

28 January 2026

Central Plaza Hotel Pcl. (the “Company” or “CENTEL”) wishes to inform the key statistics of the food business for Q4/2025 and 2025, with the following details:

Key Statistics - Food Business Q4/2025

Same Store Sales (SSS) Growth %	Q4/2025	Q4/2024	Q3/2025
Top 4 brands	-3%	-1%	1%
Other brands - Excluding Joint Ventures and “The Terrace” under management	2%	8%	6%
Average - Excluding Joint Ventures and “The Terrace” under management	-3%	0%	1%
Total Average - Excluding Café Amazon Vietnam	-3%	0%	2%

Note: The figures shown in the above table are unaudited.

Total System Sales (TSS) Growth %	Q4/2025	Q4/2024	Q3/2025
Top 4 brands	-1%	2%*	2%
Other brands - Excluding Joint Ventures and “The Terrace” under management	4%	1%*	5%
Average - Excluding Joint Ventures and “The Terrace” under management	-3%	2%	1%
Total Average - Excluding Café Amazon Vietnam	4%	9%	9%

*Revised number

Note: The figures shown in the above table are unaudited.

Number of QSR Outlets	Q4/2025	Q4/2024	Q3/2025
Mister Donut	454	439*	448
KFC	351	340	341
Auntie Anne’s	257	237	247
Shinkanzen Sushi ⁽¹⁾	91	72	83
Ootoya	58	55	57
Katsuya	56	55	55
Pepper Lunch	54	51	52

Number of QSR Outlets	Q4/2025	Q4/2024	Q3/2025
Salad Factory ⁽¹⁾	53	46	49
Other brands	55	101	82
Total – Thailand	1,429	1,371	1,392
Grand Total	1,429	1,396	1,414

*Revised number

⁽¹⁾ Presented as Joint ventures in Financial Statements

- For Q4/2025 performance, The Same Store Sales (SSS) growth - Excluding Joint Ventures and “The Terrace” under management was -3% YoY (Q4/2024: 0%) and Total System Sales (TSS) growth - Excluding Joint Ventures and “The Terrace” under management was -3% YoY (Q4/2024: 2%). Overall revenue growth decreased, mainly due to the softened performance of major brands such as KFC, Auntie Anne’s, and Mister Donut. Meanwhile, the brands with solid revenue growth were Katsuya, Ootoya, and Kiani.
- For Q4/2025 performance comparing with Q3/2025, the SSS & TSS growth (Total Average - Excluding Café Amazon Vietnam) declined. SSS in Q4/2025 was -3% (Q3/2025: 2%) and TSS in Q4/2025 was 4% (Q3/2025: 9%)
- At the end of Q4/2025, the company had in total 1,429 outlets (including Joint Venture brands). The total number of outlets increased by 33 outlets compared to Q4/2024 (1,396 outlets) and increased by 15 outlets compared to Q3/2025 (1,414 outlets). Comparing with Q4/2024, the outlet expansion was driven by Auntie Anne’s (+20), Shinkanzen Sushi (+19), Mister Donut (+15), KFC (+11) and Salad Factory (+7). Meanwhile, the company closed some of the outlets that did not meet the financial target in terms of profit making. The closure of the outlets included Yoshinoya (-7) and Chabuton (-7) for the profitability improvement to align with business strategy. In addition, the dissolution of a joint venture company in the Socialist Republic of Vietnam led the company to close all Café Amazon – Vietnam outlets, resulting in a net closure of 25 outlets in Q4/2025.

Key Statistics - Food Business 2025

Same Store Sales (SSS) Growth %	2025	2024
Top 4 brands	-2%	1%
Other brands - Excluding Joint Ventures and “The Terrace” under management	5%	1%
Average - Excluding Joint Ventures and “The Terrace” under management	-1%	1%
Total Average - Excluding Café Amazon Vietnam	0%	1%

Note: The figures shown in the above table are unaudited.

Total System Sales (TSS) Growth %	2025	2024
Top 4 brands	0%	5%
Other brands - Excluding Joint Ventures and “The Terrace” under management	1%	-4%
Average - Excluding Joint Ventures and “The Terrace” under management	-1%	4%
Total Average - Excluding Café Amazon Vietnam	7%	9%

Note: The figures shown in the above table are unaudited.

For 2025 performance, The Same Store Sales (SSS) growth - Excluding Joint Ventures and “The Terrace” under management was -1% YoY (2024: 1%) and Total System Sales (TSS) growth - Excluding Joint Ventures and “The Terrace” under management was -1% YoY (2024: 4%).