:	25 209	1 649	-	26 858
Total revenue from contracts with customers				26 858
Cost of good sold	(18 164)	(944)		(19 108)
General and administrative expenses	(4 354)	(582)		(4 936)
Segment results	2 691	123	-	2 814
Unallocated expenses				(731)
Profit (loss) from operations				2 083
Net financial income (expenses)				(81)
Profit (loss) before income tax				2 002
Income tax expenses				(352)
Net profit (loss) for the year				1 650

OTHER SEGMENT INFORMATION

Capital expenditure	2 225	2	-	2 227
Non-current assets	38 524	3 571		42 095

1.7.

ACTIVITY AND SEGMENT INFORMATION (cont'd)

INFORMATION ON MAIN GROUP'S OPERATING SEGMENTS:

	Lithuania	Latvia	All other segments	Total
Revenue from contracts from external customers				
2026 Q1	26 390	1 556	18	27 964
2025 Q1	25 209	1 649	-	26 858

MAIN ACTIVITY INDICATORS FOR THE GROUP:

	2026 Q1	2025 Q1	Change
Area of residential apartment buildings under administration (million square meters)	10,5	10,2	3,4%
Area of public, commercial building and atypical properties under administration (million square meters)	5,8	5,0	15,9%
Number of employees	1 338	1 485	(9,9%)
Sales for the period	27 964	26 858	4,1 p.p.
Gross margin	26,7%	28,9%	(2,2) p.p.
EBITDA margin	11,3%	9,7%	1,6 p.p.
EBIT margin	8,7%	7,8%	0,9 p.p.
Net margin	5,6%	6,1%	(0,5) p.p.
Number of shares (thousand)	31 610	31 610	-
Return on equity	4,5%	5,4%	(0,9) p.p.
Return on assets	1,5%	1,7%	(0,2) p.p.
Financial Net Debt to equity*	56,7%	69,1%	(12,4) p.p.

* Interest bearing debt (net of cash balance) to Shareholders' equity.

2.

ACCOUNTING POLICIES

These financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS), as adopted by the European Union.

In the Interim Financial Statements same accounting policies and methods of computation are followed as compared with the most recent annual financial statements.

Interim Financial Statements are prepared in compliance with International Accounting Standard (IAS) 34 Interim financial reporting.

These Interim Financial Statements were authorized for issue on 29 May 2026 by responsible persons listed in the confirmation, which is attached to the Interim Financial Statements.

3.

GOODWILL

COST:

Balance as of 1 January 2025	<u>10 805</u>
Additions	<u>939</u>
Balance as of 31 December 2025	<u>11 744</u>
Acquisitions of subsidiaries	-
Other movements	
Balance as of 31 March 2026	<u>11 744</u>

IMPAIRMENT:

Balance as of 1 January 2025	<u>1 676</u>
Balance as of 31 December 2025	<u>1 676</u>
Balance as of 31 March 2026	<u>1 676</u>

Net book value as of 31 December 2025	10 068
Net book value as of 31 March 2026	10 068

3.

GOODWILL (cont'd)

During reporting period the Company through its subsidiary acquired MONTO Sp. z o.o.

Fair value of assets, liabilities and contingent liabilities of acquired subsidiaries	MONTO Sp. z o.o.
At the date of acquisition	28 January 2026
Intangible assets	-
Property, plant and equipment	-
Trade receivables	15
Other non-current assets	-
Deferred tax asset	-
Other current assets	352
Total assets	367
Long term liabilities	-
Deferred tax liability	-
Trade payables	12
Other current liabilities	36
Total liabilities	48
Total identifiable net assets at fair value	319
Goodwill	0
Total purchase consideration	309
Cash acquired	352
Total purchase consideration, net of cash acquired	(43)

4.

SIGNIFICANT EVENTS

Investments and other changes during the three months of the year 2026

On 28 January 2026 the Group's subsidiary UAB "Monto EU" acquired "Santer SP. Z o.o" (acquisition price EUR 309 thousand), from unrelated party. "Santer SP. Z o.o" is engaged in rental properties management activities in Poland. At the moment of issuance of these financial statements Group's management was not able to obtain reliable financial information of the newly acquired company and evaluate fair value of net assets as at the acquisition. After the acquisition "Santer SP. Z o.o". is renamed to "MONTO Sp. z o.o".

On 30 January 2026 the Group signed an amendment to the cash pool loan agreement with Swedbank, AB in connection with the refinancing of the loan.

On 05 February 2026 the Group's subsidiary SIA "Multihouse" was merged with SIA "Livonijas Nami". Following the completion of the reorganization, SIA "Multihouse" ceased to exist as a separate legal entity, and all its rights and obligations were assumed by SIA "Livonijas Nami".

On 26 February 2026 the Group changed Latvian subsidiary company name SIA "Ēku pārvaldīšanas serviss" to SIA "Manas MĀJAS serviss". Other contact details did not change.

5.

OTHER INTANGIBLE ASSETS

Movement of other intangible assets in 2026 Q1 and 2025 is presented below:

	Customer related intangibles	Computer software and other intangibles	Total
COST:			
Balance as of 1 January 2025	19 892	7 745	27 637
Additions arising from acquisitions of subsidiaries	1 518	-	1 518
Additions	-	1 992	1 992
Disposals of subsidiaries	-	-	-
Disposals and retirements	-	(759)	(759)
Reclassifications	-	2	2
Balance as of 31 December 2025	21 410	8 980	30 390
Additions arising from acquisitions of subsidiaries	-	-	-
Additions	-	489	489
Disposals and retirements	-	(3)	(3)
Disposals of subsidiaries	-	-	-
Reclassifications	-	(3)	(3)
Balance as of 31 March 2026	21 410	9 463	30 873
ACCUMULATED AMORTIZATION AND IMPAIRMENT:			
Balance as of 1 January 2025	6 716	765	7 481
Charge for the period	686	387	1 073
Disposals and retirements	-	(759)	(759)
Discontinued operations	-	-	-
Balance as of 31 December 2025	7 402	393	7 795
Charge for the period	172	243	415
Disposals of subsidiaries	-	-	-
Disposals and retirements	-	(3)	(3)
Reclassifications	-	(2)	(2)
Balance as of 31 March 2026	7 574	631	8 205
Net book value as of 31 December 2025	14 008	8 818	22 654
Net book value as of 31 March 2026	13 836	8 832	22 668

6.

PROPERTY, PLANT AND EQUIPMENT

Movement of fixed assets in 2026 Q1 and 2025 is presented below:

	Buildings	Vehicles	Other property, plant and equipment	Total
COST:				
Balance as of 1 January 2025	94	961	2 350	3 405
Additions arising from acquisitions of subsidiaries	-	22	19	41
Additions	-	-	550	550
Disposals and retirements	-	(102)	(789)	(891)
Reclassifications	-	(55)	(2)	(57)
Balance as of 31 December 2025	94	826	2 128	3 048
Additions arising from acquisitions of subsidiaries	-	-	-	-
Additions	-	-	112	112
Disposals and retirements	-	(31)	(186)	(217)
Reclassifications	-	-	3	3
Balance as of 31 March 2026	94	795	2 057	2 946
ACCUMULATED DEPRECIATION:				
Balance as of 1 January 2025	94	867	1 584	2 545
Charge for the year	-	(3)	376	373
Disposals and retirements	-	(78)	(727)	(805)
Additions arising from acquisitions of subsidiaries	-	-	-	-
Reclassifications	-	2	(2)	-
Balance as of 31 December 2025	94	788	1 231	2 113
Additions arising from acquisitions of subsidiaries	-	-	-	-
Charge for the year	-	21	104	125
Disposals and retirements	-	(26)	(171)	(197)
Disposals of subsidiaries	-	-	-	-
Reclassifications	-	-	(9)	(9)
Balance as of 31 March 2026	94	783	1 155	2 032
Net book value as of 31 December 2025	-	38	897	935
Net book value as of 31 March 2026	-	12	902	914

8.

RIGHT OF USE ASSETS AND LEASE

Effect to the consolidated statement of financial position as at 31 March 2026 and 2025:

	Buildings	Vehicles	Total
ASSETS			
Cost			
Balance as of 1 January 2025	3 076	2 733	5 809
Additions	1 271	206	1 477
Decrease related to lease modifications	(945)	(78)	(1 023)
Reclasification	-	56	56
Balance as of 31 December 2025	3 402	2 917	6 319
Additions	-	-	-
Decrease related to lease modifications	-	-	-
Reclasification	-	-	-
Balance as of 31 March 2026	3 402	2 917	6 319
Accumulated depreciation			
Balance as of 1 January 2025	1 164	2 393	3 557
Charge for the year	698	137	800
Decrease related to lease termination	(943)	(78)	(1 021)
Balance as of 31 December 2025	919	2 452	3 371
Charge for the year	181	4	185
Decrease related to lease modifications	-	-	-
Balance as of 31 March 2026	1 100	2 456	3 556
Right of use assets as of 31 December 2025	2 483	465	2 948
Right of use assets as of 31 March 2026	2 302	461	2 763

Set out below are IFRS 16 impact to profit (loss) statement:

	2026 Q1	2025 Q1
Depreciation expense of right-of-use assets	185	193
Interest expense on lease liabilities	23	22
Expense relating to leases of low-value assets (included in administrative expenses)	108	94
Other expenses relating to right-of-use assets	-	-
Profit (loss) from operations	316	309

Group has no variable lease payments.

The Group had total cash outflows for leases of EUR 226 thousand as at 31 March 2026 (203 thousand as at 31 March 2025). The Group had EUR 0 thousand non-cash additions to right-of-use assets and lease liabilities as at 31 March 2026 (EUR 33 thousand as at 31 March 2025).

9.

TRADE RECEIVABLES

TRADE RECEIVABLES OF THE GROUP AS OF 31 March 2026 AND 31 DECEMBER 2025 WERE AS FOLLOWS:

	Balance as of 31 March 2026	Balance as of 31 December 2025
Trade receivables, gross	31 829	32 424
Less: allowance for doubtful trade receivables	(4 823)	(5 220)
Trade receivables, net	27 006	27 204

Trade receivables and other receivables generally have 30 - 90 days payment terms.

Non-current receivables mainly comprise of long-term part of receivables for residential buildings' repair works performed.

10.

BORROWINGS

BORROWINGS OF THE GROUP AND THE COMPANY AS OF 31 MARCH 2026 AND 31 DECEMBER 2025 WERE AS FOLLOWS:

	Currency	Balance as of 31 March 2026	Balance as of 31 December 2025*
<u>CURRENT LOANS</u>			
Bank loans	EUR	10 031	7 729
CURRENT LOANS BALANCE		10 031	7 729
<u>NON-CURRENT LOANS</u>			
Bank loans	EUR	18 801	19 406
Less: current portion of non-current loans		(2 118)	(17 629)
NON-CURRENT LOANS BALANCE		16 683	1 777

For the loans and overdraft the Company has pledged to the bank the shares of UAB Mano būstas. Under credit agreement SIA City Service and UAB Mano būstas have provided surety for City Service SE.

* As of 31 December 2025 the Group exceeded amount of allowed investments stated in the loan agreement with the bank. As a result, bank borrowings in amount of EUR 15,508 previously classified as long-term have been reclassified to short-term. The breach and reclassification did not affect the Group's and the Company's cash flows or its ability to meet obligations, because subsequently to the reporting date, the Group received a waiver from the bank, dated as of 10 February 2026. As of 31 March 2026 the Group was in compliance with bank's covenants.

11.

COST OF SALES

	2026 Q1	2025 Q1
Services of subcontractors and materials used	12 958	12 218
Wages and salaries and social security	7 255	6 883
Cost of goods sold	36	6
Depreciation	1	-
Other	-	(3)
Total cost of sales	20 250	19 104

12.

GENERAL AND ADMINISTRATIVE EXPENSES

	2026 Q1	2025 Q1
Wages and salaries and social security	2 646	2 921
Depreciation and amortization	729	530
Consulting and similar expenses	371	395
Advertising	119	110
Rent of premises and other assets	108	94
Commissions for collection of payments	98	96
Insurance	79	119
Representational costs	66	54
Office expenses	66	-
Computer software maintenance	57	300
Transportation	55	69
Taxes other than income tax	39	94
Bank payments	33	29
Business trips and training	28	34
Communication expenses	25	26
Utilities	23	22
Other personnel related expenses	14	-
Charity and support	7	16
Administrative costs	-	5
Other	643	882
Total general and administrative expenses	5 206	5 796

13.

OTHER OPERATING INCOME (EXPENSES)

	2026 Q1	2025 Q1
Gain on disposal of property, plant and equipment	2	3
Income from rent	5	-
Fines and penalties	32	28
Other income	23	14
Total other operating income	62	45

	2026 Q1	2025 Q1
Fines and penalties	(74)	-
Loss on disposal of property, plant and equipment	(1)	-
Other expenses	(15)	2
Total other operating expenses	(90)	2

14.

INTEREST AND OTHER FINANCE INCOME AND (EXPENSES)

	2026 Q1	2025 Q1
Interest income	130	203
Foreign currency exchange gain (loss)	-	-
Gain (loss) on sale of investments	-	-
Other financial income	4	216
Total finance income	134	419

Interest (expenses)	(322)	(375)
Loss on sale of investments	-	-
Other financial (expense)	(20)	(125)
Foreign currency exchange gain (loss)	(7)	-
Total finance expenses	(349)	(500)
Financial activity, net	(215)	(81)

15.

DIVIDENDS PER SHARE

	2026 Q1	2025 Q1
Number of shares (in thousand)	31 610	31 610
Approved dividends	-	-
Approved dividends per share	-	-

16.

RELATED PARTY TRANSACTIONS

The parties are considered related when one party has the possibility to control the other one or have significant influence over the other party in making financial and operating decisions. The related parties of the Group and the Company are considered the following:

- UAB Unit Invest – the ultimate parent of the Company;
- Subsidiaries and associates of UAB Unit Invest (same ultimate controlling shareholder);
- Associates of City Service SE subsidiaries (for the list of the associates, see also Note 1.4);
- A. Gudelis, V. Turonis (Company’s management board);

Transactions with related parties include sales and purchases of goods and services in the ordinary course of business and acquisitions and disposals of property, plant and equipment.

UAB Mano būstas and SIA City Service have provided surety for City Service SE to AB Swedbank under credit agreement. Companies are liable to the extent of all its assets to the Bank with respect to the same amount as the City Service SE. Shares of UAB Mano būstas are pledged to AB Swedbank well.

Payables and receivables between related parties are non-interest bearing. Receivables and payables payment terms between the related parties are up to 15-30 days, except for the dividends and loans, which are repaid in accordance to the legal and contractual requirements, respectively.

2026 Q1	Purchases	Sales	Receivables and prepayments	Loans granted	Payables and advances received
UAB Medžiagų tiekimo centras	34	-	-	-	18
UAB Verslo finansavimo sprendimai	-	-	2 318	-	1 628
UAB ICOR	149	62	78	-	93
UAB Vandens parkas	-	160	65	-	-
Associates and other related parties	203	309	2 523	7 711	112
Total	386	531	4 984	7 711	1 851

17.

SUBSEQUENT EVENTS

On 07 April 2026 the Group's subsidiary UAB "Unitechna" was merged with UAB "City Service Engineering". Following the completion of the reorganization, UAB "Unitechna" ceased to exist as a separate legal entity, and all its rights and obligations were assumed by UAB "City Service Engineering".

On 05 May 2026 the Group's subsidiary UAB "Mano Būsto klientų patirčių centras" was merged with UAB "Mano Būstas". Following the completion of the reorganization, UAB "Mano Būsto klientų patirčių centras" ceased to exist as a separate legal entity, and all its rights and obligations were assumed by UAB "Mano Būstas".

On 05 May 2026 the Group's subsidiary UAB "Namų priežiūros tarnyba" was merged with UAB "Mano Būstas Kaunas". Following the completion of the reorganization, UAB "Namų priežiūros tarnyba" ceased to exist as a separate legal entity, and all its rights and obligations were assumed by UAB "Mano Būstas Kaunas".

On 06 May 2026 the Group's subsidiary UAB "Baltijos NT valdymas" was merged with UAB "Baltijos Transporto valdymas". Following the completion of the reorganization, UAB "Baltijos NT valdymas" ceased to exist as a separate legal entity, and all its rights and obligations were assumed by UAB "Baltijos Transporto valdymas".

On 06 May 2026 the Group changed Lithuanian subsidiary company name UAB "Baltijos Transporto valdymas" to UAB "Baltijos turto sprendimai". Other contact details did not change.

On 06 May 2026 UAB "Mano Būstas" sold UAB "Mano Bendrabutis" to UAB "Monto EU" (acquisition price EUR 30 thousand).

On 11 May 2026 the Group changed Latvian subsidiary company name SIA "Manas MĀJAS Salnas 21" to SIA "Manas MĀJAS Rīga". Other contact details did not change.

On 19 May 2026 the Group's subsidiary SIA "Manas MĀJAS 1", SIA "Manas MĀJAS 2" and SIA "Manas MĀJAS 3" was merged with SIA "Manas MĀJAS Rīga". Following the completion of the reorganization, SIA "Manas MĀJAS 1", SIA "Manas MĀJAS 2" and SIA "Manas MĀJAS 3" ceased to exist as separate legal entities, and all its rights and obligations were assumed by SIA "Manas MĀJAS Rīga".



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