

Consolidated Unaudited Results for the Nine Months Ended 31 August 2026

PRESTIGE HOLDINGS LTD.

A Restaurant Management Company

CHAIRMAN'S REPORT TO SHAREHOLDERS

CONSOLIDATED UNAUDITED FINANCIAL PERFORMANCE

For the First Nine Months of the Financial Year 2026, Group sales increased by 1.6% to \$1,093 million from \$1,075 million. However, Profit Before Tax decreased by 34.2% to \$56.9 million from \$86.5 million when compared to the prior year. Cash generated from operations was \$87.2 million and we ended the period with \$105.6 million in cash and a total of \$75.6 million in bank borrowings. During the First Nine Months we completed 11 major restaurant remodels (KFC - 7; Pizza Hut - 1; and Subway - 3) and opened four new units (Starbucks - 3 cafes at West Mall, Courts Mega Store, and Starlite Plaza; and TGI Fridays - 1 in Portmore, Jamaica). Additionally, we relocated the Starbucks cafe at Piarco and in September 2026 we opened our third Starbucks cafe in Guyana at Giftland Mall. We have plans to open 8 new restaurants in the Trinidad, Guyana and Panama markets by the end of 2026.

Whilst our sales during the Quarter were marginally better than the same period last year, our profitability continues to be adversely impacted by increased foreign exchange costs to settle foreign payables by accessing alternative currencies and currency swaps at rates that were much higher than our inputs were originally costed, increased National Insurance contributions, and increases in costs from foreign and local suppliers.

We continue to address these higher costs through alternative supply chain options, menu changes, and efficiency improvements, and we have seen some early benefits during the Third Quarter. We remain confident in the Group's long-term performance and growth prospects.

On June 23, 2026, Agostini Limited's takeover of Prestige Holdings Limited formally closed having achieved all necessary regulatory and shareholder approvals. Completion of the bid and settlement of consideration to Prestige Holdings shareholders was executed on July 3, 2026. Prestige Holdings paid a Special Dividend of \$0.50 per common share on July 24, 2026 to shareholders on record as of June 26, 2026.


Christian E. Mouttet
Chairman
30 September 2026

CONSOLIDATED STATEMENT OF INCOME

	31 AUG 2026 CHANGE %	9 MONTHS TO 31 AUG 2026 (UNAUDITED) \$'000	9 MONTHS TO 31 AUG 2025 (UNAUDITED) \$'000	3 MONTHS TO 31 AUG 2026 (UNAUDITED) \$'000	3 MONTHS TO 31 AUG 2025 (UNAUDITED) \$'000	30 NOV 2025 (AUDITED) \$'000
Revenue	2%	1,093,004	1,075,365	376,610	368,031	1,422,106
Cost of sales	3%	(736,375)	(712,301)	(250,576)	(242,809)	(944,011)
Gross profit	-2%	356,629	363,064	126,034	125,222	478,095
Other operating expenses		(186,850)	(180,920)	(64,105)	(61,574)	(239,459)
Administrative expenses		(98,475)	(85,269)	(29,793)	(25,655)	(109,112)
Other income		3,324	1,757	345	1,133	2,161
Operating profit	-24%	74,628	98,632	32,481	39,126	131,685
Finance costs		(17,739)	(12,177)	(6,435)	(3,749)	(22,107)
Profit before income tax	-34%	56,889	86,455	26,046	35,377	109,578
Income tax		(19,342)	(27,160)	(8,196)	(11,264)	(37,747)
Profit after tax for the period		37,547	59,295	17,850	24,113	71,831
Profit/(Loss) attributable to:						
Owners of the parent company		36,296	58,627	17,396	23,820	70,805
Non-controlling interest		1,251	668	454	293	1,026
Basic earnings per share (exclusive of treasury shares)		59.2 cents	95.6 cents	28.4 cents	38.8 cents	115 cents
Diluted earnings per share		58.1 cents	93.8 cents	27.8 cents	38.1 cents	113 cents

Notes:
1. The Consolidated Financial Statements include the activities of Prestige Holdings Limited, the Parent Company (KFC, Pizza Hut, Subway and Starbucks), Weekenders Trinidad Limited (TGI Fridays Trinidad), Prestige Restaurants Jamaica Limited (TGI Fridays Jamaica), PHL Guyana Inc. (Starbucks Guyana) and Prestige Restaurants Panama, S.A.
2. The principal accounting policies applied in the preparation of these summary financial statements are consistent with those disclosed in the audited financial statements as at and for the year ended November 30, 2025, and have been consistently applied to all periods presented, unless otherwise stated.


Director


Director

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	AS AT 31 AUG 2026 (UNAUDITED) \$'000	AS AT 31 AUG 2025 (UNAUDITED) \$'000	AS AT 30 NOV 2025 (AUDITED) \$'000
ASSETS			
Property, plant and equipment	419,766	362,242	376,997
Right-of-use assets	265,257	253,661	296,574
Intangible Assets	53,842	55,430	54,719
Other non-current assets	99,519	79,849	99,519
Current assets	275,969	275,927	321,145
TOTAL ASSETS	1,114,353	1,027,109	1,148,954
EQUITY AND LIABILITIES			
Share capital	23,759	23,759	23,759
Other reserves	40,717	40,610	40,737
Retained earnings	341,858	345,831	358,366
	406,334	410,200	422,862
Treasury shares	(8,927)	(9,557)	(8,927)
Total equity	397,407	400,643	413,935
Non-current liabilities - lease liabilities	268,882	252,054	293,226
Other non-current liabilities	120,632	131,125	132,954
Current liabilities - lease liabilities	33,940	28,817	36,972
Other current liabilities	293,492	214,470	271,867
Total liabilities	716,946	626,466	735,019
TOTAL EQUITY AND LIABILITIES	1,114,353	1,027,109	1,148,954

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	9 MONTHS ENDED 31 AUG 2026 (UNAUDITED) \$'000	9 MONTHS ENDED 31 AUG 2025 (UNAUDITED) \$'000	YEAR ENDED 30 NOV 2025 (AUDITED) \$'000
Profit for the period	37,547	59,295	71,831
Other comprehensive income			
Items that may be subsequently reclassified to profit or loss:			
Gain on land revaluation	--	--	--
Currency translation differences	(20)	6	133
Total comprehensive income	37,527	59,301	71,964
Attributable to:			
Owners of the parent company	36,276	58,633	70,938
Non-controlling interest	1,251	668	1,026
	37,527	59,301	71,964

CONSOLIDATED STATEMENT OF CASH FLOWS

	YEAR ENDED 31 AUG 2026 (UNAUDITED) \$'000	YEAR ENDED 31 AUG 2025 (UNAUDITED) \$'000	YEAR ENDED 30 NOV 2025 (AUDITED) \$'000
Cash flow from operating activities			
Cash generated from operations	135,808	150,961	239,346
Interest paid	(16,128)	(12,815)	(21,130)
Income tax paid	(32,477)	(18,430)	(36,251)
Net cash generated from operating activities	87,203	119,716	181,965
Net cash used in investing activities	(78,705)	(50,064)	(69,167)
Net cash used in financing activities	(57,957)	(42,846)	(61,648)
Net (decrease)/increase in cash and cash equivalents	(49,459)	26,806	51,150
Cash and cash equivalents at the beginning of the period	155,116	103,966	103,966
Cash and cash equivalents at the end of the period	105,657	130,772	155,116

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Share Capital \$'000	Other Reserves \$'000	Retained Earnings \$'000	Total \$'000	Treasury Shares \$'000	Total Equity \$'000
UNAUDITED						
Balance at 1 December 2024	23,759	40,604	319,682	384,045	(9,557)	374,488
Comprehensive Income						
Profit for the period	--	--	59,295	59,295	--	59,295
Other comprehensive income						
Currency translation differences	--	6	--	6	--	6
Total comprehensive income for the period	--	6	59,295	59,301	--	59,301
Transactions with owners						
Net dividends for 2024	--	--	(22,096)	(22,096)	--	(22,096)
-Paid 36 cents per share	--	--	(11,050)	(11,050)	--	(11,050)
Net dividends for 2025	--	--	(11,050)	(11,050)	--	(11,050)
-Paid 18 cents per share	--	--	(33,146)	(33,146)	--	(33,146)
Total transactions with owners	--	--	(33,146)	(33,146)	--	(33,146)
Balance at 31 Aug 2025	23,759	40,610	345,831	410,200	(9,557)	400,643
UNAUDITED						
Balance at 1 December 2025	23,759	40,737	358,366	422,862	(8,927)	413,935
Comprehensive income						
Profit for the period	--	--	37,547	37,547	--	37,547
Other comprehensive income						
Gain on land revaluation	--	--	--	--	--	--
Currency translation differences	--	(20)	--	(20)	--	(20)
Total comprehensive income for the period	--	(20)	37,547	37,527	--	37,527
Transactions with owners						
Net dividends for 2025	--	--	(54,055)	(54,055)	--	(54,055)
-Paid 88 cents per share	--	--	--	--	--	--
Sale of treasury shares	--	--	(54,055)	(54,055)	--	(54,055)
Total transactions with owners	--	--	(54,055)	(54,055)	--	(54,055)
Balance at 31 August 2026	23,759	40,717	341,858	406,334	(8,927)	397,407
AUDITED						
Balance at 1 December 2024	23,759	40,604	319,682	384,045	(9,557)	374,488
Comprehensive income						
Profit for the year	--	--	71,831	71,831	--	71,831
Other comprehensive income						
Gain on land revaluation	--	--	--	--	--	--
Currency translation differences	--	133	--	133	--	133
Total comprehensive income for the year	--	133	71,831	71,964	--	71,964
Transactions with owners						
Net dividends for 2025	--	--	(33,147)	(33,147)	--	(33,147)
-Paid 54 cents per share	--	--	--	--	630	630
Sale of treasury shares	--	--	(33,147)	(33,147)	630	(32,517)
Total transactions with owners	--	--	(33,147)	(33,147)	630	(32,517)
Balance at 30 November 2025	23,759	40,737	358,366	422,862	(8,927)	413,935

