

AmRest | Investor Presentation 1H 2021 26 August 2021



O SUSHI**SHOP**













blue frog





AmRest is a consolidated high growth company

| | A world-class scalable multibrand restaurant model | 2,367 restaurants 30 M guests fed monthly | 25 countries 8 Leader brands 10 Virtual brands |
|--------|---|--|---|
| AmRest | Sector hit by Covid but business model reinforced during the pandemic | Accelerated digital transformation | EBITDA Margin 18.2% ^{1H21} |
| | Sustainable and responsible long term growth | +23.4% Sales growth vs. 1H20 | >130 stores expected to be open during 2021 |



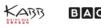








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... some will eventually revert but other are structural.

Cashless society



Trustable brands



App evolution



Back to local



On-line commerce



Omnichannel



We have adapted quickly and improved our capabilities over the last quarters





Initiatives adopted

Drive trough the pandemic strengthening our positions and keeping the base for **SUSTANIABLE LONG TERM GROWTH**



Integrated Global Business Intelligence



Kiosks



Click & Collect





Loyalty programs



Logistic automation in online and delivery segments



Integration platform for Shadow Kitchen



Augmented reality







FINANCIAL HIGHLIGHTS



1H21 highlights



* All financials stated are on basis of IFRS16 except Net debt expressed as financial debt ex IFRS16









РОКАЇ

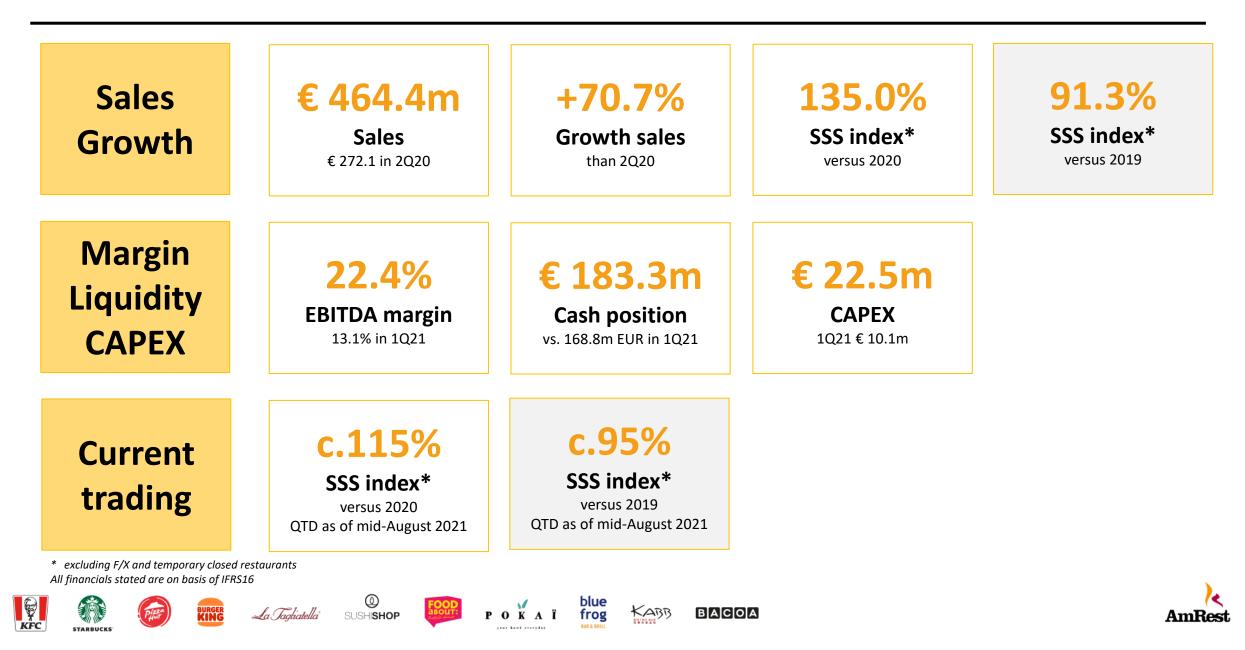
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2Q21 highlights and current trading



Strong sales recovery (close to 2019 levels) across all major regions and brands; slightly easing of restrictions allowed a timid and encouraging up-turn in dine in activity

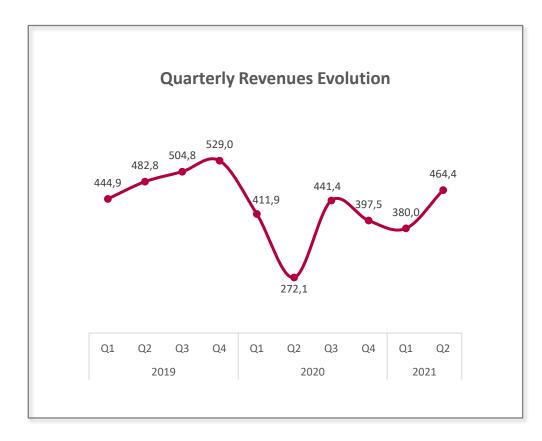
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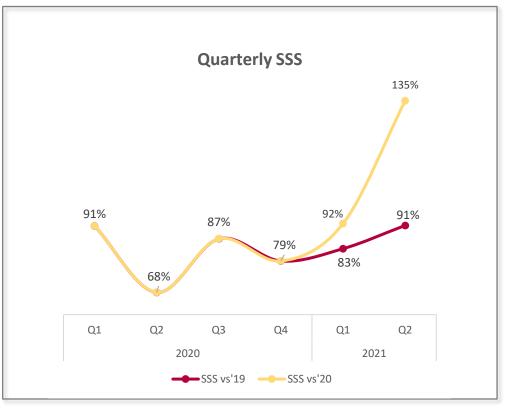
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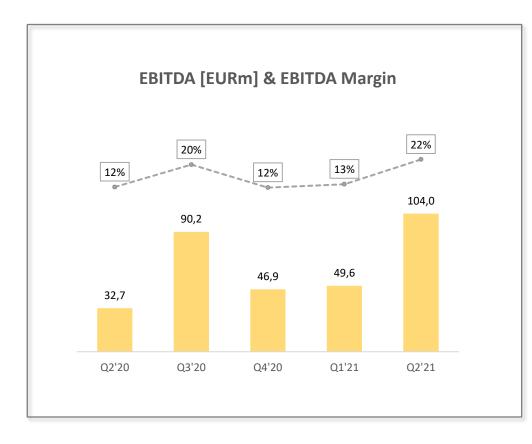
STARBUCK

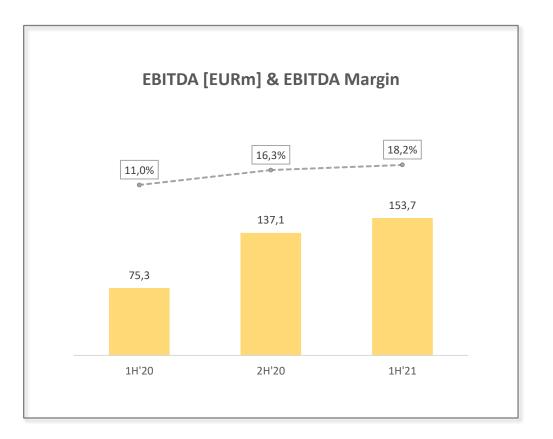


SSS excluding F/X and temporary closed restaurants



Significant margin expansion with successful execution of cost control activities and restaurants portfolio optimization despite normal activity remained conditioned

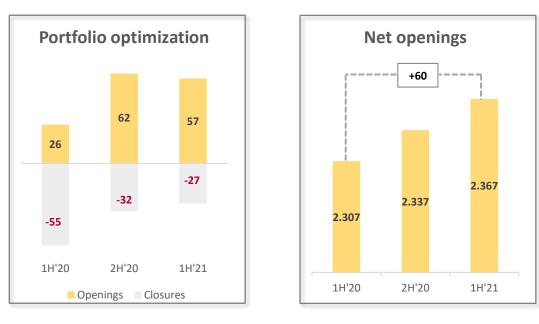






| Reporting period | Q2'20 | Q1'21 | Q2'21 | Quarterly variation | Yearly variation |
|--------------------|---------|--------|--------|------------------------|---------------------|
| - · · · | | | | | |
| Restaurants | 2 307 | 2 342 | 2 367 | 25 | 60 |
| Operational* | 92% | 95% | 97% | 2% | |
| Equity openings | 9 | 14 | 28 | 14 | 19 |
| Franchise openings | - | 7 | 8 | 1 | 8 |
| Revenue | 272.1 | 380.0 | 464.4 | 22.2% | 70.7% |
| EBITDA | 32.7 | 49.6 | 104.0 | 109.5% | 218.1% |
| margin | 12.0% | 13.1% | 22.4% | 9.3pp | 10.4pp |
| Adjusted EBITDA | 32.9 | 51.1 | 104.9 | 105.2% | 218.9% |
| margin | 12.1% | 13.5% | 22.6% | 9.1pp | 10.5pp |
| EBIT | (105.8) | (9.7) | 37.6 | | |
| margin | (38.9%) | (2.5%) | 8.1% | | |
| Net profit** | (119.1) | (19.9) | 21.9 | | |
| margin | (43.8%) | (5.2%) | 4.7% | | |
| Net Operating CF | 64.5 | 26.5 | 104.8 | | Church |
| Net Investment CF | (15.5) | (13.7) | (19.9) | | Stroi |
| | (19.9) | | | | in |
| Net Financing CF | 24.5 | (49.0) | (72.6) | | |

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Strong cash flow generation to maintain deleverage, investment projects and portfolio optimization.

*Restaurants operational as of the end of period **Net profit attributable to the Parent

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The 2020 Amendment for rent concessions was not endorsed by European Union when Group was preparing its condensed consolidated financial statements for 6 month period ended 30 June 2020. The Group applied the amendment retrospectively starting from its interim report for Q3 2020. Comparative information in these condensed consolidated financial statements have been restated to reflect the impact of the 2020 Amendment for 6 months period ended 30 June 2020.

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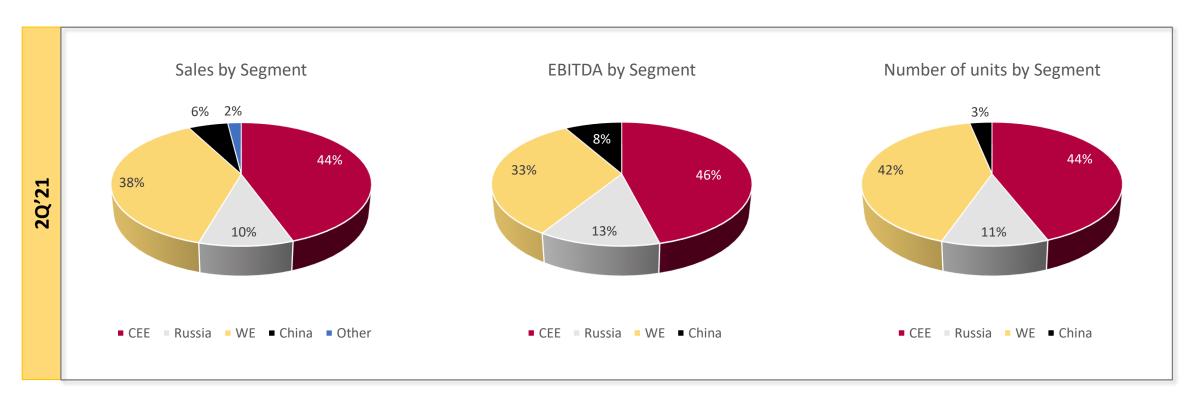
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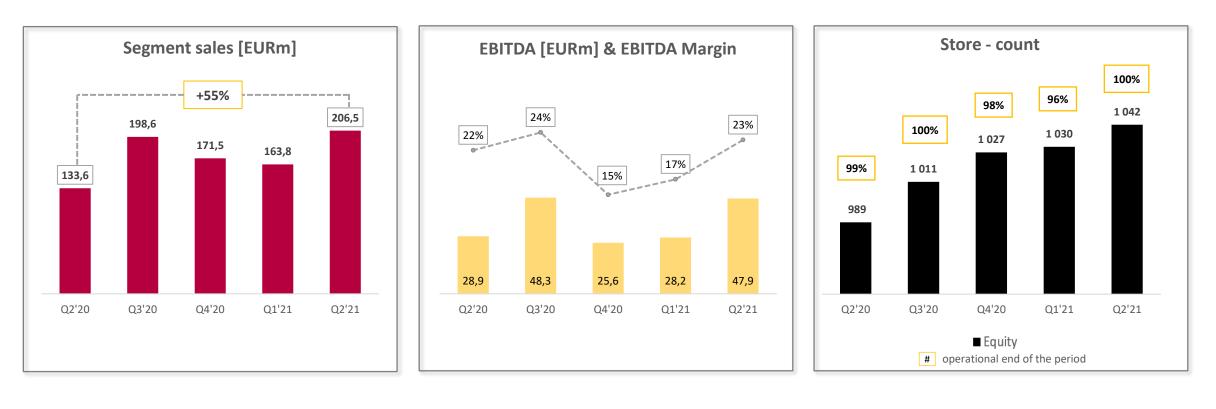
Business is distributed between four different segments for analysis purposes. Breakdown of Sales, EBITDA and unit counts by segment







Biggest sales improvement during the last part of the quarter with gradual reopening of dine in along with an increase of the take-out











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Top line recovery along with further support from payroll schemes and dine in reopening helped to achieve margin recovery



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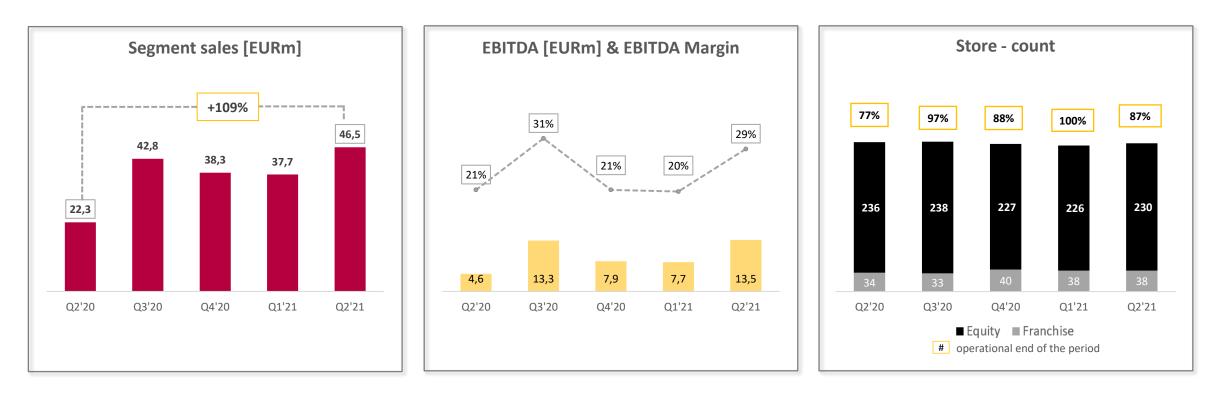
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Growth in both top and button line despite reduction of opening hours at the end of the quarter due to increase of positive cases in some regions



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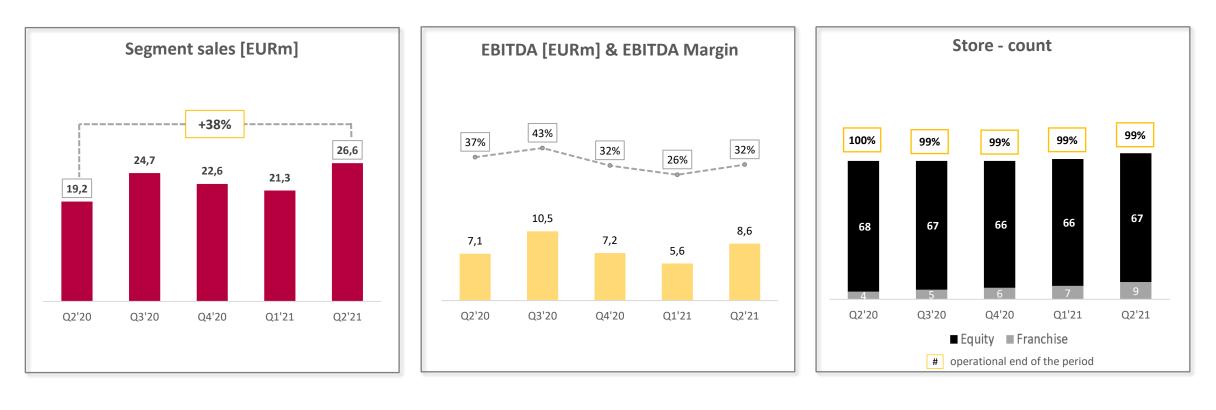
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Highest sales volumes in the series; proven business model underpinned the continuous expansion of the brand



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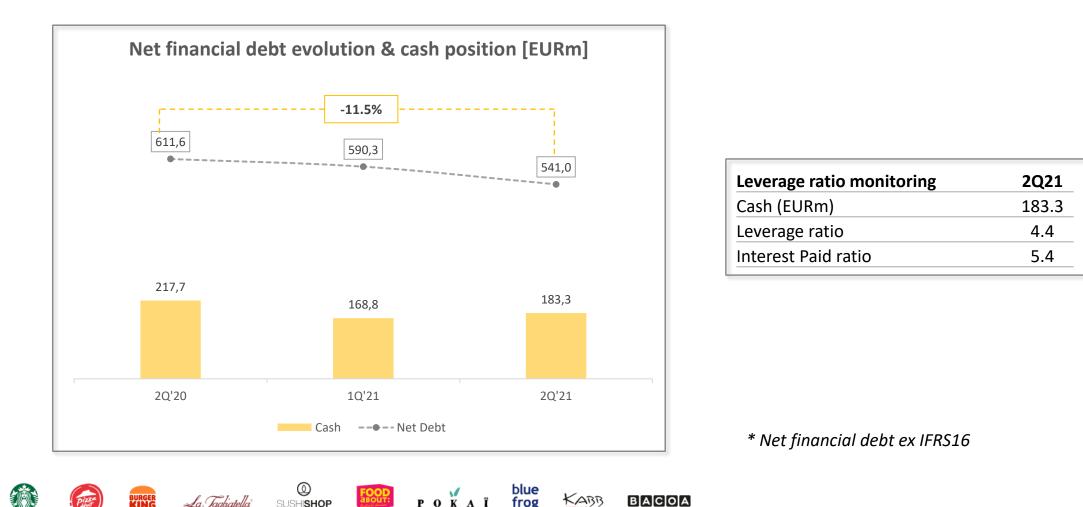
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STARBUCKS

Net financial debt* reduction of -11.5% during the last year and ample liquidity buffer



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Conclusions

| <u>000</u> % | Profitable | Strong sales recovery Model reinforced after the pandemic | Enhance digital, take-away and delivery capabilities. Dine-in starting to recover only last weeks of the quarter. Significant margin expansion. |
|-------------------------|-------------|--|---|
| >>>> | Sustainable | Strict and prudent debt and liquidity management | > € 183,3m of cash position. > -11,5% Net debt reduction during the last year. > 119 total store openings during the last 12 months. |

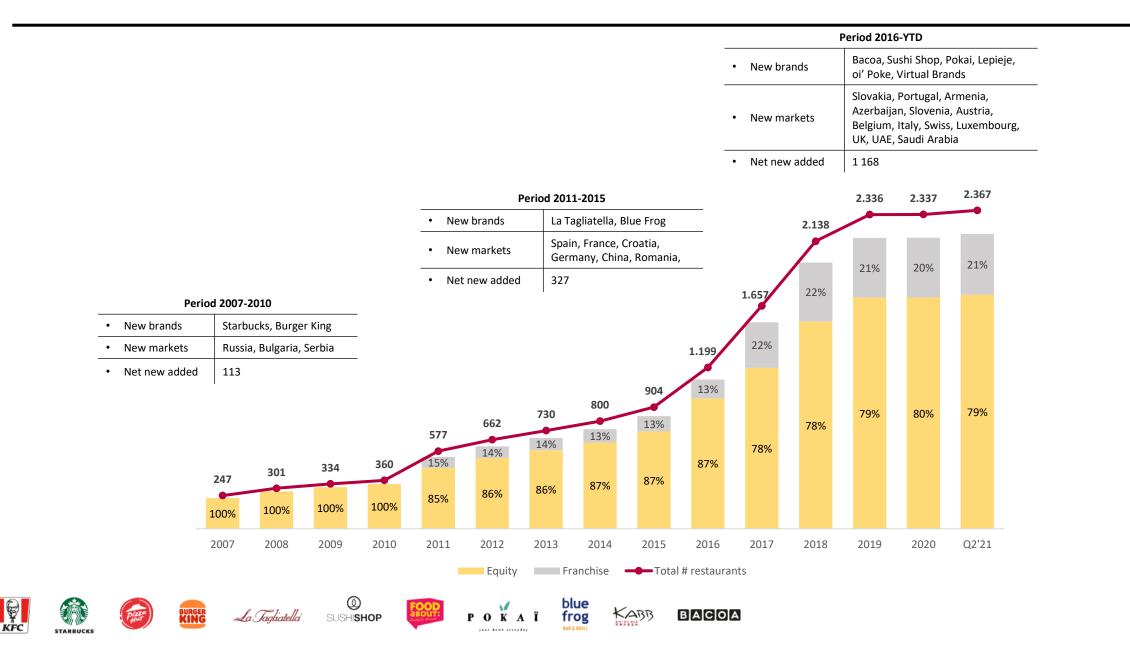




APPENDIX

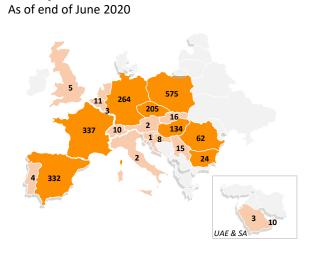


Restaurant portfolio



AmRes

AmRest footprint



Russia + China

Europe + ME



| Country | KFC | First | BURGER | | La Tagliatella" | (2) SUSHI SHOP | blue frog 蓝 bar&grill 蛙 | Bacoa | Shadow Kitchen | Total |
|------------|--------|---------|--------|--------|-----------------|--------------------------|----------------------------|-------|-------------------|-----------|
| Poland | 300 - | 154 2 | 46 - | 68 - | - - | - - | - - | - - | 5 - | 573 2 |
| Czechia | 110 - | 17 - | 27 - | 51 - | - - | - - | - - | - - | - - | 205 - |
| Hungary | 73 - | 26 - | - - | 35 - | - - | - - | - - | - - | - - | 134 - |
| Romania | - - | - - | 7 - | 55 - | - - | - - | - - | - - | - - | 62 - |
| Spain | 89 - | - - | - - | - - | 69 161 | 3 2 | 2 1 | 1 4 | - - | 164 168 |
| Germany | 24 - | 8 73 | - - | 134 24 | 1 - | - - | - - | - - | - - | 167 97 |
| France | 71 - | 8 114 | - - | - - | - 1 | 105 38 | - - | - - | - - | 184 153 |
| Other* | 31 - | 3 - | 7 - | 25 - | 3 - | 24 21 | - - | - - | - - | 93 21 |
| China | - - | - - | - - | - - | - - | - - | 67 9 | - - | - - | 67 9 |
| Russia | 210 - | 20 32 | - - | - - | - - | - - | - - | - - | - - | 230 32 |
| Armenia | - - | - 3 | - - | - - | - - | - - | - - | - - | - - | - 3 |
| Azerbaijan | - - | - 3 | - - | - - | - - | - - | - - | - - | - - | - 3 |
| Total | 908 - | 236 227 | 87 - | 368 24 | 73 162 | 132 61 | 69 10 | 1 4 | 5 - | 1879 488 |

*Austria, Belgium, Bulgaria, Croatia, Italy, Luxembourg, Portugal, Saudi Arabia, Serbia, Slovakia, Slovenia, Switzerland, UAE, UK







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Balance sheet

| Assets | Q2'21 | Q2'20 | Diff |
|-------------------------------|---------|---------|--------|
| Property, plant and equipment | 457,5 | 475,0 | (17,5) |
| Right-of-use assets | 705,7 | 709,6 | (3,9) |
| Goodwill | 314,9 | 312,1 | 2,8 |
| Intangible assets | 238,7 | 240,7 | (2,0) |
| Investment properties | 4,9 | 4,9 | - |
| Other non-current assets | 22,7 | 22,9 | (0,2) |
| Deferred tax assets | 43,6 | 37,6 | 6,0 |
| Total non-current assets | 1 788.0 | 1 802.8 | (14,8) |
| Inventories | 27,8 | 26,5 | 1,3 |
| Trade and other receivables | 70,7 | 60,4 | 10,3 |
| Income tax receivables | 5,2 | 7,3 | (2,1) |
| Other current assets | 16,8 | 12,6 | 4,2 |
| Cash and cash equivalents | 183,3 | 204,8 | (21,5) |
| Total current assets | 303,8 | 311,6 | (7,8) |
| TOTAL Assets | 2 091,8 | 2 114,4 | (22,6) |

| Equity and liabilities | Q2'21 | Q2'20 | Diff |
|---|---------|---------|--------|
| Total Equity | 274,4 | 264,7 | 9,7 |
| | | | |
| Interest-bearing loans and borrowings | 637,8 | 676,5 | (38,7) |
| Lease liabilities | 611,2 | 616,6 | (5,4) |
| Provisions | 28,4 | 32,0 | (3,6) |
| Deferred tax liability | 43,6 | 39,0 | 4,6 |
| Other non-current liabilities and employee benefits | 6,3 | 7,5 | (1,2) |
| Total non-current liabilities | 1 327.3 | 1 371.6 | (44,3) |
| Interest-bearing loans and borrowings | 84,6 | 94,3 | (9,7) |
| Lease liabilities | 150,1 | 144,8 | 5,3 |
| Trade payables and other liabilities | 252,0 | 235,4 | 16,6 |
| Income tax liabilities | 3,4 | 3,6 | (0,2) |
| Current liabilities | 490,1 | 478,1 | 12,0 |
| Total Liabilities | 1 817.4 | 1 849.7 | (32,3) |
| | | | |
| TOTAL Equity and Liabilities | 2 091.8 | 2 114.4 | (22,6) |



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Financial statement

Segment breakdown 1H

| | 30 June 20 | 021 | 30 June | 2020 | | 30 June 2 | .021 | 30 June | 2020 |
|---------------------|------------|------------|---------|------------|---------------------|-----------|------------|---------|---------|
| | Amount | % of sales | Amount | % of sales | | Amount | % of sales | Amount | Margin |
| Revenue | 844.3 | 100.0% | 684.0 | 100.0% | Adjusted EBITDA | 156.0 | 18.5% | 76.5 | 11.2% |
| Poland | 198.3 | 23.5% | 174.7 | 25.5% | Poland | 33.9 | 17.1% | 32.5 | 18.6% |
| Czechia | 82.1 | 9.7% | 74.7 | 10.9% | Czechia | 18.4 | 22.4% | 14.7 | 19.7% |
| Hungary | 53.1 | 6.3% | 42.8 | 6.3% | Hungary | 16.2 | 30.4% | 8.1 | 19.0% |
| Other CEE | 36.8 | 4.4% | 23.2 | 3.4% | Other CEE | 8.8 | 24.1% | 3.3 | 14.3% |
| Total CEE | 370.3 | 43.9% | 315.4 | 46.1% | Total CEE | 77.3 | 20.9% | 58.6 | 18.6% |
| Russia | 84.2 | 10.0% | 71.4 | 10.4% | Russia | 21.2 | 25.2% | 12.2 | 17.1% |
| Spain | 95.9 | 11.4% | 77.4 | 11.3% | Spain | 13.6 | 14.2% | 10.9 | 14.1% |
| Germany | 50.5 | 6.0% | 55.0 | 8.0% | Germany | 10.2 | 20.2% | (3.5) | (6.2%) |
| France | 155.9 | 18.5% | 110.3 | 16.1% | France | 19.2 | 12.3% | (2.8) | (2.5%) |
| Other WE | 24.2 | 2.9% | 14.6 | 2.1% | Other WE | 2.6 | 10.7% | 3.9 | 26.2% |
| Western Europe (WE) | 326.5 | 38.7% | 257.3 | 37.6% | Western Europe (WE) | 45.6 | 14.0% | 8.5 | 3.3% |
| China | 47.9 | 5.7% | 29.1 | 4.3% | China | 14.4 | 30.1% | 7.0 | 24.2% |
| Other | 15.4 | 1.8% | 10.8 | 1.6% | Other | (2.5) | (16.9%) | (9.8) | (91.1%) |
| | Amount | Margin | Amount | Margin | | Amount | Margin | Amount | Margin |
| EBITDA | 153.7 | 18.2% | 75.3 | 11.0% | EBIT | 27.9 | 3.3% | (129.4) | (18.9%) |
| Poland | 33.6 | 17.0% | 32.0 | 18.3% | Poland | 1.3 | 0.6% | (7.1) | (4.1%) |
| Czechia | 17.9 | 21.8% | 14.6 | 19.6% | Czechia | 4.4 | 5.4% | 0.8 | 1.1% |
| Hungary | 16.0 | 30.2% | 7.9 | 18.7% | Hungary | 8.7 | 16.3% | (0.5) | (1.1%) |
| Other CEE | 8.6 | 23.3% | 3.1 | 12.9% | Other CEE | 1.8 | 5.0% | (6.6) | (28.4%) |
| Total CEE | 76.1 | 20.6% | 57.6 | 18.3% | Total CEE | 16.2 | 4.4% | (13.4) | (4.3%) |
| Russia | 21.1 | 25.1% | 12.1 | 17.0% | Russia | 8.9 | 10.6% | (7.3) | (10.2%) |
| Spain | 13.3 | 14.0% | 10.9 | 14.0% | Spain | (1.2) | (1.3%) | (15.1) | (19.5%) |
| Germany | 10.0 | 19.8% | (3.6) | (6.5%) | Germany | (3.0) | (5.9%) | (53.4) | (97.0%) |
| France | 19.1 | 12.2% | (2.8) | (2.5%) | France | 4.1 | 2.6% | (28.6) | (25.9%) |
| Other WE | 2.4 | 9.8% | 3.7 | 25.3% | Other WE | 0.7 | 2.7% | 1.4 | 9.2% |
| Western Europe (WE) | 44.8 | 13.7% | 8.2 | 3.2% | Western Europe (WE) | 0.6 | 0.2% | (95.7) | (37.2%) |
| China | 14.3 | 29.7% | 6.9 | 24.0% | China | 5.7 | 12.0% | (3.1) | (10.4%) |
| Other | (2.6) | (16.9%) | (9.5) | (88.3%) | Other | (3.5) | (22.5%) | (9.9) | (92.0%) |

* EBITDA – Operating profit before depreciation, amortization and impairment costs

**Adjusted EBITDA - EBITDA adjusted for new openings expenses (start-up costs), M&A expenses: all material expenses connected with successful acquisition covering professional services (legal, financial, other) directly connected with a transaction or profit or loss on sale of a business, effect of SOP exercise method modification (difference in accounting cost of employee benefits accounted under cash settled versus equity settled option plan) and adjustments in indirect taxes mainly related to VAT.



Financial statement

Segment breakdown Q2

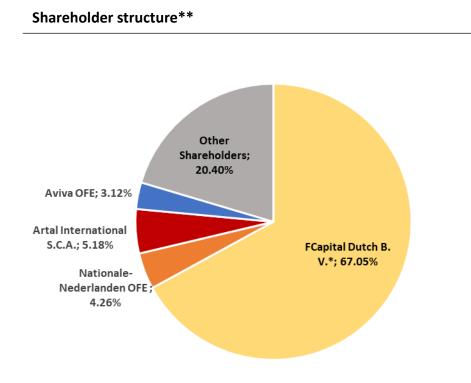
| | Q2'21 | | Q2'2 | 0 | | Q2'21 | | Q2'2 | 0 |
|---------------------|--------|------------|--------|------------|---------------------|--------|------------|---------|----------|
| | Amount | % of sales | Amount | % of sales | | Amount | % of sales | Amount | Margin |
| Revenue | 464.4 | 100.0% | 272.1 | 100.0% | Adjusted EBITDA | 104.9 | 22.6% | 32.9 | 12.1% |
| Poland | 107.7 | 23.2% | 73.9 | 27.2% | Poland | 21.4 | 19.8% | 18.2 | 24.5% |
| Czechia | 48.4 | 10.4% | 32.7 | 12.0% | Czechia | 12.7 | 26.2% | 6.3 | 19.4% |
| Hungary | 29.8 | 6.4% | 18.0 | 6.6% | Hungary | 9.3 | 31.2% | 3.5 | 19.5% |
| Other CEE | 20.6 | 4.4% | 9.0 | 3.3% | Other CEE | 5.2 | 25.5% | 1.1 | 13.0% |
| Total CEE | 206.5 | 44.5% | 133.6 | 49.1% | Total CEE | 48.6 | 23.5% | 29.1 | 21.8% |
| Russia | 46.5 | 10.0% | 22.3 | 8.2% | Russia | 13.6 | 29.2% | 4.6 | 20.8% |
| Spain | 55.4 | 11.9% | 20.1 | 7.4% | Spain | 9.6 | 17.3% | 1.3 | 6.6% |
| Germany | 29.0 | 6.3% | 20.4 | 7.5% | Germany | 12.1 | 41.7% | (2.7) | (12.9%) |
| France | 79.0 | 17.0% | 45.8 | 16.8% | France | 12.2 | 15.5% | (4.1) | (9.1%) |
| Other WE | 12.3 | 2.6% | 6.1 | 2.3% | Other WE | 0.2 | 1.6% | 2.8 | 44.2% |
| Western Europe (WE) | 175.7 | 37.8% | 92.4 | 34.0% | Western Europe (WE) | 34.1 | 19.4% | (2.7) | (2.9%) |
| China | 26.6 | 5.7% | 19.2 | 7.1% | China | 8.8 | 33.0% | 7.2 | 37.6% |
| Other | 9.1 | 2.0% | 4.6 | 1.7% | Other | (0.2) | (0.9%) | (5.3) | (116.9%) |
| | Amount | Margin | Amount | Margin | | Amount | Margin | Amount | Margin |
| EBITDA | 104.0 | 22.4% | 32.7 | 12.0% | EBIT | 37.6 | 8.1% | (105.8) | (38.9%) |
| Poland | 21.1 | 19.6% | 18.1 | 24.4% | Poland | 2.7 | 2.5% | (6.4) | (8.7%) |
| Czechia | 12.4 | 25.7% | 6.3 | 19.3% | Czechia | 5.1 | 10.4% | (1.2) | (3.7%) |
| Hungary | 9.3 | 31.1% | 3.4 | 19.4% | Hungary | 5.4 | 18.1% | (1.2) | (6.6%) |
| Other CEE | 5.1 | 24.9% | 1.1 | 11.5% | Other CEE | 1.9 | 9.4% | (5.2) | (57.0%) |
| Total CEE | 47.9 | 23.2% | 28.9 | 21.6% | Total CEE | 15.1 | 7.3% | (14.0) | (10.5%) |
| Russia | 13.5 | 28.9% | 4.6 | 20.7% | Russia | 7.6 | 16.4% | (6.8) | (30.2%) |
| Spain | 9.5 | 17.2% | 1.4 | 6.6% | Spain | 2.3 | 4.2% | (16.0) | (79.7%) |
| Germany | 12.3 | 42.2% | (2.7) | (13.2%) | Germany | 5.8 | 19.9% | (45.4) | (223.0%) |
| France | 12.2 | 15.4% | (4.2) | (9.1%) | France | 4.2 | 5.2% | (21.6) | (47.3%) |
| Other WE | 0.2 | 1.4% | 2.6 | 42.8% | Other WE | (1.0) | (7.8%) | 1.3 | 21.0% |
| Western Europe (WE) | 34.1 | 19.4% | (2.9) | (3.1%) | Western Europe (WE) | 11.3 | 6.4% | (81.7) | (88.5%) |
| China | 8.6 | 32.4% | 7.1 | 37.6% | China | 4.4 | 16.4% | 1.9 | 10.1% |
| Other | (0.1) | (0.9%) | (5.0) | (110.5%) | Other | (0.8) | (8.6%) | (5.2) | (114.7%) |

* EBITDA – Operating profit before depreciation, amortization and impairment costs

**Adjusted EBITDA - EBITDA adjusted for new openings expenses (start-up costs), M&A expenses: all material expenses connected with successful acquisition covering professional services (legal, financial, other) directly connected with a transaction or profit or loss on sale of a business, effect of SOP exercise method modification (difference in accounting cost of employee benefits accounted under cash settled versus equity settled option plan) and adjustments in indirect taxes mainly related to VAT.



Factsheet



| Listing details | | | | | | |
|-----------------|--|--|--|--|--|--|
| Listing venues: | Warsaw (since 2005) Madrid (since 2018) | | | | | |
| ISIN: | ES010537500 | | | | | |
| Shares issued: | 219.6m | | | | | |

*FCapital Dutch B. V. is the sole shareholder of FCapital Lux (holding directly 56 509 547 AmRest shares) and the subsidiary of Finaccess Capital, S.A. de C.V. Grupo Finaccess SAPI de CV is the direct majority shareholder of Finaccess Capital, S.A. de C.V. and a subsidiary of Grupo Far-Luca, S.A. de C.V. The direct majority shareholder of Grupo Far-Luca, S.A. de C.V., Mr. Carlos Fernández González, is a member of AmRest's Board of Directors ** last update as of 30-06-2021





Glossary

- EBITDA It is a close measure of profitability on operations and consist of profit from operations excluding amortization and depreciation costs as well as impairments.
- Adjusted EBITDA EBITDA adjusted for new openings expenses (Start-up costs), M&A expenses (all material expenses connected with successful acquisition covering
 professional services (legal, financial, other) directly connected with transaction) and effect of SOP exercise method modification (difference in accounting cost of employee
 benefits accounted under cash settled versus equity settled option plan).
- Same Store Sales ("SSS") represents revenue growth from comparable restaurants (restaurants that have been operating for a period of longer than 12 months)
- Eq Equity restaurants.
- Fr Franchise restaurants.
- Leverage ratio defined as Net Debt/EBITDA. EBITDA calculated according to the financing agreements with the banks to net debt.
- Interest paid ratio = EBITDA/ total interest paid. EBITDA calculated according to the financing agreements with the banks to net debt.
- Interest paid refers to the total interest charges.





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