













FY 2017 Presentation for Investors March 9th, 2018



Teleconference details

- AmRest FY 2017 results are included in the 2017 Annual Financial Report which is available to download from Investor Relations section at: http://www.amrest.eu
- The recording of this Teleconference will be available at our website within 24 hours

AmRest participants:



Mark Chandler

Management Board Member, Chief Financial Officer



Aleksandra Tajak

Global Controller



Peter Kaineder

Chief Strategy Officer



Michał Serwatka

IR and M&A Director



Dorota Surowiec

IR Manager

















Executive summary

- Solid growth of the business. SALES +25% and EBITDA +13% vs LY
- Strengthened Core business. 20% EBITDA growth delivered
- "Doubling the business within 3 years" vision on track:
 - Increased market penetration. 210 restaurants opened
 - Expansion into 3 markets: Austria, Portugal, Slovenia
 - Pizza Hut entered Czech Republic, Blue Frog introduced in Europe
 - Successful completion of 9 acquisitions. 250+ restaurants added
 - Investment in Pizzaportal.pl
- Continued integration of acquired businesses
- Strong balance sheet position. Net debt/EBITDA at 2.21x

















Our restaurants



















New restaurant openings*

- 114 stores opened in Q4 2017: 70 CE, 9 Russia, 33 WE (14 TAG in Spain, 1 TAG in France, 3 KFC in Spain, 4 KFC in France, 3 KFC in Germany, 3 SBX in Germany, 5 PH in France) and 2 Blue Frog in China,
- 210 stores opened in 2017: 117 CE, 24 Russia, 58 WE (28 TAG in Spain, 1 TAG in France, 1 TAG in Portugal, 4 KFC in France, 4 KFC in Germany, 7 KFC Spain, 5 SBX in Germany, 6 PH in France, 1 PH in Germany, 1 Blue Frog in Spain) and 11 Blue Frog in China,
- Solid pipeline for 2018 assumes opening of 300+ restaurants.
- Major acquisitions:
 - 15 KFC restaurants on the German market at the beginning of March,
 - 123 Pizza Hut Delivery restaurants (including 116 franchised stores) in France in May 2017,
 - 69 Pizza Hut restaurants (incl. 67 franchised restaurants) in Germany at the end of July 2017,
 - 22 KFC restaurants in Russia at the beginning of October,
 - 42 KFC restaurants in France (so far 38 locations taken over)













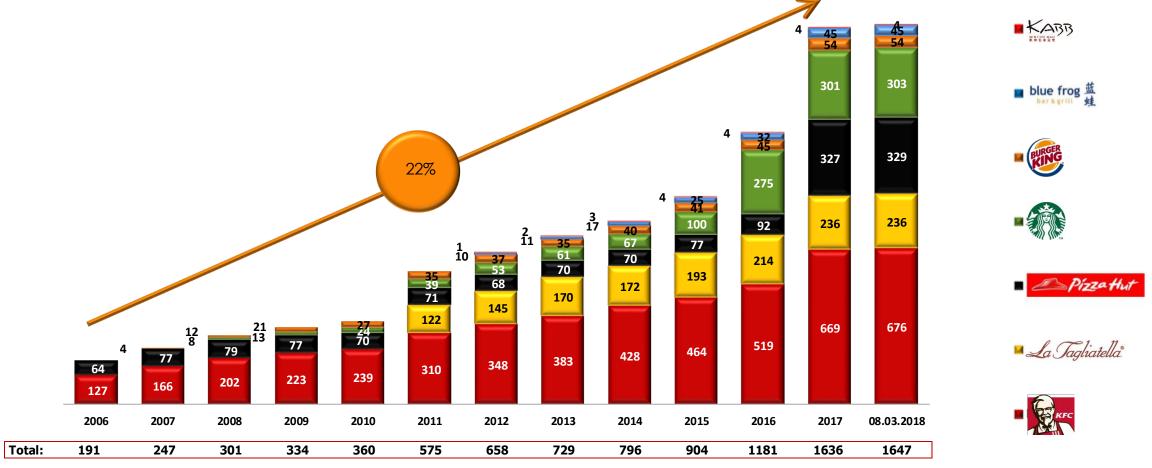








Continued growth in the number of restaurants



Countries of operation: Poland, Czech Republic, Hungary, Russia, Romania, Bulgaria, Serbia, Croatia, Slovakia, Austria, Slovenia, Spain, Portugal, France, Germany & China Data doesn't include Applebee's restaurants sold in 2012 to Apple American Group II, LLC [1] Including franchisee operated stores

















Financial highlights FY 2017

- Sales at PLN 5 266m (+25% vs LY)
 - CE PLN 2 634m (+17%)
 - Russia PLN 606m (+30%)
 - Western Europe PLN 1 703m (+41%)
 - China PLN 265m (+16%)
- EBITDA at PLN 630m (+13% vs LY)
 - EBITDA margin at 12% (-1.2pp vs LY)
- Net profit* at PLN 182m (-4% vs LY)
- Net debt at PLN 1 430m, leverage at 2.21x















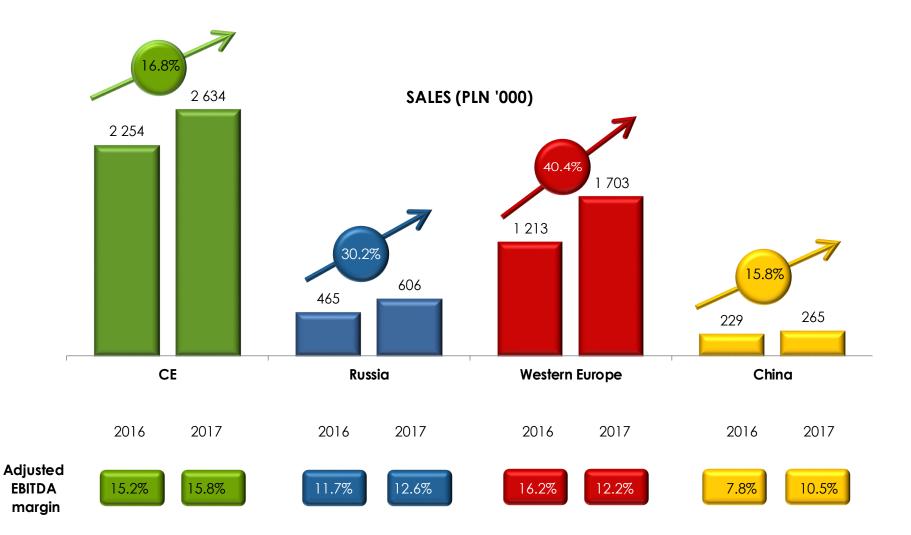








FY 2017 financials by segments











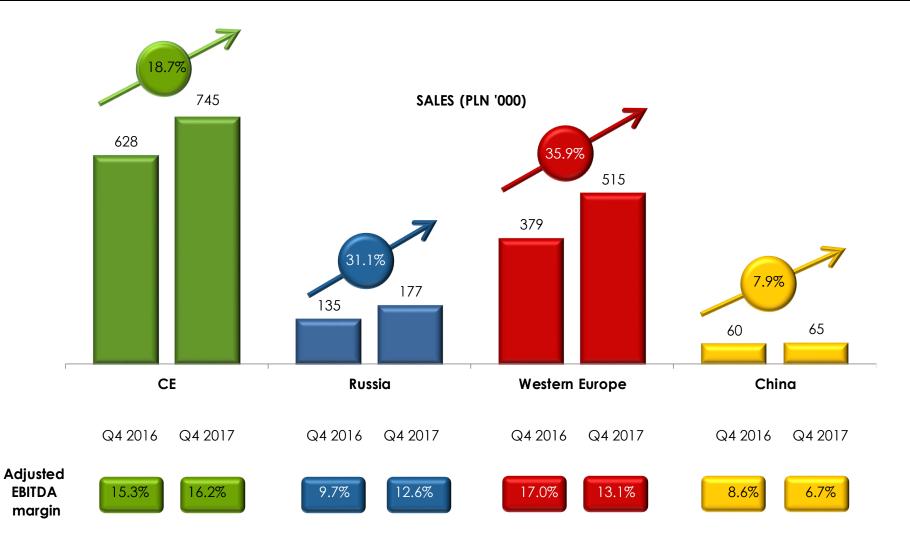








Q4 2017 financials by segments



















Q4 2017 financials – key figures

Thousand PLN	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	TTM [1]
Sales	1 157 569	1 214 524	1 147 400	1 243 141	1 355 710	1 519 256	5 265 507
Sales growth [2]	34.4%	32.3%	33.7%	27.2%	17.1%	25.1%	25.1%
Adjusted EBITDA [3]	166 605	168 547	121 081	162 101	209 501	196 809	689 492
Adjusted EBITDA (%)	14.4%	13.9%	10.6%	13.0%	15.5%	13.0%	13.1%
EBIT	90 924	67 309	40 063	62 044	119 186	45 589	266 882
EBIT (%)	7.9%	5.5%	3.5%	5.0%	8.8%	3.0%	5.1%
Profit for the period [4]	62 451	52 094	20 557	33 058	85 252	43 414	182 281
Profit for the period (%)	5.4%	4.3%	1.8%	2.7%	6.3%	2.9%	3.5%
Net debt	939 299	980 163	1 113 863	1 203 467	1 202 937	1 430 385	1 430 385
Net debt/EBITDA	1.8	1.8	2.0	2.1	1.99	2.21	2.21

^[1] Trailing 12 months

















^[2] The growth vs corresponding period in the previous year

^[3] EBITDA adjusted by costs of new openings (Start-up), costs of mergers and acquisitions (all material costs relating to professional services, connected with finalized merger or acquisition and directly related to the transaction), corrections in indirect taxes and the effect of SOP exercise method modification (difference in accounting cost of employee benefits accounted under cash settled versus equity settled option plan).

^[4] Attributable to AmRest shareholders

Outlook

- · Solid start of the year. Positive trends continued
- Accelerated development pace. 300+ openings planned for 2018
- Focus on integration of acquired businesses
- Expected short-term pressure on margins driven by M&A
- Continued execution of our "2x3 growth vision", based of 3 pillars:
 - Enhanced core business
 - Potential acquisitions
 - · Investment in Digital
- Long-term vision of becoming #1 restaurant operator in Europe





















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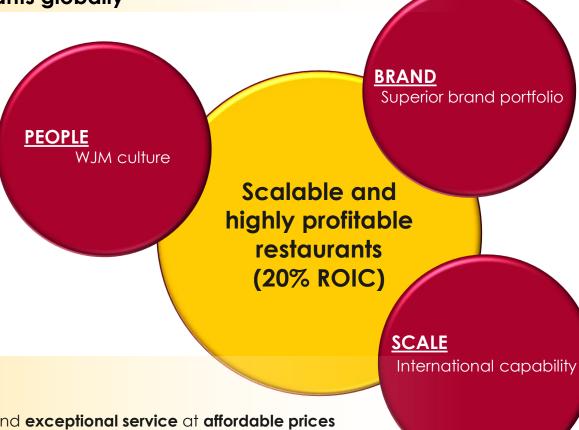


Backup

AmRest strategy

Leverage our WJM culture, international capability and superior brand portfolio

to grow scalable, highly profitable restaurants globally



Our unique proposition

Through our WJM culture we will deliver delicious taste and exceptional service at affordable prices

















Superior BRAND portfolio





676 restaurants12 countriesAmRest since 1994

- Global #1 in chicken category
- Fresh chicken, genuine food, craveable taste
- Innovative design and order system
- Delivery platform and mobile restaurants
- Entered Germany, Austria, France and Slovenia in 2017







329 restaurants6 countriesAmRest since 1993

- Global #1 in pizza category
- Handmade pizza... and more
- Casual dining unmatched hospitality
- Delivery and Express concepts world class food innovations based on digital solutions
- Entered France, Germany & Czech Republic in 2017



Superior BRAND portfolio







303 coffee shops 7 countries AmRest since 2008

- Global #1 in coffee category
- **Personalized** customer service
- Fresh food offer, locally developed
- Starbucks Reserve
- Substantial white space in CE



54 restaurants 3 countries AmRest since 2007

- Global #2 in burger category
- Better burger 100% beef, flame grilled, strong focus on quality
- "Have it your way" philosophy
- Authentic, humorous and bold approach



















Superior BRAND portfolio







45 restaurants China, Spain, Poland AmRest since 2013

- High-end casual dining concept
- American cuisine with Asian touch
- Fresh, craveable food served in a relaxed atmosphere
- Distinctive restaurant concept poised for expansion
- AUV leader in our portfolio > \$3 m



236 restaurants 4 countries AmRest since 2011

- #1 in Italian category in Spain authentic **cuisine** with ingredients sourced in Italy
- Fine dining experience at casual dining price
- **Unique business model** based on central kitchen operations
- Doubled the scale since acquisition











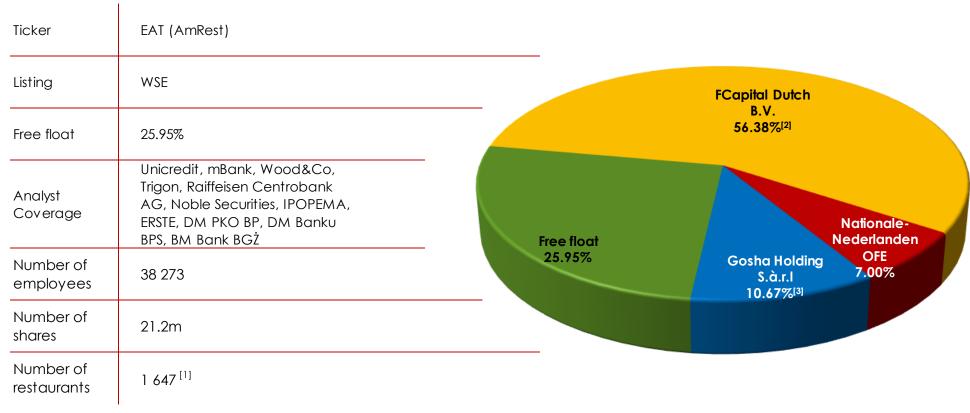








EAT factsheet



Data as at March 8th, 2018

















^[1] Including stores operared by La Tagliatella and Pizza Hut franchisees

FCapital Dutch B. V. is the dominant entity of FCapital Lux (holding 5 232 907 AmRest shares) and the subsidiary of Finaccess Capital, S.A. de C.V. Finaccess Capital, S.A. de C.V. The directly dominant person of Grupo Far-Luca, S.A. de C.V., Mr. Carlos Fernández González, is AmRest's Supervisory Board member.

^[3] Gosha Holding S.à.r.l. is an entity closely associated with Mr. Henry McGovern and Mr. Steven Kent Winegar, members of the Supervisory Board of AmRest

Segment reporting

PLN '000		Q4 2017			Q4 2016	
		Share	Margin		Share	Margin
Sales	1 519 256			1 214 524		
Poland	432 424	28.5%		382 129	31.5%	
Czech Republic	176 073	11.6%		136 987	11.3%	
Hungary	88 014	5.8%		67 622	5.6%	
Other CE	48 768	3.2%		41 128	3.4%	
Total CE	745 279	49.1%		627 866	51.7%	
Russia	176 994	11.7%		134 958	11.1%	
Spain	250 889	16.5%		227 788	18.8%	
Germany	183 861	12.1%		146 231	12.0%	
Other Western Europe	79 859	5.3%		4 639	0.4%	
Western Europe	514 609	33.9%		378 658	31.2%	
China	64 715	4.3%		59 959	4.9%	
Unallocated	17 659	1.2%		13 083	1.1%	
EBITDA	163 884		10.8%	151 844		12.5%
Poland	55 698		12.9%	46 094		12.1%
Czech Republic	34 117		19.4%	25 820		18.8%
Hungary	11 736		13.3%	8 437		12.5%
Other CE	8 081		16.6%	8 024		19.5%
Total CE	109 632		14.7%	88 375		14.1%
Russia	20 629		11.7%	12 200		9.0%
Spain	62 078		24.7%	53 777		23.6%
Germany	4 719		2.6%	9 5 7 3		6.5%
Other Western Europe	-4 646		-	-1 665		-
Western Europe	62 151		12.1%	61 685		16.3%
China	3 896		6.0%	4 224		7.0%
Unallocated	-32 424		12.00/	-14 640		12.00/
Adjusted EBITDA*	196 809		13.0%	168 547		13.9%
Czech Republic	61 070 36 464		14.1% 20.7%	49 883 27 220		13.1% 19.9%
	13 697		20.7% 15.6%	27 220 10 508		15.5%
Hungary Other CE	9 844		20.2%	8 561		20.8%
Total CE	121 075		20.2% 16.2%	96 172		20.8% 15.3%
Russia	22 239		16.2%	13 065		9.7%
	64 068		25.5%	55 604		24.4%
Spain			3.4%	10 447		
Germany Other Western Europe	6 209 -2 864		3.4%	-1 664		7.1%
Western Europe	67 413		13.1%	64 387		17.0%
China	4 321		6.7%	5 176		8.6%
Unallocated	-18 239		0.7/0	-10 253		0.0%
EBIT	45 589		3.0%	67 309		5.5%
Poland	23 952		5.5%	19 385		5.1%
Czech Republic	25 000		14.2%	16 835		12.3%
Hungary	6 116		6.9%	3 611		5.3%
Other CE	3 646		7.5%	5 434		13.2%
Total CF	58 714		7.9%	45 265		7.2%
Russia	8 3 2 4		4.7%	2 832		2.1%
Spain	42 281		16.9%	38 282		16.8%
Germany	-13 086		10.570	2 585		1.8%
Other Western Europe	-13 612			-1 740		1.070
Western Europe	15 583		3.0%	39 127		10.3%
China	-3 886		5.076	-4 986		10.576
Unallocated	-33 146			-14 929		_
Onanocateu	-55 146		-	-14 323		-

PLN '000		2017			2016	
		Share	Margin		Share	Margin
Sales	5 265 507			4 207 369		
Poland	1 574 851	29.9%		1 413 526	33.6%	
Czech Republic	591 103	11.2%		487 444	11.6%	
Hungary	300 481	5.7%		219 694	5.2%	
Other CE	167 352	3.2%		133 663	3.2%	
Total CE	2 633 787	50.0%		2 254 327	53.6%	
Russia	605 785	11.5%		465 223	11.1%	
Spain	924 610	17.6%		836 531	19.9%	
Germany	667 698	12.7%		356 998	8.5%	
Other Western Europe	110 491	2.1%		19 145	0.5%	
Western Europe	1 702 799	32.3%		1 212 674	28.8%	
China	265 159	5.0%		229 028	5.4%	
Unallocated	57 977	1.1%		46 117	1.1%	
EBITDA	630 225		12.0%	555 576		13.29
Poland	198 885		12.6%	184 747		13.1%
Czech Republic	116 037		19.6%	93 190		19.1%
Hunaarv	49 394		16.4%	31 312		14.39
Other CF	29 503		17.6%	23 662		17.79
Total CE	393 819		15.0%	332 911		14.8%
Russia	71 490		11.8%	50 631		10.9%
Spain	208 740		22.6%	179 505		21.5%
Germany	-2 684		22.076	13 003		3.6%
Other Western Europe	-8 506		-	-4 056		3.07
•			11.00/			45.50
Western Europe	197 550		11.6%	188 452		15.5%
China	25 127		9.5%	15 103		6.6%
Unallocated Adjusted EBITDA*	-57 761		13.1%	-31 521		14.09
Poland	689 492 209 963		13.1%	588 438 186 585		13.29
Czech Republic	120 470		20.4%	95 595		19.6%
						15.89
Hungary	52 941		17.6%	34 693 35 155		
Other CE	32 610		19.5%	25 155		18.8%
Total CE	415 984		15.8%	342 028		15.2%
Russia	76 084		12.6%	54 414		11.7%
Spain	214 426		23.2%	184 708		22.1%
Germany	-849		-	16 047		4.5%
Other Western Europe	-6 465		-	-4 055		
Western Europe	207 112		12.2%	196 700		16.2%
China	27 904		10.5%	17 833		7.8%
Unallocated	-37 592		-	-22 537		
EBIT	266 882		5.1%	268 174		6.49
Poland	91 275		5.8%	86 994		6.2%
Czech Republic	83 867		14.2%	62 942		12.9%
Hungary	28 549		9.5%	15 922		7.2%
Other CE	14 965		8.9%	11 327		8.5%
Total CE	218 656		8.3%	177 185		7.9%
Russia	28 639		4.7%	17 812		3.8%
Spain	146 645		15.9%	124 031		14.8%
Germany	-44 975		-	-4 328		
Other Western Europe	-21 839		-	-5 778		
Western Europe	79 831		4.7%	113 925		9.4%
China	-1 012		7.770	-8 547		2.47
Unallocated	-59 232		-	-32 201		
Onanocateu	-33 232		- 1	-32 201		



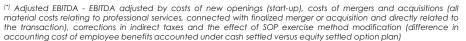














Consolidated P&L

[PLN '000]	Q4 2017	% of sales	Q4 2016	% of sales
Restaurant sales	1 424 610		1 144 657	
Franchise and other sales	94 646		69 867	
Total sales	1 519 256		1 214 524	
Company operated restaurant expenses:				
Food and material	-418 154	-27.5%	-337 786	-27.8%
Payroll and employee benefits	-345 119	-22.7%	-263 330	-21.7%
Royalties	-74 031	-4.9%	-58 391	-4.8%
Occupancy and other operating expenses	-436 179	-28.7%	-345 749	-28.5%
Franchise and other expenses	-72 186	-4.8%	-46 046	-3.8%
General and administrative (G&A) expenses	-110 836	-7.3%	-92 148	-7.6%
Impairment losses	-25 722	-1.7%	-9 494	-0.8%
Otherincome	8 560	0.6%	5 729	0.5%
Profit/(loss) from operations	45 589	3.0%	67 309	5.5%
ЕВПОА	163 884	10.8%	151 844	12.5%
Financial costs	-18 231	-1.2%	-13 096	-1.1%
Financial income	1 272	0.1%	1 151	0.1%
Income/(loss) from associates	0	0.0%	91	0.0%
Income tax expense	11 355	0.7%	-4 664	-0.4%
Profit for the period	39 985	2.6%	50 791	4.2%
Attributable to:				
Non controlling interest	-3 429	-0.2%	-1 303	-0.1%
Equity holders of the parent	43 414	2.9%	52 094	4.3%

[PLN '000]	FY 2017	% of sales	FY 2016	% of sales
Restaurant sales	4 943 953		3 947 314	
Franchise and other sales	321 554		260 055	
Total sales	5 265 507		4 207 369	
Company operated restaurant expenses:				
Food and material	-1 440 242	-27.4%	-1 180 839	-28.1%
Payroll and employee benefits	-1 200 058	-22.8%	-908 674	-21.6%
Royalties	-252 444	-4.8%	-197 991	-4.7%
Occupancy and other operating expenses	-1 505 513	-28.6%	-1 194 264	-28.4%
Franchise and other expenses	-213 821	-4.1%	-168 648	-4.0%
General and administrative (G&A) expenses	-387 221	-7.4%	-294 796	-7.0%
Impairment losses	-32 852	-0.6%	-16 329	-0.4%
Otherincome	33 526	0.6%	22 346	0.5%
Profit/(loss) from operations	266 882	5.1%	268 174	6.4%
ЕВПОА	630 225	12.0%	555 576	13.2%
Financial costs	-59 633	-1.1%	-48 089	-1.1%
Financial income	3 397	0.1%	3 326	0.1%
Income/(loss) from associates	0	0.0%	59	0.0%
Income tax expense	-29 317	-0.6%	-32 726	-0.8%
Profit for the period	181 329	3.4%	190 744	4.5%
Attributable to:				
Non controlling interest	-952	0.0%	180	0.0%
Equity holders of the parent	182 281	3.5%	190 564	4.5%















Net profit and adjusted EBITDA reconciliation

[PLN '000]	Q4 2017	% of sales	Q4 2016	% of sales	Q4 vs Q4	% change
Restaurant sales	1 424 610	93.8%	1 144 657	94.2%	279 953	24.5%
Franchise and other sales	94 646	6.2%	69 867	5.8%	24 779	35.5%
Total sales	1 519 256		1 214 524		304 732	25.1%
Net Profit for the period	39 985	2.6%	50 791	4.2%	-10 806	-21.3%
Adjusted Net Profit for the period	39 985	2.6%	50 791	4.2%	-10 806	-21.3%
+ Finance costs	18 231	1.2%	13 096	1.1%	5 135	39.2%
- Finance income	-1 272	-0.1%	-1 151	-0.1%	-121	10.5%
- Income/(loss) from associates	0	0.0%	-91	0.0%	91	-100.0%
+ Income tax expense	-11 355	-0.7%	4 664	0.4%	-16 019	-343.5%
+ Depreciation and Amortisation	92 573	6.1%	75 041	6.2%	17 532	23.4%
+ Impairment losses	25 722	1.7%	9 494	0.8%	16 228	170.9%
ЕВПОА	163 884	10.8%	151 844	12.5%	12 040	7.9%
+ Start-up expenses*	18 842	1.2%	11 440	0.9%	7 402	64.7%
+ M&A related expenses**	10 771	0.7%	876	0.1%	9 895	1129.6%
+/- Effect of SOP exercise method modification***	3 312	0.2%	4 387	0.4%	-1 075	-24.5%
+/- Indirect taxes adjustments****	0	0.0%	0	0.0%	0	n/a
Adjusted EBITDA	196 809	13.0%	168 547	13.9%	28 262	16.8%

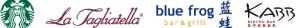
[PLN '000]	FY 2017	% of sales	FY 2016	% of sales	YoY growth	% change
Restaurant sales	4 943 953	93.9%	3 947 314	93.8%	996 639	25.2%
Franchise and other sales	321 554	6.1%	260 055	6.2%	61 499	23.6%
Total sales	5 265 507		4 207 369		1 058 138	25.1%
Net Profit for the period	181 329	3.4%	190 744	4.5%	-9 415	-4.9%
Adjusted Net Profit for the period	181 329	3.4%	190 744	4.5%	-9 415	-4.9%
+ Finance costs	59 633	1.1%	48 089	1.1%	11 544	24.0%
- Finance income	-3 397	-0.1%	-3 326	-0.1%	-71	2.1%
- Income/(loss) from associates	0	0.0%	-59	0.0%	59	-100.0%
+ Income tax expense	29 317	0.6%	32 726	0.8%	-3 409	-10.4%
+ Depreciation and Amortisation	330 491	6.3%	271 073	6.4%	59 418	21.9%
+ Impairment losses	32 852	0.6%	16 329	0.4%	16 523	101.2%
ЕВІГОА	630 225	12.0%	555 576	13.2%	74 649	13.4%
+ Start-up expenses*	39 099	0.7%	26 139	0.6%	12 960	49.6%
+ M&A related expenses**	12 431	0.2%	3 044	0.1%	9 387	308.4%
+/- Effect of SOP exercise method modification***	7 737	0.1%	8 984	0.2%	-1 247	-13.9%
+/- Indirect taxes adjustments****	0	0.0%	-5 305	-0.1%	5 305	-100.0%
Adjusted EBIIDA	689 492	13.1%	588 438	14.0%	101 054	17.2%

^{****} Indirect taxes - all material adjustments for indirect taxes reported in given period but concerning prior reporting periods resulting from tax fillings adjustments. Indirect taxes are mainly VAT, land tax and other EBITDA level taxes.















^{*} Start-Up expenses – all material operating expenses incurred in connection with new stores opening prior the opening.

^{**} M&A expenses – all material expenses connected with successful acquisition covering professional services (legal, financial, other) directly connected with transaction.

^{***} Effect of SOP exercise method modification - a difference in accounting cost of employee benefits accounted under cash settled versus equity settled option plan

AmRest portfolio

Countries	Brands	31.12.2007	31.12.2008	31.12.2009			31.12.2012		31.12.2014		31.12.2016		30.06.2017	30.09.2017	31.12.2017	08.03.2018
Poland		139	158	188			279	299	320	346 206	389 222	389	399 223	416	454	455
	KFC	85	94	110	121	150	163	179	191	206	222	222	223	227	243	245
	BK	4	9	17	19	27	28	27	32	33	36	36	36	37	41	41
	SBX			3	9	21	32	35 58	38	40	52	52	54	58	64	63
	PH	50	55	58	57	58	56	58	59	67	79	79	86	94	105	105
	BF												0		1	1
Czech		44	62	67					94						133	133 85 12 34 2
	KFC	44	53	55		56	62	65	68	71		79	80		85	85
	BK		1	2		5	7	7	7	7	"	8	8		12	12
	SBX		8	10	12	12			19	24			30		34	34
	PH						0	0	0	0			0		2	2
Hungary		22	22			29			42				69		82	83
	KFC	13	15	17	16	21	25	27	30	35 12	45		45		50	50
	SBX				3	6	7	9	10	12	16	16	16		20	20
	PH	9	7	5	2	2	2	2	2	2	5	5	8		12	13
Russia		40	54	51					101	109			128		165	168
	KFC	22	37	37		44			92			116	121		154	156
	PH	18	1 <i>7</i>	14	11 5	11 5		10	9	8		8	11	10 12	11	156 12 13
Bulgaria	v=0	1	4	4	5	5	0	5	6	11	11	11	11	12	13	13
	KFC	'	2	2	2	2	4	4	5	5	5	5	5	5	5	5
	BK		2	2	3	3	2	'	'	1		1	1	,	1	
C a ula l'au	SBx KFC	1	1	2	3	4	4	5	5	5	5 5	5 5	6	6	7	7
Serbia Croatia	KFC	- '			3	1	4	5		5		3	7		7	7
Romania	SBx					<u> </u>		3	3	19		28				38
Slovakia	SBx										3				4	4
Spain	JUA					152	168	178	190	216					278	278
Spain	TAGE					35	47	53	57	65			74		72	
	TAGE					85	89		101	115	129		134		152	153
	KFC					32	32		32		43		45		53	53
	BF					02	02	٥.	02	00			.0	1	1	1
France						2	1	4	4	10	10	9	132	133	176	176
	TAGE						1	4	4	4	. 5	4	4	4	4	4
	TAGF					2	4	4	4	6	5	5	5	5	5	5
	PH E												7	7	8	8
	PH F												116	11 <i>7</i>	118	116
	KFC														41	43
Germany							2	3	3	2	145	157	156		231	235
	SBx										143	140	139		136	43 235 137
	TAGE						2	3	3	2	2	2	2	2	2	2
	KFC											15	15	19	22	23
	PH E													3	3	4
	PH F													68	68	69
Austria	KFC														1	1
Slovenia	KFC														1	1
Portugal	TAGE													1	1	1
China							12								47	47
	BF						10	11	17	25	32	33	39	41	43	43
	KABB							2	3	4	4	4	4	4	4	4
Total AmRest		247	405	437	463	680	658	729	796	904	1181	1199	1355	1473	1636	1647















