

Teleconference Details

- AmRest FY 2012 results are included in the FY 2012 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

The AmRest participants:				
Henry McGovern	Chairman of the Supervisory Board			
Mark Chandler	Management Board Member, Chief Financial Officer			
Wojciech Mroczyński	Management Board Member, Chief Strategy Officer			
Krzysztof Piechna	Group Controller			
Maciej Mausch	IR, M&A Manager			



Executive Summary 2012

Strong financial results

- 20/20+ Growth Agenda on track -> Sales & EBITDA up by 23% and 46%, respectively
- Challenging economic environment now improving
- SSS trends continue: Booming Russia, flat CEE and weakening Spain
- Core margins impacted by significant one-off gains and value offer





Executive Summary 2012

Building international reach

- 4 new test markets for La Tagliatella have opened
- Unique Growth Opportunity in China acquisition of Blue Horizon







Our Restaurants





















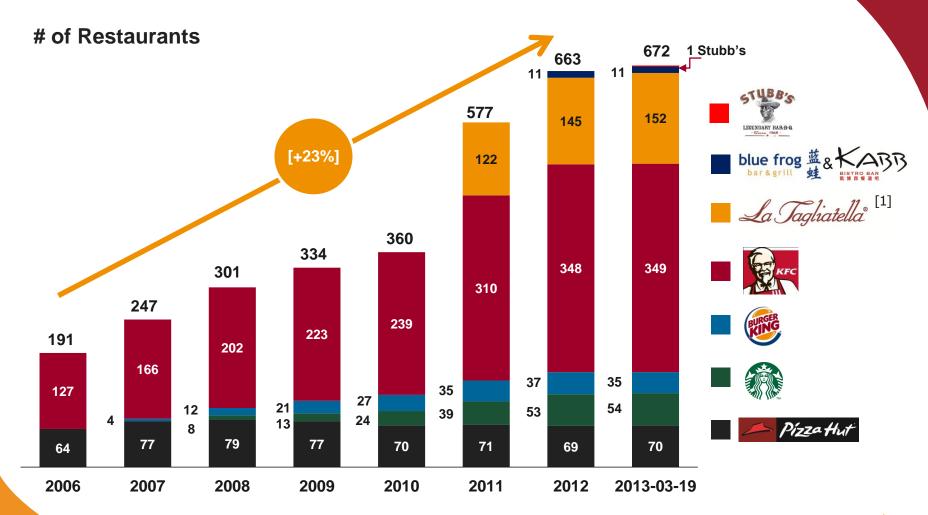
New Restaurant Openings

- 84 stores opened in 2012 (43 CEE, 15 REM, 26 TAG)
 - First openings in China, Germany and US
 - First equity store in France
- 14 openings 2013 YTD (4 CEE, 1 REM, 9 TAG)
 - First opening in India
 - Additional openings in China, Germany, US
- Solid pipeline for the rest of 2013 with ca. +100 stores to be opened;
 - 30 TAGs and 15 new stores in Russia





Continued growth in the number of restaurants



[·] Countries of operation include Poland, the Czech Republic, Hungary, Russia, Serbia, Bulgaria, Spain, Croatia, France, Germany, China and USA

Data doesn't include Applebee's restaurants sold in 2012 to Apple American Group II, LLC





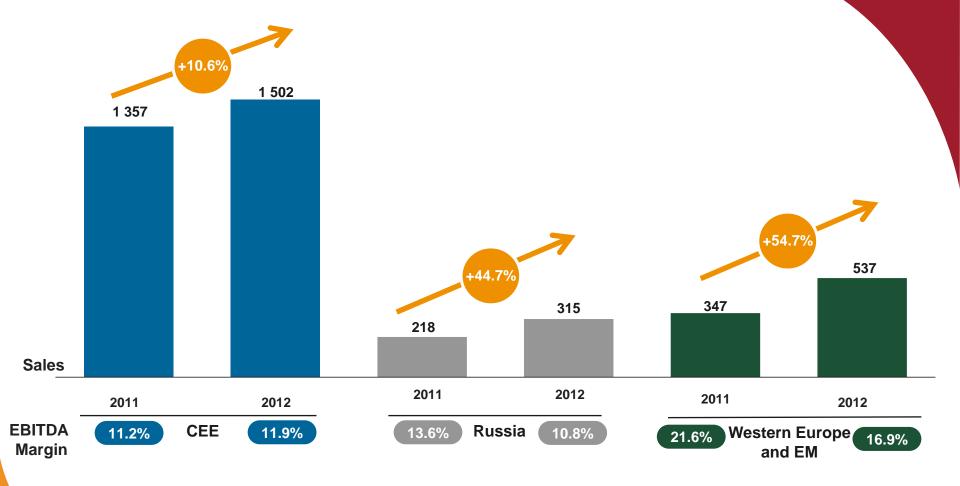
Financial Highlights – FY 2012

20/20+ Growth Agenda on track – solid growth in both sales and EBITDA

- Consolidated sales growth 23% with revenues increasing across the markets:
 - CEE: 11% rise in FY revenues; 4% in Q4; FY SSS flat
 - Russia: 45% growth in FY results; 36% in Q4 due to booming FY SSS and increased pace of openings
 - Western Europe: 55% rise in FY results; 3% drop in Q4 due to negative SSS
- EBITDA at PLN 366 mil, up by 46%; 15.6% EBITDA margin
 - Excluding one-off gain on Applebee's sales consolidated EBITDA is up by over 19%
 - Adjusted for one-offs and start-up costs margins stable in all divisions
 - VAT adjustment impact of PLN 12 mil in 2012, PLN 5 mil in 2011



2012 Financials by Segments (PLN '000)





Financial Highlights – FY 2012

Balance sheet significantly improved

- Finalization of the US transaction
- EBITDA impacted by PLN 68 mil in Q4
- Other one-off charges
 - Put option PLN 8.6 mil; impairment PLN 21.3 mil
- Net profit at record high PLN 98 mil
- Fortified balance sheet
 - net debt to EBITDA below 2; less than PLN 600 mil net debt



2012 Financials – Key Figures

Thousand PLN	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	TTM [2]
Sales	533 607	602 146	544 891	567 875	602 735	637 852	2 353 353
Sales growth [1]	19.5%	12.8%	-9.5%	4.2%	13.0%	5.9%	-
EBITDA	80 036	77 843	70 140	70 626	83 584	141 697	366 047
EBITDA (%)	15.0%	12.9%	12.9%	12.4%	13.9%	22.2%	
EBIT	42 227	14 390	28 427	24 977	40 099	82 160	175 663
EBIT (%)	7.9%	2.4%	5.2%	4.4%	6.7%	12.9%	7.5%
Profit for the period [3]	28 475	19 654	14 903	9 676	27 718	47 202	99 499
Profit for the period%	5.3%	3.3%	2.7%	1.7%	4.6%	7.4%	4.2%
Net debt	783 252	776 623	773 057	806 177	756 299	596 654	596 654
Net debt/EBITDA	2.6	2.4	2.3	2.4	2.2	2.0	2.0

[1] The growth vs. corresponding period in the previous year ,[2] trailing 12 months, [3] Attributable to AmRest shareholders and adjusted for the Put Option valuation

Seasonality of sales:

The seasonality of sales and inventories of the AmRest Group is not significant which is typical for the whole restaurant industry. On Central and East European markets. restaurants have lower sales in the first half of the year which is mainly the result of a smaller number of days of sale in February and lower number of customers in the restaurants. The United States market is characterized by stronger first half versus second half sales performance. After a period of lower sales in the summer months and a slight revival related to the Christmas season, the first half of the year is a period of increased activity in connection with the use of holiday vouchers promotional coupons and a high number of holidays.



Outlook

- Economic uncertainty with some hope
- Value and innovation
- La Tagliatella global development validation of concept and an investment opportunity
- Growth will prevail





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AmRest Strategy

Scope

Leverage our WJM culture, international capability, and superior brand portfolio to grow scalable, highly profitable restaurants globally.

Our unique value proposition

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



AmRest Growth Agenda

Deliver 20/20+ Growth





EXPAND OUR CORE

DEVELOP NEW GROWTH DRIVERS

CE

Russia

Spain

La Tagliatella International

M&A

Performance Drivers

Achieve full market penetration
Extend reach in dayparts & formats
Establish BK and Starbucks
Leverage central kitchen concept
Reduce build cost
Raise margins

Launch La Tagliatella globally
Build factory and support infrastrcuture
Develop franchise network
Acquire KFC globally
Optimize and expand portfolio with
strategic brands & markets

Brand Portfolio



#1 in Chicken

16,000 restaurants in over 100 countries

#1 and the fastest growing QSR brand in the Emerging Markets

Over 700 restaurants added in 2010



#1 CDR in the World

Over 13,000 restaurants in over 100 countries



#1 Coffee in the World

17 000 stores in over 50 countries



#2 in #1 QSR category in the World

Burgers. Over 12,000 restaurants in 73 countries



Unique proven restaurant concept, unmatched business model, over 150 restaurants in 6 countries.



Established, **highly profitable**, **western concepts** present in major Chinese cities.



STUBB'S Bar-B-Q is an institution in Texas, the authentic cowboy cooking, western concept present in Shanghai



Long Runway For Growth

		Population (m)	Nominal GDP per Capita (\$)	# of KFC Stores	KFCs per 1M peo	ple
	Australia	23	65,908	610		27,1
	Canada	34	50,596	700		20,4
	US	312	48,409	4,750		15,2
	UK	63	38,739	752	12	2,0
	Total DM Benchmarks	431	48,091	6,812		15,8
KFC	Poland Czech Hungary Total CEE	38 11 10 59	13,450 20,416 13,986 14,792	165 61 25 251	4,0 5,3 2,1 3,9	Long-term potential for doubling the current number of
	Russia	143	12,991	165	1,2	KFCs in CEE and
	Bulgaria	7	7,284	16	2,2	REM markets
	Serbia	7	6,086	4	0,6	REW Markets
	Slovenia	2	24,183	_	0,0	
	Croatia	4	14,197	3	0,2	
	Total REM	164	12,601	188	1,1	



Spain: Potential to reach 200 stores

International: Early stage; significant growth opportunity still being evaluated





Early Stage; significant growth opportunities still being evaluated

Note: Number of KFC restaurants shown for REM is total country. AmRest operates 55 of these. Store count as of Q1 2012; macro data from EIU 2011.



CEE and REM Snapshot [1]

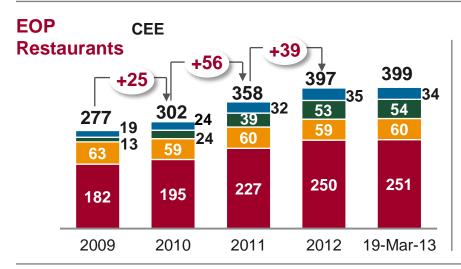
Market Overview

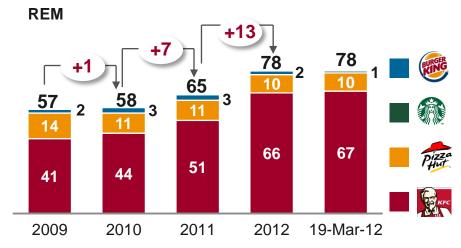
	Macro Statistics						
	Population	GDP / capita (\$)					
Poland	38	13,450					
Czech	11	20,416					
Hungary	10	13,986					
Total CEE	59	14,792					
REM	164	12,601					

	LIM AIIINESI Sa	162
PLN	y/y growth	SS

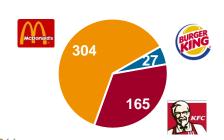
PLN	y/y growth	SSS Growth
997,608	18.9%	
337,593	11.5%	
91,180	34.2%	
1,426,381	17.9%	- ~ +3-5 %
266,357	44.4%	~ +20%

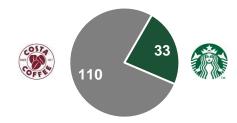
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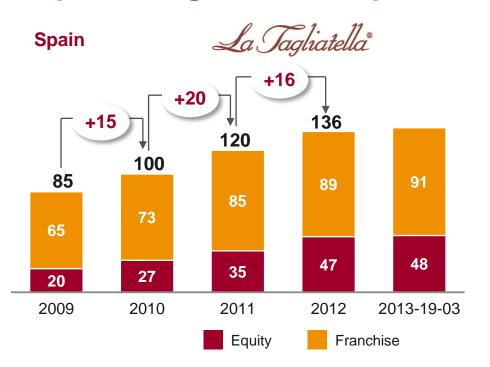
Poland Market Split

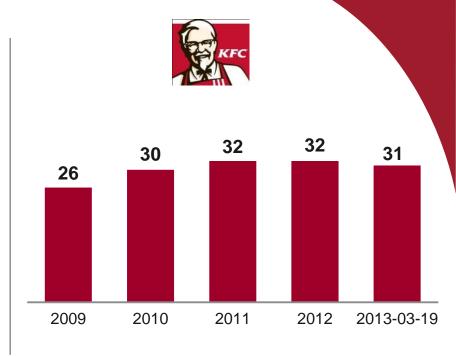






Spain / Tagliatella Snapshot





International

Significant international opportunity...

Currently 1 equity and 4 franchise stores in France
1 equity store in India, 2 equity stores in the US and China, 3 in Germany



Guidance next 3 years



Sales growth

- Organic growth 20% CAGR
- Potential M&A activity



EBITDA

• 15% margin



CAPEX

- Average capex per store below PLN 3 million
- 80 restaurants p.a + PLN 50 million maintenance capex



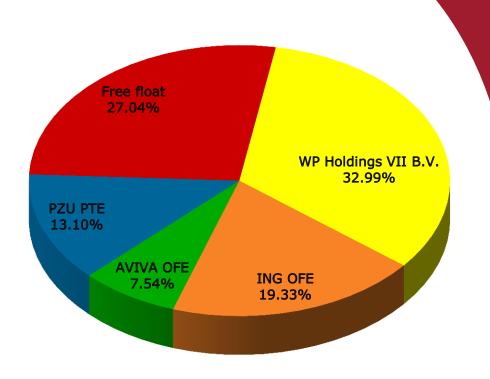
NET Debt

- Bank covenants at 3.5x EBITDA
- Target of 2.5-3.0x EBITDA



EAT Factsheet

Ticker	EAT (AmRest)
Listing	WSE
Free Float	27.04%
Analyst Coverage	Unicredit, Wood&Co, Trigon, Raiffeisen Centrobank AG, KBC Securities, IPOPEMA, ERSTE, DM PKO BP, DM Banku BPS
Number of Employees	16,300
Number of Shares	21.2 million
Number of Restaurants	672



[1] Including 95 restaurants operated by franchisees



2012 – Segment reporting

		2012			2011	
		% of sales	margin %		% of sales	margin %
Sales	2 353 353	22.5%		1 921 779		
Poland	1 040 123	44.2%		925 049	48.1%	
Czech Republic	333 552	14.2%		328 389	17.1%	
Other CEE	127 933	5.4%		103 757	5.4%	
Total CEE	1 501 608	63.8%		1 357 195	70.6%	
Russia	315 143	13.4%		217 780	11.3%	
Western Europe	536 602	22.8%		346 804	18.0%	
USA	0	0.0%		0	0.0%	
Unallocated	0	0.0%		0	0.0%	
EBITDA	366 047		15.6%	251 470		13.1%
Adj. EBITDA [1]	393 039		16.7%	273 542		14.2%
Poland	131 615		12.7%	103 771		11.2%
Czech Republic	40 652		12.2%	47 238		14.4%
Other CEE	5 679		4.4%	1 349		1.3%
Total CEE	177 946		11.9%	152 358		11.2%
Russia	33 897		10.8%	29 556		13.6%
Western Europe	90 765		16.9%	74 873		21.6%
USA	68 124		-	0		-
Unallocated	-4 685		-	-5 317		-
EBIT	175 663		7.5%	90 778		4.7%
Poland	47 752		4.6%	35 879		3.9%
Total CEE	51 267		3.4%	43 605		3.2%
Russia	13 930		4.4%	12 079		5.5%
Western Europe	47 027		8.8%	40 425		11.7%
USA	68 124		-	0		-
Unallocated	-4 685		-	-5 331		-



Q4 2012 – Segment reporting

		2012			2011	
		% of sales	margin %		% of sales	margin %
Sales	637 852	5.9%		602 146		
Poland	279 119	43.8%		261 <i>74</i> 2	43.5%	
Czech Republic	91 200	14.3%		96 920	16.1%	
Other CEE	38 252	6.0%		33 615	5.6%	
Total CEE	408 571	64.1%		392 277	65.1%	
Russia	87 921	13.8%		64 821	10.8%	
Western Europe & New Markets	141 360	22.2%		145 048	24.1%	
EBITDA	141 697		22.2%	77 843		12.9%
Adj. EBITDA [1]	151 566		23.8%	85 091		14.1%
Poland	41 917		15.0%	19 292		7.4%
Czech Republic	8 560		9.4%	20 055		20.7%
Other CEE	2 364		6.2%	1 324		3.9%
Total CEE	52 841		12.9%	40 671		10.4%
Russia	5 543		6.3%	8 746		13.5%
Western Europe & New Markets	17 895		12.7%	28 973		20.0%
USA	68 124		-	0		-
Unallocated	-2 706		-	-547		_
EBIT	82 160		12.9%	14 390		2.4%
Poland	13 728		4.9%	-4 634		-1.8%
Czech Republic	1 654		1.8%	9 771		10.1%
Other CEE	-3 334		-8.7%	-309		-0.9%
Total CEE	12 048		2.9%	4 828		1.2%
Russia	620		0.7%	44		0.1%
Western Europe & New La Tagliatella Markets	4 074		2.9%	10 079		6.9%
Unallocated	-2 706		4	-561		-



2012 - Consolidated P&L

Thousand PLN	2012	% of sales	2011	% of sales
Restaurant sales	2 195 838		1 808 547	
Franchise and other sales	157 515		113 232	
Total sales	2 353 353		1 921 779	
Company operated restaurant expenses:				
Food and material	-705 735	-30.0%	-571 090	-29.7%
Payroll and employee benefits	-467 761	-19.9%	-367 914	-19.1%
Royalties	-118 721	-5.0%	-100 911	-5.3%
Occupancy and other operating expenses	-685 568	-29.1%	-551 718	-28.7%
Franchise and other expenses	-114 445	-4.9%	-100 388	-5.2%
General and administrative (G&A) expenses	-157 843	-6.7%	-140 929	-7.3%
Profit on the sale of fixed assets USA	67 621	2.9%	-	
Impairment losses	-21 305	-0.9%	-15 015	-0.8%
Other income	26 067	1.1%	16 964	0.9%
Profit/(loss) from operations	175 663	7.5%	90 778	4.7%
EBITDA	366 047	15.6%	251 470	13.1%
Finance costs	-57 571	-2.4%	-43 056	-2.24%
Cost from put option valuation	-8 572	-0.4%	-15 507	-0.81%
Finance income	4 203	0.2%	11 262	0.6%
Income/(loss) from associates	39	0.0%	72	0.0%
Income tax expense	-26 753	-1.1%	7 181	0.4%
Profit for the period from continuing operations	87 009	3.7%	50 730	2.6%
Loss on discontinued operations	10 884	0.5%	11 898	0.6%
Profit for the period	97 893	4.2%	62 628	3.3%
Attributable to:				
Non controlling interest	6 966	0.3%	7 959	0.4%
25 Equity holders of the parent	90 927	3.9%	54 669	2.8%



Q4 2012 - Consolidated P&L

Thousand PLN	Q4 2012	% of sales	Q4 2011	% of sales
Restaurant sales	597 012		559 552	
Franchise and other sales	40 840		42 594	
Total sales	637 852		602 146	
Company operated restaurant expenses:				
Food and material	-191 650	-30.0%	-174 465	-29.0%
Payroll and employee benefits	-123 254	-19.3%	-109 295	-18.2%
Royalties	-32 147	-5.0%	-29 357	-4.9%
Occupancy and other operating expenses	-191 014	-29.9%	-173 366	-28.8%
Franchise and other expenses	-30 631	-4.8%	-39 499	-6.6%
General and administrative (G&A) expenses	-48 615	-7.6%	-58 251	-9.7%
Profit on the sale of fixed assets USA	67 621	10.6%	-	
Impairment losses	-17 014	-2.7%	-13 134	-2.2%
Other income	11 012	1.7%	9 611	1.6%
Profit/(loss) from operations	82 160	12.9%	14 390	2.4%
EBITDA	141 697	22.2%	77 843	12.9%
Finance costs	-13 360	-2.1%	-18 709	-3.1%
Cost from put option valuation	802	0.1%	-	
Finance income	1 457	0.2%	-1 718	-0.3%
Income/(loss) from associates	22	0.0%	-9	0.0%
Income tax expense	-18 252	-2.9%	19 958	3.3%
Profit for the period from continuing operations	52 829	8.3%	13 912	2.3%
Loss on discontinued operations	-3 595	-0.6%	3 182	0.5%
Profit for the period	49 234	7.7%	17 094	2.8%
Attributable to:				
Non controlling interest	1 230	0.2%	3 403	0.6%
26 Equity holders of the parent	48 004	7.5%	13 691	2.3%



AmRest Portfolio

Countries	Brands	2006-12-31	2007-12-31	2008-12-31	2009-12-31	2010-12-31	2011-12-31	2012-12-31	2013-03-19
Poland		131	139	158	188				283
	KFC	79	85	94	110		150	163	165
	BK		4	9	17	19		28	27
	SBX				3	9	21	32	33 58
	PH	52	50	55	58	57	58		58
Czech		43	44	62	67	75	73	83	82
	KFC	43	44	53	55	58	56	62	61
	BK			1	2 10	5	5 12	/	,
	SBX			8		12			14
Hungary		17	22	22	22	21	29	34	34
	KFC	5	13	15	17	16	21	25	25
	SBX					3	6		7
	PH	12	9	7	5	2	2	2	2
Russia			40	54	51	50			66 56 10
	KFC		22	37	37	39	44	56	56
	PH		18	17	14	11	11	10	10
Bulgaria			1	4	4	5	5	6	5
	KFC		1	2	2	2	2	4	4
	BK		1	2	2	3	3	2	1
Serbia			1	1	2	3	4	4	4
	KFC		1	1	2	3	4	4	4
Croatia							1	2	3
	KFC						1	2	3
Spain							152		170
	TAGE						35	47	48
	TAGF						85	89	91
_	KFC						32	32	31
France							2	5	5
	TAGE						2	1]
	TAGF							4	4
Germany								2	3
	TAGE							2	3
China								12	14
	Blue Frog							10	10
	Kabb							1	
	Stubb's							1	1
	TAGE							1	7
USA	IAGE							1	2
	TAGE							1	5
India									1
	TAGE								
Total		191	246	301	224	360	577	663	672
Amrest		191	246	301	334	360	5//	063	6/2

