



LARGEST RESTAURANT OPERATOR
IN MENA & KAZAKHSTAN

Investor Presentation
September 2026



Select brands shown for illustrative purposes

A Taste of Americana Restaurants



OUR PURPOSE

Building Communities Around
the Joy of Food

OUR VISION

To be the **fastest growing** and
most trusted food operator in
the world

OUR MISSION

To create **awesome experiences**
for our **internal and external**
customers, delivering amazing
value for our **shareholders**

Our journey so far...

...five decades of heritage have made Americana the region's most community-rooted, customer-centric operator

1964

1971-2016

2016

2017-2021

2022-Current

JOURNEY BEGINS FOR AMERICANA GROUP

**AMERICANA
GROUP
FOUNDED
IN KUWAIT**



LEADING MENA FOOD & BEVERAGE PLAYER

Iconic Brand Portfolio



Expansion into new geographies

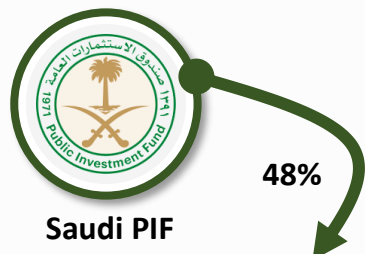


Other GCC



Morocco Jordan Kazak

PARENT ACQUISITION



48%



Mohamed Alabbar

48%



RESTAURANT BUSINESS TRANSFORMATION



Parent delisting and reorganization



Crossed 2,000 stores and revenue of \$2Bn



People & culture transformation

ACCELERATING GROWTH

- ✓ **Dual listing** on Abu Dhabi & Saudi Exchanges
- ✓ Launch of **Peet's Coffee**
- ✓ Long term licensing agreement with **Malak Al Tawouk**
- ✓ Strategic Partnership with **ADNOC** to unlock 200 new stores in 5 years
- ✓ Franchise agreement to launch **Taco Bell** in UAE

The largest QSR operator in MENA and Kazakhstan



...on a rapid growth journey to build on an established leadership position

EXPOSURE TO 12 HIGHLY ATTRACTIVE MARKETS ACROSS MENA AND KAZAKHSTAN



50+

Years as a trusted franchisee operator



#1

Operator in MENA and Kazakhstan



13

Brands with superior brand equity



2,746

Total Restaurants as of Jun 26



\$2.7B

Revenues in LTM Jun 26



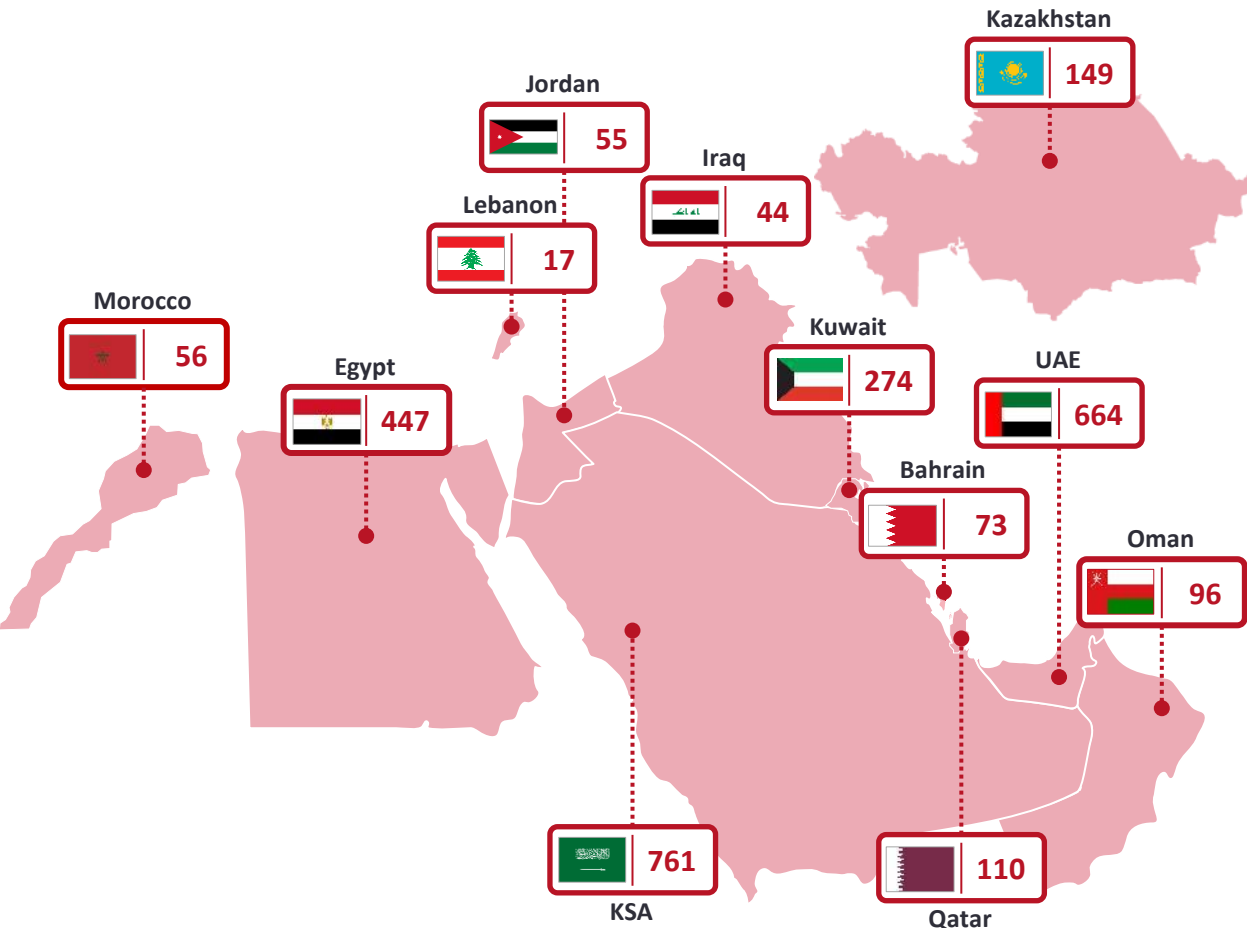
+167

Gross new stores opened LTM Jun 26



\$274M

Net Profit in LTM Jun 26



Store count as on 30th June 2026

Standout platform for iconic brands

...covering all popular food categories



International QSR

Chicken



Yum!

#1 global Chicken QSR Brand, leader across our markets

Pizza



Leading Pizza QSR brand in our core markets

Mexican



Yum!

Leading QSR brand specializing in Mexican category

Regional QSR

Arabic



Leading Arabic QSR with strong brand equity and a loyal customer base



Classic Arab cuisine with a modern twist

Burger



Iconic Burger QSR brand in MENA



Revamped "Nostalgia" Burger brand

INDULGENCE



A globally leading donut brand



Iconic US Ice cream brand – "selling fun not ice cream"

COFFEE & PREMIUM



Selection of world-class coffee brands



Premium nuts, dried fruit and confectionery brand

CASUAL DINING



Legendary brand offering a classic American casual dining experience

Single platform



Multiple brands

Moats Driving Sustainable Long Term Value Creation

...Scale, Innovation and Financial strength form the foundation for our next phase of growth

Scale & Operating Advantage

2,700+

Restaurants across 12 countries creating scale advantages

Global sourcing and a resilient supply chain network drive high service levels and margin enhancement

Insights & Product Innovation

26+

Limited time offers over the last 6 months (1 LTO every ~7 days)

Inhouse primary research team drives product innovation tailored to local tastes

Digitalization & Automation

~66%

Sales generated through digital channels, generating rich customer insights

Digital and GenAI-enabled last-mile delivery platform with in-house fulfilment capabilities

Earnings & Operating Leverage

10%+

Net Income margin % in H1 26

Strong operating leverage & cost discipline converting revenue growth into faster earnings growth

Financial Strength

~3 years

Capex payback supports attractive returns

Strong, debt-free balance sheet along with robust cash flows provides financial flexibility

New Vectors

3+

New Brands onboarded in the last 18 months

Malak Al Tawouk, Taco Bell and Carpo broaden growth avenues and capture customer share of stomach

Together these moats compound revenue, earnings and cash flow into long-term value

Key Growth Levers

...leveraging scale, innovation, expansion and financial strength to accelerate growth

1

Like-for-Like

Leadership through innovation and margin accretive value

- ✓ **Value & innovation** driving traffic & frequency
- ✓ Win trust through **local relevance** and communication
- ✓ Unlocking **media efficiency** through strategic procurement
- ✓ Balance transaction and check growth **through disciplined revenue management initiatives**

2

Penetration

NSOs focused on profitable markets and brands

- ✓ **762 gross** new stores added from 2023 to date (**6.8% CAGR**)
- ✓ **87% of the NSOs pertain to Power Brands** - with further market holding capacity still available
- ✓ **Historic ADNOC x AMR Partnership**: Securing a 200-Store Growth Platform across UAE, KSA & Egypt

3

Category Expansion

Expansion into diversified and attractive segments building new revenue streams

- ✓ Signed an exclusive agreement with **Yum! Brands** to bring **Taco Bell** into UAE
- ✓ Launch of **Carpo** - a **premium lifestyle brand**, renowned for nuts, chocolates and coffee
- ✓ 75-year license to develop **Malak Al Tawouk** across MENA and CIS

4

Geographic Expansion

Leveraging financial strength to capture value-accretive growth opportunities

- ✓ **Strong balance sheet** provides flexibility to continuously review attractive growth opportunities
- ✓ **Disciplined capital allocation** focused on value-accretive and strategically aligned expansion

These four strategic levers continue to provide a clear roadmap for AMR's future growth

Introduction to the AMR Leadership



...a world class leadership team with decades of international experience



Amarpal Sandhu
Chief Executive Officer

- Joined in 2017 as KFC COO
- Appointed CEO in 2019
- Former Texas Chicken International executive with extensive global franchising experience



Harsh Bansal
COO KFC & Pizza Hut

- Joined in 2016
- Appointed COO in 2026
- Spearheaded a milestone dual listing on the ADX and Saudi Exchange, a first of its kind in the region



Rahul Mathur
Chief Financial Officer

- Joined in 2026 as CFO
- Ex-CFO Europe & ANZ, Reckitt
- A proven track record in transformation, profitability and capital efficiency



Dusan Folta
Chief Development Officer

- Joined in 2021 as CDO
- Spent 19 years with AmRest, culminating as KFC Brand COO for Europe and Russia



Hesham Talaat
COO Multi Brands

- Leads Hardee's, Indulgence
- Country GM for Egypt & Iraq
- Led successful turnarounds of KFC businesses in Kuwait, KSA and Egypt



Vishal Bhatia
Chief Digital Officer

- Joined in 2020 as KFC COO; CDO since 2026
- Previously led Swiggy's cloud kitchens, private brands and virtual brands business



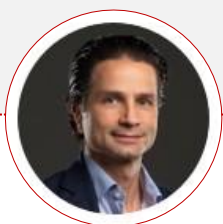
Maria Escobar
Head of Human Capital

- Joined in 2025, as Head of Human Capital
- Brings 20+ years of HR leadership experience across the Americas, Europe, Middle East and Africa



Ashish Krishna
Chief Information Officer

- Joined 2017; CIO since 2026
- Brings 12+ years experience across enterprise apps, restaurant tech, finance



Kareem Abughazaleh
GM Growth Brands

- Joined in 2025 as GM of Growth brands
- Co-founded iKcon and scaled it into one of MENA's largest cloud kitchen operators before its acquisition

Agility, Resilience - Repeatedly Proven



...Americana's scale, brand portfolio, operating discipline and financial strength have countered every headwind

Earnings have broadly recovered and well positioned for future growth

LTM Net Income (\$ Mn)



Earnings Recovery

LTM Jun'26 earnings largely back to pre boycott levels

Resilience

No material impact from ongoing regional geopolitical disruptions

Valuation Upside

The market yet to fully reflect the earnings recovery

H1 26 Results: Strong growth across every metrics

...robust first-half performance positions AMR well to deliver on its full year guidance

REVENUES



+12.1% increase (vs. H1 25)

\$1,364.5m

LFL



+6.3% Increase (vs. H1 25)

NET PROFIT



59.2% increase (vs. H1 25)

\$147.2m

10.8% Margin

INTERIM DIVIDEND



\$100.8m

\$0.012 per share

CAPEX



4.9% of revenue

\$67.2m

RESTAURANT PORTFOLIO



+167 gross NSOs added in LTM

2,746 stores as on 30th June 2026

**FY 2026
Guidance**



**Mid-single-digit
Lfl growth**

**120-130
net new stores**

**Net income margin expansion
of 100-150 bps vs. 2025**

Annexures

FINANCIAL REVIEW

H1 2026



H1 26

Performance dashboard

RESTAURANT PORTFOLIO

2,746 stores

+167

gross new restaurants
added during LTM¹

+108

net new restaurants
added during LTM¹



REVENUES



\$1,364.5m

12.1% increase (vs. H1 25)

LFL



6.3%

increase (vs.H1 25)

EBITDA



\$348.2m

26.7% increase (vs. H1 25)

NET PROFIT



\$147.2m

59.2% increase (vs. H1 25)

CAPEX²



\$67.2m

4.9% of revenue

INTERIM DIVIDEND



\$100.8m

\$0.012 per share

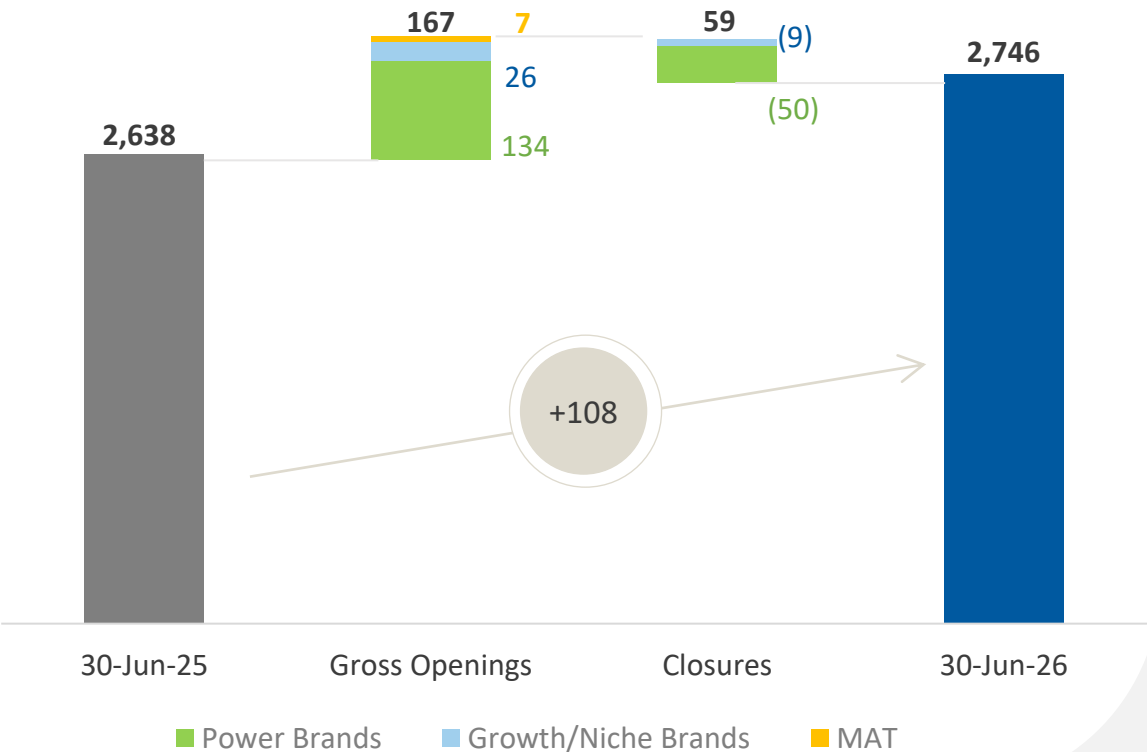
Building scale with 167 new stores added in the last twelve months and continued development visibility



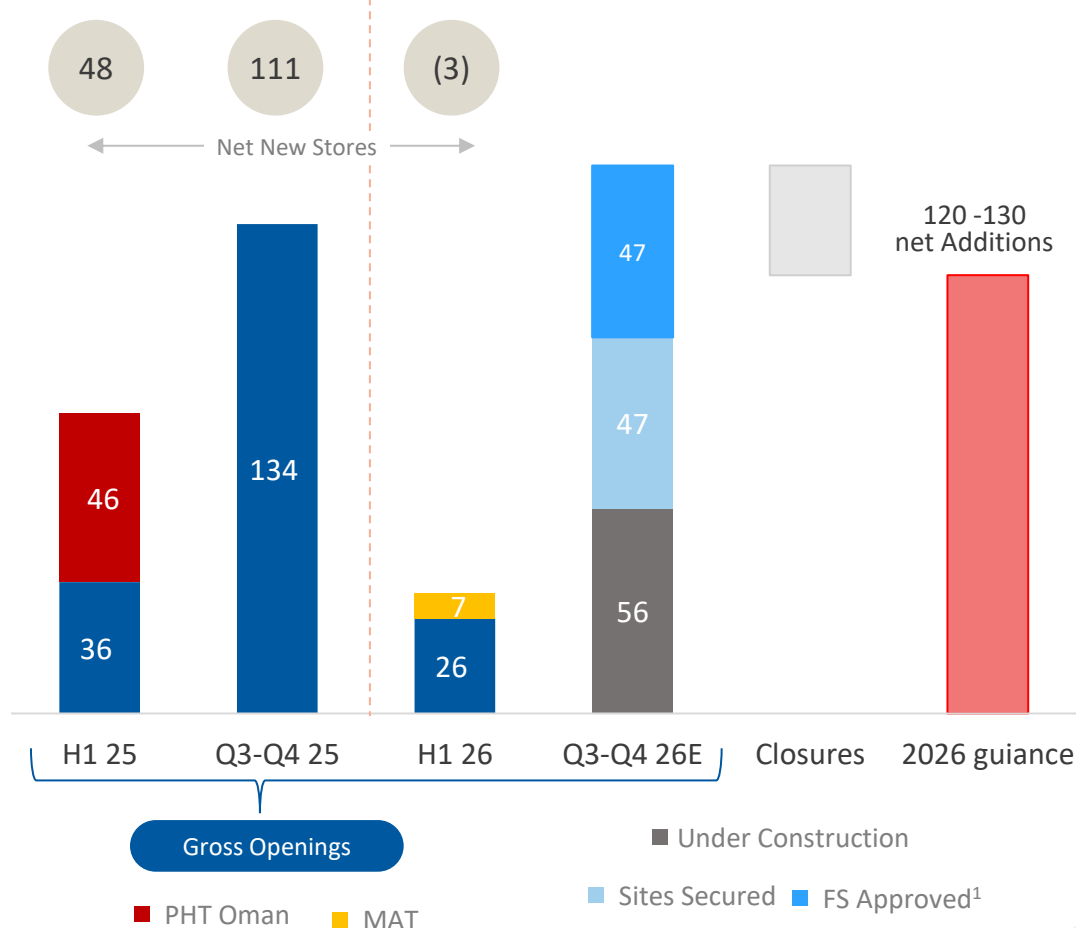
Restaurant portfolio evolution

(1st July 25 – 30th June 26)

No. of restaurants



Restaurant pipeline for 2026E

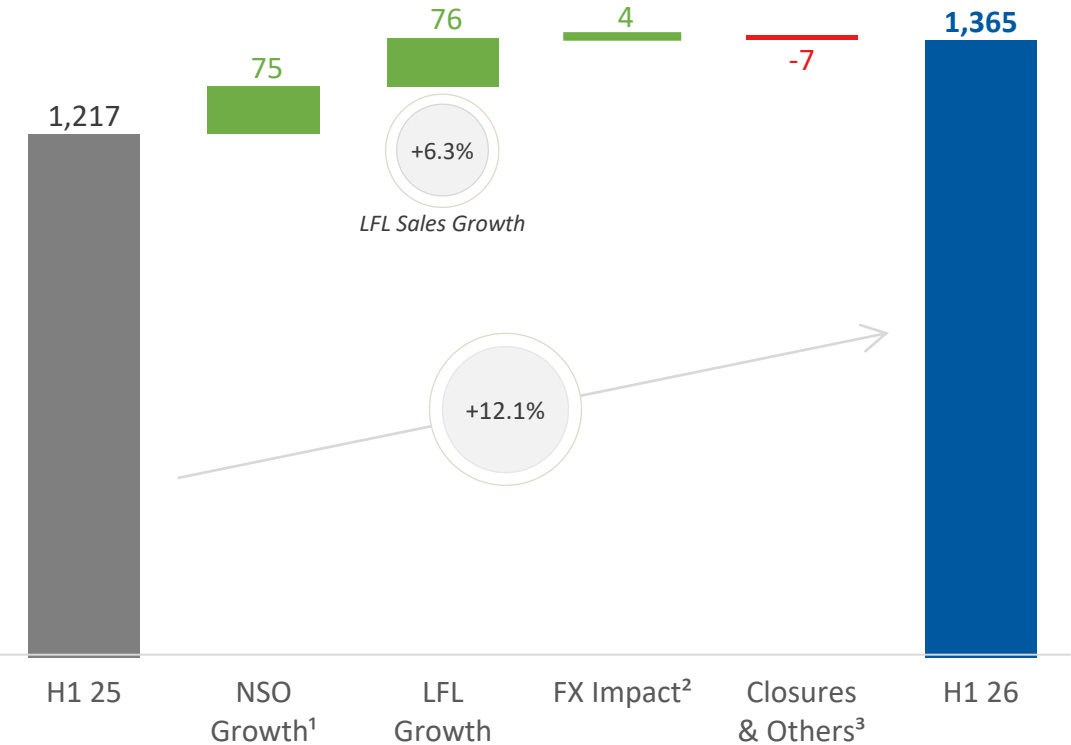


Source: Company information 1. Feasibility Study Approved - Restaurant sites approved by leadership for signing the lease and start construction work

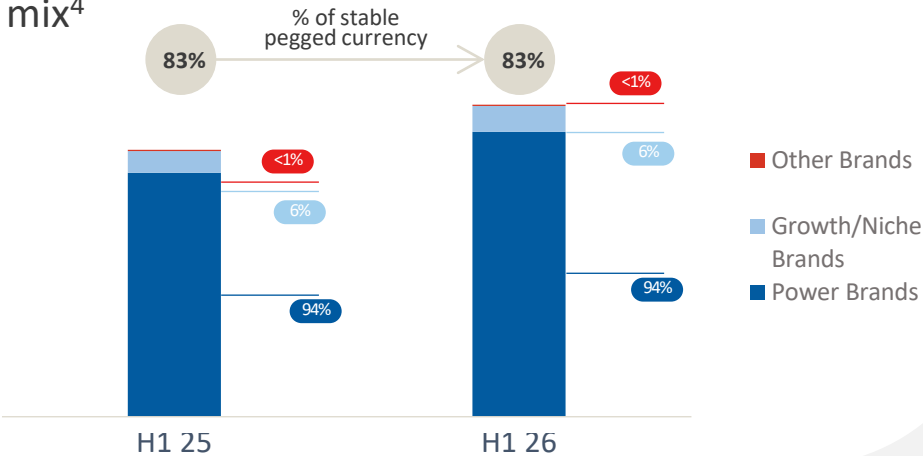
Double digit revenue growth of +12.1%, driven by strong LFL growth of +6.3% and new store openings



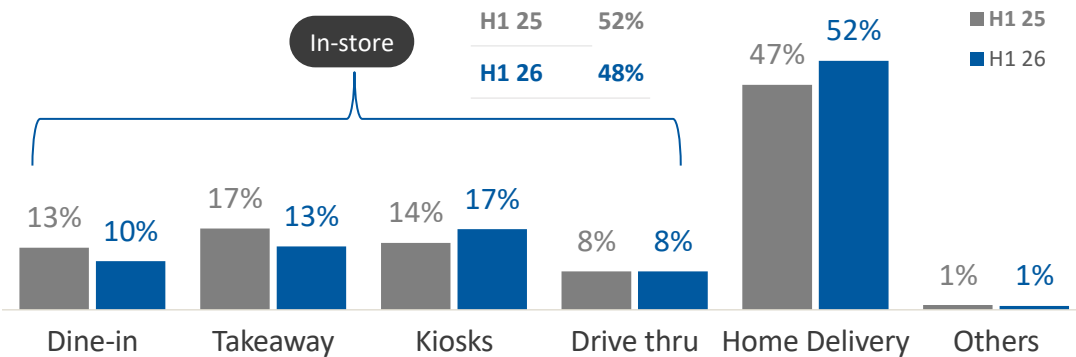
Revenue bridge
(H1 25 to H1 26), \$m



Revenue mix⁴



Channel mix⁴



Source:
Company information

1. Revenue contribution from stores opened for less than or equal to 12 months; including MAT
2. FX impact mainly due to Kazakhstan

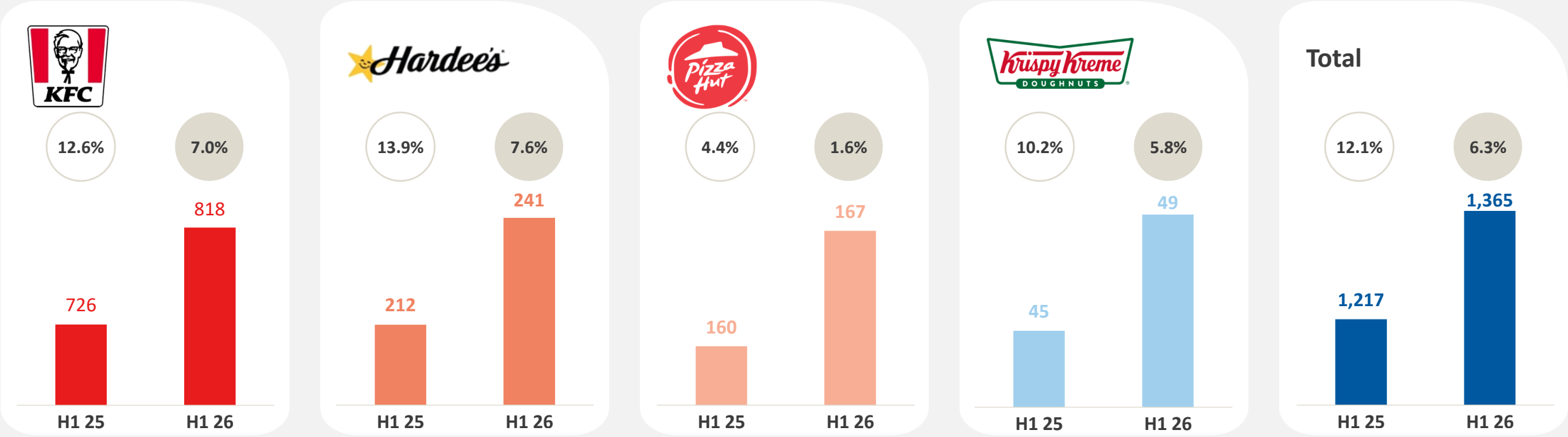
3. Others include Lebanon hyperinflation impact, rentals and logistics
4. Sum might not add up to 100% due to rounding

Broad based revenue growth in H1 2026 underpinned by meaningful innovations executed with excellence



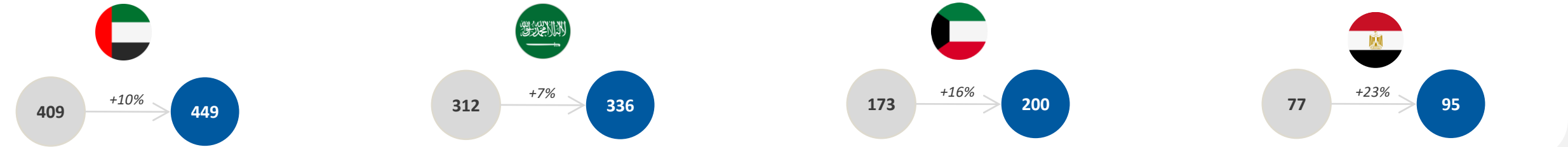
Revenue by Power Brands
(H1 25 to H1 26), \$m

YoY Growth¹ LfL Growth²



Revenue for major countries
(H1 25 to H1 26), \$m

H1 25 H1 26

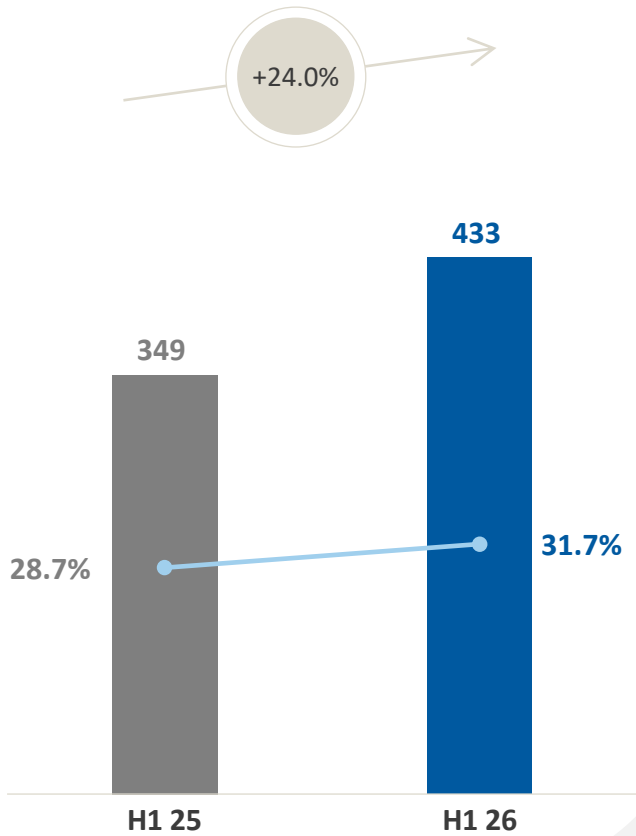


Strong margin expansion underpinned by operating cost leverage and disciplined cost management



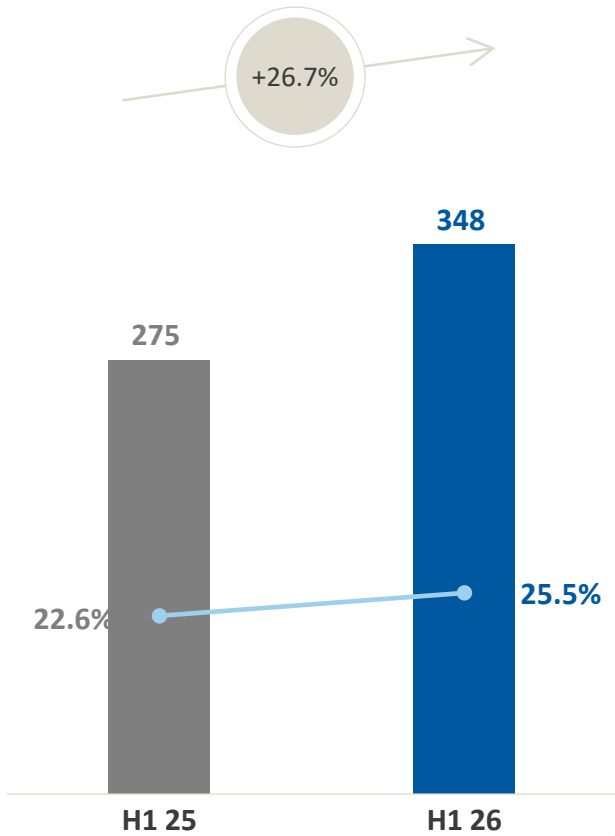
4 Wall EBITDA

(H1 25 to H1 26), \$m



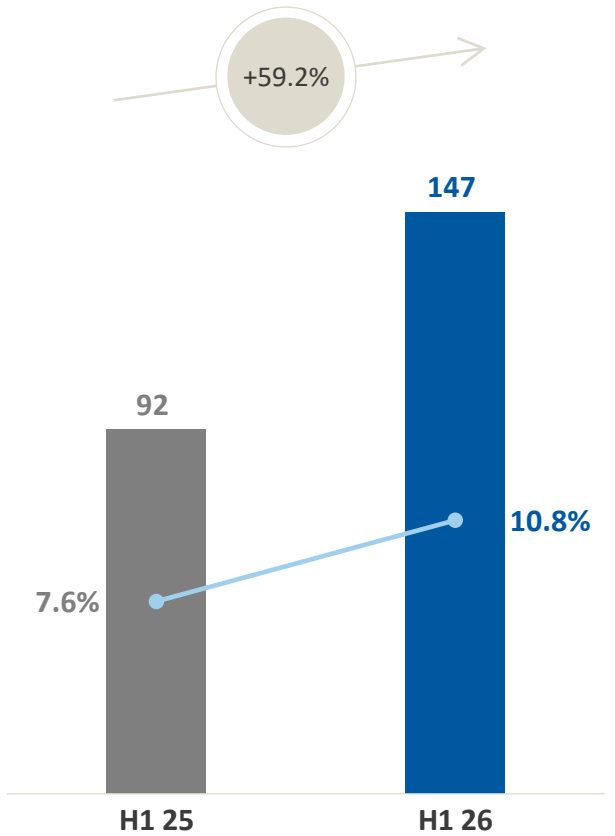
EBITDA

(H1 25 to H1 26), \$m



Net Profit

(H1 25 to H1 26), \$m

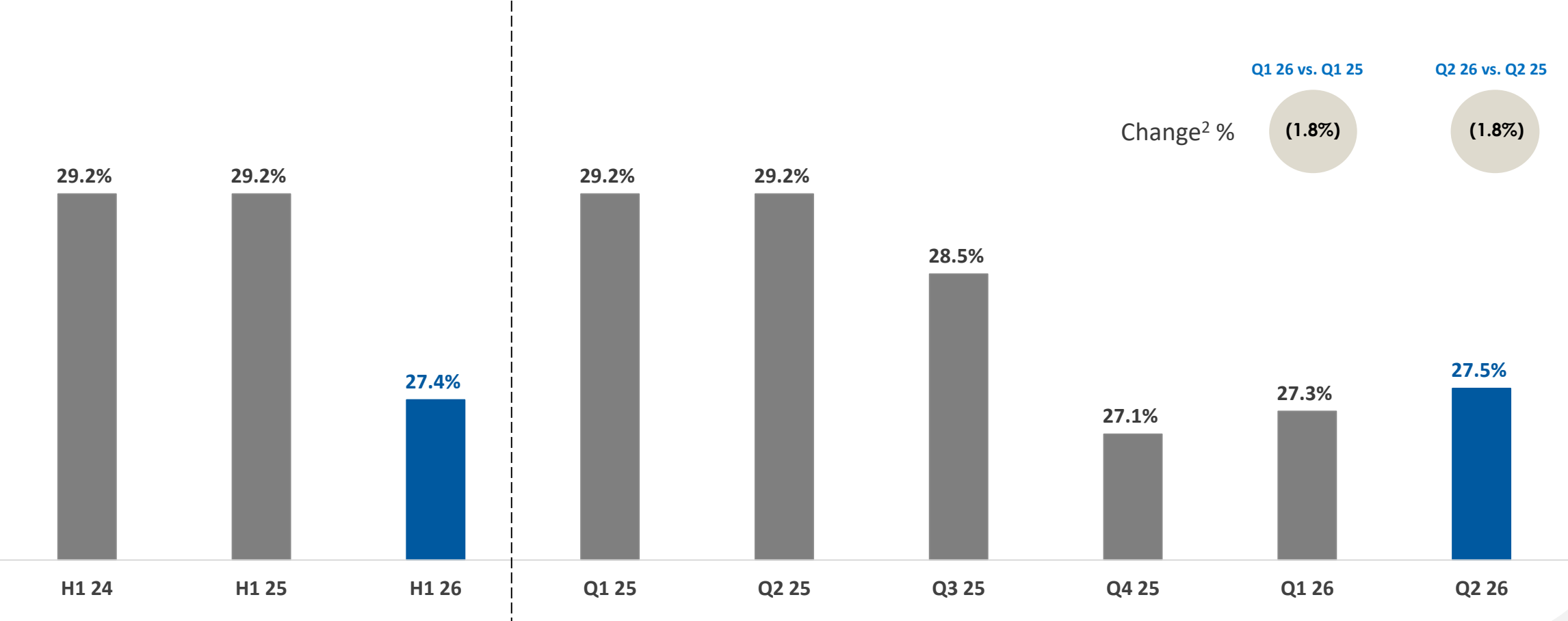


Source:
Company information

180 bps improvement in inventory cost as % of sales driven by supply chain projects and measured pricing initiatives



Cost of inventory¹ evolution



Source: Company information

1. Refers to cost of materials, filling and packing materials. Calculated as % of revenue

2. Change % calculated as cost of inventory % in current quarter vs. same quarter last year. Minor differences in change% are attributable to rounding.

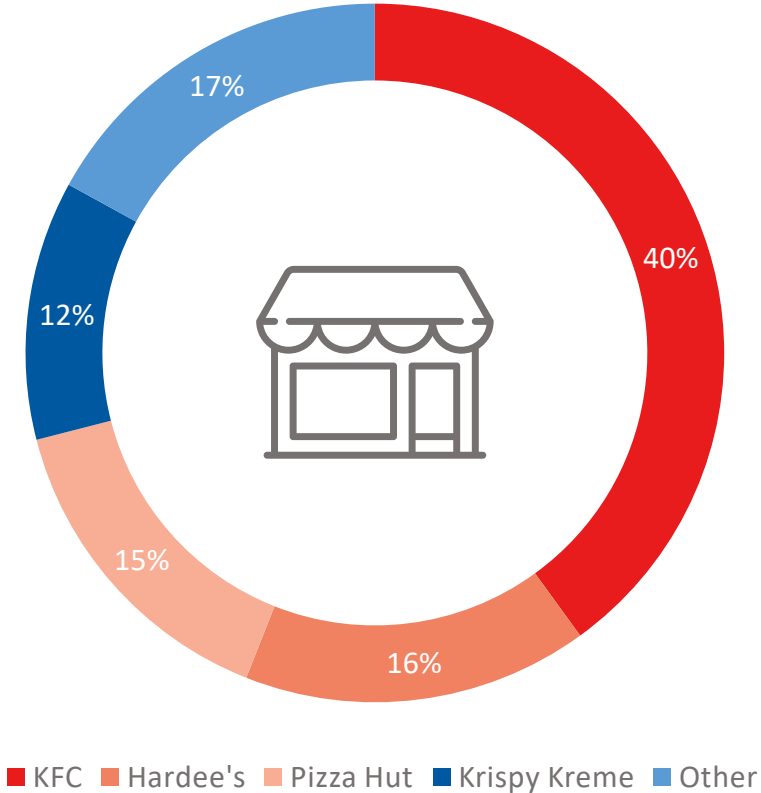
Disciplined capital allocation and Store expansion enabling a healthy 3-year payback



Key metrics by restaurants¹

Brand	New Restaurants openings	Avg. Capex / restaurant (\$k)	Payback (years)
	142	523	2.4
	57	442	2.5
	54	345	> 5 years
	44	107	> 5 years
Others ²	59	346	> 5 years
Total	356	402	3.0

New restaurant openings¹ by brands

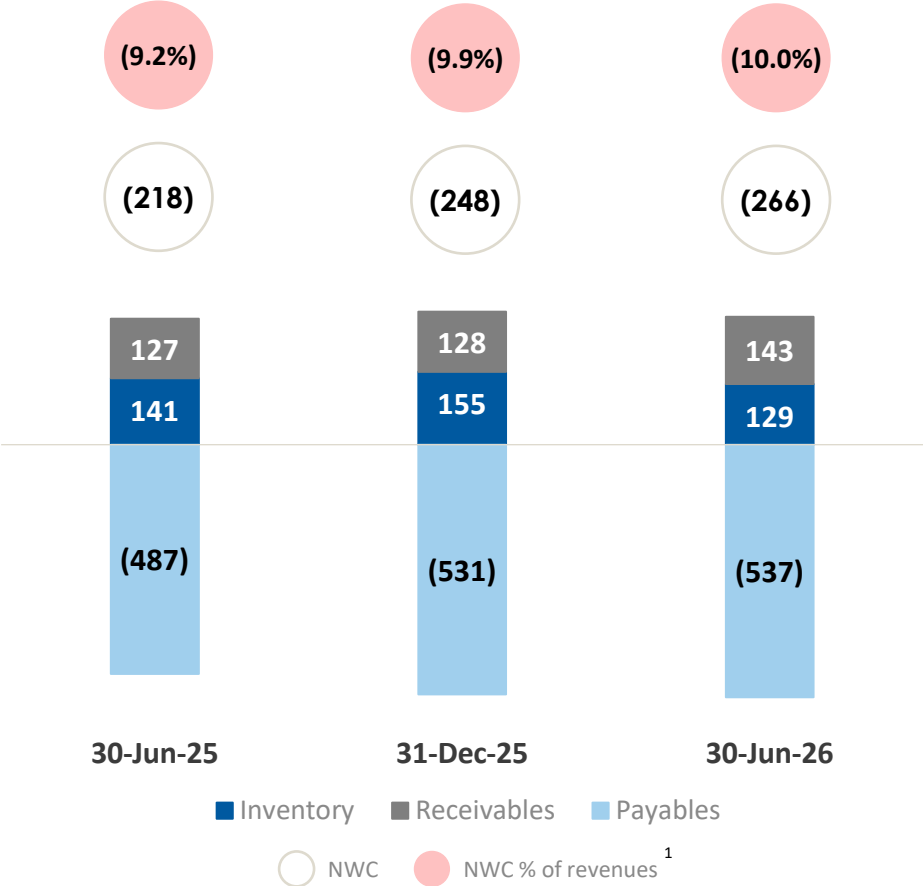


Improved net working capital, continued capital deployment to enable sustainable growth



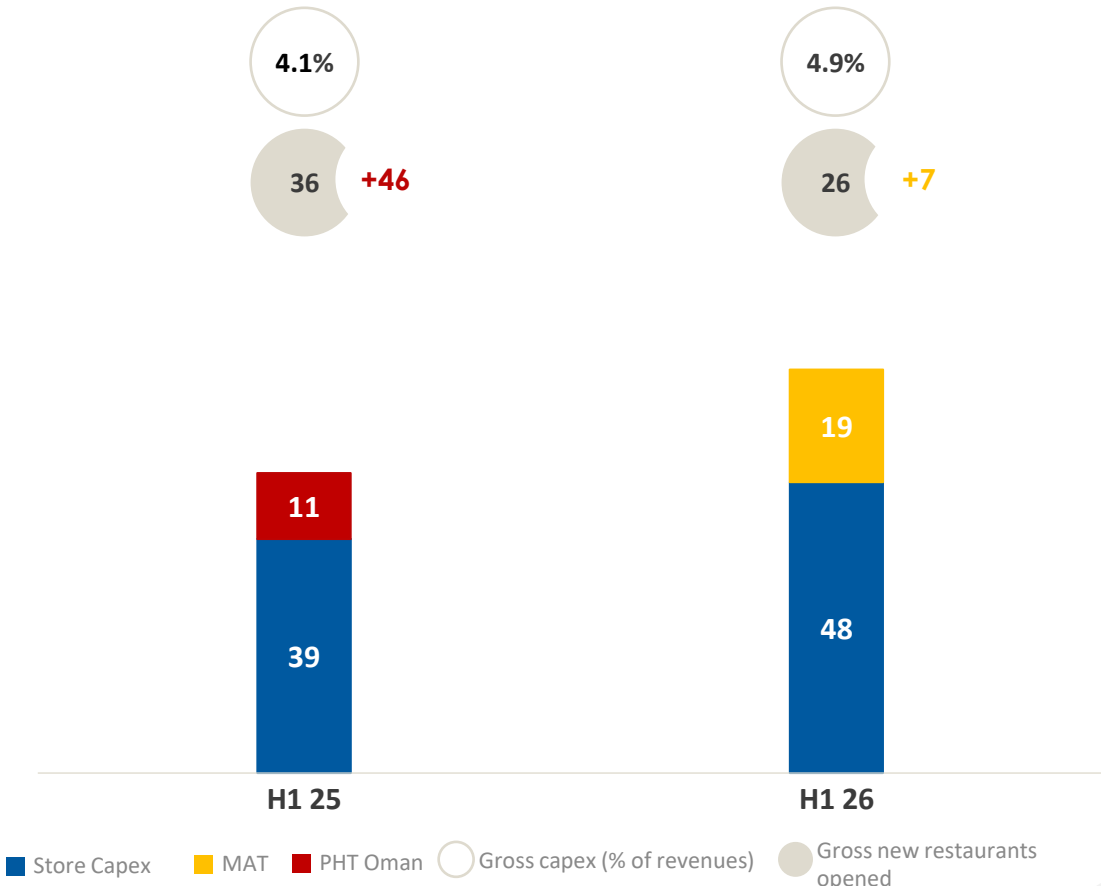
Net Working Capital (NWC)

\$m



Gross Capex

\$m



Source:
Company information

1. NWC % of revenues is defined as NWC as at the end of each period divided by the revenues of the last twelve months

THE WAY FORWARD



2026 Guidance

Revenue Growth

- ✓ Continue delivering mid-single-digit LfL growth, consistent with H1 2026 performance
- ✓ Win brand love and trust through local relevance and strong campaign execution

NSO Guidance

- ✓ 120 – 130 net new stores in 2026; including new brands
- ✓ NSOs focused on high performing BMUs¹ and scale-up of new brands

Digital Leadership

- ✓ Evolving to a loyalty-led ecosystem and making loyalty a core pillar of customer engagement
- ✓ Drive customer engagement by leveraging Americana's proprietary customer stack (CDP, CRM and personalization)

Profitability Outlook

- ✓ Gross profit margin, EBITDA margin and Net income margin expansion vs. 2025
- ✓ Net income margin expansion of 100-150 bps vs. 2025

Category Expansion

- ✓ Build on the successful acquisition of Malak Al Tawouk in the UAE and KSA²
- ✓ Launch MAT in Kuwait
- ✓ Continue exploring growth opportunities within the Arabic category and scalable global brands

Cost Efficiencies

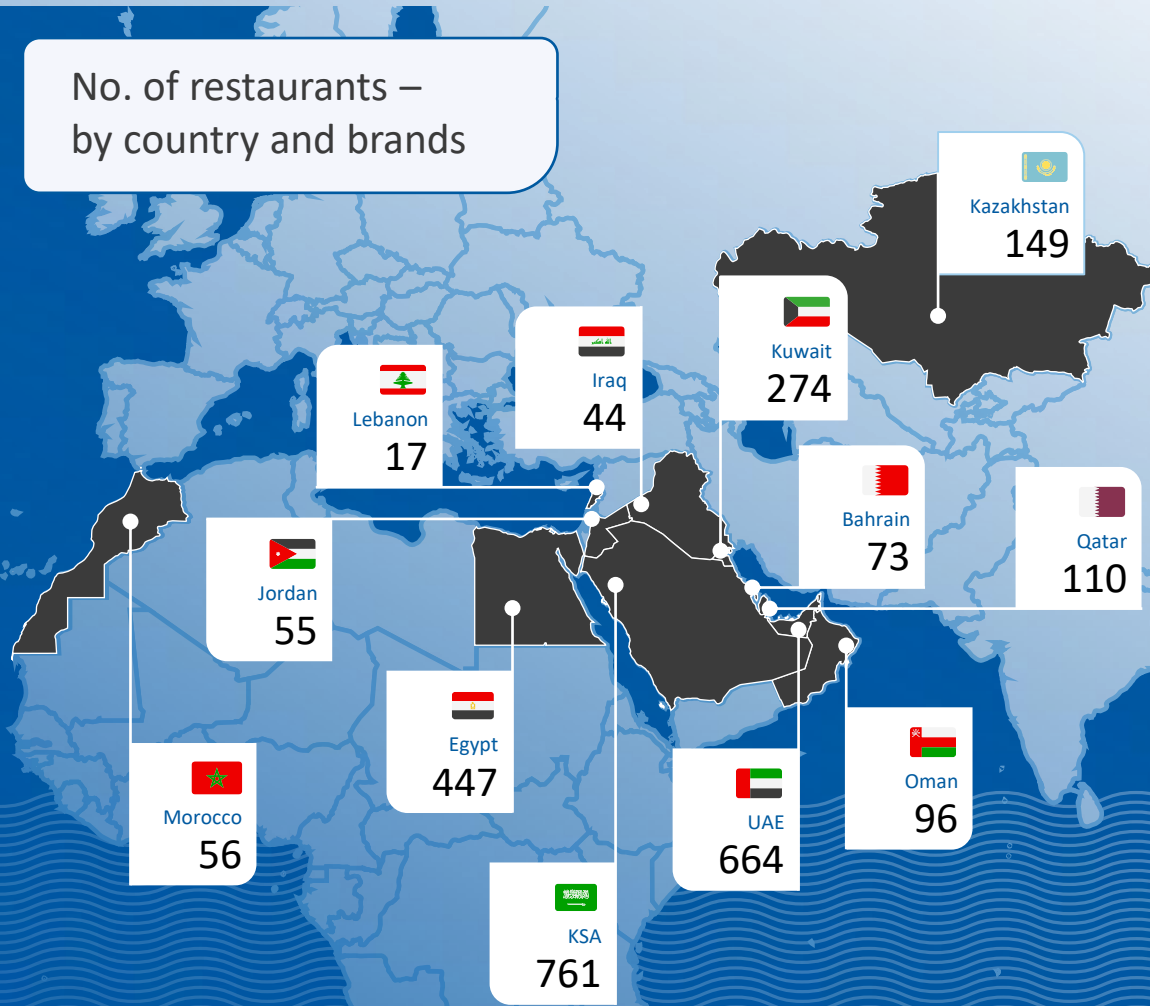
- ✓ Drive inventory cost savings with menu optimization and supplier negotiations
- ✓ Streamline G&A leveraging efficiencies of scale and AI initiatives

APPENDIX



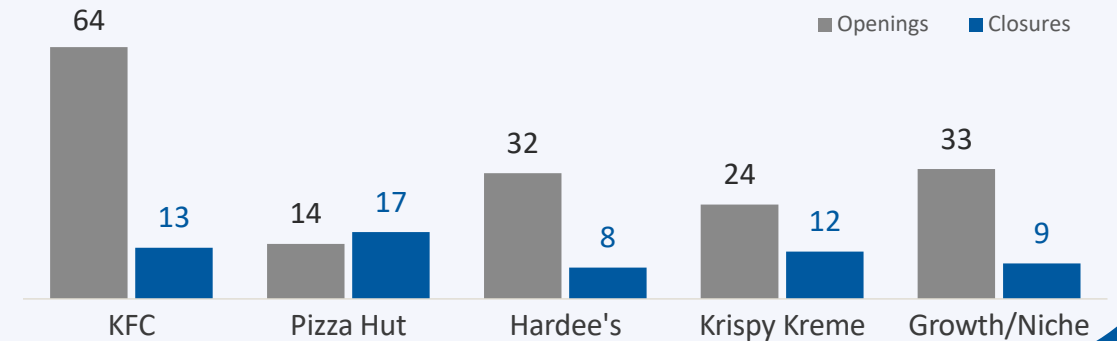
Portfolio evolution – H1 26

No. of restaurants –
by country and brands



Openings & closures – LTM H1 26¹

No. of restaurants – by brand/category

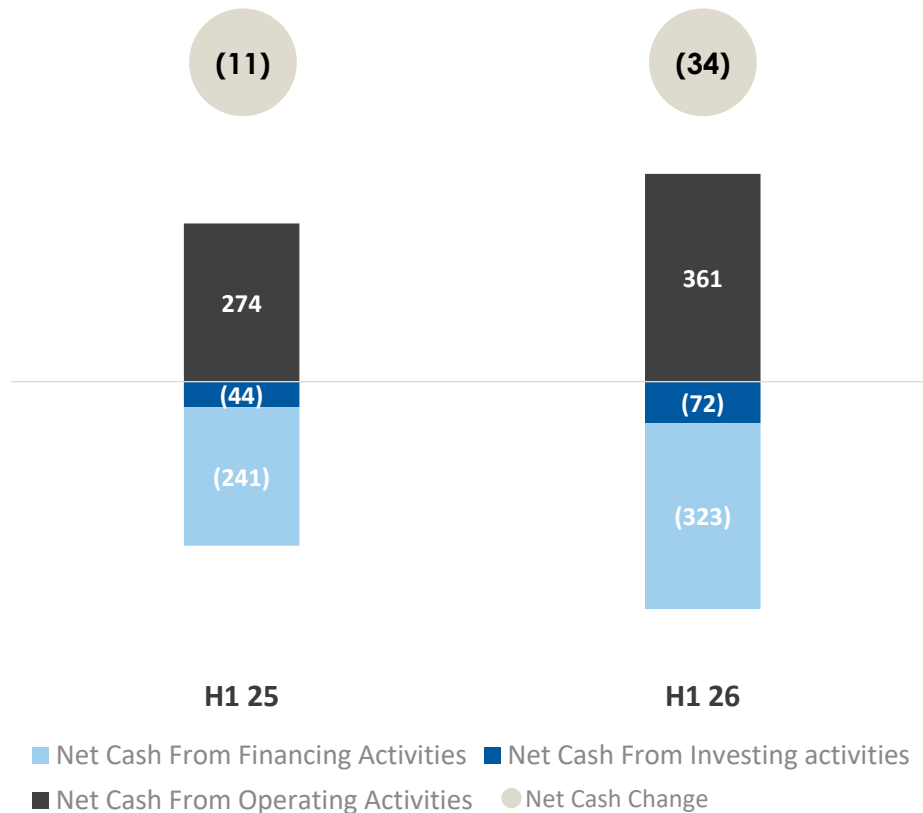


	KSA	UAE	Kuwait	Egypt	Others	Total
KFC	314	238	81	171	340	1,144
Hardee's	151	105	61	40	102	459
Pizza Hut	110	164	–	94	78	446
Krispy Kreme	165	95	37	44	54	395
Growth/Niche Brands	21	62	94	96	26	299
Other Brands	–	–	1	2	–	3
Total	761	664	274	447	600	2,746

Free cash flows and movement in cash & cash equivalents

Movement in Cash & Cash Equivalents

\$m



Free Cash Flow (FCF)

\$m

H1 25

H1 26

EBITDA	275	348
Hyper Inflation Effect	1	(<1)
Net Capex	(49)	(67)
Change in Non-current Portion of Trade Payables	(9)	3
Tax	(16)	(24)
Change in NWC	23	18
Change in Non-current Portion of Trade Receivables	0	2
Lease Payments	(114)	(120)
Total	111	160
Conversion %	68%	70%

EBITDA to net profit reconciliation

Post IFRS-16 basis

\$k

H1 25

H1 26

Net profit attributable to shareholders of the company

92,482

147,221

Minority (Non-Controlling Interest)

(940)

(238)

Income tax (including Pillar II), and Zakat

16,323

24,101

Finance cost (net) excluding finance costs on lease liabilities

(6,144)

(8,003)

Depreciation and amortization (excluding depreciation related to RoU assets)¹

49,731

55,792

Depreciation on RoU assets

100,219

105,426

Finance costs on lease liabilities

18,958

21,039

Impairment charges

4,287

2,876

EBITDA

274,916

348,214

FINANCIAL REVIEW

Q1 2026



Q1 26

Performance Dashboard

RESTAURANT PORTFOLIO

2,741 stores

+173

gross new restaurants
added during LTM¹

+111

net new restaurants
added during LTM¹



REVENUES



\$649.7m

13.3% increase (vs. Q1 25)

EBITDA



\$160.5m

31.9% increase (vs. Q1 25)

CAPEX²



\$42.4m

6.5% of revenue

LFL³



6.7%

increase (vs. Q1 25)

NET PROFIT



\$63.2m

93.5% increase (vs. Q1 25)

Cash Dividends



\$201.6m

91.99% of FY25 Net Profit

Per share: USD 0.024

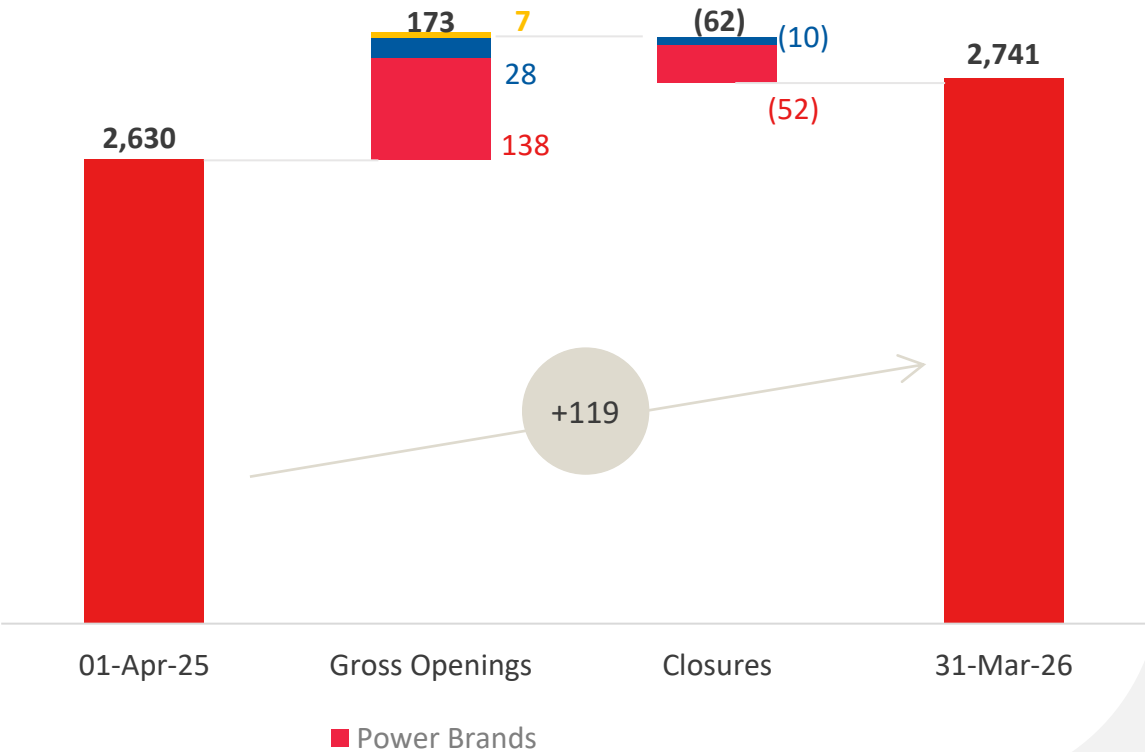
17 New Stores Added In Q1 26 ; A Robust Pipeline To Reach The Guidance



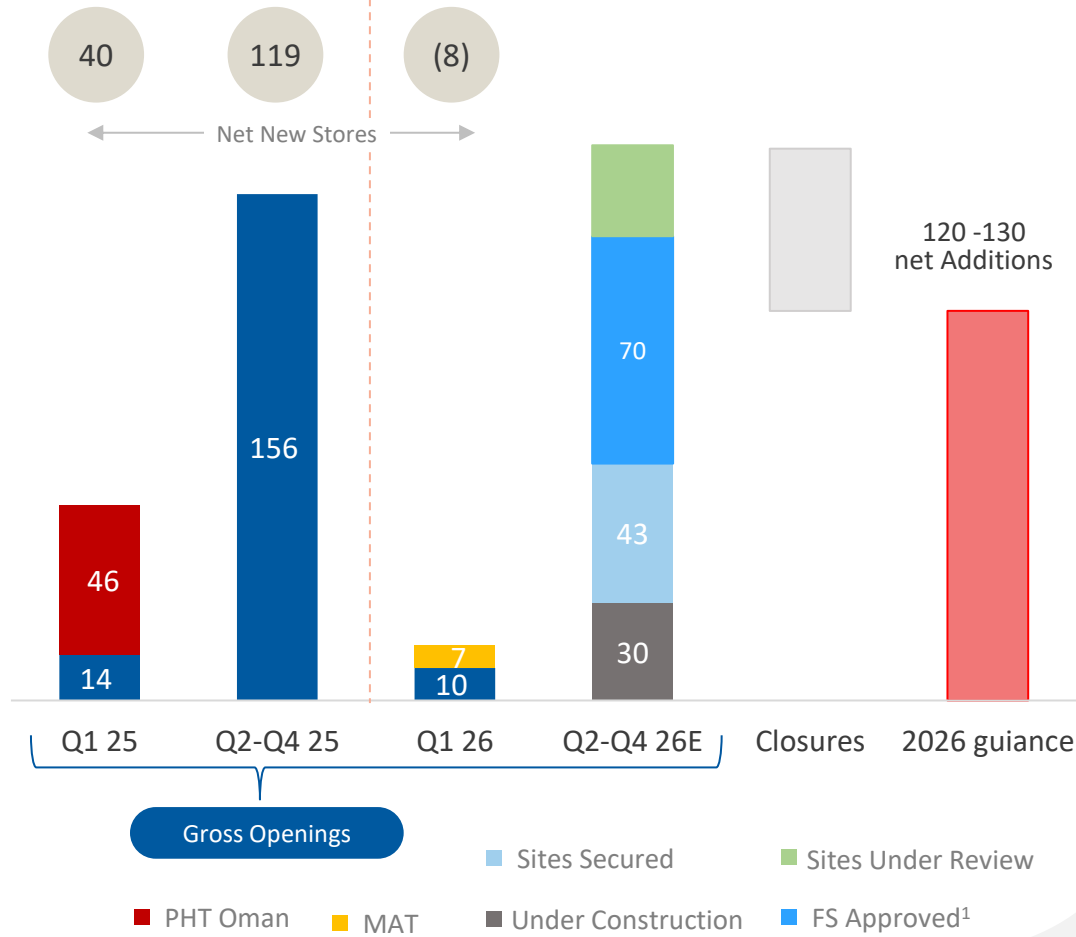
Restaurant portfolio evolution

(31 Mar 25 – 31 MAR 26)

No. of restaurants



Restaurant pipeline for 2026E

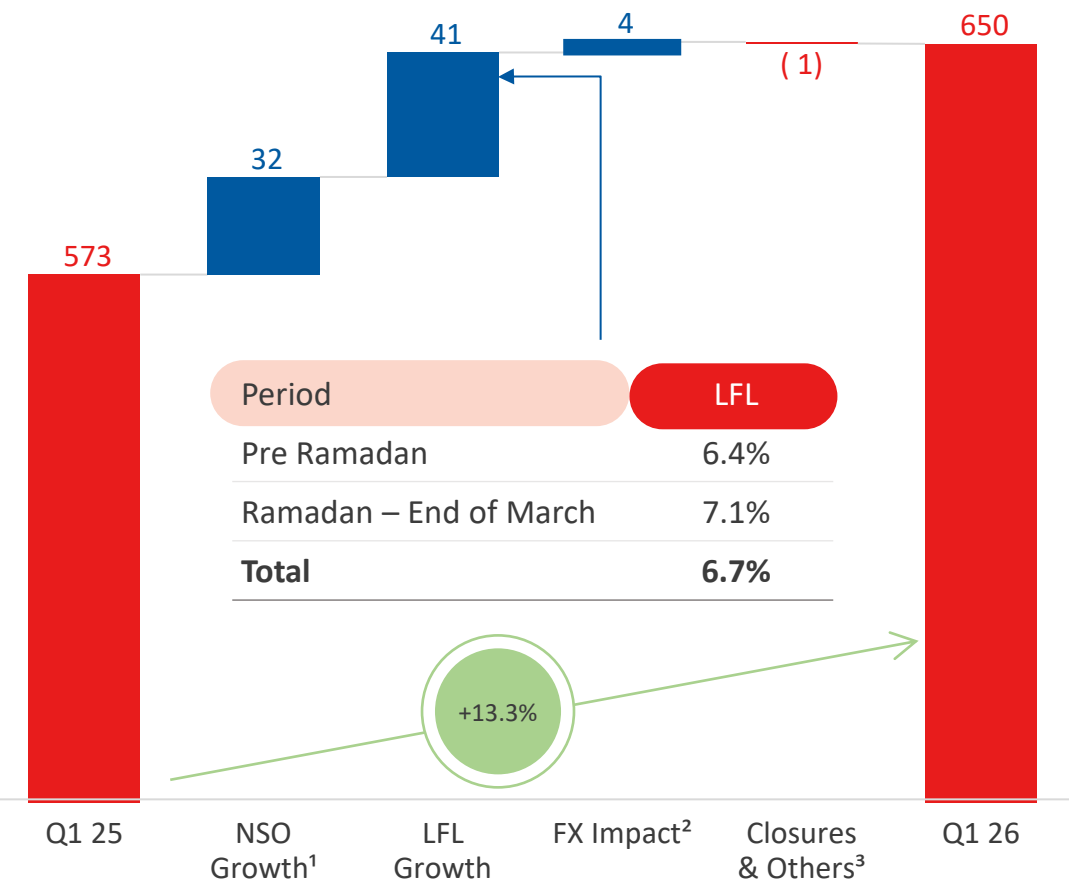


Source: Company information 1. Feasibility Study Approved - Restaurant sites approved by leadership for signing the lease and start construction work

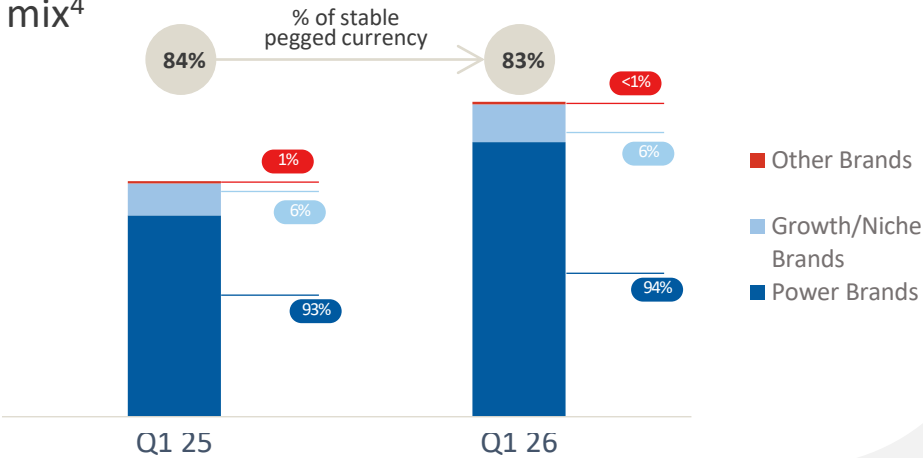
13.3% Revenue growth fueled by robust LFL sales growth and ongoing new store openings



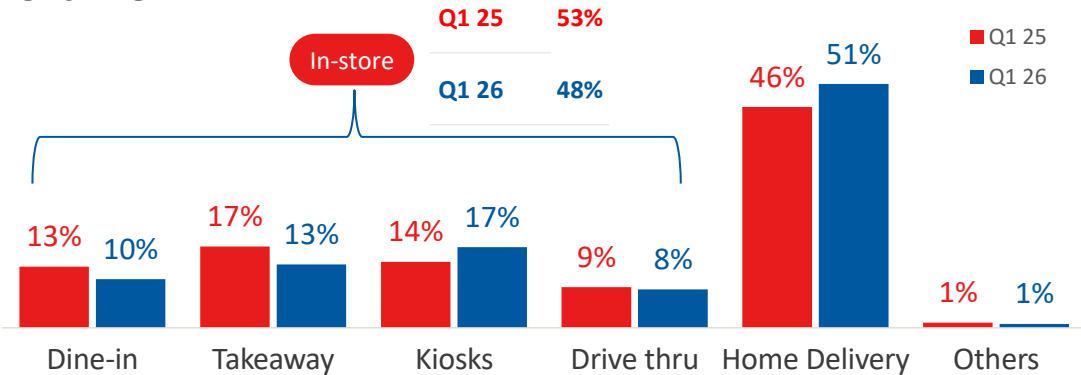
Revenue bridge
(Q1 25 to Q1 26), \$m



Revenue mix⁴
\$m



Channel mix⁴



Source:
Company information

1. Revenue contribution from stores opened for less than or equal to 12 months; including MAT
2. FX impact mainly due to Egypt and Lebanon

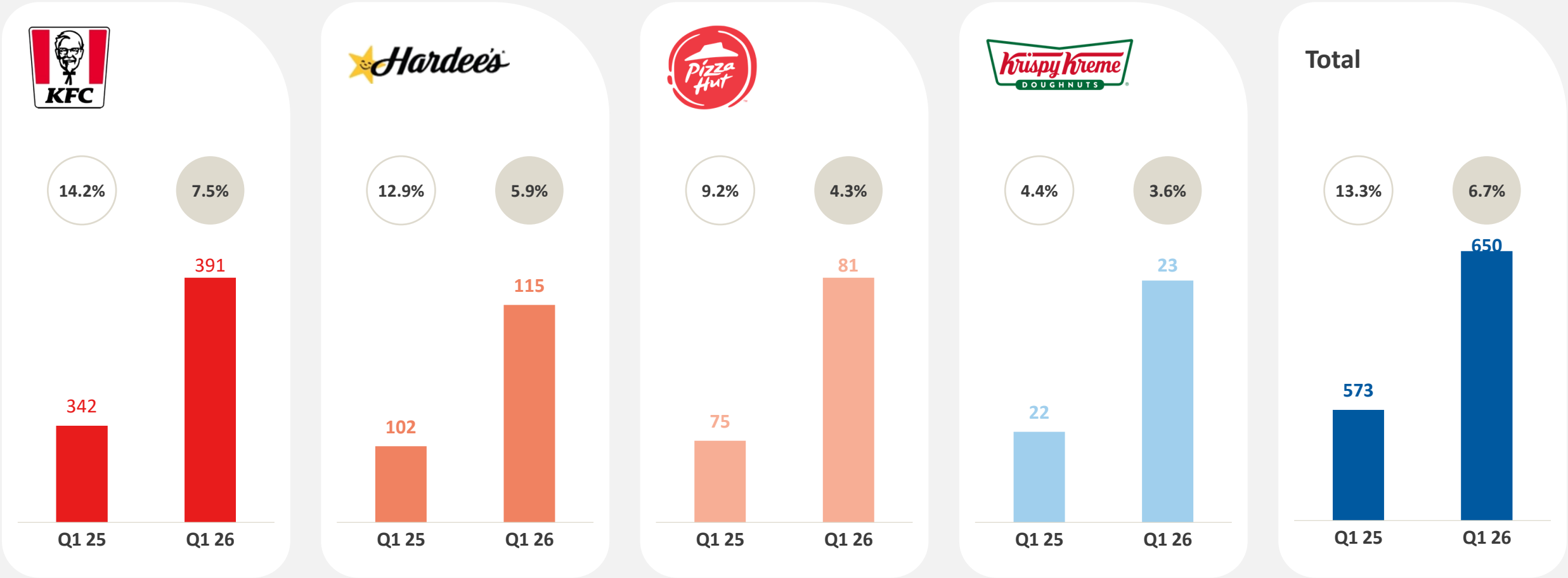
3. Others include Lebanon hyperinflation impact, rentals and logistics
4. Sum might not add up to 100% due to rounding

6.7% LfL Growth in Q1 2026, Driven By Brand Initiatives And Pricing Strategies



Revenue by Power Brands
(Q1 25 to Q1 26), \$m

YoY Growth¹ LfL Growth²

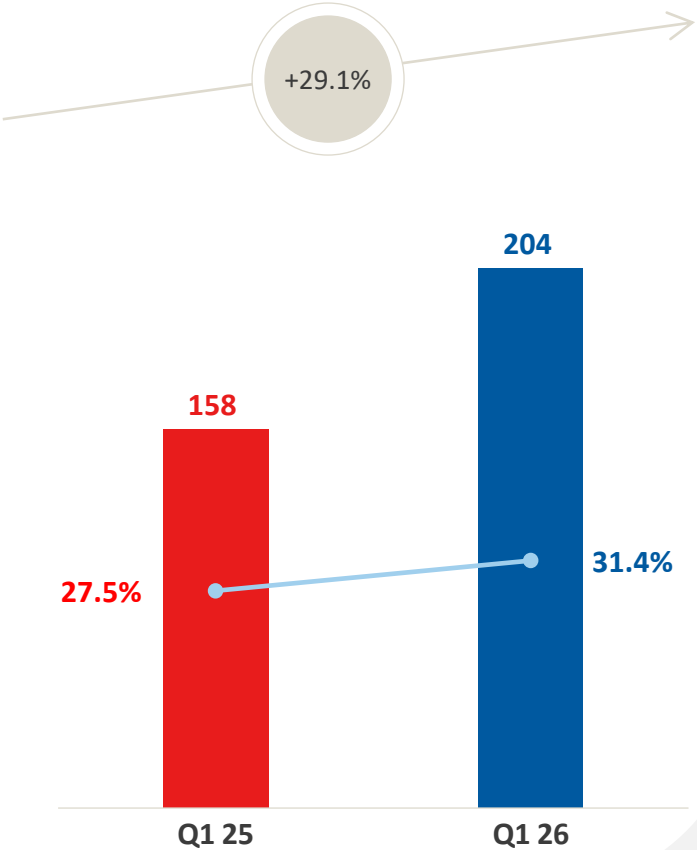


Source: Company information
1. Total Sales Growth in Q1 2026 vs. Q1 2025
2. Same store sales growth in Q1 2026 vs. Q1 2025 adjusted to include Ramadan and Eid effect in the comparative periods

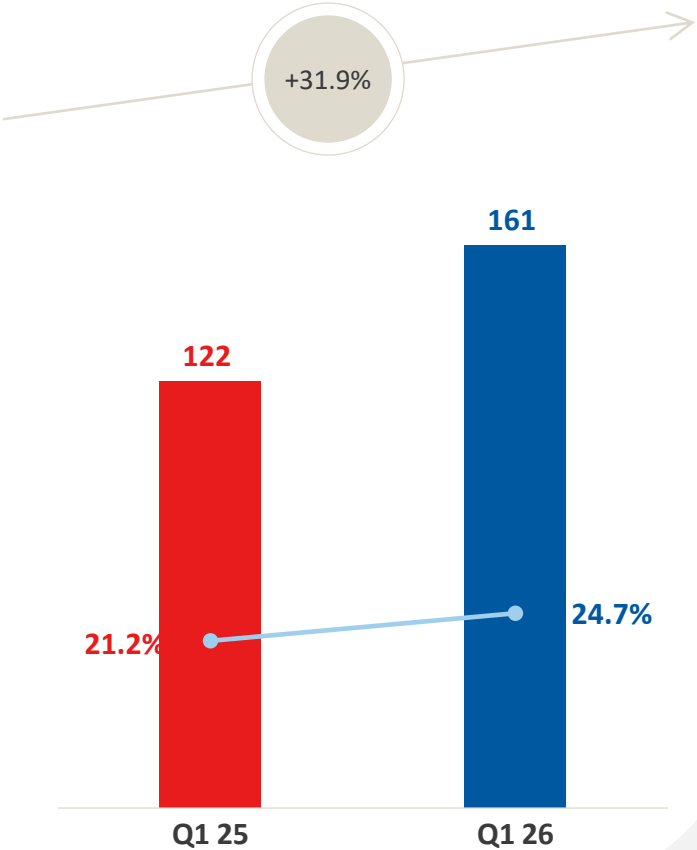
Strong Q1 2026 Performance vs. Q1 2025 On All Metrics Driven by LFL Revenue Growth and Cost Discipline



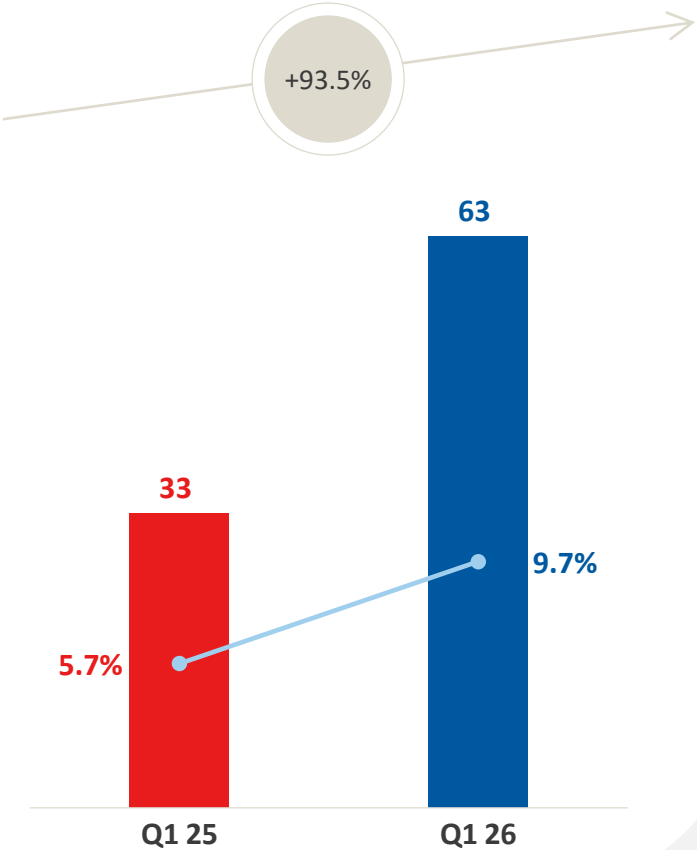
4 Wall EBITDA
(Q1 25 to Q1 26), \$m



EBITDA
(Q1 25 to Q1 26), \$m



Net Profit
(Q1 25 to Q1 26), \$m

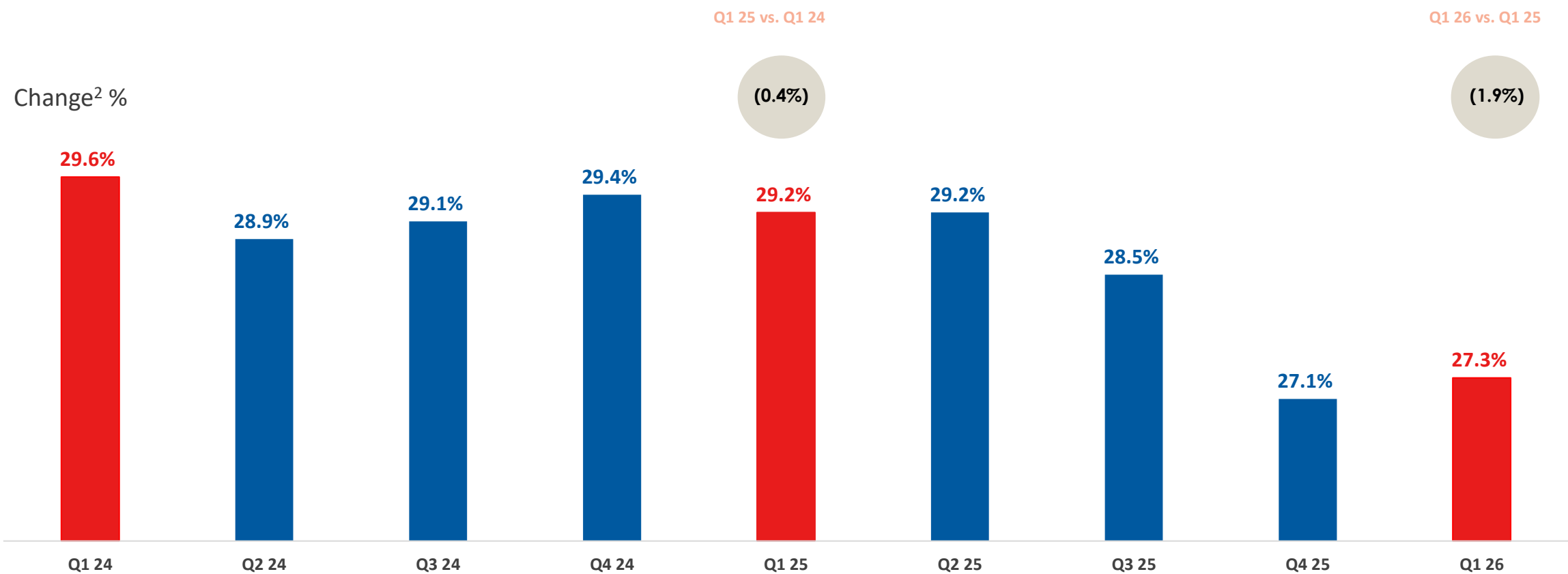


Source:
Company information

1.9% improvement in Inventory Cost YoY Driven By Supply Chain Efficiency, And Pricing Initiatives



Cost of inventory¹ evolution



Source:
Company information

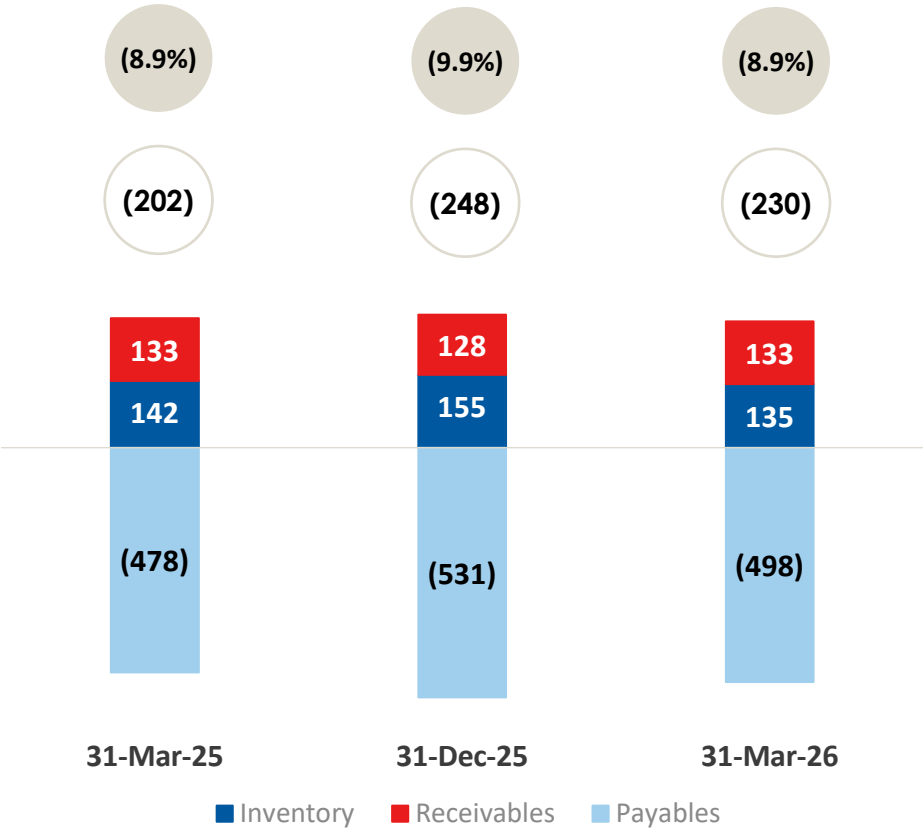
1. Refers to cost of materials, filing and packing materials. Calculated as % of revenue
2. Change % calculated as cost of inventory % in current quarter vs. same quarter last year

3. Changes on the graphs 0.3 % due to rounding

Net Working Capital as a % of Revenues in-line with Q1 25 and Capex Increased due to M&A in Q1 26

Net Working Capital (NWC)

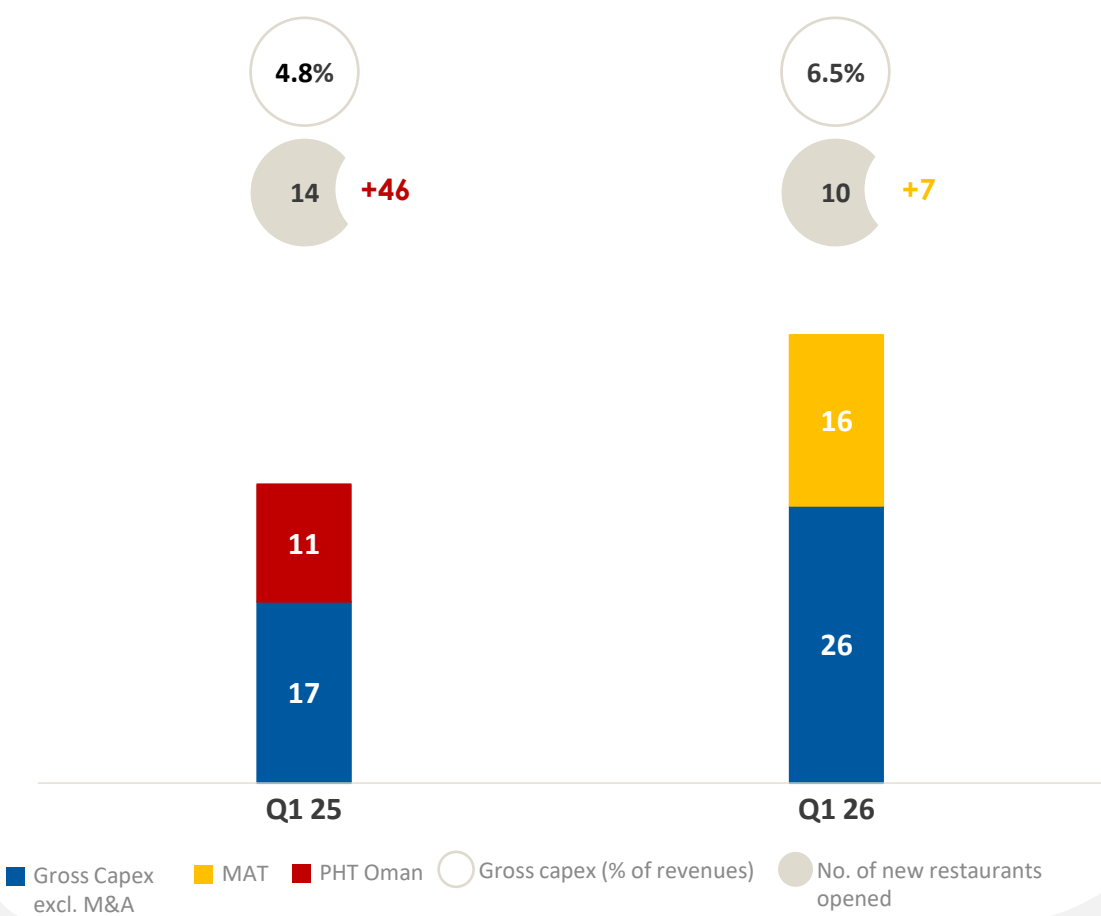
\$m



○ NWC ● NWC % of revenues²

Gross Capex¹

\$m



■ Gross Capex excl. M&A ■ MAT ■ PHT Oman ○ Gross capex (% of revenues) ● No. of new restaurants opened

THE WAY FORWARD



2026 Guidance

Revenue Growth

- ✓ Mid Single Digit LfL growth
- ✓ Win brand love and trust through local relevance and communication

NSO Guidance

- ✓ 120 – 130 net NSO rollout in 2026; including new brands
- ✓ NSOs focused on high performing BMUs¹ and scale-up of new brands

Digital Leadership

- ✓ Maximizing ROI from kiosks, apps, loyalty, and personalization.
- ✓ Use unified customer profiles to reduce blanket discounting.

Profitability Outlook

- ✓ Gross margin slightly better than 2025
- ✓ Double Digit Growth in EBITDA and Net Income (margins in-line with 2025 or slightly better)

Category Expansion

- ✓ Explore organic and inorganic avenues to onboard world-class brands in the Arabic categories in the region

Cost Efficiencies

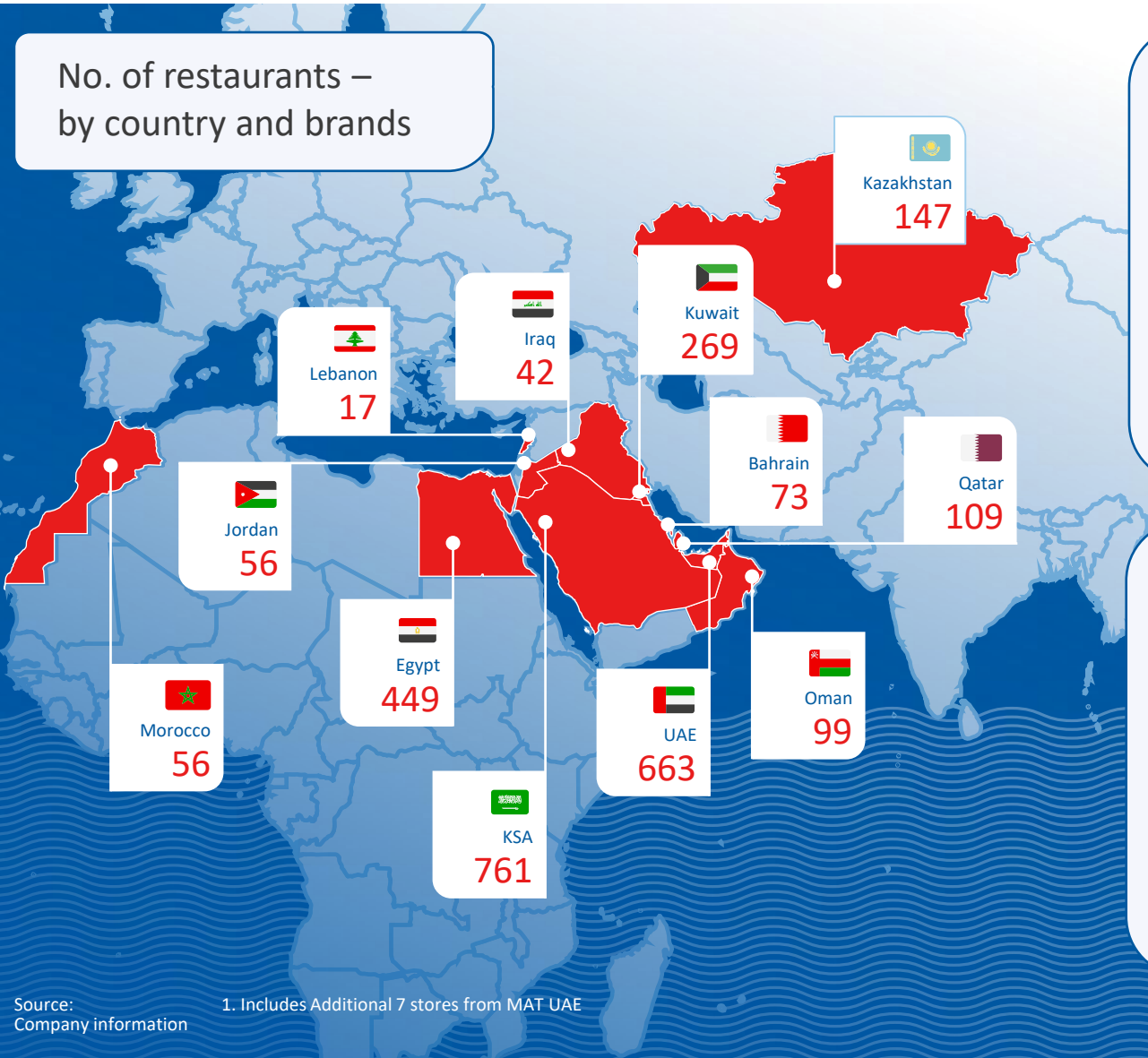
- ✓ Drive inventory cost savings with menu reengineering and supplier negotiations
- ✓ Streamline G&A via restructuring and offshoring low-value-add roles

Portfolio Evolution – LTM Q1 26

(31 Mar 25 – 31 Mar 26)

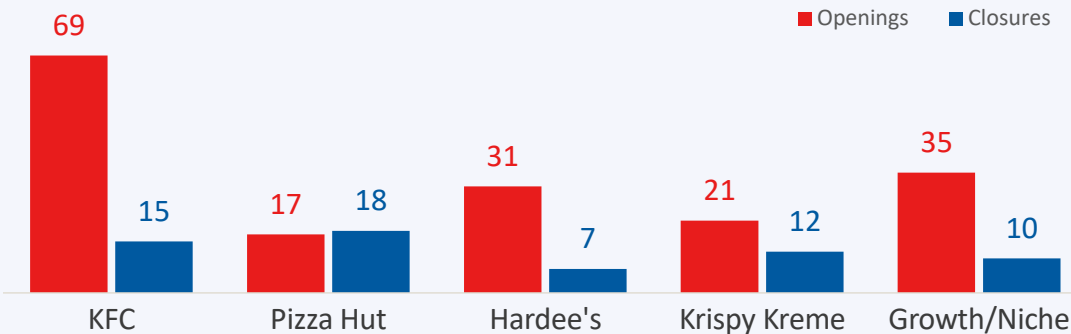


No. of restaurants –
by country and brands



Openings & closures – LTM Q1 26¹

No. of restaurants – by brand/category



	KSA	UAE	Kuwait	Egypt	Others	Total
KFC	312	237	80	173	340	1,142
Hardee's	152	104	60	40	99	455
Pizza Hut	110	165	–	94	81	450
Krispy Kreme	166	95	35	44	54	394
Growth/Niche Brands	21	62	93	96	25	297
Other Brands	–	–	1	2	–	3
Total	761	663	269	449	599	2,741

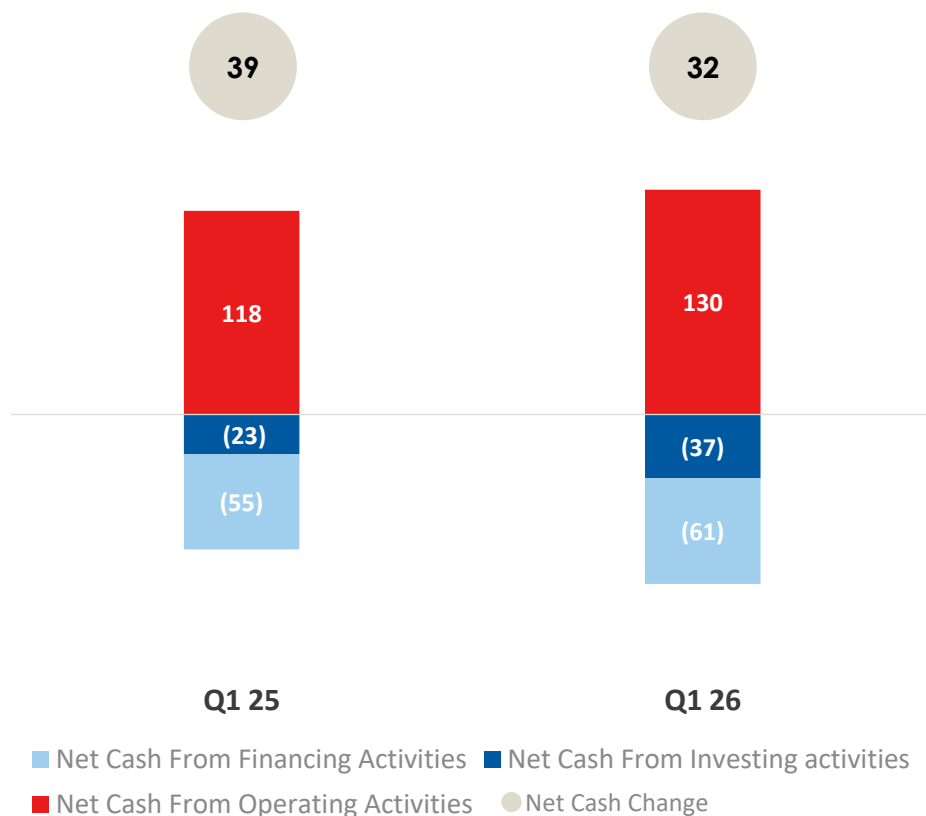
Source:
Company information

1. Includes Additional 7 stores from MAT UAE

Free Cash Flows And Movement In Cash & Cash Equivalents

Movement in Cash & Cash Equivalents

\$m



Free Cash Flow (FCF)

\$m

Q1 25

Q1 26

EBITDA	122	161
Hyper Inflation Effect	1	<1
Net Capex	(28)	(42)
Change in Non-current Portion of Trade Payables	(5)	(3)
Tax	(7)	(10)
Change in NWC	7	(18)
Change in Non-current Portion of Trade Receivables	0	2
Lease Payments	(55)	(61)
Total	34	29
Conversion %	50%	29%

EBITDA To Net Profit Reconciliation

Post IFRS-16 basis

\$k	Q1 25	Q1 26
Net profit attributable to shareholders of the company	32,649	63,181
Minority (Non-Controlling Interest)	(710)	(131)
Income tax (including Pillar II), and Zakat	7,466	10,000
Finance cost (net) excluding finance costs on lease liabilities	(3,151)	(3,932)
Depreciation and amortization (excluding depreciation related to RoU assets) ¹	24,716	28,105
Depreciation on RoU assets	49,620	52,445
Finance costs on lease liabilities	9,322	10,349
Impairment charges	1,796	514
EBITDA	121,708	160,531

Key Definitions

EBITDA:

EBITDA is defined as Net profit for the year plus finance cost (net), plus income tax and zakat, plus depreciation and amortisation expenses, impairment charges

4 –wall EBITDA:

4-Wall EBITDA is defined as Revenue minus cost of revenues, minus selling and distribution (S&D) expenses (both excluding depreciation and amortization).

Free cash flow:

Free Cash Flow (FCF) defined as EBITDA (post adding back hyperinflation adjustment) less capital expenditure, income tax and zakat, change in net working capital, change in non-current portion of trade payables and Trade Receivables, and lease payments (including both principal and interest on lease liabilities)

Free cash flow conversion:

Free Cash Flow (FCF) over EBITDA less lease payments (including both principal and interest on lease liabilities)

Avg. payback:

The payback investment period is calculated by dividing the initial investment by the annual cumulative cash inflow generated over 10 years. No discount rate have been assumed for all markets except Egypt. Equation is to compare the initial investment capex against the forecasted annual net cash flow over the period of 10 years

Gross capex:

Gross capex defined as purchase of property and equipment plus purchase of intangible assets, payments for key money and includes the initial franchisor fees

Growth / Niche brands:

Refers to Baskin Robbins, TGIF, Chicken Tikka, Wimpy, Costa Coffee, Peet's Coffee and Carpo

Tax:

Income tax and zakat

LfL:

Like for like revenues growth denotes the percentage increase/decrease in the revenues for those AMR restaurants which have generated monthly revenues over the 12-month period in a given financial year and seasonal stores, when applicable

Net capex:

Defined as Gross capex less proceeds from sale of property and equipment. Gross capex defined as purchase of property and equipment plus purchase of intangible assets, payments for key money and includes the initial franchisor fees

Net NSO:

Net new restaurant openings are defined as gross openings less closures

Net profit:

Refers to Net Profit attributable to the shareholders of the Company

NSO:

Refers to New Store Openings for the period

Power brands:

Refers to KFC, Hardee's, Pizza Hut, and Krispy Kreme

Others (revenue):

Includes revenue from Fish Market and Grand Cafe, as well as revenue from non-material items

Other channel revenues:

Includes Car Hops, Catering, Sales Office/Food Supply, Kiosks and other revenues

Other countries:

Includes Morocco, Qatar, Iraq, Bahrain, Kazakhstan, Jordan, Lebanon and Oman

Stable pegged currencies:

Refers to revenues generated in KSA, UAE, Kuwait, Qatar, Bahrain, Oman and Jordan

MAT:

Malak Al Tawouk



THANK YOU

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