

PRO BRO GROUP

Presentation for Investors

July, 2026

**PRO
BRO**
EXPRESS
CAR WASH

**PRO
BRO**
ASSET
MANAGEMENT

**ŠVAROS
BROLIAI**

**PRO
BRO**
EXPRESS
FRANCHISE

**PRO
BRO**
CAR WASH
SYSTEMS

**PRO
BRO**



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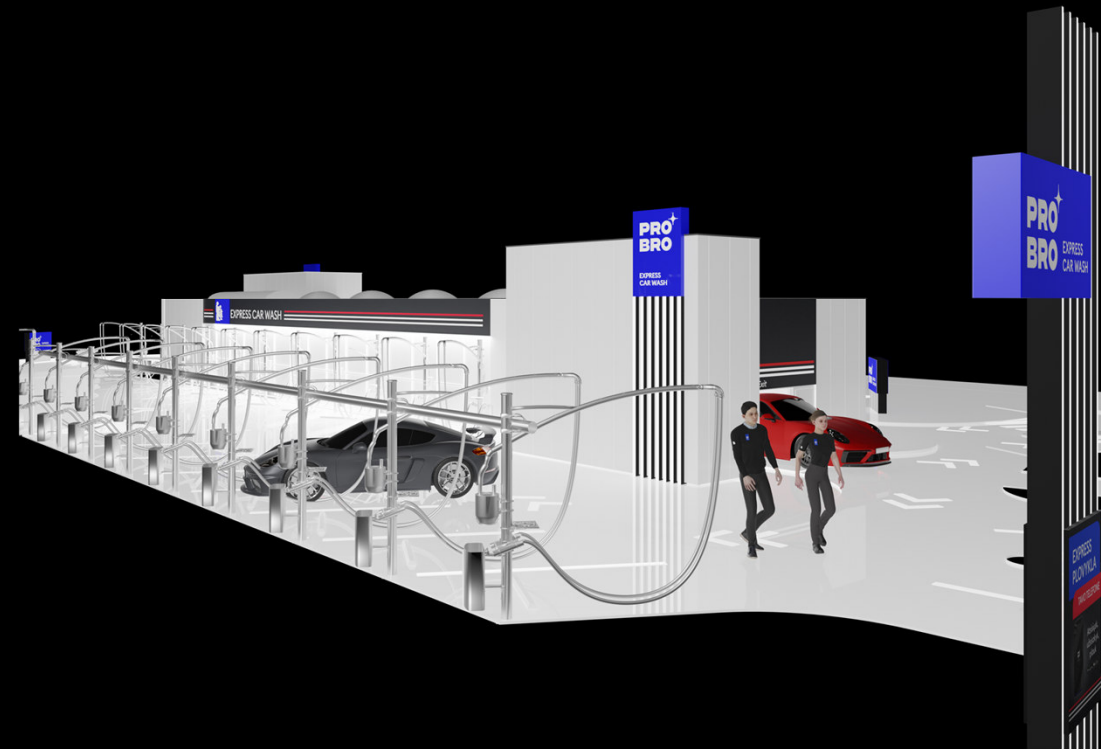




WHO WE ARE?

PRO BRO is one of the fastest-growing international franchise networks of express tunnel car washes. The Company employs cutting-edge technology to create a next-generation cleanliness culture where the vehicle is washed in 96 seconds.

Our four express tunnel models, from compact to high-capacity, are built for efficiency — with the top model capable of washing up to 500,000 cars annually.



HISTORY OF PRO BRO

It all started when Evaldas Kinderis opened his first car wash together with his brother in 1998.

They created a successful business model under the brand name "Švaros Broliai" (eng. *Brothers of Cleanliness*) and their business has been expanding rapidly since. In 2021, PRO BRO Group was established as an international holding management company.



PRO BRO'S MARKET-DISRUPTING SOLUTIONS ADDRESS TODAY'S CAR WASHING PROBLEMS

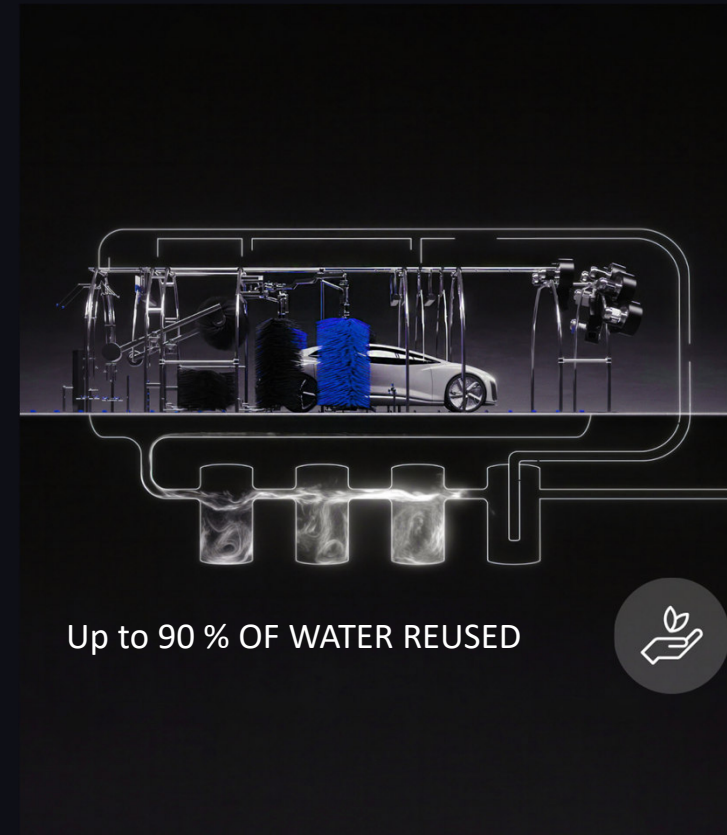
Faster cheaper cleaner - clean technology car wash opportunity

PROBLEMS EXPERIENCED BY TODAY'S CAR WASH USERS:

- An outdated washing experience
- Time inefficient – 480 seconds per wash
- Rigid and outdated pricing model
- Lack of sustainable solutions

PRO BRO'S SOLUTIONS:

- Unique building design with natural light
- Fast service – 96 seconds per wash
- Affordable - unlimited membership plans
- Habit changing model increases frequency
- Sustainable washing (water recycled up to 90%)



Up to 90 % OF WATER REUSED



POTENTIAL OF PRO BRO EXPRESS CAR WASHES



WASHES THAT ARE 8 TIMES FASTER

A standard wash in an Express car wash only takes **96 seconds**. In contrast, a standard wash in an automatic car wash takes 8 minutes. In addition, PRO BRO offers express interior cleaning, which takes only 8 minutes.

NEW DEMAND

Express car washes are expanding the car wash market by creating new demand. The average frequency of car washing increases to **3 times** per month when Express car washes are added to the market. This means a new culture of cleanliness is being created.

ENVIRONMENTALLY-FRIENDLY INNOVATIONS

Express car washes use environmentally-friendly innovations. Some can recycle up to **90%** of used water. These solutions not only benefit the environment but also lower the cost of washing.

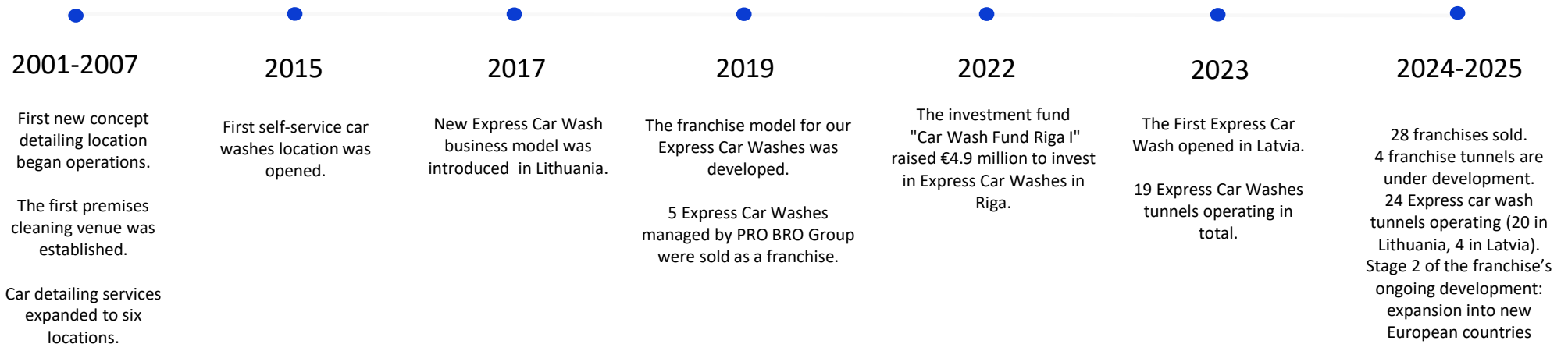
SPEED & CONVENIENCE

Speed and convenience are the main drivers of growth in the car wash market. Customers are increasingly choosing "do-it-for-me" services, and Express car washes are a perfect example of this approach.

LOW LABOR OPERATIONS

PRO BRO's innovative systems and solutions, combined with our expert support, allow owners to reduce labor costs to a minimum.

PRO BRO Group timeline



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PRO BRO EXPRESS CAR WASHES HAVE THE POTENTIAL TO DISRUPT THE CURRENT IN-BAY TECHNOLOGY - DOMINATED CAR WASH MARKET.

Express Car Washes offer much faster service capabilities, enabling them to meet the demand of the European market.

The Express car wash segment is forecasted to be one of the fastest growing in the global market, with the potential to reach

5%

CAGR for 2026 - 2033

Forecast based on Grand View Research. Depending on the source, CAGR (Compound Annual Growth Rate) predictions may vary.

For more information, use the link:
<https://www.grandviewresearch.com/industry-analysis/car-wash-service-market>

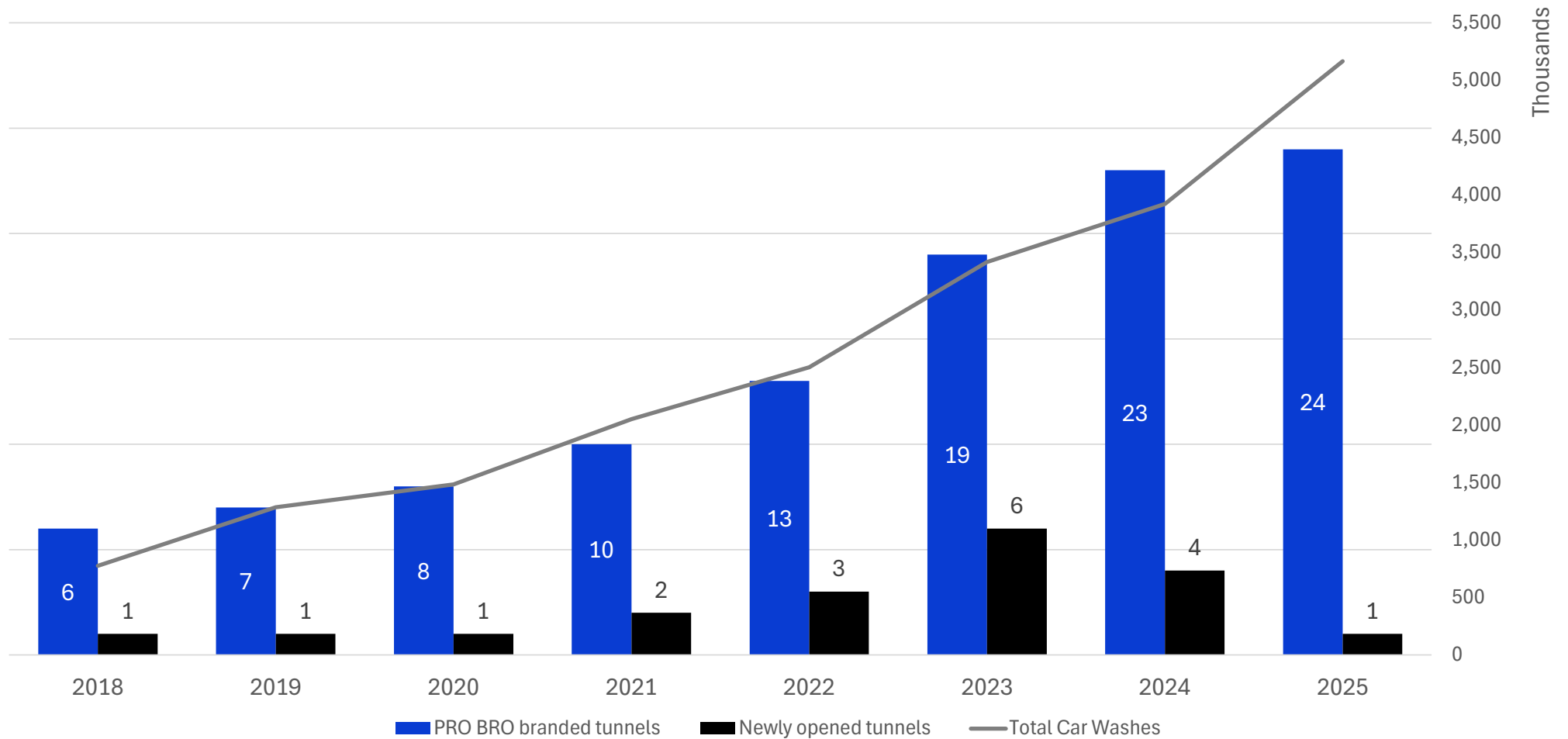
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OPERATIONS AND STRATEGY



EXPRESS TUNNEL CAR WASHES IN CHAIN



Note: Numbers above include car washes in LT and LV, without interior cleaning services

DEVELOPMENT PLAN OF FRANCHISE CHAIN

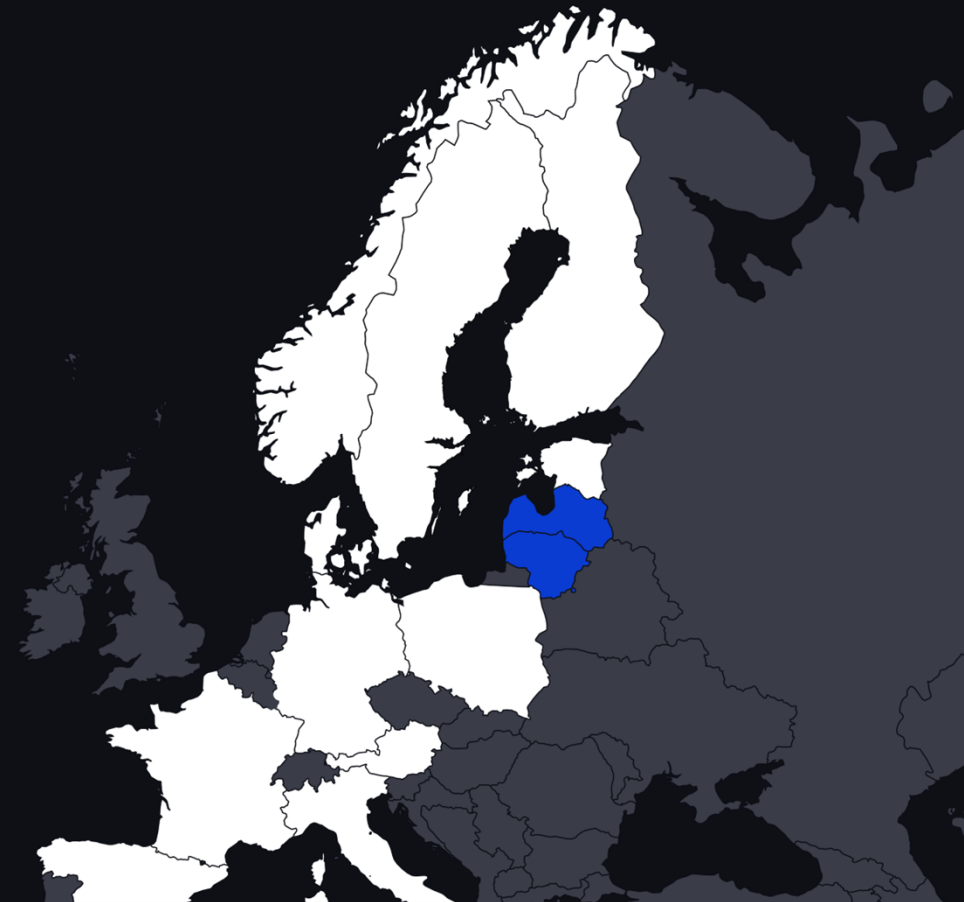


MASTER FRANCHISE WITH PRO BRO

A Master Franchisee leads a franchise business at a regional or national level. PRO BRO Master Franchisee can introduce an industry-disrupting business model and develop a chain of innovative facilities in the market. Master franchise model is looking for possibilities in new markets:

- Northern Europe
- Central Europe
- Southern Europe

- Markets that we are looking for possibilities to expand
- Existing markets in operation





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BROLIAI

PRO BRO EXPRESS TUNNEL CAR WASHES FRANCHISE NETWORK

Modern, high-throughput vehicle cleaning facilities that deliver fast, consistent results through standardized processes and quality, forming the core of the Group's franchise-based model.

2017

New Express Car Wash business model was introduced in Lithuania

24

Express tunnel car washes operated in Lithuania (20) and Latvia (4) as of 2025/12/31

5.3 mln.

Total Franchise Network
Number of Cars Washed (2025)

+33 %

Number of car washes growth
2025 vs. 2024

+25 %

Revenue growth
2025 vs. 2024

+29 %

Number of active subscriptions
growth 2025 vs. 2024

Note: Numbers above include car washes in LT and LV as well as interior cleaning services

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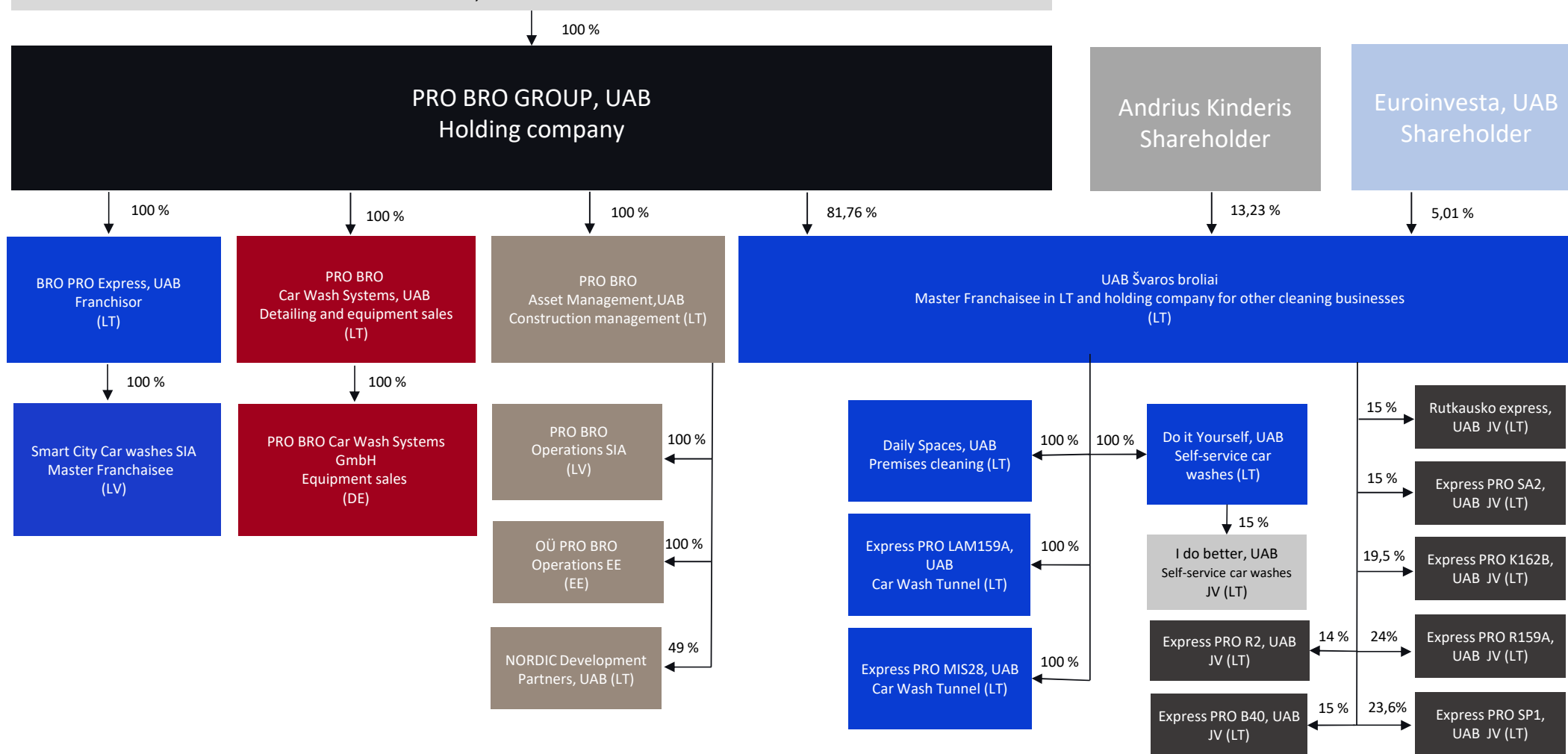
STRUCTURE OF THE GROUP

Evaldas Kinderis, Sole shareholder and UBO

PRO BRO GROUP, UAB
Holding company

Andrius Kinderis
Shareholder

Euroinvesta, UAB
Shareholder





OVERVIEW OF PRO BRO GROUP

BUSINESS SEGMENTS



EXPRESS CAR WASHES



PREMISES CLEANING



SELF-SERVICE CAR WASHES

COMPANIES AND SUBSIDIARIES



Today PRO BRO is the largest specialized car wash and premises cleaning network in Lithuania, with over 470 employees and **more than 28 years** of experience in this sector.

The Company operates in three main business segments:

- express car washes,
- premises cleaning,
- self-service car washes.





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SELF-SERVICE CAR WASHES

Fully equipped self-service car washes to the most convenient washing experience when everything is in your hands. Because only you know best what it takes to keep your car clean.

2015

The first self-service venue
was opened

+11 %

Revenue growth
2025 vs. 2024

8

Number of venues

15

Number of employees
End of Y2025

EUR 2,297,339

Turnover (2025)





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PREMISES CLEANING

Professional cleaning for your business space to create and maintain an impeccable first impression.

1999

The first premises cleaning
location

+2 %

Revenue change
2025 vs. 2024

342

Number of employees
(End of Y2025)

425

Active customers

EUR 6,916,980

Turnover (2025)



OVERVIEW OF KEY FINANCIAL RESULTS AND RATIOS

PRO BRO GROUP CONSOLIDATED FINANCIAL RESULTS

Profit and loss, Eur

	2023.12.31 *	2024.12.31**	2025.12.31
Revenue	33,678,859	32,706,402	25,276,758
Cost of Sales	(21,042,455)	(18,500,653)	(13,029,834)
Gross Profit	12,636,404	14,205,749	12,246,924
Distribution Expenses	(1,371,554)	(1,789,276)	(1,485,669)
Administrative Expenses	(10,821,684)	(11,077,654)	(12,239,737)
Other gains (losses) - net	461,030	677,250	152,604
Results from Operating Activities	904,196	2,016,069	(1,325,878)
Income from investments in subsidiaries and associates	-	81,028	1,098,763
Income from other long-term investments and loans	-	-	74,128
Interest and other similar income	2,486,614	4,444,838	7,349,967
Impairment of Financial Assets	-	(802,832)	(382,376)
Interest and other similar expenses	(3,495,910)	(6,214,985)	(7,008,886)
Profit Before Income Tax	(105,100)	(475,882)	(194,282)
Income Tax	4,060	108,585	137,646
Total comprehensive income for period – net of tax	(101,040)	(367,297)	(56,636)
Non-controlling interest	7,888	19,896	370,776
Net Profit	(108,928)	(387,193)	(427,412)

* financial data for the year 2023 is extracted from annual audited Pro Bro Group consolidated financial statement for the year 2024

** financial data for the year 2024 is extracted from annual audited Pro Bro Group consolidated financial statement for the year 2025



PRO BRO GROUP CONSOLIDATED FINANCIAL RESULTS

Financial position, Eur

	2023.12.31*	2024.12.31**	2025.12.31
Intangible Assets	5,128,098	4,871,230	4,007,154
Property, Plant and Equipment	9,879,544	7,631,805	8,617,219
Financial Assets	30,369,249	46,466,549	44,633,613
Other Non-current Assets	951,956	1,142,533	1,829,866
Non-current Assets	46,328,846	60,112,117	59,087,852
Inventories	3,535,177	3,347,882	3,517,288
Current Trade and Other Receivables	7,343,744	5,775,645	6,337,285
Short-term Investments	-	-	-
Cash and Cash Equivalents	1,408,036	8,302,522	4,223,920
Current Assets	12,286,957	17,426,049	14,078,493
Prepaid Expenses and Accrued Income	1,434,709	2,022,034	1,081,288
Total Assets	60,050,511	79,560,200	74,247,633

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PRO BRO GROUP CONSOLIDATED FINANCIAL RESULTS

Equity and liabilities, Eur

	2023.12.31*	2024.12.31**	2025.12.31
Share Capital	6,959,500	6,959,500	6,959,500
Share Premium	-	-	-
Reserves	-	12,955	16,375
Retained Earnings	(2,510,727)	(2,910,875)	(3,742,145)
Effect of Exchange Rate Changes	-	-	-
Non-controlling interests	665,798	685,694	878,293
Equity	5,114,571	4,747,274	4,112,023
Provisions	317,957	61,385	80,274
Non-current liabilities	37,559,424	57,168,044	57,899,017
Current liabilities	15,535,905	15,403,137	9,538,255
Total Liabilities	53,095,329	72,571,181	67,437,272
Accrued Expenses and Deferred Income	1,522,654	2,180,360	2,618,064
Total Liabilities and Equity	60,050,511	79,560,200	74,247,633

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PRO BRO GROUP – BUSINESS SEGMENTS

PRO BRO GROUP

Manual Car Wash Operations (Divested)	Facility Cleaning Services	Self-Service Car Washes	Automated Tunnel Car Washes	Business Management Services
- Operated until August 2025 - Core services included: - Car washing - Interior cleaning services - Detailing services - Polishing, coatings, nano protection - Other services	- Professional daily and specialized cleaning services to a diverse B2B client base - Stable, recurring revenue stream - Core services include: - Daily cleaning operations - Deep cleaning of office and industrial premises - Window cleaning - Post-construction cleaning - Supply of hygiene products - Approx. 425 active client locations	- Broad network of self-service car washes - These facilities offer: 24/7 availability - Flexible, user-controlled washing experience - A range of customizable wash programs - As of 2025, 8 active venues - As of 2025, network operated in four cities in Lithuania: Vilnius, Kaunas, Palanga and Molėtai	- Core of Group's franchise-based model - Standardized processes and quality - Core services include: - Franchise management - Equipment & chemicals sales - Maintenance & technical services - Marketing, training and operational support 24 locations: 20 in LT and 4 in LV 5+ million cars washed in 2025 (LT+LV)	- PRO BRO GROUP, UAB is the Group's international holding and management company - Core services include: - Centralized management and admin. services across all Group subsidiaries - Delivery of shared services to ensure efficiency, standardization and economies of scale - Support accross Finance, IT, Legal, HR, Senior Mgmt & other functions



PRO BRO GROUP - CONSOLIDATED FINANCIAL RESULTS – BY SEGMENT

2025 FY Profit and loss, Eur

FY2025 Financial Results	Manual Car Wash Operations	Facility Cleaning Services	Self-Service Car Washes	Automated Tunnel Car Washes	Business Management Services	Intercompany Eliminations	PRO BRO GROUP Consolidated
Revenue	1,655,969	6,916,980	2,297,339	19,548,767	3,801,279	(8,943,578)	25,276,758
Cost of Sales	(893,855)	(4,897,891)	(1,082,440)	(10,976,473)	(1,498,001)	6,318,823	(13,029,834)
Gross Profit	762,114	2,019,089	1,214,899	8,572,294	2,303,278	(2,624,755)	12,246,924
Distribution Expenses	(71,367)	(75,575)	(164,005)	(929,194)	(90,144)	(155,382)	(1,485,669)
Administrative Expenses	(937,453)	(1,674,204)	(694,945)	(9,767,667)	(1,696,191)	2,530,727	(12,239,737)
Other gains (losses) - net	1,156	5,316	1,718	380,489	596	(236,671)	152,604
EBITDA	(127,942)	623,301	773,147	(798,853)	595,321	(652,840)	412,131
Depreciation and amortization	(117,607)	(348,675)	(415,479)	(945,225)	(77,782)	166,759	(1,738,009)
EBIT	(245,550)	274,626	357,668	(1,744,078)	517,539	(486,081)	(1,325,878)
Income from investments in subsidiaries	-	-	-	20	-	1,098,743	1,098,763
Income from other long-term investments & loans	-	-	-	344,128	530,000	(800,000)	74,128
Interest and other similar income	-	19,616	9,021	7,375,265	168,175	(222,110)	7,349,967
Impairment of Financial Assets	-	-	-	(463,404)	-	81,028	(382,376)
Interest and other similar expenses	-	(7,892)	(108,778)	(6,792,224)	(916,812)	816,820	(7,008,886)
Profit Before Income Tax	(245,550)	286,350	257,910	(1,280,293)	298,903	488,399	(194,282)
Income Tax	-	(87,645)	(38,684)	263,975	-	-	137,646
Total comprehensive income – net of tax	(245,550)	198,705	219,226	(1,016,318)	298,903	488,399	(56,636)
Non-controlling interest	-	-	-	-	-	-	370,776
Net Profit	(245,550)	198,705	219,226	(1,016,318)	298,903	488,399	(427,412)

Automated Tunnel Car Washes Segment - FINANCIAL RESULTS

2025 FY Profit and loss, Eur

FY2025 Financial Results	Automated Tunnel Car Washes (excl. Non-Recurring)	Impact of 20 BAS (Business Accounting Standard)	Impairment of Receivables and Investments	Disposal of non-current assets	Automated Tunnel Car Washes
Revenue	19,548,767	-	-	-	19,548,767
Cost of Sales	(10,995,341)	18,868	-	-	(10,976,473)
Gross Profit	8,553,426	18,868	-	-	8,572,294
Distribution Expenses	(929,194)	-	-	-	(929,194)
Administrative Expenses	(6,810,824)	-	(2,460,351) ¹	(496,492) ²	(9,767,667)
Other gains (losses) - net	8,906	-	-	371,583 ³	380,489
EBITDA	1,646,723	139,684	(2,460,351)	(124,909)	(798,853)
Depreciation and amortization	(824,409)	(120,816)	-	-	(945,225)
EBIT	822,314	18,868	(2,460,351)	(124,909)	(1,744,078)
Financial Activity - net	(681,967)	(389,952)	(512,376) ⁴	2,048,080 ⁵	463,785
Profit Before Income Tax	140,348	(371,084)	(2,972,727)	1,923,171	(1,280,293)
Income Tax	263,975	-	-	-	263,975
Net Profit	404,323	(371,084)	(2,972,727)	1,923,171	(1,016,318)

1 - Number includes 1,251,116 Eur loss recognized upon the write-off of lease receivables from Express PRO B40 UAB as well 1,209,235 Eur write-off for other doubtful trade receivables

2 - Loss on write-off of Fixed Assets

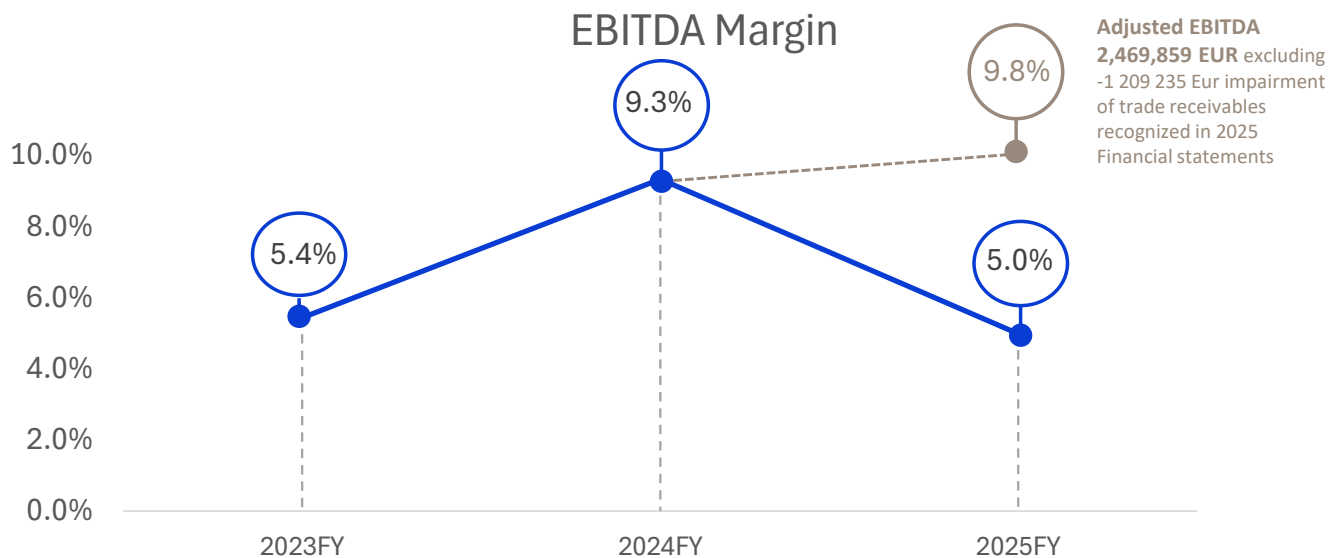
3 - Profit on sale of self-service car wash equipment to Group Subsidiary company (141k Eur) as well as annual recognition of 1/3 of gain (230k Eur) on sale of tunnel car wash equipment executed in 2023

4 - Impairment of investments related to JV Tunnel Car Washe entities as well as Group subsidiary company in Germany (GmbH)

5 - The number primarily reflects impact of sale of one share in Express Pro R2 UAB for EUR 1,993,000 under the Share Purchase Agreement signed with HERMES Investment Holding UAB in October 2025.

CONSOLIDATED FINANCIAL RESULTS, EUR

	2023.12.31*	2024.12.31**	2025.12.31
EBITDA***	1,829,400	3,050,489	1,260,624
EBITDA Margin	5.4%	9.3%	5.0%
Net Debt-to-EBITDA	0.8	(0.2)	2.0



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*** adjusted EBITDA to eliminate impact of 20 BAS (Business Accounting Standard) on financial results



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