Limited Liability Company

“Coffee Address Holding”

(UNIFIED REGISTRATION NUMBER 40203047754)

COFFEE ADDRESS

CONSOLIDATED REPORT

for the period ended 30 June 2025

PREPARED IN ACCORDANCE WITH THE INTERNATIONAL FINANCIAL REPORTING STANDARDS
AS ADOPTED BY THE EUROPEAN UNION

Riga, 2025

GENERAL INFORMATION

Name of the Parent company	Coffee Address Holding
Legal status	Limited Liability Company
Unified registration number, place and date of registration	40203047754 Riga, 02.02.2017
Legal address	Jaunmoku street 34, Riga, Latvia, LV-1046
Shareholder	BaltCap Private Equity Fund II SCSp (78.73%%) BaltCap Private Equity Fund II Co-Investment SCSp (21.27%)
Board members	Viktorija Meikšāne, board member from 07.03.2017
Supervisory board members	Baiba Anda Rubesa, chairman of the supervisory board from 29.05.2019. Sandijs Āboliņš-Ābols, member of the supervisory board from 12.05.2017. Dagnis Dreimanis, member of the supervisory board from 12.05.2017. Michael Wagner, member of the supervisory board from 07.09.2018.
Companies in the Group	COFFEE ADDRESS SIA (100%) COFFEE ADDRESS UAB (100%) COFFEE ADDRESS OU (100%) PAYMENT SYSTEMS SIA (100%) Eur Comtur S.R.L (75%)
Financial period	January 1 – June 30, 2025

GENERAL INFORMATION

Coffee Address Group remains the leading provider of premium self-service coffee and convenience food solutions across the Baltic region. Building on this strong foundation, the company has recently initiated its first steps beyond the Baltic. The Group consist of the parent company, Coffee Address Holding SIA, and five subsidiaries: Coffee Address UAB in Lithuania, Coffee Address OU in Estonia, Coffee Address SIA and Payment Systems SIA in Latvia, and most recently, Eur Comtur S.R.L in Romania, acquired at the end of April. This strategic acquisition represents the Group's first expansion outside the Baltics, enabling access to larger markets and scaling the deployment of its established sales concepts and IT infrastructure.

Following the acquisition, Coffee Address Group now operates approximately 16,600 coffee machines, serving over 330,000 cups of coffee a day. This expansion further strengthens the Group's operational capacity and reinforces its commitment to delivering high-quality, self-service solutions across a growing footprint.

COFFEE ADDRESS KEY SUCCESS FACTORS:

- Strategic network of best locations
- Attractive solutions and concepts for customers
- Lean and digitalized internal processes
- "One Company" in four countries
- Engaged and motivated employees

The Group's origins date back to 1993, when three independent companies were founded in Lithuania, Latvia, and Estonia. In February 2017, these entities were acquired and consolidated under a single holding structure by BaltCap Private Equity Fund, forming Coffee Address Group as it is known today. Since then, the Group has consistently expanded its footprint and capabilities, strengthening its market leadership position in the Baltics and now entering new markets

Overview of the Group's status and results of operation

At the end of April 2025, Coffee Address Holding SIA completed the acquisition of a 75% stake in the Romanian company Eur Comtur S.R.L. Starting from May, financial results include the performance of Eur Comtur S.R.L., which was not part of the comparable period in 2024. Consequently, year-on-year growth figures are influenced by the contribution of the newly acquired entity. Including the acquisition, Coffee Address Group reached EUR 23.6 million in sales for the reporting period.

In June, Coffee Address Holding SIA successfully refinanced its bonds (ISIN LV0000802585) with a new bank loan. The bonds, totaling EUR 5 million were repaid on 30 June 2025 using the new facility. The refinancing aims to optimize the Group's capital structure and reduce interest expenses. It had no impact on the Group's ongoing operations or strategic plans and is expected to further strengthen its financial position going forward.

420
Employees

16 600
Coffee machines in the market

1 350 t
Coffee sold per year

6 220
Satisfied customers

4 Countries
No. 1 market position in the Baltics and first acquisition in Romania

c. € 23.6m
sales in 6M 2025

c. € 11.0m
Gross Profit in 6M 2025

35%
Equity

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	6M 2025* EUR (Unaudited)	6M 2024 EUR (Unaudited)	2024 EUR (Audited)
Revenue from contracts with customers	**23 575 994**	**21 760 227**	44 216 592
Cost of materials	(12 539 031)	(11 912 494)	(23 159 239)
GROSS PROFIT	**11 036 963**	**9 847 733**	**21 057 353**
Personnel costs	(5 303 192)	(4 575 578)	(9 456 243)
Other operating costs	(1 960 673)	(1 680 831)	(3 405 222)
Gain/Loss from disposal of fixed assets, net	13 718	10 224	89 877
Depreciation and amortization	(2 641 505)	(2 487 042)	(4 946 154)
OPERATING PROFIT	**1 145 311**	**1 114 506**	**3 339 611**
Finance costs	(912 848)	(946 093)	(1 930 799)
PROFIT BEFORE TAX FROM CONTINUING OPERATIONS	**232 463**	**168 413**	**1 408 812**
Income tax expense	(52 271)	43 091	96 790
PROFIT FOR THE YEAR	**180 192**	**211 504**	**1 505 602**
Other comprehensive income not to be reclassified to profit or loss in subsequent periods	-	-	-
TOTAL COMPREHENSIVE PROFIT FOR THE YEAR, NET OF TAX	180 192	211 504	1 505 602

**As of May 2025, the financial results include the acquisition of Eur Comtur S.R.L., which was not part of the 2024 reporting period. As a result, year-on-year growth figures reflect the impact of newly acquired entity.*

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

ASSETS	Notes	30/06/2025 EUR (Unaudited)	31/12/2024 EUR (Audited)
NON-CURRENT ASSETS			
Property, plant and equipment		16 441 103	15 281 397
Intangible assets		28 511 551	25 305 088
Non-current financial assets		155 338	177 606
TOTAL		**45 107 992**	**40 764 091**
CURRENT ASSETS			
Inventories		6 869 510	5 467 664
Trade receivables		3 032 710	2 102 421
Prepayments and other receivables		1 373 546	944 476
Cash		3 544 234	1 157 672
TOTAL		**14 820 000**	**9 672 233**
TOTAL ASSETS		**59 927 992**	**50 436 324**
EQUITY AND LIABILITIES			
EQUITY			
Issued capital		6 648 930	6 086 215
Share premium		15 379 553	11 156 085
Retained earnings		(1 031 204)	(2 536 806)
Profit for the year		180 192	1 505 602
Non-Controlling Interest (25%)		(40 019)	
TOTAL Equity attributable to equity holders of the parent		**21 137 452**	**16 211 096**
NON-CURRENT LIABILITIES			
Trade payables non-current		1 507 356	147 153
Interest-bearing loans and borrowings	1	12 813 465	9 032 060
Issued bonds	2	5 000 000	-
Loan from shareholders		-	4 786 183
Other non-current financial liabilities		1 726 837	1 119 392
Deferred income non-current		325 391	487 690
Deferred tax liability		322 494	273 714
Provisions		53 060	49 460
TOTAL		**21 748 603**	**15 895 652**
CURRENT LIABILITIES			
Trade payables current		5 299 867	4 805 831
Interest-bearing loans and borrowings	1	2 738 816	2 762 875
Issued bonds	2	0	5 000 000
Other current financial liabilities		2 653 483	971 115
Deferred income current		406 774	485 561
Income tax payable		-	205 980
Other current liabilities		**5 942 997**	4 098 214
TOTAL		**17 041 937**	**18 329 576**
TOTAL LIABILITIES		**38 790 540**	**34 225 228**
TOTAL EQUITY AND LIABILITIES		**59 927 992**	**50 436 324**

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Issued capital	Share premium	Retained earnings	Non-Controlling interest	**Total**
BALANCE AS AT 31 December 2023	**6 086 215**	**11 156 085**	**(2 536 806)**	**-**	**14 705 494**
Profit for the reporting period	–	–	1 505 602	–	1 505 602
Total comprehensive income	–	–	1 505 602	–	1 505 602
BALANCE AS AT 31 December 2024	**6 086 215**	**11 156 085**	**(1 031 204)**	**-**	**16 211 096**
Increase in share capital	562 715	4 223 468	–	–	4 786 183
Profit for the reporting period	–	–	180 192	–	180 193
Total comprehensive income	–	–	180 192	–	180 193
Non-Controlling Interest	–	–	–	(40 019)	(40 019)
BALANCE AS AT 30 June 2025	**6 648 930**	**15 379 553**	**(851 012)**	**(40 019)**	**21 137 452**

CONSOLIDATED STATEMENT OF CASH FLOWS

	6M 2025 EUR (Unaudited)	2024 EUR (Audited)
OPERATING ACTIVITIES		
Profit before tax	**232 463**	**1 408 812**
Adjustments to reconcile profit before tax to net cash flows:		
o depreciation and impairment of property, plant and equipment	2 497 976	4 664 361
o amortization and impairment of intangible assets	143 529	281 793
o net foreign exchange differences	188	3 226
o gains/loss from disposal of property, plant and equipment	(13 718)	(89 877)
o finance costs	912 848	1 927 572
o movement in other provisions	3 600	10 782
Working capital adjustments:		
o (increase) in trade and other receivables and prepayments	(864 115)	391 046
o (increase) in inventories	(585 806)	(485 439)
o increase in trade payables and other liabilities	(89 868)	(386 017)
	2 237 097	7 726 260
NET CASH FLOWS FROM OPERATING ACTIVITIES	**2 237 097**	**7 726 260**
INVESTING ACTIVITIES		
Proceeds from sale of property, plant and equipment[1]	39 506	98 675
Purchase of property, plant and equipment, net	(1 157 073)	(2 998 713)
Acquisition of a subsidiary, net of cash acquired	(1 109 259)	
NET CASH FLOWS USED IN INVESTING ACTIVITIES	**(2 226 826)**	**(2 900 038)**
FINANCING ACTIVITIES		
Bonds issued	5 000 000	–
Repayment of bonds	(5 000 000)	–
Payment of finance lease liabilities	(690 760)	(1 196 769)
Used/Repaid overdraft	–	(313 984)
Proceeds from borrowings	5 000 000	681 266
Repayment of borrowings	(1 021 127)	(2 450 704)
Interest paid	(912 010)	(1 570 275)
NET CASH FLOWS FROM FINANCING ACTIVITIES	**2 376 103**	**(4 913 466)**
Net foreign exchange difference	**188**	**(3 226)**
Net increase in cash	**2 386 562**	**(90 470)**
Cash at the beginning of the year	**1 157 672**	**1 248 142**
CASH AT THE END OF THE YEAR	**3 544 234**	**1 157 672**

[1] Excluding sold coffee machines with a possibility to sell the property back in the future. These coffee machines are recognized as Group's fixed assets due to buy-back option. Excluding right of uses assets under IFRS 16.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. Interest-bearing loans and borrowings

	Interest rate, %	Maturity	30.06.2025	31.12.2024
Non-current interest-bearing loans and borrowings				
Obligation under finance leases	1.4% – 4% + 3m-12m Euribor	3 years	502 345	688 294
Bank loan	3.40% + 3m Euribor	31.05.2028	12 311 120	8 343 766
Total Non-current part of long term interest-bearing loans			**12 813 465**	**9 032 060**
Current interest-bearing loans and borrowings				
Obligations under finance leases	1.4% – 4% + 3m-12m Euribor	3 years	276 592	312 171
Bank loan	3.40% + 3m Euribor	31.05.2028	2 462 224	2 450 704
Overdraft	3.40% + 3m Euribor	29.05.2026	–	–
Total current part of long term interest-bearing loans			**2 738 816**	**2 762 875**
Total interest-bearing loans and borrowings			**15 552 281**	**11 794 935**

2. Bonds

	Interest rate, %	Maturity	30.06.2025	31.12.2024
Issued bonds				
Bonds, 5.00 million EUR	9.00%	30.06.2025	–	5 000 000
Bonds, 5.00 million EUR	8.50%	28.02.2028	5 000 000	–
Total Issued bond			**5 000 000**	**5 000 000**

FINANCIAL INDICATORS

There are restrictions in the prospectus for the senior secured bonds issued (LV0000102432).

The Issuer undertakes to comply with the following financial covenants from the Issue Date and for as long as any Notes are outstanding:

DEBT SERVICE COVERAGE RATIO OR DSCR:

Debt Service Coverage Ratio (DSCR) measures the ability of the Group to service its Financial Indebtedness and is calculated as:

(a) Consolidated EBITDA divided by Consolidated Debt Service Charges over the Relevant Period; or SIA Coffee Address Holding Terms of the Notes Issue

(b) if the Group has performed an Acquisition in the Relevant Period, the Pro-Forma EBITDA divided by Pro-Forma Debt Service Charges over the Relevant Period.

EQUITY RATIO:

Ratio of Adjusted Equity to total assets, calculated according to the most recent Financial Report.

NET DEBT LEVERAGE RATIO:

Net Debt, according to the most recent Financial Report, divided by (i) Consolidated EBITDA; or (ii) if the Group has performed an Acquisition over the Relevant Period, the Pro-Forma EBITDA over the Relevant Period.

FINANCIAL INDICATORS BASED ON CONSOLIDATED REPORT as disclosed in the document:

Financial Indicator	Result as at 30/06/2025
Debt Service Coverage Ratio	1.53
Equity Ratio	35%
Net Debt Leverage Ratio	2.60

As part of the reporting period, we have acquired a new entity within the Group — Eur Comtur S.R.L., based in Romania. Accordingly, the financial indicator calculations provided below are based on Pro-Forma EBITDA.

FINANCIAL INDICATORS BASED ON PRO-FORMA DATA:

Financial Indicator	Result as at 30/06/2025
Debt Service Coverage Ratio	1.48
Equity Ratio	35%
Net Debt Leverage Ratio	2.69