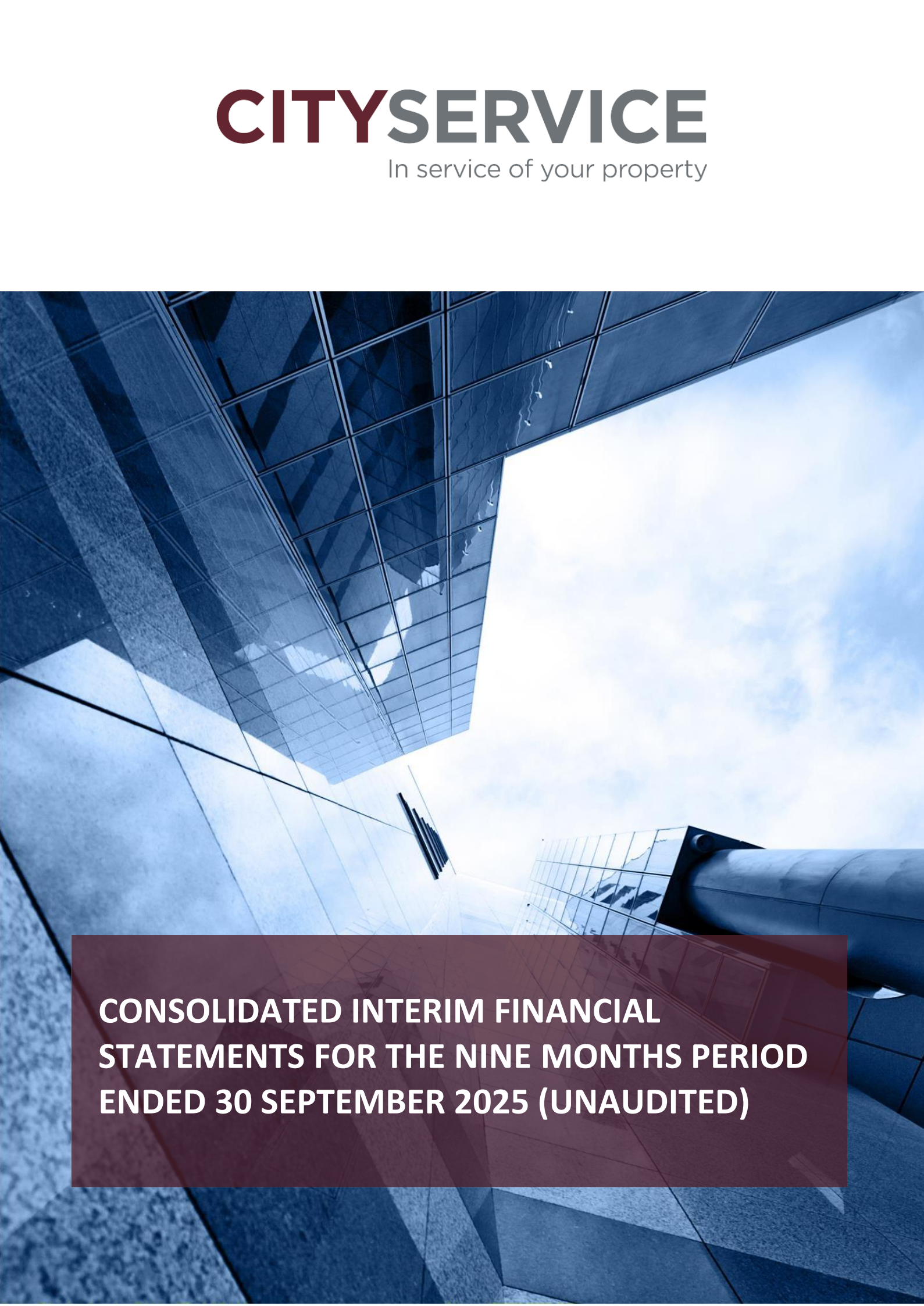


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**CONSOLIDATED INTERIM FINANCIAL
STATEMENTS FOR THE NINE MONTHS PERIOD
ENDED 30 SEPTEMBER 2025 (UNAUDITED)**

City Service SE

**CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE NINE MONTHS PERIOD ENDED 30 SEPTEMBER
2025 (UNAUDITED)**

Beginning of the reporting period	1 January 2025
End of the reporting period	30 September 2025
Business name	City Service SE
Registration number	12827710
Legal address	Narva mnt. 5, 10117 Tallinn, the Republic of Estonia
Telephone	+370 5 239 49 00
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

27 November 2025

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Notes	As of 30 September 2025	As of 31 December 2024
Assets			
NON-CURRENT ASSETS			
Goodwill	3	9 412	9 129
Other intangible assets	5	22 031	20 156
Property, plant and equipment	6	892	860
Right of use assets	8	2 798	2 252
Non-current receivables	9	5 389	5 278
Deferred income tax asset		3 321	2 395
TOTAL NON-CURRENT ASSETS		43 843	40 070
CURRENT ASSETS			
Inventories		495	581
Prepayments		1 814	1 923
Trade receivables	9	27 966	25 353
Receivables from related parties	16	10 403	14 443
Other receivables		5 834	3 224
Prepaid income tax		110	174
Accrued income and other current assets		947	1 523
Cash and cash equivalents		6 332	4 826
TOTAL CURRENT ASSETS		53 901	52 047
Total assets		97 744	92 117

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (cont'd)

	Notes	As of 30 September 2025	As of 31 December 2024
Equity and liabilities			
EQUITY			
Share capital		9 483	9 483
Share premium		8 490	8 490
Reserves		948	420
Retained earnings (deficit)		11 275	10 285
		30 196	28 678
Non-controlling interests		240	220
TOTAL EQUITY		30 436	28 898
Liabilities			
NON-CURRENT LIABILITIES			
Non-current borrowings	10	17 784	19 353
Lease liabilities	8	2 640	1 694
Non-current provisions for employee benefits		112	112
Deferred income tax liabilities		2 065	1 759
Contract liabilities, non- current		2 265	2 265
Non-current payables		887	999
TOTAL NON-CURRENT LIABILITIES		25 753	26 182
CURRENT LIABILITIES			
Current portion of non-current borrowings	10	2 123	1 967
Current portion of lease liabilities	8	271	678
Current loans	10	6 404	5 469
Trade payables and payables to related parties	16	19 071	19 753
Current provisions for employee benefits		209	209
Income tax payable		1 537	1 185
Contract liabilities, current		11 940	7 776
TOTAL CURRENT LIABILITIES		41 555	37 037
Total liabilities		67 308	63 219
Total equity and liabilities		97 744	92 117

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
(for the period 1 January – 30 September)

	Notes	2025 Q3	2024 Q3
Revenue from contracts with customers	1.7	85 560	80 165
Cost of sales	11	(62 504)	(58 909)
Gross profit (loss)		23 056	21 256
General and administrative expenses	12	(15 161)	(14 521)
Credit loss expenses on financial assets		(138)	(178)
Other operating income	13	167	355
Other operating expenses	13	(264)	(103)
Profit (loss) from operations		7 660	6 809
Interest income	14	576	127
Other finance income	14	49	-
Interest expenses	14	(1 051)	(977)
Other finance expenses	14	(70)	(1)
Gain on sale of investments	14	-	341
Profit (loss) before tax		7 164	6 299
Income tax		(128)	(107)
Profit (loss) from continued operations		7 036	6 192
Other comprehensive income			
Exchange differences on translation of foreign operations		-	-
Total comprehensive income		-	-
Attributable to:			
The shareholders of the Company		7 016	6 165
Non-controlling interests		20	27
		7 036	6 192
Total comprehensive income attributable to:			
The shareholders of the Company		7 016	6 165
Non-controlling interests		20	27
		7 036	6 192
Basic and diluted earnings per share (EUR)		0,22	0,20

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
(for the period 1 July – 30 September)

	2025 Q3	2024 Q3
Revenue from contracts with customers	29 435	27 864
Cost of sales	(21 668)	(20 462)
Gross profit (loss)	7 767	7 402
General and administrative expenses	(4 337)	(4 329)
Credit loss expenses on financial assets	(142)	64
Other operating income	82	116
Other operating expenses	(77)	(75)
Profit (loss) from operations	3 293	3 178
Interest income	162	(7)
Interest expenses	(329)	(425)
Other finance income	(4)	-
Other finance expenses	(14)	-
Gain on sale of investments	-	-
Profit (loss) before tax	3 108	2 746
Income tax	(375)	(483)
Profit (loss) from continued operations	2 733	2 263

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Notes	Share capital	Share premium	Other reserves	Retained earnings	Total	Non-controlling interest	Total
Balance as of 1 January 2024		9 483	8 490	-	5 874	23 847	176	24 023
Net profit (loss)		-	-	-	6 166	6 166	27	6 193
Other comprehensive Income		-	-	-	-	-	-	-
Total comprehensive Income		-	-	-	6 166	6 166	27	6 193
Transfers to reserves		-	-	420	(420)	-	-	-
Dividends paid		-	-	-	(1 675)	(1 675)	-	(1 675)
Balance as of 30 September 2024		9 483	8 490	420	9 945	28 338	203	28 541
Balance as of 1 January 2025		9 483	8 490	420	10 285	28 678	220	28 898
Net profit (loss)		-	-	-	7 016	7 016	20	7 036
Other comprehensive Income		-	-	-	-	-	-	-
Total comprehensive Income		-	-	-	7 016	7 016	20	7 036
Transfers to reserves		-	-	528	(528)	-	-	-
Dividends paid		-	-	-	(5 497)	(5 497)	-	(5 497)
Balance as of 30 September 2025		9 483	8 490	948	11 276	30 197	240	30 437

CONSOLIDATED STATEMENT OF CASH FLOWS

	Notes	2025 Q3	2024 Q3
Cash flows from (to) operating activities			
Net profit (loss) from continued operations		7 036	6 193
Adjustments for non-cash items:			
Income tax expenses		128	107
Depreciation and amortization	5,6,8	1 670	1 118
Impairment and write-off of accounts receivable		290	(102)
Gain (loss) on disposal of property, plant and equipment	13	(20)	(134)
Gain (loss) from sale of investments		-	(341)
Interest income		(576)	(112)
Interest expenses		1 121	977
Other financial activity result, net		-	1
		9 649	7 707
Changes in working capital:			
(Increase) decrease in inventories		89	(332)
(Increase) decrease in receivables, contract assets and other current assets		(2 504)	1 644
(Increase) decrease in prepayments		82	(10)
Increase (decrease) in trade payables and payables to related parties		(1 656)	(4 542)
Income tax (paid)		(567)	(531)
Increase (decrease) in advances received, contract liabilities and other current liabilities		2 469	375
Net cash flows from (to) operating activities		7 562	4 311
Cash flows from (to) investing activities			
(Acquisition) of non-current assets (except investments)	5,6	(1 555)	(1 895)
Proceeds from sale of non-current assets		50	191
(Acquisition) of investments in subsidiaries (net of cash acquired in the Group)		(167)	(478)
Disposal of investments in subsidiaries		-	-
Dividends and interest received		576	112
Loans (granted)		-	(1 198)
Loans (repaid)		2 701	937
Net cash flows from (to) investing activities		1 605	(2 331)
Cash flows from (to) financing activities			
Proceeds from loans		784	148
(Repayment) of financial lease liabilities		(555)	(158)
Dividends paid		(5 497)	(1 677)
Loans (repaid)		(1 271)	(1 889)
Interest (paid)		(1 121)	(977)
Net cash flows from (to) financing activities		(7 660)	(4 553)
Net increase (decrease) in cash and cash equivalents		1 507	(2 573)
Cash and cash equivalents at the beginning of the period*		4 826	9 176
Cash and cash equivalents at the end of the period		6 332	6 601

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 15.6 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 30 September 2025. 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 30 September 2025 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 30 September 2025 the total number of shareholders of the Company was 72.

COMPANY'S SHARES DISTRIBUTION AMONG SHAREHOLDERS WHO HAVE MORE THAN 5% SHARES OF THE COMPANY AS OF 30 SEPTEMBER 2025 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 30 SEPTEMBER 2025 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 30 September 2025	Share of the stock held by the Group as of 30 September 2024	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 Butų ūkio valdos	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 CSG IT	Lithuania	100%	100%	IT services
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 gas stations
UAB Monto EU	Lithuania	100%	100%	Administrator for rented properties
UAB Namų priežiūros tarnyba	Lithuania	100%	-	Administration of dwelling-houses
UAB STOP Kaune	Lithuania	100%	-	Administrator for rented properties
Concentra Servicios y Mantenimiento, S.A.*	Spain	100%	100%	Commercial real estate management and building maintenance
Vetell dos iberica, S.L.*	Spain	100%	100%	Administration of dwelling-houses
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 Ēku pārvaldīšanas 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 Ventspils nami	Latvia	100%	100%	Administration of dwelling-houses
SIA Manas MĀJAS Tukums	Latvia	100%	100%	Administration of dwelling-houses
SIA Nebruk Jelgava	Latvia	100%	100%	Administration of dwelling-houses
SIA Nia Nami	Latvia	100%	100%	Administration of dwelling-houses
SIA MultiHouse	Latvia	100%	100%	Administration of dwelling-houses

* The Group ceased to consolidate Concentra Servicios y Mantenimiento, S.A. (including sub-consolidated subsidiary Vetell dos iberica, S.L.) in its Financial statements after bankruptcy administrator was appointed on 10 May 2017, as from that date the Group has lost its control.

1.5.

COMPANY'S SUPERVISORY BOARD

AS OF 30 SEPTEMBER 2025, 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 (born in 1971) is the Chairman of the Supervisory Board of City Service SE (since 2009 until 2015 the Chairman of the Board). He holds a Master's degree in Law. He is a member of the board of UAB Unit Invest (since 2021).



Gintautas Jaugielavičius

Gintautas Jaugielavičius (born in 1971) is a Member of the Supervisory Board of City Service SE (since 2005 until 2015 a Member of the Board). He holds a Bachelor's degree in Economics. At present, he works as a consultant for UAB Unit Invest and is a member of the board of UAB Unit Invest (since 2021).

1.6.

COMPANY'S MANAGEMENT BOARD

AS OF 30 SEPTEMBER 2025 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

They do not own any shares of the Company.

Artūras Gudelis



Artūras Gudelis (born in 1977) is a Chairman of the Management Board of City Service SE (since 2017). Artūras Gudelis was a Member of the Supervisory Board of City Service SE (2015 – 2017). He holds Bachelor's degree in Economics and Master's degree in Business Management.

Artūras Gudelis is responsible for carrying the formal functions of the chairman of the Management Board as well as for signing of the consolidated financial statements, representing the Company in the stock exchanges, securities depositories and in relations with the investors, as well as in all other general matters related to the Company.

Vytautas Turonis



Vytautas Turonis (born in 1972) is a Member of the Management Board of City Service SE (since 2017). Vytautas Turonis works as the General Manager for the Baltics at CS SE. He holds a Bachelor's degree in International Business. Previously he worked as the Marketing Manager of UAB Specialus Autotransportas (2003 – 2004). He started to work in the Company as the Market Development Department Manager (2004 – 2008).

Vytautas Turonis is responsible and accountable for the organization and supervision of Group activities (including the financial matters) in Lithuania, Latvia and Estonia.

1.7.
ACTIVITY AND SEGMENT INFORMATION
INFORMATION ON MAIN GROUP'S OPERATING SEGMENTS (CONTINUED OPERATIONS):

2025 Q3	Lithuania	Latvia	Total
Revenue from contracts with customers:	80 455	5 105	85 560
Total revenue from contracts with customers			85 560
Cost of goods sold	(59 232)	(3 273)	(62 505)
General and administrative expenses	(11 975)	(1 693)	(13 668)
Segment results	9 248	139	9 387
Unallocated expenses			(1 727)
Profit (loss) from operations			7 660
Net financial income (expenses)			(497)
Profit (loss) before income tax			7 163
Income tax expenses			(128)
Net profit (loss) for the year			7 035

OTHER SEGMENT INFORMATION

Capital expenditure	3 072	56	3 128
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2024 Q3	Lithuania	Latvia	Total
Revenue from contracts with customers:	73 584	6 582	80 166
Total revenue from contracts with customers			80 166
Cost of goods sold	(55 031)	(3 899)	(58 930)
General and administrative expenses	(10 660)	(2 444)	(13 104)
Segment results	7 893	239	8 132
Unallocated expenses			(1 323)
Profit (loss) from operations			6 809
Net financial income (expenses)			(510)
Profit (loss) before income tax			6 299
Income tax expenses			(107)
Net profit (loss) for the year			6 192

OTHER SEGMENT INFORMATION

Capital expenditure	1 758	139	1 897
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1.7.
ACTIVITY AND SEGMENT INFORMATION (cont'd)
INFORMATION ON MAIN GROUP'S OPERATING SEGMENTS:

	Lithuania	Latvia	Total
Revenue from contracts from external customers			
2025 Q3	80 455	5 105	85 560
2024 Q3	73 584	6 582	80 166

	Lithuania	Latvia	Total
Segment non-current assets			
As of 30 September 2025	40 378	3 465	43 843
As of 31 December 2024	36 386	3 684	40 070

MAIN ACTIVITY INDICATORS FOR THE GROUP:

	2025 Q3	2024 Q3	Change
Area of residential apartment buildings under administration (million square meters)	10,2	10,3	(1,0%)
Area of public, commercial building and atypical properties under administration (million square meters)	5,4	5,0	8,0%
Number of employees	1 318	1 528	(13,7%)
Sales for the period	85 560	80 165	6,7%
Gross margin	26,9%	26,5%	0,4 p.p.
EBITDA margin	10,9%	10,5%	0,4 p.p.
EBIT margin	9,0%	8,5%	0,5 p.p.
Net margin	8,2%	7,7%	0,5 p.p.
Number of shares (thousand)	31 610	31 610	-
Return on equity	23,1%	21,7%	1,4 p.p.
Return on assets	7,2%	7,6%	(0,4) p.p.
Financial Net Debt to equity*	65,6%	42,5%	23,1 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 27 November 2025 by responsible persons listed in the confirmation, which is attached to the Interim Financial Statements.

3.

GOODWILL

COST:

Balance as of 1 January 2024	10 475
Additions	330
Balance as of 31 December 2024	10 805
Acquisitions of subsidiaries	246
Other movements	37
Balance as of 30 September 2025	11 088

IMPAIRMENT:

Balance as of 1 January 2024	1 676
Balance as of 31 December 2024	1 676
Balance as of 30 September 2025	1 676

Net book value as of 31 December 2024	9 129
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Net book value as of 30 September 2025	9 412
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3.
GOODWILL (cont'd)

During reporting period the Company through its subsidiary acquired UAB Stop Kaune and UAB Namų priežiūros tarnyba.

Fair value of assets, liabilities and contingent liabilities of acquired subsidiaries	UAB Stop Kaune	UAB Namų priežiūros tarnyba
At the date of acquisition	29 September 2025	29 September 2025
Property, plant and equipment	-	2
Trade receivables	83	48
Other current assets	61	38
Total assets	144	88
Long term liabilities	-	-
Trade payables	22	40
Other current liabilities	112	47
Total liabilities	134	87
Total identifiable net assets at fair value	10	1
Goodwill	113	133
Total purchase consideration	123	134
Cash acquired	57	32
Total purchase consideration, net of cash acquired	65	102

4.

SIGNIFICANT EVENTS

Investments and other changes during the nine months of the year 2025

On 02 April 2025 the title of SIA Manas MĀJAS was changed into SIA Manas MĀJAS 1. Other contact details did not change.

On 02 April 2025 the title of SIA City Service was changed into SIA Manas MĀJAS. Other contact details did not change.

On 29 January 2025 UAB "Monto" signed an acquisition of claim rights for rental properties in amount of 180 thousand.

On 29 September 2025 UAB "Monto" acquired 100% of the shares of UAB "Stop Kaune" (acquisition price EUR 123 thousand). UAB "Stop Kaune" is engaged in rental properties management activities in Lithuania.

On 29 September 2025 UAB "Mano Būstas" acquired 100% of the shares of UAB "Namų Priežiūros Tarnyba" (acquisition price EUR 134 thousand). UAB "Namų Priežiūros Tarnyba" is engaged in administration of dwelling-houses in Lithuania.

5.
OTHER INTANGIBLE ASSETS

Movement of other intangible assets in 2025 Q3 and 2024 is presented below:

	Customer related intangibles	Computer software	Other	Total
COST:				
Balance as of 1 January 2024	19 397	5 075	1 836	26 308
Additions arising from acquisitions of subsidiaries	495	-	-	495
Additions	-	1 979	1	1 980
Disposals of subsidiaries	-	(741)	-	(741)
Disposals and retirements	-	(233)	(172)	(405)
Reclassifications	-	2 634	(2 634)	-
Balance as of 31 December 2024	19 892	8 714	(969)	27 637
Additions	-	997	1 666	2 663
Disposals and retirements	-	(12)	-	(12)
Balance as of 30 September 2025	19 892	9 699	697	30 288
ACCUMULATED AMORTIZATION AND IMPAIRMENT:				
Balance as of 1 January 2024	6 066	2 093	(807)	7 352
Charge for the period	649	337	-	986
Disposals and retirements	-	(233)	(172)	(405)
Discontinued operations	-	(453)	-	(453)
Balance as of 31 December 2024	6 716	1 744	(979)	7 480
Charge for the period	350	262	177	789
Disposals and retirements	-	(12)	-	(12)
Balance as of 30 September 2025	7 066	1 994	(802)	8 257
Net book value as of 31 December 2024	13 176	6 970	10	20 156
Net book value as of 30 September 2025	12 826	7 705	1 499	22 030

6.

PROPERTY, PLANT AND EQUIPMENT

Movement of fixed assets in 2025 Q3 and 2024 is presented below:

	Buildings	Vehicles	Other property, plant and equipment	Total
COST:				
Balance as of 1 January 2024	95	1 082	2 155	3 332
Additions arising from acquisitions of subsidiaries	-	18	37	55
Additions	-	44	425	469
Disposals and retirements	(1)	(183)	(267)	(451)
Balance as of 31 December 2024	94	961	2 350	3 405
Additions arising from acquisitions of subsidiaries	-	-	2	2
Additions	-	18	446	464
Disposals and retirements	-	(23)	(718)	(741)
Reclassifications	-	(55)	-	(55)
Balance as of 30 September 2025	94	901	2 080	3 075
ACCUMULATED DEPRECIATION:				
Balance as of 1 January 2024	95	946	1 478	2 519
Charge for the year	-	54	331	385
Disposals and retirements	(1)	(133)	(226)	(360)
Additions arising from acquisitions of subsidiaries	-	-	1	1
Balance as of 31 December 2024	94	867	1 584	2 545
Charge for the year	-	21	324	345
Additions arising from acquisitions of subsidiaries	-	-	1	1
Disposals and retirements	-	(23)	(686)	(709)
Reclassifications	-	2	-	2
Balance as of 30 September 2025	94	867	1 223	2 184
Net book value as of 31 December 2024	-	94	766	860
Net book value as of 30 September 2025	-	34	857	891

8. RIGHT OF USE ASSETS AND LEASE

Effect to the consolidated statement of financial position as at 2025 Q3 and 2024:

	Buildings	Vehicles	Total
ASSETS			
Cost			
Balance as of 1 January 2024	2 440	2 471	4 911
Additions	645	262	907
Decrease related to lease modifications	(9)	-	(9)
Balance as of 31 December 2024	3 076	2 733	5 809
Additions	991	90	1 081
Decrease related to lease modification	-	(57)	(57)
Reclasification	-	56	56
Balance as of 30 September 2025	4 067	2 822	6 889
Accumulated depreciation			
Balance as of 1 January 2024	509	2 249	2 758
Charge for the year	656	144	800
Decrease related to lease termination	(1)	-	(1)
Balance as of 31 December 2024	1 164	2 393	3 557
Charge for the year	512	80	592
Decrease related to lease modification	-	(57)	(57)
Balance as of 30 September 2025	1 676	2 416	4 092
Right of use assets as of 31 December 2024	1 912	340	2 252
Right of use assets as of 30 September 2025	2 391	406	2 797

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

	2025 Q3	2024 Q3
Depreciation expense of right-of-use assets	592	637
Interest expense on lease liabilities	72	48
Expense relating to leases of low-value assets (included in administrative expenses)	284	250
Profit (loss) from operations	948	935

Group has no variable lease payments.

The Group had total cash outflows for leases of EUR 627 thousand as at 30 September 2025 (206 thousand as at 30 September 2024). The Group had EUR 1 081 thousand non-cash additions to right-of-use assets and lease liabilities as at 30 September 2025 (EUR 376 thousand as at 30 September 2024).

9.

TRADE RECEIVABLES

TRADE RECEIVABLES OF THE GROUP AS OF 30 SEPTEMBER 2025 AND 31 DECEMBER 2024 WERE AS FOLLOWS:

	Balance as of 30 September 2025	Balance as of 31 December 2024
Trade receivables, gross	34 485	31 400
Less: allowance for doubtful trade receivables	(6 519)	(6 047)
Trade receivables, net	27 966	25 353

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 30 SEPTEMBER 2025 AND 31 DECEMBER 2024 WERE AS FOLLOWS:

	Currency	Balance as of 30 September 2025	Balance as of 31 December 2024
<u>CURRENT LOANS</u>			
Bank loans	EUR	6 404	5 469
CURRENT LOANS BALANCE		6 404	5 469
<u>NON-CURRENT LOANS</u>			
Bank loans	EUR	19 907	21 320
Less: current portion of non-current loans		(2 123)	(1 967)
NON-CURRENT LOANS BALANCE		17 784	19 353

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.

11.

COST OF SALES

	2025 Q3	2024 Q3
Services of subcontractors and materials used	41 394	38 828
Wages and salaries and social security	21 073	20 079
Cost of goods sold	37	21
Depreciation	1	2
Other	(1)	(21)
Total cost of sales	62 504	58 909

12.

GENERAL AND ADMINISTRATIVE EXPENSES

	2025 Q3	2024 Q3
Wages and salaries and social security	8 069	7 852
Depreciation and amortization	1 641	1 598
Consulting and similar expenses	999	716
Computer software maintenance	987	516
Commissions for collection of payments	564	241
Advertising	348	255
Insurance	338	240
Rent of premises and other assets	284	250
Office expenses	226	-
Representational costs	216	167
Transportation	215	237
Taxes other than income tax	129	315
Business trips and training	124	171
Charity and support	97	44
Bank payments	80	71
Communication expenses	79	79
Other personnel related expenses	65	-
Utilities	49	145
Other	651	1 624
Total general and administrative expenses	15 161	14 521

13.

OTHER OPERATING INCOME (EXPENSES)

	2025 Q3	2024 Q3
Gain on disposal of property, plant and equipment	20	162
Fines and penalties	90	88
Income from rent	3	-
Other income	54	106
Total other operating income	167	356

	2025 Q3	2024 Q3
Fines and penalties	263	1
Loss on disposal of property, plant and equipment	-	27
Other expenses	1	75
Total other operating expenses	264	103

14.

INTEREST AND OTHER FINANCE INCOME AND (EXPENSES)

	2025 Q3	2024 Q3
Interest income	576	112
Gain on sale of investments	-	341
Other financial income	49	15
Total finance income	625	468
Interest (expenses)	(1 051)	(978)
Loss on sale of investments	-	-
Other financial expenses	(70)	-
Total finance expenses	(1 121)	(978)
Financial activity, net	(496)	(510)

15.

DIVIDENDS PER SHARE

	2025 Q3	2024 Q3
Number of shares (in thousand)	31 610	31 610
Approved dividends	5 497	1 675
Approved dividends per share	0,17	0,05

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.

2025 Q3	Purchases	Sales	Receivables and prepayments	Loans granted	Payables and advances received
UAB Unit Invest	-	336	83	7 711	-
UAB Verslo finansavimo sprendimai	-	-	174	-	(174)
UAB Vandens parkas	1	461	61	-	-
UAB Exergio	208	203	370	1 600	(370)
Associates and other related parties	986	925	404	-	2 186
Total	1 195	1 925	1 092	9 311	1 642

17.

SUBSEQUENT EVENTS

There were no subsequent events after the reporting date and at the date of the release of the financial statements.



City Service SE

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