

Investment Recommendation

Re-evaluating TDM's Current Position on Guzman Y Gomez

2024 Future IM/Pact Investment Management Competition

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Current Share Price:

Ticker:

Target Price:



ASX:GYG

\$35.50

\$29.04

Executive Summary



| Investment Position | HOLD: 18.19% Downside | | | | | | | |
|---------------------|---|--|--|--|--|--|--|--|
| Situation Overview | TDM Hold 28.23% of GYG currently under escrow | | | | | | | |
| Investment Thesis | Competitive Position | Macro Environment | | | | | | |
| Valuation | • | 20.37% 37.83x evenue CAGR Exit EBITDA Mu | | | | | | |
| Price Catalysts | Joining ASX200 | 1H25 Earnings Report | Escrow Lapse | | | | | |
| Exit Strategy | Strategic Profit Realisation Conditional Sell off | Stage 1 Escrow Lapse Strategic 25% unwinding | Stage 2 Escrow Lapse Conditional Block Trade Sell Down | | | | | |
| Risks & Mitigations | Execution of Store Growth Strategic Planning | Competition Customer Loyalty Focus | Economic Downturn Improved Operational Efficiency | | | | | |

TDM's Position



TDM Growth Partners' history with GYG and specific investment approach must be considered to evaluate this position

TDM Investment Philosophy



"We care more about the quality of the decisionmaking process than who or what is 'wright or wrong'" - TDM Co-founder, Hamish Corlett





Long-term Value Creation

Supports companies creating long-term value for as long as possible



Structural Competitive Advantage

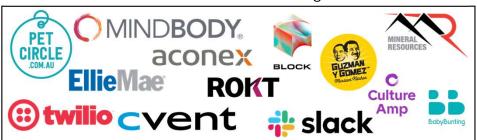
Believe people and culture drive structural competitive advantages



Concentrated Portfolio Focus

15 company portfolio constraint allows for a deeper understanding

Current Portfolio Holdings



TDM's investment history in GYG

TDM's **long-only** investment strategy aligned with GYG's growth prospects and strong management team at the time of their initial investment

2018

TDM invests an initial \$44m into GYG

TDM continues to invest in GYG and provide growth capital, at one stage owning **40**%

IPO: GYG is listed on the ASX, with TDM selling ≈**6.5**% of their shares, worth more than \$820 million

2024

TDM hold 28.23% of GYG and remain the largest shareholder

Escrow Deed prevents TDM for selling immediately

Major shareholders, including TDM, must comply with the Escrow Deed, which broadly restrict the selling, transferring, or disposing of any interest in the shares

1

Stage 1

25% of Escrowed Shares will be released after GYG's 1H25 results, if share price exceeds offer price by 20% for 10 consecutive days

2

Stage 2

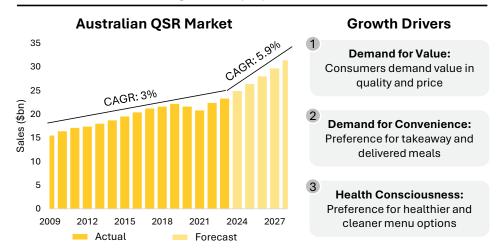
The remaining shares will be released after GYG announces its FY25 full-year results

Industry Overview



The QSR industry in Australia and globally is rapidly expanding, driven by demand for convenience, innovation, and diverse menu offerings

Australian QSR market growth is projected to increase



Expected 3-year Mean Reversion of Global QSR Market



GYG faces fierce competition both domestically and globally

 Japan
 Singapore
 US

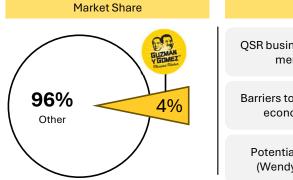
 A\$89.3bn
 A\$2.3bn
 A\$642.9bn

 Sales in FY24
 Sales in FY24
 Sales in FY24

 1.7%
 6.2%
 5.4%

 CAGR 2024-2028
 CAGR 2024-2028
 CAGR 2024-2028

Competitor Universe TACO BELL Zambrero



Market Information

QSR businesses compete on scale, brand, menu and digital capabilities

Barriers to entry include initial investment, economies of scale, supply chain

Potential entrance of new competitors (Wendy's) could erode market share

Business Overview



GYG is a Quick Service Restaurant (QSR) business providing Mexican-inspired food through its network in Australia, Singapore, Japan and the US



Strategies: Expansion Improvement Initiatives Expansion



Operations Overview

Food

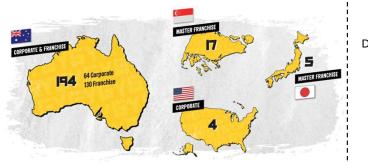
GYG offers fresh, made-to-order Mexican-inspired dishes without preservatives or additives, including burritos, tacos, and customizable options

Price

GYG's menu is affordably priced, with a chicken burrito at \$13.70, sitting between higher-priced options like El Camino and lower ones like Taco Bell

Customer

GYG has a greater market share among individuals aged 18-24 and 25-34 relative to its peers within the QSR market



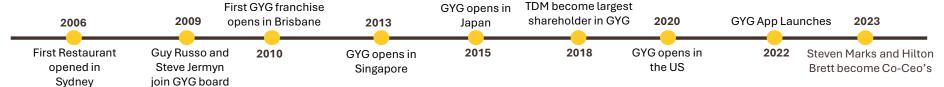
47% Drive Thru Stores

31%

Strip Stores

22%

Other Formats



Investment Thesis 1

GYG leverages unit economics and a hybrid operating model to drive ROI and growth, with high-quality products setting it apart from competitors

Hybrid ownership model enables scalability

GYG's hybrid ownership model effectively combines corporate control for brand consistency with franchising for capital-efficient expansion, enabling effective scaling

20% Avg Restaurant

Margin

+50%

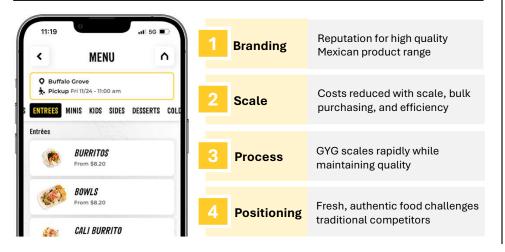
50%

66%

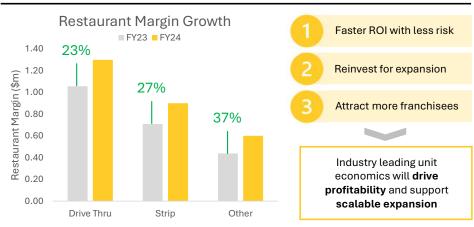
Corporate Store Median Franchisee ROI ROI

Franchised Restaurants

Guzman Y Gomez' Competitive Position - Helmers 7 Powers



GYG can leverage industry leading unit economics to drive growth



However, competitors are slowly catching up

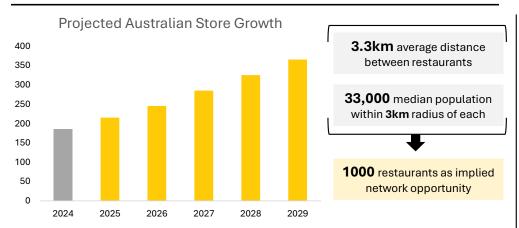
| _ | • | | • | |
|--|------|---------|--------|----------|
| Brand | Menu | Digital | Health | Customer |
| GUZMAN Y GUMEZ Obesides Officiales | | | | |
| 7 | | | | |
| Grill'd | | | | |

Investment Thesis 2 (a)



GYG's domestic store expansion strategy will drive short-term growth but slow in the long-term as new store economics worsen

GYG's short-term growth pipeline is well-established...





Store network growth to over **1,000** restaurants is projected in the next **20+ years**



95 Board-approved sites for restaurants, with expected openings out to **FY27**, increasing network size by **45**%



Sustained progress across sales drivers domestically, e.g., **18**% comp sales growth in breakfast daypart

220

Existing Sites

30+

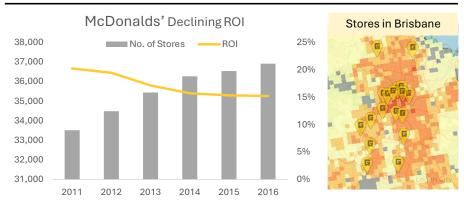
New Stores p.a.

95

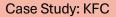
Approved Sites

Key takeaway: We believe short term growth targets are achievable and realistic

However, in the long term, store density will limit expansion



Expanding into regional areas with a 1.1% lower cap rate will reduce ROI







Substantial market penetration occurs at sub-800 stores

Population growth will increase penetration, but not sufficiently

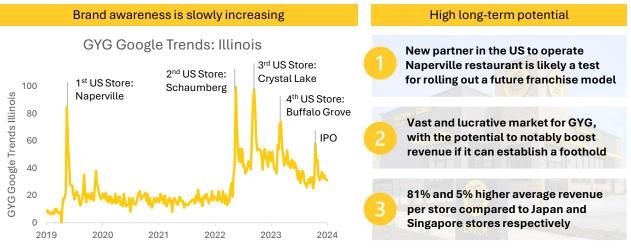
Extensive store growth has occurred over a 50+ year period

Investment Thesis 2 (b)



GYG's plans for international expansion fall short with high U.S barriers to entry and limited Asia growth potential

United States of America: High potential but challenging business environment



However, intense competition and profitability challenges make it difficult to scale quickly



IL, USA



- Founded: California, U.S (1962)
- \$15.92 Billion Annual Revenue
- 296 Stores in Illinois



- Founded: Colorado, U.S (1993)
- \$10.66 Billion Annual Revenue
- 176 Stores in Illinois



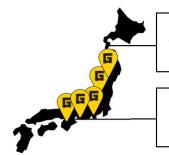
- Founded: NSW, Aus 2006
- U.S. Launch: Naperville (2020)
- 4 Stores in U.S

- Fierce Local Competition: Future margins will shrink as GYG competes for market share against preferred U.S made products
- Profitability Challenges: U.S stores are currently making a loss due to high operational costs and low brand awareness
 - Economies of Scale: A low store count will make it difficult to achieve economies of scale quickly, further slowing growth

Asia: promising start but limited growth



Japan is a large and attractive market, but short-term growth will be incremental



Market penetration remains very low, and it will take time to build brand recognition

51% of Japanese people like Mexican food as opposed to America's 86%



Singapore is a profitable market, but will not be a large driver of GYG's growth



Success in Singapore market supports GYG's international transferability

Limited growth potential given Singapore's QSR market is only \$2.3bn

Investment Thesis 3



Easing of recent macroeconomic pressures will enable Guzman Y Gomez in achieving their short to medium term Australian growth ambitions

Macroeconomic tailwinds will enable GYG's short term growth

GYG's resilience in the face of recent macroeconomic challenges positions it well to thrive as conditions improve in the near future

Australia Inflation and Cash Rate Forecasts 8% 7% **Current (2024)** RESERVE BANK 6% Cash Rate: 4.35% Inflation Rate: 3.80% 5% The RBA forecasts inflation to return to 2-3% in 2025 4% 3% 2% 1% Inflation Rate —— Cash Rate



Higher disposable incomes will boost discretionary spending on dining out, increasing revenues



Food and labour input **costs will begin to stabilise**, allowing for more pricing flexibility and potential margin expansion



Reduced borrowing costs will increase franchisee demand and ultimately accelerate store expansion

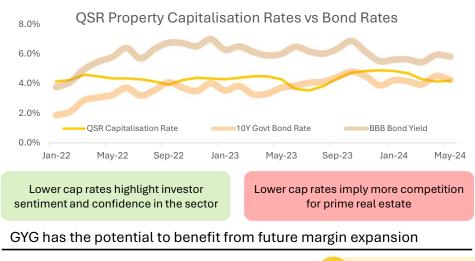
3.02%

E-FY30 Cash Rate

2.07%

E-FY30 Inflation Rate

Falling capitalisation rates bring both advantages and disadvantages





Valuation



18.19%

Downside

13.21%

4-year Exit IRR

10%

Relative Valuation

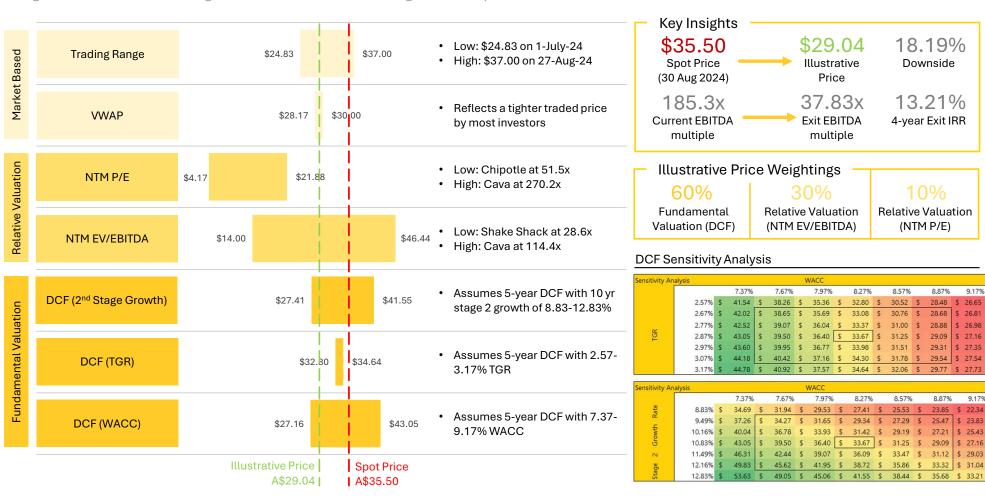
(NTM P/E)

31.25

33.47 \$ 31.12 \$ 29.03

29.31 \$ 27.35

Range of Valuation Methodologies indicate that GYG is trading at a \$6.46 premium to fair value



Management, People, and Culture



GYG's success is driven by strong leadership, fostering integrity, innovation, and collaboration, with values at the heart of growth

Meet GYG's ambitious management team, driving the success post IPO



Gaetano (Guy) Russo, (Non-Executive Chairman) Prior CEO of McDonalds Australia



Steven Marks, (Founder and Co-CEO and Executive Director) Prior position at SAC and Cheyne Capital



Hilton Brett, (Co-CEO and Executive Director) Previous Operating Partner at TDM



Erik Du Plessis, (CFO) Prior corporate advisory positions at Deutsche Bank and Deloitte



John Morrison, (COO) 30 years experience in supply chain and manufacturing



(CMO)
Over 10 years experience in the food and beverage industry

Career Opportunities



Diversity & Inclusion





Culture & Values

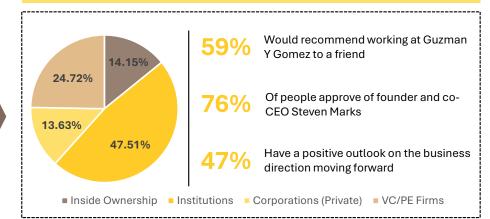


Glassdoor Reviews

Key Views and Values

- GYG fosters a "guest-obsessed" culture, with a deep passion for food and a commitment to excellence
- The company invests heavily in its people, focusing on developing talent and ensuring the right skills across all levels
- Committed to delivering high quality food with the expansion of their industry renowned culinary excellence program

Desirable level of inside ownership and positive outside sentiment



Risks and Mitigations

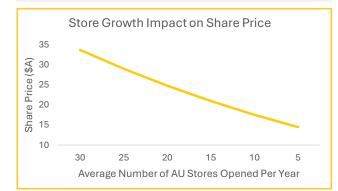


Several risks pose a threat to GYG's future growth and could significantly impact its valuation

Execution of Store Growth

Management may not be able to deliver their targeted 30-40 new stores per annum

High Impact and Moderate Probability
New restaurant openings face challenges
such as site availability, competition, and
potential underperformance

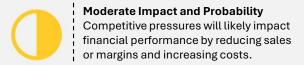


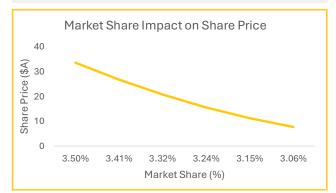
Mitigate through strategic planning

- Comprehensively plan new store developments well in advance and address challenges early
- Focus corporate store expansion in key, high potential markets

Competition

Competitors may reduce GYG's competitive advantage by emulating their strategies



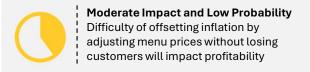


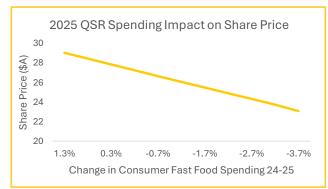
Mitigate through a focus on customer loyalty

- Further improve current loyalty program to build resilience against the competition
 - Invest in further innovation and differentiation points to stay ahead of competitors

Economic Downturn

Sudden economic downturn will impact consumer spending and reduce profitability





Mitigate by improving operational efficiency

- Focus on cost cutting measures that do not impact the customer experience
 - Ensure financial flexibility by carefully controlling costs and having a contingency plan in place

ESG Analysis

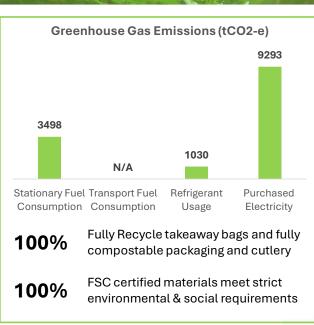


GYG holds a favourable ESG position that aligns with TDM Growth Partners' socially responsible investment philosophy











GYG's ambitious management strive for perfection across their entire production line

- Aim for high quality food and safety: • Grow culinary excellence program
 - Enforce temperature protocols
- Create best guest experience: · Upgrade restaurant systems Develop data & privacy systems
- Create best workplace experience: · People & culture strategic plan Refreshed health & safety training

Strong Estimated ESG Score



Strong





Average

GYG Estimate

Very Poor

Investment Recommendation



An initial hold followed by a strategic re-evaluation will allow TDM to maximise profits and assess market position

Although GYG is a high-quality growth business, we believe it is currently overvalued

\$35.50 Spot Price (30/08/24)

Illustrative

Price

18.19%

13.0% Internal Rate **Base Case** of Return Downside

Overvalued

HOLD

Competitive Position

- **Superior Unit Economics**
- Competitive advantage
- Competitors catching up

Store Expansion

- Lofty Aus Growth
- Store density limitations
- Slow international growth

Macroeconomics

- Strong Macro Environment
- Higher Site Competition
- Margin improvement

Once the mandatory hold period lapses, TDM should consider exit strategies

SELL HOLD BUY Escrow Period 1 Lapse

Price stays within sell range:

Slowly sell off 25% or execute block trade

Price falls to hold range:

Re-evaluate and hold current position

Price falls to buy range:

Purchase more undervalued stock

Escrow Period 2 Lapse

Price stays within sell range:

Execute block trade sale for remaining stock

Price falls to hold range:

Re-evaluate and hold current position

Price falls to buy range:

Purchase more undervalued stock

Price Catalysts

GYG Joins the ASX200

· Drive consistent demand for the next 3-5 months and may further drive demand upon escrow lapse as free float increases and index funds purchase more stock

1H25 Earnings Report

• Likely to achieve store growth targets as they already have 95 stores ready and approved to be opened by 2027 which are a massive driver of price

Interest Rate Cuts

 Australian and Singaporean governments predicted to cut interest rates which could see more investment in stock and franchisee stores

Escrow Period Lapse

· Could see a large proportion of locked up stock enter the market in excess to demand causing prices to fall and TDM's position to suffer

Stock Option Vesting

• 7.4M stock options are still unvested with expiry between April 2025 and May 2031. If vested, earnings will become dilute, and value and price would subsequently fall

Appendix



Main Deck

Appendix: Income Statement

Appendix: Capitalisation Rates

Executive Summary

Appendix: Balance Sheet

Appendix: Strong Short-Term Demand

Other Appendix

TDM's Position

Title Slide

Appendix: Cash Flow Statement

Appendix: Supporting Schedules 1

Appendix: Block Trade Execution

Industry Overview

Appendix: Support Schedules 2

Appendix: GYG Gold Coast

Business Overview

Appendix: Revenue Build

Appendix: Joining ASX200 Examples
Appendix: McDonald's Case Study

Investment Thesis 1

Appendix: Revenue Build growth rates

Financial Models

Appendix: Competitive Positioning

Investment Thesis 2a

Appendix: Revenue Drivers 1

Appendix: Revenue Driver 2

Appendix: International Failure

Appendix: Store Cannibalisation

Appendix: Analyst Price Targets

<u>Investment Thesis 2b</u>

Appendix: Revenue Drivers 3

Appendix: Store Density vs Population
Appendix: Shareholder Analysis

Investment Thesis 3

Appendix: TGR and Stage 2 Growth Rate

Appendix: Porters 5 forces

Valuation

Appendix: WACC
Appendix: DCF

Appendix: Insider Trading

Management, People & Culture

Appendix: Relative Valuation

Appendix: Zambrero's comp overview

Risks and Mitigations

Appendix: Understanding RV (EV/EBITDA)

Appendix: Taco Bell comp overview

ESG Analysis

Appendix: Understanding RV (P/E)

Appendix: GYG comp overview

Investment Recommendation

Appendix: Target EV/EBITDA (x) IRR

Appendix: Hamilton Helmer's 7 powers

Appendix: ESG Analysis

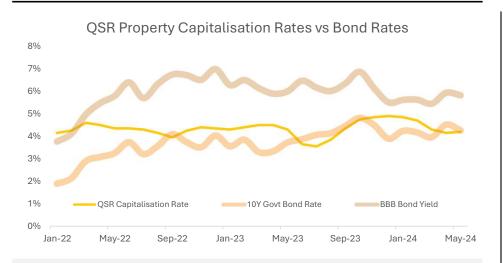
Appendix: Team Overview

Appendix: Capitalisation Rates



Lower capitalisation rates imply heightened competition for QSR real estate and rising property values, which may impact expansion plans

Low capitalisation rates are an indicator of investor confidence



Annual Net Operating Income (NOI) Income generated by the real estate asset (\$) Market Value of the Asset Cap Rate Unlevered rate of return

Fair market value of the real estate asset (\$)

Lower capitalisation rates indicate that investors are willing to accept a lower rate of return – often due to less **perceived risk** and stronger **market sentiment**

Higher property values will likely impact GYG's expansion strategy

Structured Real Estate Strategy

Site identification and acquisition

Property construction and fit out

Sale and leaseback transaction



Higher Initial Investment

As property values rise, more capital will be tied up in new construction efforts, slowing store growth



Increased Operational Costs

Rising property values may affect the cost of leasing in new and existing restaurant locations



Less Franchisee Demand

Higher leasing costs may make opening new franchises less attractive, as higher fixed costs will erode profitability

Overall, while lower cap rates reflect positive industry sentiment for GYG, increased property demand may hinder their expansion efforts

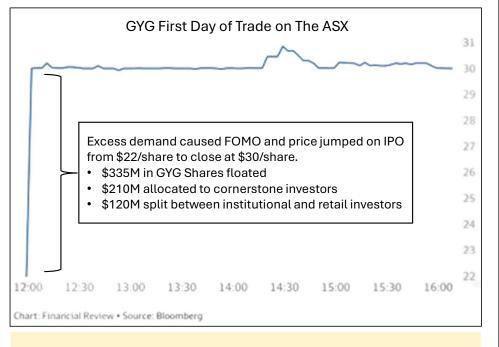
Appendix: Strong Short-Term Demand



GYG's strong pre- and post-IPO demand along with passive demand from joining the ASX200 will support share price in the short term

Strong pre- and post-IPO demand

Pre-IPO there was large excess demand for the stock with some investors only receiving 10% of stock they wanted from the underwrite



Well timed IPO in a risk-on environment means big real money funds operating with a cyclically high gamma.

GYG to join the ASX200 on 23rd September 2024

Index Demand Calculations

| GYG | | % of ASX200 |
|-----------------------|----------|-------------|
| Market Cap | 3,950.00 | 0.13% |
| Free Float Market Cap | 1.817.00 | |

| Total Market Cap of ASX200 (A\$MM) | 2.944,955.47 | , |
|--|--------------|------------|
| Average % of TSO for Index Funds | 10% | 12% |
| Average FreeFloat in ASX200 | 90% | 90% |
| Average % of Index Funds on ASX200 Registers | 11% | 13% |
| Funds in ASX200 (A\$MM) | 294,495.55 | 353,394.66 |

| Index Demand (Price Insensitive Buying) | 395.00 | 474.00 |
|---|--------|--------|
| Daily GYG Trading Volume (ASMM) - Post IPO Elevated Volume (post 10 July) | 7 | 7 |
| Days of Trading Support with Index Buying (Assuming 100% of Daily Volume) | 56.43 | 67.71 |
| Days of Trading Support with Index Buying (Assuming 30% of Daily Volume) | 188.10 | 225.71 |

Index Funds must buy according to free float of market capitalisation, which is currently 46% due to 54% of the stock being under escrow

As TDM and other strategic/insider investors sell, free float will increase, and index funds will have to buy more



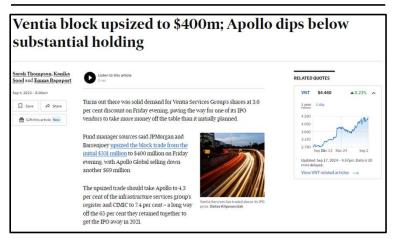
This will result in at least 1-2 months of passive, price insensitive demand that will support the share price moving forward

Appendix: Block Trade Execution



TDM should consider strategically selling down their position through multiple incremental block trades

Case Study: Apollo



Solid demand for Ventia's shares at a 3.6% Discount meant that Apollo were able to incrementally offload the position and capitalise on rising prices

\$400 Million at \$2.15 in March 2023

\$300 Million at \$2.42 in May 2023

\$400 Million at \$2.65 in September 2023

Block Trade Execution

Due to the large volume of the block but high demand we estimate a **5-10% discount** on sale which will still ensure for strong profitability in long returns with presumed stable prices as compared to August 30, 24 at \$35.50

How Price Falls at Sale Affect TDM's Returns





Vanguard might buy for their index funds or actively managed funds



Fidelity: Buys large positions on behalf of mutual funds or retirement accounts



Capital Research Global Investors specialise in US fast foods YUM, Chipotle, Cava

Appendix: GYG's Gold Coast Case Study is Biased



GYG's Gold Coast case study to prove the feasibility of rapid store expansion is biased due to the unique nature of the city

GYG management suggests Gold Coast success proves scalability

- Gold Coast is the most developed network region within GYG's portfolio
- Average distance between restaurants aligns with competitor benchmarks
- GYG aims to replicate this success across similar markets within Australia

\$96,000

Gold Coast weekly AUV 10%

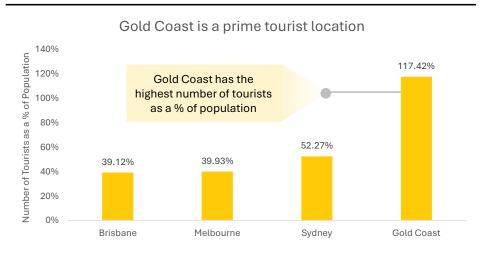
Above GYG network median

GOLD COAS Of harborate An advanta Out Coast Union Order Brushers Out Coast Union Order Brushers

GYG Gold Coast Network

| Restaurants | 14 |
|---|---------|
| Mean distance between restaurants | 2.9km |
| Population within 3km catchments (total) | 395,435 |
| Population within 3km catchments (per restaurant) | 28,245 |
| Total case study area population | 512,575 |
| Population per restaurant | 36,612 |

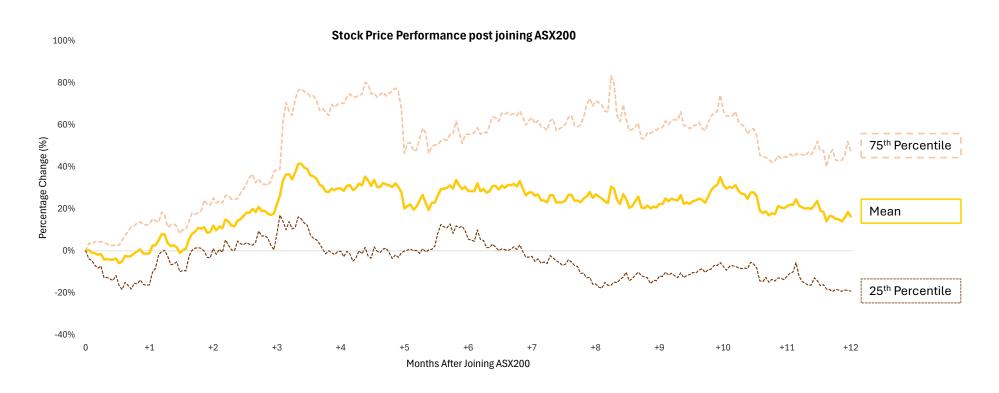
However, this success is enabled by Gold Coast's unique features



- Tourists often spend a significant amount of money on eating out, with last year's visitors spending a total of \$863 million
- The Gold Coast has a young population, with ~23% of people falling within GYG's key age demographics
- High population density of ~1,428 people per square kilometre, mitigating cannibalisation of sales due to restaurant proximity

Appendix: Joining ASX200 Examples





| Performance of Companies added in the Q3 2023 Rebalancing | | | | | | |
|---|--|-------------------------------|--------------------------------------|------------------------------------|--|--|
| Data#3 Limited (ASX:DTL | Neuren Pharmaceuticals Limited (ASX:NEU) | Weebit Nano Limited (ASX:WBT) | Ramelius Resources Limited (ASX:RMS) | Genesis Minerals Limited (ASX:GMD) | | |

Appendix: McDonald's Case Study



McDonald's store growth met with falling returns

Store Closures:

Forced to close **700** stores in 2015, which although pales in comparison to the over **30,000** global stores, is still indicative of inherent problems

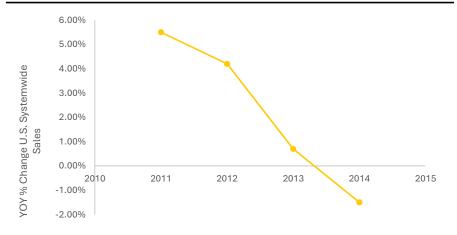


Severe Domestic Underperformance:

In 2014, US McDonald's suffered a **\$681 million** sales loss



US systemwide sales decrease during peak growth time



Additional store growth problems identified

1 {

• Further expansion led to store growth in low-socioeconomic areas. When cost of living pressures increased, stores in these regions began to drastically underperform.



 McDonald's restaurant network grew too large to efficiently adapt to rapidly changing consumer preferences, contributing to the downfall.



• For chains like McDonald's, where majority of stores are franchised, the impact of cannibalisation is not immediate, but gradually investment in new stores outpaces profits gained from the total sales increase.

McDonald's 2014: Key Figures

11%

30%

2.2%

4.6%

Q1 Revenue Decrease Quarter 1 Profit
Decline

Global same-store sales decline

U.S. same-store sales decline

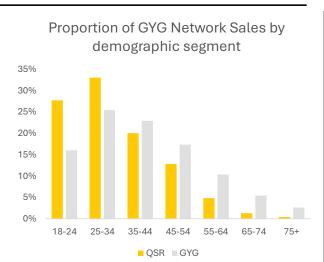
Appendix: Competitive Positioning

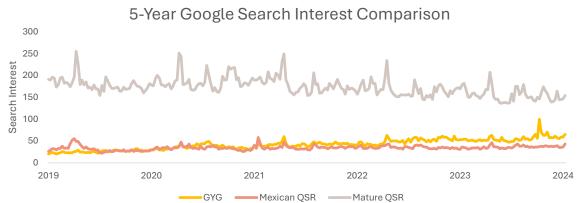


GYG positions itself in the market as a premium and healthy QSR, targeting the younger demographic of Australia

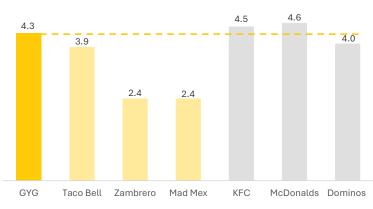
GYG is positioned as a premium fast-food business catering to the younger demographic

| · | • | |
|--|----------------------------------|---------|
| Company | Menu Item | Price |
| SUZNAN SUZNAN SUZNAN SUZNAN SUZNAN | Mini Bowl Medium | \$15.2 |
| McDonalds | Medium Big Mac Meal | \$12.9 |
| HUNGRY | Medium Whopper Meal | \$13.75 |
| KFC | Zinger Burger Combo | \$11.95 |
| | Value Pizza + Chips and Drink | \$11.75 |
| | | |

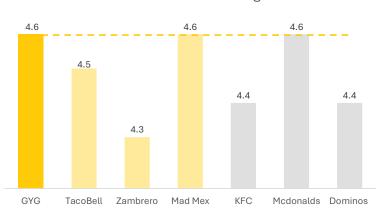








Uber Eats Store Ratings



Appendix: Australian Companies International Expansion Failure



GYG positions itself in the market as a premium and healthy QSR, targeting the younger demographic of Australia

Examples











Wesfarmers bought the UK-based Homebase in 2016, but quickly imposed the Bunnings format, alienating local customers. This led to a \$1 billion writedown, and the future of the business was under review.



The company is part of a broader trend of Australian corporations burning through billions in offshore losses and writedowns.



Suffered from high losses overseas, adding to the \$6.1 billion in total offshore losses and writedowns by corporate Australia within two years.



This stemmed from the Military Housing Privatization Initiative, where complaints about poor living conditions, including mold and disrepair, were ignored. They also faced legal action for overbilling U.S. government ruining their reputation.

Why these failures occurred

1 Cultural Mismatch

 Traits often associated with Australians, such as individualism, irreverence, and a resistance to authority, can make it hard for companies to adapt to foreign markets.

2 Naivety About Foreign Markets

 Australian companies often believe success will translate and this overconfidence leads to a failure to account for different consumer behaviors, competitive landscapes, and market structures abroad.

Lack of Scale and Distance

 Australian companies are at a disadvantage because of their relative isolation from major markets and the smaller scale of their operations. In contrast to North American and European firms.

4 Failure to understand Local Customers

 Companies like Wesfarmers/Bunnings failed because they did not properly understand or cater to the preferences and habits of customers in the new markets.

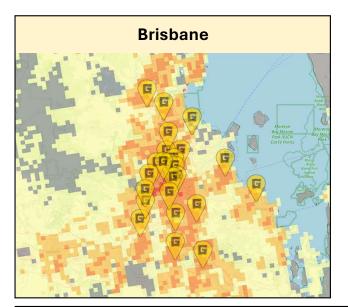
What GYG can Learn

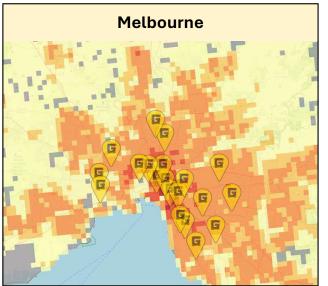
Need to better understand foreign markets, consider cultural differences, and involve more diverse perspectives in leadership decisions. Companies need to be more adaptive, educated on growth, and willing to learn from foreign environments to avoid failures

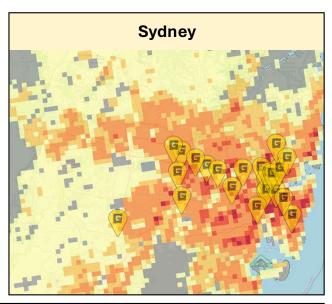
Appendix: Store Density vs Population



Current GYG stores take advantage of prime locations that are highly dense in population, which is not sustainable in the long term







Most GYG current restaurants are located in highly population dense areas, allowing for high returns on investment

As GYG grows their restaurant numbers, they will have to expand outwards, away from central business districts

1.1% lower property capitalisation rates in regional/suburban areas compared to metro/city

Household income generally decreases with distance from the central business district

Appendix: Shareholder Analysis



| Security Holder | At Prospectus I | Date | On Completion | of IPO |
|--------------------------------|-----------------|------|-----------------------------|--------------|
| | Shares | % | Shares | % |
| TDM | 33,052,250 | 33.0 | 28,622,070 | 26.2 |
| Steven Marks | 8,814,000 | 11.2 | 8,814,000 | 9.9 |
| Barrenjoey Private Capital | 10,499,750 | 10.5 | 10,499,750 | 9.6 |
| Guy Russo | 6,440,250 | 6.5 | 6,076,500 | 5.6 |
| Aware Super | 6,152,250 | 6.1 | 7,061,341 to 7,970,432 | 6.4 to 7.3 |
| Other Existing Shareholders | 26,600,500 | 32.7 | 31,734,453 to 34,599,453 | 34.5 to 37.1 |
| New Investors | - | - | 4,781,209 to 8,555,300 | 4.4 to 7.8 |
| Total | 91,559,000 | 100 | 101,363,414 | 100 |

| Escrowed Shareholder | Number of Escrowed Shares |
|--|------------------------------|
| TDM | 28,622,070 |
| Steven Marks | 8,814,000 |
| Barrenjoey Private Capital | 10,488,750 |
| Other management personnel and Non-Executive Directors | 6,279,750 |
| Other existing Shareholders | 516,250 |
| Total | 54,731,820 |

Appendix: Store Cannibalisation Case Studies



Retail chain opens new stores near existing locations

New store's customers become those transferring from an existing store

Reduction in demand and sales on a per store basis

Starbucks

Prioritised expedited store growth over in-store experience



Woolworths

Initially, prioritised an aggressive expansion strategy

Rapid expansion cannibalised store economics of existing Starbucks' in early **2000s**



Three years after initial questions into strategy, new store development numbers were halved – from **30 to 15 per year**

Alongside economic downturn, rapid network expansion forced the shut-down of **600** non-profit making stores globally by **2008**



Closed **30** loss-making stores across Australia and New Zealand, costing **\$196** million in asset impairments

Appendix: Income Statement

| 1 | 6 | 1 | 2 | |
|---|----|-------|---------|-----|
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| Α | qq | xican | Katchun | 1 |

| Income Statement | | 43.72% | 50.79% | 32.11% | 27.04% | 22.19% | 19.21% | 17.26% | 16.47% |
|---------------------------------------|------------|------------|------------|------------|------------|------------|----------------|------------|------------|
| (\$000s) | | Historica | al Data | | | F | orecast Period | | |
| Period | FY2021A | FY2022A | FY2023A | FY2024A | FY2025E | FY2026E | FY2027E | FY2028E | FY2029E |
| Date | 30/06/2021 | 30/06/2022 | 30/06/2023 | 30/06/2024 | 30/06/2025 | 30/06/2026 | 30/06/2027 | 30/06/2028 | 30/06/2029 |
| Revenue | | | | | | | | | |
| Revenue | 119,531 | 171,792 | 259,044 | 342,214 | 434,751 | 531,231 | 633,272 | 742,570 | 864,882 |
| Total Operating Revenue | 119,531 | 171,792 | 259,044 | 342,214 | 434,751 | 531,231 | 633,272 | 742,570 | 864,882 |
| Cost of Food and Packaging | (31,796) | (44,194) | (70,428) | (87,580) | (114,237) | (139,589) | (166,401) | (195,121) | (227,260) |
| Gross Profit | 87,735 | 127,598 | 188,616 | 254,634 | 320,514 | 391,642 | 466,871 | 547,449 | 637,622 |
| Gross Profits Margin | 73.40% | 74.27% | 72.8196 | 74.4196 | 73.72% | 73.72% | 73.72% | 73.72% | 73.72% |
| Gross Profits Growth | | 45.44% | 47.82% | 35.00% | 25.87% | 22.19% | 19.2196 | 17.26% | 16.4796 |
| Operating Expenses | | | | | | | | | |
| Employee Benefits Expense | (48,435) | (71,890) | (113,725) | (153,733) | (186,209) | (218,429) | (253,019) | (285,175) | (317,715) |
| Administrative Expenses | (15,394) | (22,327) | (35,282) | (60,595) | (64,525) | (68,127) | (71,464) | (74,582) | (77,517) |
| Marketing Expenses | (10,725) | (13,987) | (13,718) | (17,938) | (22,789) | (27,846) | (33,195) | (38,924) | (45,335) |
| Total Operating Expense | (74,554) | (108,204) | (162,725) | (232,266) | (273,523) | (314,402) | (357,677) | (398,681) | (440,566) |
| Other Expenses | (5,957) | (8,275) | (13,995) | (17,868) | (22,283) | (25,613) | (29,139) | (32,479) | (35,891) |
| Other Revenue and Income | 11,429 | 12,787 | 17,725 | 22,774 | 28,401 | 32,646 | 37,139 | 41,397 | 45,746 |
| EBITDA | 18,653 | 23,906 | 29,621 | 27,274 | 53,109 | 84,273 | 117,194 | 157,686 | 206,910 |
| EBITDA Margin | 15.61% | 13.92% | 11.43% | 7.97% | 12.22% | 15.86% | 18.5196 | 21.24% | 23.92% |
| EBITDA Growth | | 28.16% | 23.91% | -7.92% | 94.72% | 58.68% | 39.06% | 34.55% | 31.22% |
| Adjusted EBITDA (pre IFRS) | 17,158 | 21,358 | 21,603 | 19,619 | 57,073 | 73,428 | 105,785 | 145,502 | 193,803 |
| Depreciation and Amortisation Expense | (10,108) | (14,460) | (25,555) | (31,123) | (34,478) | (34,628) | (35,480) | (36,870) | (38,697) |
| Adjusted EBIT | 8,545 | 9,446 | 4,066 | (3,849) | 18,631 | 49,645 | 81,715 | 120,816 | 168,213 |
| EBIT Margin | 7.15% | 5.50% | 1.5796 | -1.1296 | 4.29% | 9.35% | 12.90% | 16.27% | 19.45% |
| EBIT Growth | | 10.54% | -56.96% | -194.66% | -584.05% | 166.46% | 64.60% | 47.85% | 39.23% |
| Financing Income | 2,935 | 3,173 | 4,593 | 6,012 | 7,554 | 8,161 | 8,657 | 9,172 | 9,704 |
| Financing Costs | (5,156) | (6,008) | (8,503) | (13,724) | (14,463) | (15,625) | (16,574) | (17,561) | (18,579) |
| Earnings before tax | 6,324 | 6,611 | 156 | (11,561) | 11,723 | 42,181 | 73,798 | 112,428 | 159,338 |
| Income Tax Expense | (2,336) | (2,700) | (2,423) | (2,187) | (3,517) | (12,654) | (22,139) | (33,728) | (47,801) |
| NPAT | 3,988 | 3,911 | (2,267) | (13,748) | 8,206 | 29,527 | 51,658 | 78,699 | 111,537 |
| EPS | | | | | | | | | |
| Basic (cents/share) | | | (2.7) | (16.1) | 9.6 | 34.6 | 60.5 | 92.2 | 130.6 |
| Diluted (cents/share) | | | (2.7) | (16.1) | 9.6 | 34.6 | 60.5 | 92.2 | 130.6 |

Appendix: Balance Sheet

| 1 | a |
|---|--------|
| | FUZMAN |
| ľ | YGOMEZ |

| Statement of Financial Position | I | | | | | | | | |
|-----------------------------------|----------|---|--|-------------------|---------|-------------------------|-------------------|--|----------|
| | FY2021A | FY2022A | FY2023A | FY2024A | FY2025E | FY2026E | FY2027E | FY2028E | FY2029E |
| Assets | | | | | | | | | |
| Current Assets | | | | | | | | | |
| Cash and Cash Equivalents | 62,091 | 100000 | | 100 | 321,963 | 356,966 | | 10000 | 605,84 |
| Funds in term deposits | 0 | C | 0 | 278,095 | 0 | 0 | 0 | 0 | 1 |
| Trade and Other Receivables | 4,993 | 16,352 | 23,947 | 26,020 | 36,623 | 44,750 | 53,346 | 62,553 | 72,85 |
| Inventories | 1,652 | 1,987 | 2,153 | 2,825 | 3,589 | 4,385 | 5,227 | 6,129 | 7,13 |
| Finance Lease Receivables | 10,731 | 10,898 | 10,772 | 11,999 | 38,792 | 41,096 | 43,641 | 46,144 | 48,84 |
| Prepayments and security deposits | 2,056 | 2,799 | 3,560 | 3,302 | 4,936 | 5,674 | 6,455 | 7,195 | 7,95 |
| Total Current Assets | 81,523 | 86,463 | 76,936 | 338,626 | 405,903 | 452,871 | 521,142 | 615,094 | 742,64 |
| Non-Current Assets | | | | | | | | | |
| Trade and Other Receivables | 389 | 594 | 1,140 | 479 | 1,261 | 1,541 | 1,837 | 2,154 | 2,50 |
| Property, Plant and Equipment | 21,516 | 36,563 | 69,486 | 87,630 | 88,948 | 91,630 | 95,514 | 100,472 | 106,39 |
| Right-of use Assets | 46,032 | 49,127 | 98,939 | 93,796 | 97,468 | 102,322 | 108,258 | 115,197 | 123,07 |
| Finance Lease Receivables | 48,873 | 57,540 | 58,561 | 114,404 | 105,502 | 111,767 | 118,689 | 125,496 | 132,84 |
| Intangible Assets | 6,494 | 15,410 | 15,202 | 10,586 | 9,051 | 8,169 | 7,663 | 7,373 | 7,20 |
| Deferred Tax Assets | 5,554 | 2,732 | 4,243 | 16,276 | 0 | 0 | 0 | 0 | |
| Total non-current assets | 128,858 | 161,966 | 247,571 | 323,171 | 302,230 | 315,429 | 331,960 | 350,691 | 372,02 |
| Total Assets | 210,381 | 248,429 | 324,507 | 661,797 | 708,133 | 768,300 | 853,103 | 965,785 | 1,114,66 |
| LIABILTITES | | | | | | | | | |
| Current Liabilities | | | | | | | | | |
| Trade and Other Payables | 17,097 | 28,008 | 32,635 | 39,387 | 52,155 | 63,730 | 75,971 | 89,083 | 103,75 |
| Contract Liabilities | 1,293 | 1,352 | 1,681 | 2,054 | 2,609 | 3,188 | 3,801 | 4,457 | 5,19 |
| Lease Liabilities | 491 | 3,358 | 20,165 | 22,201 | 26,939 | 28,538 | 30,306 | 32,044 | 33,92 |
| Income Tax | 15,388 | 16,811 | 3,636 | 10,138 | 9,491 | 11,597 | 13,825 | 16,211 | 18,88 |
| Provisions | 5,455 | 3,524 | 8,349 | 10,507 | 10,507 | 10,507 | 10,507 | 10,507 | 10,50 |
| Total Current Liabilities | 39,724 | 53,053 | 66,466 | 84,287 | 101,701 | 117,561 | 134,409 | 152,302 | 172,25 |
| Non-Current Liabilities | | | | | | | | | |
| Contract Liabilities | 2,080 | 1,900 | 2,177 | 2,429 | 3,086 | 3,771 | 4,495 | 5,271 | 6,13 |
| Borrowings | 3,356 | 0 | 3,000 | 0 | 0 | 0 | 0 | 0 |) (|
| Lease Liabilities | 96,709 | 109,763 | 161,552 | 217,297 | 237,356 | 251,452 | 267,023 | 282,338 | 298,86 |
| Provisions | 2,189 | 2,614 | 3,347 | 3,805 | 3,805 | 3,805 | 3,805 | 3,805 | 3,80 |
| Total Non-Current Liabilities | 104,334 | | | | 244,247 | 259,028 | 100 79100 | | |
| Total Liabilities | 144,058 | 167,330 | 236,542 | 307,818 | 345,948 | 376,588 | 409,733 | 443,716 | 481,06 |
| Net Assets | 66,323 | 81,099 | 87,965 | 353,979 | 362,185 | 391,712 | 443,370 | 522,069 | 633,60 |
| Equity | | | | | | | | | 1444 |
| Issued Capital | 90.255 | 99,163 | 104,046 | 372,708 | 372,708 | 372,708 | 372,708 | 372,708 | 372,70 |
| Reserves | 4,569 | 100000000000000000000000000000000000000 | N. C. State of the Control of the Co | The second second | 190.000 | Interest and the second | Distant Following | The state of the s | |
| Retained Earnings | (28,501) | | | (36,147) | | | | | |
| Total Equity | 66,323 | | | | | | | | |
| Total Liabilities and Equity | 210,381 | 248,429 | | 661,797 | 708,133 | 768,300 | | | |
| Balance Check | 210,50 | | | | | | | | - |

Appendix: Cash Flow Statement



| Cashflow statement | | | | | | | | | |
|--|---------|---------|---------|---------|----------|----------|----------|----------|----------|
| Line item | FY2021A | FY2022A | FY2023A | FY2024A | FY2025E | FY2026E | FY2027E | FY2028E | FY2029E |
| Operating Activities | | | | | | | | | |
| NPAT | | | | | 8,206 | 29,527 | 51,658 | 78,699 | 111,537 |
| Add: Depreciation and Amortisation | | | | | 34,478 | 34,628 | 35,480 | 36,870 | 38,697 |
| Less: Increase in NWC | | | | | 1,402 | 2,651 | 2,803 | 3,003 | 3,360 |
| Less: Increase in Other Assets/(Liabilities) | | | | | 274,629 | (6,217) | (6,979) | (6,549) | (6,885) |
| Operating Cash Flow | | | | | 318,715 | 60,589 | 82,963 | 112,023 | 146,709 |
| Investing Activites | | | | | | | | | |
| Less: CAPEX/Acquistion | | | | | (37,933) | (41,282) | (44,794) | (48,476) | (52,336) |
| Investing Cash Flow | | | | | (37,933) | (41,282) | (44,794) | (48,476) | (52,336) |
| Financing Activities | | | | | | | | | |
| Change in Long Term borrowings | | | | | 24,796 | 15,696 | 17,339 | 17,053 | 18,402 |
| Change in Share Capital | | | | | 0 | 0 | 0 | 0 | 0 |
| Plus: Net Change in Reserves | | | | | 0 | 0 | 0 | 0 | 0 |
| Dividends paid | | | | | 0 | 0 | 0 | 0 | 0 |
| Financing Cash Flow | | | | | 24,796 | 15,696 | 17,339 | 17,053 | 18,402 |
| Net increase/(decrease) in cash | | | | | 305,578 | 35,003 | 55,507 | 80,600 | 112,775 |
| Cash and Cash Equivalents at beginning of the period | | | | | 16,385 | 321,963 | 356,966 | 412,473 | 493,073 |
| Cash and Cash Equivalents at the end of the period | | | | | 321,963 | 356,966 | 412,473 | 493,073 | 605,848 |

Appendix: Supporting Schedules 1

FY2021A FY2022A FY2023A FY2024A Average FY2025E FY2026E FY2027E FY2028E FY2029E

Other Non-Current Assets

Trade and other Receivables % Revenue Finance Lease Receivables % Lease Liabilities



| 7 | | | | | | | | | | | | | | | | | | | | | |
|---|---------|---------|---------|---------|-------------|---|--|-----------|-----------|-----------|-----------------------------|---------|---------|---------|---------|------------|----------|---------|---------|-----------|---------|
| Balance Sheet Items | | | | | | | | | | | | | | | | | | | | | |
| Current Assets | FY2021A | FY2022A | FY2023A | FY2024A | Average | FY2025E | FY2026E | EV2027E | FY2028E | EV2020E | Current Liabilities | FY2021A | FY2022A | FY2023A | FY2024A | Average | FY2025E | FY2026E | FY2027E | FY2028E F | FY2029E |
| Receivables % Revenue | 4% | | 9% | | - | | TO A CONTRACT OF THE PARTY OF T | 8% | 8% | | Chart Area & % COGS | -54% | -63% | -46% | -45% | -46% | | | | -46% | -46% |
| Inventories % COGS | -5% | | -3% | | 1 | 1 | | -3% | -3% | | | 1% | 3% | 12% | 10% | 11% | -0.77(3) | | | 11% | 11% |
| Finance Lease Receivables % ST Lease liabilities | 2186% | | 53% | | - | I | | 144% | 144% | | | 12.9% | 9.8% | 1.4% | | 2.2% | 0.0000 | | | 2.2% | 2.2% |
| Prepayments and security deposits % OPEX | -3% | | -2% | | 0.000 | 10000000 | | -2% | | | | 12.070 | -35% | 137% | | | | | | 11% | 6% |
| Non Current Assets | FY2021A | FY2022A | FY2023A | FY2024A | Average | FY2025E | FY2026E | FY2027E | FY2028E | FY2029E | Non Current Liabilities | FY2021A | FY2022A | FY2023A | FY2024A | Average | FY2025E | FY2026E | FY2027E | FY2028E F | FY2029E |
| Property Plant & Equipment | FTZUZIA | FTEUEEM | FTZUZJA | F12024A | Average | FTZUZJE | F 12020E | F1202/E | FTZUZOE | FTZUZJE | Provisions | FTZUZIA | 19% | | | 20% | | | | 7.68% | 5.68% |
| Opening Balance | | 21516 | 36563 | 69486 | | 87630 | 88948 | 91630 | 95514 | 100472 | FIOVISIONS | | 1370 | 2070 | 1470 | 2070 | 13.0076 | 11.0076 | 3.0070 | 7.0076 | 3.00% |
| Depreciation | 1457 | | 8390 | | 1 | 15319 | | 16019 | | | Other Ratios | | | | | | | | | | |
| Depreciation % Opening PP&E | 1437 | 11% | 23% | | 1 | | | 17% | 17% | | | 48% | 46% | 57% | 36% | 47% | | | | | |
| Capex (Additions) | | 17381 | 39719 | | 1 | 16638 | | 19903 | 21655 | | Interest Expense | 5.2% | 5.5% | 5.2% | | 5.7% | I | 5.7% | 5.7% | 5.7% | 5.7% |
| Capex (Additions) Capex per new store | | 10% | 15% | | growth rate | 0447555000 | | 2011 | 2068 | | Tax Expense | 37% | 41% | 1553% | | | | | | 30% | 30% |
| The State of the State of the State of | | 1076 | 1376 | 1076 | growthrate | 190 | | 2011 | 2000 | | lax expense | 31.70 | 4170 | 133376 | -1970 | 10176 | 3076 | 30% | 30% | 30% | 30% |
| Maintenance per old store Closing Balance | 21516 | 36563 | 69486 | 87630 | , | 88948 | | 95514 | | | Net Working Capital | FY2021A | EV20224 | FY2023A | FY2024A | FY2025E | EV/2026E | EV2027E | FY2028E | E1/2020E | |
| Closing balance | 21310 | 30303 | 09400 | 0/030 | 1 | 00940 | 91030 | 93314 | 100472 | 100399 | Current Assets | FYZUZIA | FY2022A | FY2023A | FY2UZ4A | FYZUZDE | FYZUZOE | FYZUZ/E | FYZUZ8E | FYZUZ9E | |
| Right of Use Assets | | | | | | | | | | | Trade and Other Receivables | 4993 | 16352 | 23947 | 26020 | 36623 | 44750 | 53346 | 62553 | 72857 | |
| Opening Balance | | 46032 | 49127 | 98939 | | 93796 | 97468 | 102321.56 | 100257 70 | 115196.71 | | 1652 | 1987 | 2153 | 2825 | 3589 | | | | 7139 | |
| Depreciation | 5171 | 6656 | 10332 | | 1 | 14650 | | 15982 | 16909 | | inventories | 1032 | 1907 | 2133 | 2023 | 3303 | 4303 | JEET | 0129 | 7139 | |
| Depreciation % Opening ROU | 3171 | 14% | 21% | | 1 | N. C. | | 16% | 16% | | Current Liabilities | | | | | | | | | | |
| Capex (Additions) | | 9751 | 55398 | | 1 | 18322 | | 21918 | 23848 | | Trade and Other Payables | 17097 | 28008 | 32635 | 39387 | 52155 | 63730 | 75971 | 89083 | 103756 | |
| Capex per new store | | 6% | 21% | | 1 | | | 2011 | 2068 | | | -10452 | -9669 | -6535 | -10542 | -11943.797 | | | | -23760.64 | |
| Maintenance per old store | | 076 | 2170 | 1170 | 1370 | 190 | | 201 | 207 | | Change in Total NWC | -10432 | -783 | -3134 | 4007 | 1402 | | 2803 | | 3360 | |
| Closing Balance | 46032 | 49127 | 98939 | 93796 | 5 | 97468 | | 108257.79 | | 123074.42 | Change in Total NVVC | | -703 | -3134 | 4007 | 1402 | 2031 | 2003 | 3003 | 3300 | |
| Additional Operations | | | | | | Service Galacies | | | | | | | | | | | | | | | |
| Intangibles | | | | | | | | | | | | | | | | | | | | | |
| Opening Balance | | 6494 | 15410 | | 1 | 10586 | | 8169 | | | | | | | | | | | | | |
| Amortisation | 1400 | | 6833 | 6916 | 5 | 4508 | | 3479 | 3264 | | | | | | | | | | | | |
| Amortisation % Opening Intangibles | | 38% | 44% | | 1 | 43% | 43% | 43% | 43% | 43% | | | | | | | | | | | |
| Capex (Additions) | | 11379 | 7322 | 2973 | 7224.66667 | 2973 | 2973 | 2973 | 2973 | 2973 | | | | | | | | | | | |
| Capex (Additions) growth % | | 7% | 3% | | | 0% | 0% | 0% | 0% | 0% | | | | | | | | | | | |
| Closing Balance | 6494 | 15410 | 15202 | 10586 | 5 | 9051 | 8169.2173 | 7663.1473 | 7372.6002 | 7205.7899 | | | | | | | | | | | |
| Total CAPEX | 0 | 38511 | 102439 | 73357 | 7 | 37933 | 41282 | 44794 | 48476 | 52336 | | | | | | | | | | | |
| Total D&A | 8028 | 11453 | 25555 | 31123 | 3 | 34478 | 34628 | 35480 | 36870 | 38697 | | | | | | | | | | | |

Appendix: Support Schedules 2

| | 4 | -4 | | |
|----|---|----|----|----|
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| | 5 | UZ | M | N |
| ۸. | Y | G | IM | EZ |

| Other Assets/(Liabilities) | FY2021A | FY2022A | FY2023A | FY2024A | FY2025E | FY2026E | FY2027E | FY2028E | FY2029E |
|--------------------------------------|---------|--------------|-----------|----------|------------|-----------|-------------|-----------|-----------|
| A Chart Area | | | | | | | | | |
| Funds in term deposits | 0 | 0 | 0 | 278095 | 0 | 0 | 0 | 0 | 0 |
| Finance Lease Receivables | 10731 | 10898 | 10772 | 11999 | 38792 | 41096 | 43641 | 46144 | 48845 |
| Prepayments and security deposits | 2056 | 2799 | 3560 | 3302 | 4936 | 5674 | 6455 | 7195 | 7951 |
| Non-Current Assets | | | | | | | | | |
| Trade and Other Receivables | 389 | 594 | 1140 | 479 | 1261 | 1541 | 1837 | 2154 | 2508 |
| Finance Lease Receivables | 48873 | 57540 | 58561 | 114404 | 105502 | 111767 | 118689 | 125496 | 132842 |
| Deferred Tax Assets | 5554 | 2732 | 4243 | 16276 | 0 | 0 | 0 | 0 | 0 |
| Liabilities | | | | | | | | | |
| Current Liabilities | | | | | | | | | |
| Contract Liabilities | 1293 | 1352 | 1681 | 2054 | 2609 | 3188 | 3801 | 4457 | 5191 |
| Income Tax | 15388 | 16811 | 3636 | 10138 | 9491 | 11597 | 13825 | 16211 | 18881 |
| Provisions | 5455 | 3524 | 8349 | 10507 | 10507 | 10507 | 10507 | 10507 | 10507 |
| Non-Current Liabilities | | | | | | | | | |
| Contract Liabilities | 2080 | 1900 | 2177 | 2429 | 3086 | 3771 | 4495 | 5271 | 6139 |
| Provisions | 2189 | 2614 | 3347 | 3805 | 3805 | 3805 | 3805 | 3805 | 3805 |
| Total Other Assets/(Liabilities) | 41198 | 48362 | 59086 | 395622 | 120993 | 127210 | 134189 | 140738 | 147623 |
| Change in Other Assets/(Liabilities) | | -7164 | -10724 | -336536 | 274629 | -6217 | -6979 | -6549 | -6885 |
| Long Term Borrowings | FY2021A | FY2022A | FY2023A | FY2024A | FY2025E | FY2026E | FY2027E | FY2028E | FY2029E |
| Long Term Borrowings | 3356 | 0 | 3000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lease Liabilities | 491 | 3358 | 20165 | 22201 | 26939 | 28538 | 30306 | 32044 | 33920 |
| Long Term Lease Liabilities | 96709 | 109763 | 161552 | 217297 | 237356 | 251452 | 267023 | 282338 | 298865 |
| Total Long Term Borrowings | 100556 | 113121 | 184717 | 239498 | 264294.409 | 279990.45 | 297329.07 | 314382.11 | 332784.15 |
| Change in Long Term Borrowings | | 12565 | 71596 | 54781 | 24796.4095 | 15696.038 | 17338.624 | 17053.038 | 18402.044 |
| Share Capital | FY2021A | FY2022A | FY2023A | FY2024A | FY2025E | FY2026E | FY2027E | FY2028E | FY2029E |
| Initial Share Capital | TIEVETA | 90255 | 99163 | 104046 | 372708 | 372708 | 372708 | 372708 | 372708 |
| Issuances | 90255 | | 4883 | 268662 | 372700 | 5,2,00 | 3,2,00 | 3,2,700 | 372700 |
| Buy Backs | 30233 | 0300 | 4003 | LOUGE | | | | | |
| Ending Share Capital | 90255 | 99163 | 104046 | 372708 | 372708 | 372708 | 372708 | 372708 | 372708 |
| Change in Share Capital | 30233 | 8908 | 4883 | 268662 | 0 | 0 | 8.17-61.010 | 0 | |
| | EV20244 | F) (20224 | E142022.4 | 51/20211 | I-1/20255 | FLOOREF | 51/20275 | FLIZOZOF | FLIZZZZEF |
| Reserves | FY2021A | FY2022A | FY2023A | FY2024A | FY2025E | FY2026E | FY2027E | FY2028E | FY2029E |
| Reserves Change in reserves | 4569 | 6526 1957 | | | | | | | |
| change in reserves | | 1557 | 4230 | 0042 | 1 0 | | | | |
| Dividend Schedule | FY2021A | FY2022A | FY2023A | FY2024A | FY2025E | FY2026E | FY2027E | FY2028E | FY2029E |
| Dividends | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (| 0 |

Appendix: Revenue Build



| | Total Revenue | | | | | | | | | |
|---|---|---------|----------|---------|---------|---------|---------|-------------|---------|---------|
| | (000's) | | Historic | al Data | | | Fore | cast Period | d | |
| | Period | FY2021A | FY2022A | FY2023A | FY2024A | FY2025E | FY2026E | FY2027E | FY2028E | FY2029E |
| rate t Sales | Base Australia Corporate Restaurant Sales | 95,837 | 139,217 | 217,934 | 278,877 | 348,551 | 426,650 | 506,908 | 593,188 | 687,331 |
| Corporate Restaurant Sales | Bear Australia Corporate Restaurant Sales | | | | 278,877 | 336,558 | 398,979 | 461,178 | 526,248 | 595,482 |
| Re | Bull Australia Corporate Restaurant Sales | | | | 278,877 | 363,145 | 461,574 | 566,455 | 682,885 | 813,756 |
| Australia Franchise Royalty Revenue | Base Australia Franchise Royalty Revenue | 23,104 | 28,234 | 40,510 | 51,858 | 65,568 | 80,259 | 95,357 | 111,588 | 129,298 |
| Australia nchise Roy Revenue | Bear Australia Franchise Royalty Revenue | | | | 51,858 | 63,145 | 74,857 | 86,527 | 98,735 | 111,725 |
| Fra | Bull Australia Franchise Royalty Revenue | | | | 51,858 | 68,550 | 87,130 | 106,928 | 128,906 | 153,610 |
| e Fee | Base Australia Franchise Fee Revenue | 590 | 596 | 600 | 645 | 815.5 | 998 | 1,186 | 1,388 | 1,608 |
| Franchise Fee Revenue | Bear Australia Franchise Fee Revenue | | | | 645 | 785 | 931 | 1,076 | 1,228 | 1,390 |
| u. | Bull Australia Franchise Fee Revenue | | | | 645 | 853 | 1,084 | 1,330 | 1,603 | 1,911 |
| USA Corporate Restaurant Sales | Base USA Corporate Restaurant Sales | 2,491 | 2,473 | 5,959 | 10,834 | 19,817 | 23,323 | 29,821 | 36,406 | 46,645 |
| USA Corporate staurant Sa | Bear USA Corporate Restaurant Sales | | | | 10,834 | 21,972 | 26,668 | 35,955 | 46,096 | 62,084 |
| S. | Bull USA Corporate Restaurant Sales | | | | 10,834 | 15,982 | 18,016 | 21,355 | 24,641 | 29,163 |
| Total Rev | Revenue Base | 122,022 | 170,520 | 265,003 | 342,214 | 434,751 | 531,231 | 633,272 | 742,570 | 864,882 |
| otal | Revenue Bear | | | | 342,214 | 422,460 | 501,434 | 584,736 | 672,307 | 770,680 |
| - | Revenue Bull | | | | 342,214 | 448,529 | 567,804 | 696,068 | 838,035 | 998,440 |
| Rate | Base Growth | | 39.7% | 55.4% | 29.1% | 27.0% | 22.2% | 19.2% | 17.3% | 16.5% |
| Growth Rate | Bear Growth | | | | | 23.4% | 18.7% | 16.6% | 15.0% | 14.6% |
| 6 | Bull Growth | | | | | 31.1% | 26.6% | 22.6% | 20.4% | 19.1% |
| | Active Growth | | | 55.4% | 29.196 | 27.0% | 22.2% | 19.2% | 17.396 | 16.596 |

Appendix: Revenue Build growth rates



| Australia Growth | | | | | | | | |
|--|--------|--------|--------|---------|--------|--------|--------|-------|
| Base Australia Corporate Sales Growth Rate | | | | 24.98% | 22.41% | 18.81% | 17.02% | 15.87 |
| Bear Australia Corporate Sales Growth Rate | | | | 20.68% | 18.55% | 15.59% | 14.11% | 13.16 |
| Bull Australia Corporate Sales Growth Rate | | | | 30.22% | 27.10% | 22.72% | 20.55% | 19.16 |
| Base Australia Franchise Sales Growth Rate | | | | 26.44% | 22.62% | 20.47% | 18.64% | 18.24 |
| Bear Australia Franchise Sales Growth Rate | | | | 21.77% | 18.65% | 16.89% | 15.40% | 15.07 |
| Bull Australia Franchise Sales Growth Rate | | | | 32.19% | 27.50% | 24.84% | 22.62% | 22.13 |
| | | | | | | | | |
| Australia growth rate | 40.59% | 54.15% | 27.92% | | | | | |
| USA Growth | | | | | | | | |
| Base USA Growth Rate | | | | 82.91% | 17.69% | 27.86% | 22.08% | 28.13 |
| Bear USA Growth Rate | | | | 102.81% | 21.37% | 34.83% | 28.20% | 34.68 |
| Bull USAGrowth Rate | | | | 47.51% | 12.73% | 18.53% | 15.38% | 18.35 |
| USA Growth Rate | -1% | 141% | 82% | | | | | |

Appendix: Revenue Drivers 1



| Revenue Drivers | | | | | | | | |
|-----------------------------------|---|--------|-------|--------|--------|--------|--------|--------|
| Australia Stores | | | | | | | | |
| Base Australia Stores Growth Rate | - | 0.00% | 0.00% | 16.22% | 13.95% | 12.24% | 10.91% | 9.84% |
| Bear Australia Stores Growth Rate | | | | 13.51% | 11.63% | 10.20% | 9.09% | 8.20% |
| Bull Australia Stores Growth Rate | | | | 19.46% | 16.74% | 14.69% | 13.09% | 11.80% |
| Total Number of Stores | | 159.00 | 185 | 215.00 | 245.00 | 275.00 | 305.00 | 335.00 |
| New Stores | | | 26.00 | 30.00 | 30.00 | 30.00 | 30.00 | 30.00 |
| Base Corporate Stores Growth Rate | | | | 18.75% | 15.79% | 13.64% | 12.00% | 10.71% |
| Bear Corporate Stores Growth Rate | | | | 15.63% | 13.16% | 11.36% | 10.00% | 8.93% |
| Bull Corporate Stores Growth Rate | | | | 22.50% | 18.95% | 16.36% | 14.40% | 12.86% |
| Corporate Stores | | 55 | 64 | 76 | 88 | 100 | 112 | 124 |
| New Corporate Stores | | | 9 | 12 | 12 | 12 | 12 | 12 |
| Base Franchise Stores Growth Rate | | | | 13.85% | 12.16% | 10.84% | 9.78% | 8.91% |
| Bear Franchise Stores Growth Rate | | | | 11.54% | 10.14% | 9.04% | 8.15% | 7.43% |
| Bull Franchise Stores Growth Rate | | | | 16.62% | 14.59% | 13.01% | 11.74% | 10.69% |
| Franchise Stores | | 116 | 130 | 148.00 | 166.00 | 184.00 | 202.00 | 220.00 |
| New Franchise Stores | | | 14 | 18.00 | 18.00 | 18.00 | 18.00 | 18.00 |
| Japanese Stores | | | | | | | | |
| Base Japanese Stores Growth Rate | - | 0.00% | 0.00% | 20.00% | 0.00% | 16.67% | 0.00% | 14.29% |
| Bear Japanese Stores Growth Rate | | | | 16.67% | 0.00% | 13.89% | 0.00% | 11.90% |
| Bull Japanese Stores Growth Rate | | | | 24.00% | 0.00% | 20.00% | 0.00% | 17.14% |
| Number of Franchise Stores | | 4 | 5 | 6.00 | 6.00 | 7.00 | 7.00 | 8.00 |
| New Franchise Stores | | | 1 | 1.00 | 0.00 | 1.00 | 0.00 | 1.00 |
| Singapore Stores | | | | | | | | |
| Base Singapore Stores Growth Rate | 7 | 0.00% | 0.00% | 5.88% | 5.56% | 5.26% | 5.00% | 4.76% |
| Bear Singapore Stores Growth Rate | | | | 4.90% | 4.63% | 4.39% | 4.17% | 3.97% |
| Bull Singapore Stores Growth Rate | | | | 7.06% | 6.67% | 6.32% | 6.00% | 5.71% |
| Number of Franchise Stores | | 16 | 17 | 18.00 | 19.00 | 20.00 | 21.00 | 22.00 |
| New Franchise Stores | | | 1 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |

Appendix: Revenue Driver 2



| USA Stores | | | | | | | | | |
|---|------|---|-------|-------|--------|--------|--------|--------|--------|
| Base USA Stores Growth Rate | • | | 0.00% | 0.00% | 79.35% | 14.29% | 25.00% | 20.00% | 25.00% |
| Bear USA Stores Growth Rate | | | | | 95.22% | 17.14% | 30.00% | 24.00% | 30.00% |
| Bull USA Stores Growth Rate | | | | | 39.67% | 7.14% | 12.50% | 10.00% | 12.50% |
| Corporate Stores | 1 | 1 | 1.460 | 3.78 | 7.00 | 8.00 | 10.00 | 12.00 | 15.00 |
| New Corporate Stores | | | | | 3.00 | 1.00 | 2.00 | 2.00 | 3.00 |
| Australia Store Revenue | | | | | | | | | |
| Base Australia Store Revenue Growth Rate | | | | | 5.25% | 5.71% | 4.55% | 4.48% | 4.66% |
| Bear Australia Store Revenue Growth Rate | | | | | 4.37% | 4.76% | 3.79% | 3.74% | 3.88% |
| Bull Australia Store Revenue Growth Rate | - | | | | 6.30% | 6.86% | 5.46% | 5.38% | 5.59% |
| Australia Population Growth | | | 1.40% | 1.40% | 1.40% | 1.30% | 1.30% | 1.30% | 1.30% |
| Australia Average Convenience Food Prices | - | | 9.19 | 9.44 | 9.68 | 9.92 | 10.18 | 10.44 | 10.66 |
| Australia Convenience Food Price Growth Rate | | | | 2.72% | 2.54% | 2.48% | 2.62% | 2.55% | 2.11% |
| Australia Convenience Food Volume Per Capita | - | | 15 | 15.3 | 15.50 | 15.80 | 15.90 | 16.00 | 16.20 |
| Australia Convenience Food Volume Per Capita Growth | Rate | | | 2.00% | 1.31% | 1.94% | 0.63% | 0.63% | 1.25% |
| Australia Consumer Mexican Food Preference Growth | Rate | | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Franchisee Royalty Rates | | | | | | | | | |
| Base Franchisee Royalty Rates Growth Rate | | | 0.00% | 0.00% | 6.41% | 4.82% | 4.60% | 4.40% | 4.21% |
| Bear Franchisee Royalty Rates Growth Rate | | | | | 5.34% | 4.02% | 3.83% | 3.66% | 3.51% |
| Bull Franchisee Royalty Rates Growth Rate | | | | | 7.69% | 5.78% | 5.52% | 5.27% | 5.05% |
| Implied Franchise Royalty Rate | | | 7.60% | 7.80% | 8.30% | 8.70% | 9.10% | 9.50% | 9.90% |
| Implied Franchise Royalty Rate Growth Rate | | | | | 6.41% | 4.82% | 4.60% | 4.40% | 4.21% |
| New Store Economics Australia | | | | | | | | | |
| Base New Store Economics Australia Growth Rate | | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Bear New Store Economics Australia Growth Rate | | | | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Bull New Store Economics Australia Growth Rate | | | | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

Appendix: Revenue Drivers 3

| 1 | 0 | a |
|---|------|-------------|
| 6 | E | MAN |
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| | gnuc | can Kitchen |

| Japan Store Revenue | | | | | | | | |
|--|----|--------|--------|--------|--------|--------|--------|--------|
| Base Japan Store Revenue Growth Rate | | 0.00% | 0.00% | 4.19% | 3.61% | 3.75% | 3.62% | 3.75% |
| Bear Japan Store Revenue Growth Rate | | | | 3.49% | 3.01% | 3.13% | 3.02% | 3.12% |
| Bull Japan Store Revenue Growth Rate | | | | 5.02% | 4.34% | 4.50% | 4.35% | 4.50% |
| Japan Population | 4 | 124.62 | 124.04 | 123.43 | 122.80 | 122.14 | 121.46 | 120.76 |
| Japan Population Growth | | | -0.47% | -0.49% | -0.51% | -0.54% | -0.56% | -0.58% |
| Japan Average Convenience Food Prices | | 6.6 | 6.94 | 7.19 | 7.41 | 7.65 | 7.89 | 8.15 |
| Japan Convenience Food Price Growth Rate | | | 5.15% | 3.60% | 3.06% | 3.24% | 3.14% | 3.30% |
| Japan Convenience Food Volume Per Capita | * | 27.6 | 27.90 | 28.20 | 28.50 | 28.80 | 29.10 | 29.40 |
| Japan Convenience Food Volume Per Capita Growth Rate | | | 1.09% | 1.08% | 1.06% | 1.05% | 1.04% | 1.03% |
| Japan Consumer Mexican Food Preference Growth Rate | | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| Singapore Store Revenue | | | | | | | | |
| Base Singapore Store Revenue Growth Rate | | 0.00% | 0.00% | 2.49% | 1.71% | 1.17% | 1.74% | 1.59% |
| Bear Singapore Store Revenue Growth Rate | | | | 2.07% | 1.42% | 0.97% | 1.45% | 1.33% |
| Bull Singapore Store Revenue Growth Rate | | | | 2.98% | 2.05% | 1.40% | 2.09% | 1.91% |
| Singapore Population | 4 | 5.92 | 5.94 | 5.98 | 6.02 | 6.07 | 6.11 | 6.15 |
| Singapore Population Growth | | | 0.34% | 0.67% | 0.67% | 0.83% | 0.66% | 0.65% |
| Singapore Average Convenience Food Prices | | 141.8 | 142.9 | 144.4 | 145.9 | 147.5 | 149.1 | 150.5 |
| Singapore Convenience Food Price Growth Rate | | | 0.78% | 1.05% | 1.04% | 1.10% | 1.08% | 0.94% |
| Singapore Convenience Food Volume Per Capita | 4 | 13.1 | 13.10 | 13.20 | 13.20 | 13.10 | 13.10 | 13.10 |
| Singapore Convenience Food Volume Per Capita Growth Ra | te | | 0.00% | 0.76% | 0.00% | -0.76% | 0.00% | 0.00% |
| Singapore Consumer Mexican Food Preference Growth Rate | | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| USA Store Revenue | | | | | | | | |
| Base USA Store Revenue Growth Rate | | 0.00% | 0.00% | 1.99% | 2.98% | 2.29% | 1.73% | 2.50% |
| Bear USA Store Revenue Growth Rate | | | | 1.66% | 2.49% | 1.91% | 1.45% | 2.08% |
| Bull USA Store Revenue Growth Rate | | | | 2.39% | 3.58% | 2.75% | 2.08% | 3.00% |
| USA Population Growth | | | | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% |
| USA Average Convenience Food Prices | | 16.68 | 16.97 | 17.32 | 17.75 | 18.17 | 18.5 | 18.87 |
| USA Convenience Food Price Growth Rate | | | 1.74% | 2.06% | 2.48% | 2.37% | 1.82% | 2.00% |
| USA Convenience Food Volume Per Capita | | 17.4 | 17.40 | 17.30 | 17.30 | 17.20 | 17.10 | 17.10 |
| USA Convenience Food Volume Per Capita Growth Rate | | | 0.00% | -0.57% | 0.00% | -0.58% | -0.58% | 0.00% |
| USA Consumer Mexican Food Preference Growth Rate | | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

Appendix: TGR and Stage 2 Growth Rate



Guzman Y Gomez Ltd: TGR

Active Scenario: Base

| Sustainable Growth Rate | 2025E | 2026E | 2027E | 2028E | 2029E | Average |
|-------------------------|--------|--------|--------|--------|--------|---------|
| NPAT | 8206 | 29527 | 51658 | 78699 | 111537 | |
| Total Equity | 362185 | 391712 | 443370 | 522069 | 633606 | |
| ROE | 2.27% | 7.54% | 11.65% | 15.07% | 17.60% | |
| Retention Ratio | 1 | . 1 | 1 | 1 | 1 | |
| Sustainable Growth Rate | 2.27% | 7.54% | 11.65% | 15.07% | 17.60% | 10.83% |

| Historical Real GDP Growth (Post-GFC and Pre-COV | ID i.e. stable gro | wth years | 5) | | | | | | | | | | | | | |
|--|--------------------|-----------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---------|
| Region | Weighting | 2012A | | 2013A | | 2014A | | 2015A | | 2016A | | 2017A | | 2018A | 2019A | Average |
| Australasia | 93.22% | | 3.75% | | 2.17% | | 2.70% | | 2.59% | i | 2.87% | | 2.72% | 3.01% | 1.90% | 2.71% |
| USA | 1.13% | | 2.29% | | 2.12% | | 2.52% | | 2.95% | | 1.82% | | 2.46% | 2.97% | 2.47% | 2.45% |
| Asia Pacific | 5.66% | | 5.80% | | 5.90% | | 5.72% | | 5.66% | | 5.66% | | 5.68% | 5.43% | 4.35% | 5.52% |
| Weighted GDP Growth | 100.00% | | 3.85% | | 2.38% | | 2.87% | | 2.77% | (| 3.01% | | 2.89% | 3.15% | 2.04% | 2.87% |

| Region | Network Sales | Market Share |
|--------------|---------------|--------------|
| Australasia | 894600 | 93.22% |
| USA | 10800 | 1.13% |
| Asia Pacific | 54300 | 5.66% |
| Total | 959700 | 1 |

Appendix: WACC



| Cost of Debt | |
|-----------------------|-------|
| Pre-tax cost of debt | 4.59% |
| Tax Rate | 30% |
| Post-tax cost of debt | 3.21% |

10-year yield on BBB Corporate Bonds in line with comparator firms

| Leverage (D/V) | |
|----------------|--------|
| D/V | 5.54% |
| E/V | 94.46% |

| Risk Free Rate | | |
|-------------------|------------|-------|
| 10Y AU Government | Bond Yield | |
| 30/0 | 08/2024 | 3.97% |

| Market Risk Premium | |
|----------------------------|-------|
| Equity Market Risk Premium | 6.38% |

| Equity Beta | |
|-----------------------|----------|
| Levered Adjusted Beta | 0.719815 |

| Return on Equity | |
|-----------------------|-------|
| CAPM Return on Equity | 8.56% |

| Weighted Average Cost of Capital | 8.27% |
|----------------------------------|-------|
|----------------------------------|-------|

Calculated Via Comparator firm analysis and returns regression analysis

Appendix: DCF

| 1 | 0 |
|---|--------|
| 1 | 100 |
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| ٨ | YGOMEZ |

| Financial Year | | FY2025E | FY2026E | FY2027E | FY2028E | FY2029E |
|--------------------------------|------------|------------|------------|------------|------------|------------|
| EBITDA | | 53,109 | 84,273 | 117,194 | 157,686 | 206,910 |
| EBIT | | 18,631 | 49,645 | 81,715 | 120,816 | 168,213 |
| Tax Expense | | -3517 | -12654 | -22139 | -33728 | -47801 |
| EBIAT | | 15114 | 36991 | 59575 | 87088 | 120411 |
| Adjustments non-cash Expenses: | | | | | | |
| D&A | | 34,478 | 34,628 | 35,480 | 36,870 | 38,697 |
| Net working Capital | | 1,402 | 2,651 | 2,803 | 3,003 | 3,360 |
| Other Assets/(liabilities) | | 274,629 | -6,217 | -6,979 | -6,549 | -6,885 |
| Capex | | -37,933 | -41,282 | -44,794 | -48,476 | -52,336 |
| Free Cash Flow (FCF) | | 287690 | 26771 | 46085 | 71935 | 103248 |
| Date | 30/08/2024 | 30/06/2025 | 30/06/2026 | 30/06/2027 | 30/06/2028 | 30/06/2029 |
| Difference in Days | | 304 | 669 | 1034 | 1400 | 1765 |
| Discount Period | | 0.83 | 1.83 | 2.83 | 3.84 | 4.84 |
| Discounted Free Cash Flow | | 269277 | 23144 | 36801 | 53046 | 70324 |

| Assumptions | |
|----------------------|-------|
| WACC | 8.27% |
| Terminal Growth Rate | 2.87% |
| Shares Outstanding | 101 |
| Stage 2 Growth Rate | 10.8% |

| Calculating EV | |
|---|-----------|
| Unlevered FCF in last forecast period (t) | 103,248 |
| FCF ^{t+1} | 114,426 |
| Stage 2 Growth Rate (FY30-FY39) | 11% |
| FCF ^{t+16} | 496,397 |
| Terminal Growth Rate | 2.9% |
| Terminal value | 9,200,799 |
| Present value of Terminal value | 1,904,198 |
| Present Value of Stage 2 Cash Flows | 1,278,346 |
| Present value of Stage 1 cash flows | 452,593 |
| Enterprise value | 3,635,137 |

| Calculating Equity Value | | | | | |
|--------------------------------|-----------|--|--|--|--|
| Cash and cash equivalents | 16,385 | | | | |
| Borrowings & Minority Interest | 239,498 | | | | |
| Net debt | 223113 | | | | |
| Equity value | 3,412,024 | | | | |

| Shares outstanding | |
|--------------------|---------|
| Shares outstanding | 101,350 |

| Valuation | |
|-------------|---------|
| Share price | \$33.67 |

| Sensitivity An | alysis | | | | | ١ | NACC | | | | | | | | |
|----------------|--------|---|-------|----|-------|----|-------|----|-------|----|-------|----|-------|----|-------|
| | | | 7.37% | | 7.67% | | 7.97% | | 8.27% | | 8.57% | | 8.87% | | 9.17% |
| | 2.57% | S | 41.54 | S | 38.26 | S | 35.36 | S | 32.80 | S | 30.52 | S | 28.48 | S | 26.65 |
| | 2.67% | S | 42.02 | \$ | 38.65 | S | 35.69 | S | 33.08 | S | 30.76 | S | 28.68 | 5 | 26.81 |
| | 2.77% | S | 42.52 | \$ | 39.07 | \$ | 36.04 | S | 33.37 | s | 31.00 | S | 28.88 | 5 | 26.98 |
| TGR | 2.87% | S | 43.05 | S | 39.50 | S | 36.40 | S | 33.67 | S | 31.25 | S | 29.09 | 5 | 27.16 |
| | 2.97% | S | 43.60 | S | 39.95 | S | 36.77 | S | 33.98 | \$ | 31.51 | S | 29.31 | \$ | 27.35 |
| | 3.07% | S | 44.18 | S | 40.42 | S | 37.16 | S | 34.30 | S | 31.78 | S | 29.54 | S | 27.54 |
| | 3.17% | S | 44.78 | \$ | 40.92 | \$ | 37.57 | \$ | 34.64 | S | 32.06 | \$ | 29.77 | \$ | 27.73 |

| ensitivity Ar | nalysis | | | | | 1 | WACC | | | | | | | | |
|---------------|---------|----|-------|----|-------|----|-------|----|-------|----|-------|----|-------|----|-------|
| | | | 7.37% | | 7.67% | | 7.97% | | 8.27% | | 8.57% | | 8.87% | | 9.17% |
| Rate | 8.83% | \$ | 34.69 | S | 31.94 | S | 29.53 | \$ | 27.41 | S | 25.53 | S | 23.85 | \$ | 22.34 |
| | 9.49% | \$ | 37.26 | \$ | 34.27 | S | 31.65 | \$ | 29.34 | \$ | 27.29 | S | 25.47 | S | 23.83 |
| Growth | 10.16% | \$ | 40.04 | S | 36.78 | S | 33.93 | 5 | 31.42 | S | 29.19 | \$ | 27.21 | \$ | 25.43 |
| Gro | 10.83% | \$ | 43.05 | S | 39.50 | \$ | 36.40 | \$ | 33.67 | 5 | 31.25 | s | 29.09 | S | 27.16 |
| 2 | 11.49% | S | 46.31 | S | 42.44 | S | 39.07 | \$ | 36.09 | \$ | 33.47 | \$ | 31.12 | S | 29.03 |
| ge | 12.16% | 5 | 49.83 | 5 | 45.62 | S | 41.95 | \$ | 38.72 | 5 | 35.86 | S | 33.32 | \$ | 31.04 |
| Stage | 12.83% | S | 53.63 | S | 49.05 | S | 45.06 | \$ | 41.55 | \$ | 38.44 | S | 35.68 | \$ | 33.21 |

Appendix: Relative Valuation



| | Trading comps | | | | | | | |
|------|-------------------------------|-----------|------------|----------|---------------|---------------|---------|----------|
| | Company | Country | Market Cap | EV | LTM EV/EBITDA | NTM EV/EBITDA | LTM P/E | NTM P/E |
| 10 | Dominos Pizza Enterprises Ltd | Australia | 2729.74 | 4086.36 | 11.50x | 10.87x | 29.18x | 20.56x |
| GICS | Collins Food Ltd | Australia | 905.99 | 1656.71 | 7.04x | 7.26x | 16.24x | 17.72x |
| 0 | Retail Food Group Ltd | Australia | 169.46 | 262.46 | 15.56x | 8.54x | 26.61x | 13.60x |
| | Joyfull Co Ltd | Japan | 1128.79 | 1204.33 | 12.12x | #N/A N/A | 38.45x | #N/A N/A |
| | Eternal Hospitality Group Co | Japan | 403.98 | 359.93 | 8.55x | #N/A N/A | 20.76x | 20.41x |
| | McDonald's Holdings Co Japan | Japan | 8313.92 | 7834.98 | 12.99x | 12.56x | 31.03x | 28.82x |
| BICS | Sagami Holdings Corp | Japan | 518.20 | 477.24 | 18.96x | #N/A N/A | 44.73x | #N/A N/A |
| ш | Matsuyafoods Holdings Co Ltd | Japan | 1099.60 | 1211.29 | 11.76x | #N/A N/A | 36.93x | #N/A N/A |
| | KFC Holdings Japan Ltd | Japan | 1468.11 | 1215.88 | 15.15x | #N/A N/A | 34.78x | #N/A N/A |
| | Kimly Ltd | Singapore | 436.24 | 456.40 | 4.38x | 6.18x | 10.90x | 11.07x |
| | YUM! Brands INC | USA | 37934.78 | 49542.78 | 19.33x | 18.30x | 26.66x | 23.92x |
| | Chipotle Mexican Grill INC | USA | 76800.21 | 79589.16 | 36.86x | 35.47x | 53.47x | 51.50x |
| ns | Wingstop INC | USA | 11314.72 | 11989.24 | 74.91x | 59.46x | 120.64x | 102.77x |
| | Shake Shack INC- Class A | USA | 4253.14 | 4772.35 | 24.73x | 28.59x | 215.62x | 138.26x |
| | Cava Group INC | USA | 13037.12 | 13052.51 | 117.59x | 114.35x | 277.82x | 270.24x |

| All Trading LTM EV/EBITDA | | | | | | | | | | |
|---------------------------|---------|---------|---------|---------|--|--|--|--|--|--|
| | Low | High | Mean | Median | | | | | | |
| EV/EBITDA | 11.6x | 22.0x | 26.1x | 15.1x | | | | | | |
| EBITDA 2024A | 27,274 | 27,274 | 27,274 | 27,274 | | | | | | |
| Enterprise Value | 317,180 | 600,817 | 711,735 | 413,100 | | | | | | |
| (-) Net Debt | 223,113 | 223,113 | 223,113 | 223,113 | | | | | | |
| Equity Value | 94,067 | 377,704 | 488,622 | 189,987 | | | | | | |
| Shares Outstanding | 101,350 | 101,350 | 101,350 | 101,350 | | | | | | |
| Share Price | 0.93 | 3.73 | 4.82 | 1.87 | | | | | | |

| All Trading NTM EV/EBITDA | | | | | | | | | | |
|---------------------------|----------|-----------|-----------|-----------|--|--|--|--|--|--|
| | Low | High | Mean | Median | | | | | | |
| EV/EBITDA | 9.1x | 33.8x | 30.2x | 15.4x | | | | | | |
| EBITDA 2025E | 53,109 | 53,109 | 53,109 | 53,109 | | | | | | |
| Enterprise Value | 484,620 | 1,792,523 | 1,601,726 | 819,374 | | | | | | |
| (-) Net Debt | -321,963 | -321,963 | -321,963 | -321,963 | | | | | | |
| Equity Value | 806,583 | 2,114,486 | 1,923,689 | 1,141,337 | | | | | | |
| Shares Outstanding | 101,350 | 101,350 | 101,350 | 101,350 | | | | | | |
| Share Price | 7.96 | 20.86 | 18.98 | 11.26 | | | | | | |

| All NTM P/E | | | | | | | | | | | |
|-------------|-------|-------|-------|--------|--|--|--|--|--|--|--|
| | Low | High | Mean | Median | | | | | | | |
| P/E | 19.1x | 77.1x | 63.5x | 23.9x | | | | | | | |
| EPS 2025E | 0.08 | 0.08 | 0.08 | 0.08 | | | | | | | |
| Share Price | 1.54 | 6.25 | 5.14 | 1.94 | | | | | | | |

| Trading LTM EV/EBITDA | | | | | | | | | | |
|-----------------------|---------|---------|---------|---------|--|--|--|--|--|--|
| | Low | High | Mean | Median | | | | | | |
| EV/EBITDA | 9.3x | 13.5x | 11.4x | 11.5> | | | | | | |
| EBITDA 2024A | 27,274 | 27,274 | 27,274 | 27,274 | | | | | | |
| Enterprise Value | 252,855 | 369,103 | 310,069 | 313,711 | | | | | | |
| (-) Net Debt | 223,113 | 223,113 | 223,113 | 223,113 | | | | | | |
| Equity Value | 29,742 | 145,990 | 86,956 | 90,598 | | | | | | |
| Shares Outstanding | 101,350 | 101,350 | 101,350 | 101,350 | | | | | | |
| Share Price | 0.29 | 1.44 | 0.86 | 0.89 | | | | | | |

| Aus Trading NTM EV/EBITDA | | | | | | | |
|---------------------------|----------|----------|----------|----------|--|--|--|
| | Low | High | Mean | Median | | | |
| EV/EBITDA | 7.9x | 9.7x | 8.9x | 8.5x | | | |
| EBITDA 2025E | 53,109 | 53,109 | 53,109 | 53,109 | | | |
| Enterprise Value | 419,703 | 515,573 | 472,294 | 453,667 | | | |
| (-) Net Debt | -321,963 | -321,963 | -321,963 | -321,963 | | | |
| Equity Value | 741,666 | 837,536 | 794,258 | 775,630 | | | |
| Shares Outstanding | 101,350 | 101,350 | 101,350 | 101,350 | | | |
| Share Price | 7.32 | 8.26 | 7.84 | 7.65 | | | |

| Aus NTM P/E | | | | | |
|-------------|-------|-------|-------|--------|--|
| | Low | High | Mean | Median | |
| P/E | 15.7x | 19.1x | 17.3x | 17.7x | |
| EPS 2025E | 0.08 | 0.08 | 0.08 | 0.08 | |
| Share Price | 1.27 | 1.55 | 1.40 | 1.43 | |

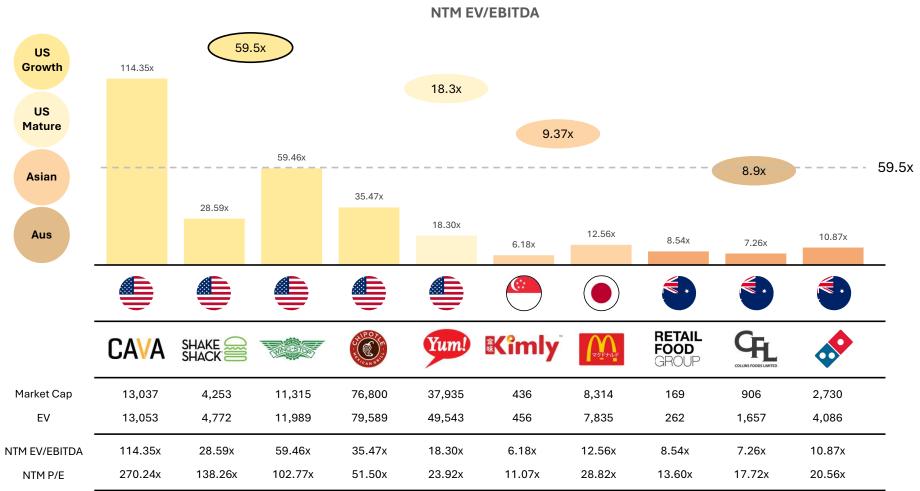
| Trading LTM EV/EBITDA | | | | | | | |
|---------------------------|---------|-----------|-----------|-----------|--|--|--|
| | Low | High | Mean | Median | | | |
| EV/EBITDA | 33.8x | 85.6x | 63.5x | 55.9x | | | |
| EBITDA CY2023A (pre IFRS) | 19,619 | 19,619 | 19,619 | 19,619 | | | |
| Enterprise Value | 663,663 | 1,679,014 | 1,246,245 | 1,096,432 | | | |
| (-) Net Debt | -16,385 | -16,385 | -16,385 | -16,385 | | | |
| Equity Value | 680,048 | 1,695,399 | 1,262,630 | 1,112,817 | | | |
| Shares Outstanding | 101,350 | 101,350 | 101,350 | 101,350 | | | |
| Share Price | 6.71 | 16.73 | 12.46 | 10.98 | | | |

| USA Growth Trading NTM EV/EBITDA | | | | | | | |
|----------------------------------|-----------|-----------|-----------|-----------|--|--|--|
| | Low | High | Mean | Median | | | |
| EV/EBITDA | 28.6x | 114.3x | 59.5x | 47.5x | | | |
| EBITDA CY2024E (pre IFRS) | 38,346 | 38,346 | 38,346 | 38,346 | | | |
| Enterprise Value | 1,096,504 | 4,384,845 | 2,280,388 | 1,820,102 | | | |
| (-) Net Debt | -321,963 | -321,963 | -321,963 | -321,963 | | | |
| Equity Value | 1,418,467 | 4,706,808 | 2,602,351 | 2,142,065 | | | |
| Shares Outstanding | 101,350 | 101,350 | 101,350 | 101,350 | | | |
| Share Price | 14.00 | 46.44 | 25.68 | 21.14 | | | |

| USA Growth NTM P/E | | | | | | | | |
|--------------------|-------|--------|--------|--------|--|--|--|--|
| | Low | High | Mean | Median | | | | |
| P/E | 51.5x | 270.2x | 140.7x | 120.5x | | | | |
| EPS CY2024E | 0.08 | 0.08 | 0.08 | 0.08 | | | | |
| Share Price | 4.17 | 21.88 | 11.39 | 9.76 | | | | |

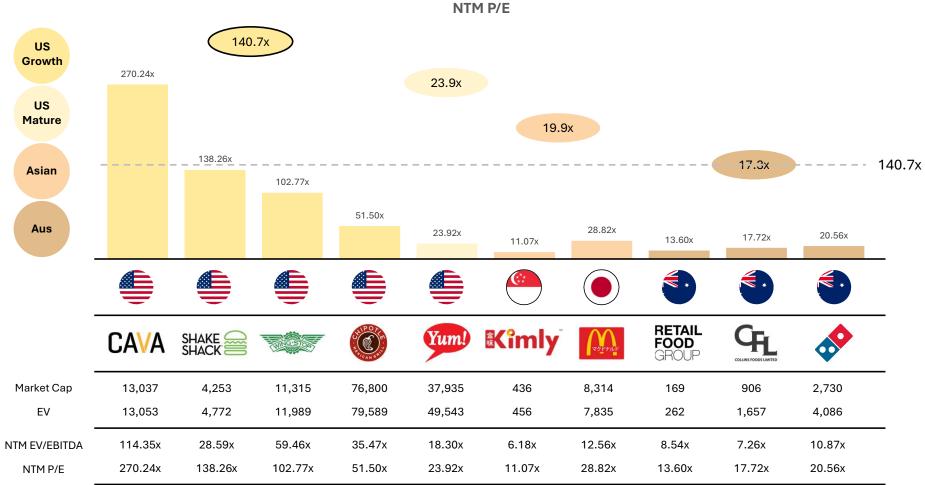
Appendix: Understanding Relative Valuation – NTM EV/EBITDA





Appendix: Understanding Relative Valuation – NTM P/E





Appendix: Target EV/EBITDA (x) IRR



| Initial Growth comps | EV/EBITDA (x) |
|----------------------------|---------------|
| GYG Ltd | 63.52x |
| Chipotle Mexican Grill INC | 36.86x |
| Wingstop INC | 74.91x |
| Shake Shack INC- Class A | 24.73x |
| Cava Group INC | 117.59x |

| Long Run comps | EV/EBITDA (x) |
|-------------------------------|---------------|
| GYG Ltd | 20.71x |
| Dominos Pizza Enterprises Ltd | 11.50x |
| KFC Holdings Japan Ltd | 15.15x |
| YUM! Brands INC | 19.33x |
| Chipotle Mexican Grill INC | 36.86x |

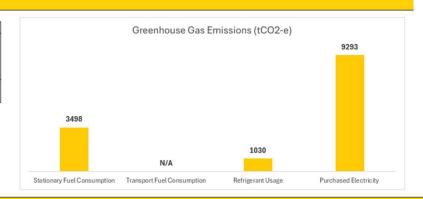
| Initial Growth comp weights | - | 100% | 80% | 60% | 40% |
|-----------------------------|-----------|------------|------------|------------|------------|
| Long Run comp weights | - | 0% | 20% | 40% | 60% |
| | FY2024A | FY2025E | FY2026E | FY2027E | FY2028E |
| EBITDA (pre IFRS) | 19619 | 57073 | 73428 | 105785 | 145502 |
| EV/EBITDA (x) | 185.29x | 63.52x | 54.96x | 46.40x | 37.83x |
| EV | 3635137.4 | 3625421.41 | 4035595.86 | 4908132.45 | 5505059.01 |
| (-) Net Debt | -16385 | -321963.11 | -356965.99 | -412473.26 | -493072.9 |
| Equity Value | 3651522 | 3947384.51 | 4392561.85 | 5320605.71 | 5998131.9 |
| Share Price | 36.03 | 38.9480465 | 43.3405215 | 52.497343 | 59.1823572 |
| Returns | - | 8% | 11% | 21% | 13% |
| 4-year IRR | 13.21% | | | | |

Appendix: ESG Analysis



| Carbon Emissions (FY24) | Emissions (tCO2-e) | Percentage |
|-----------------------------|--------------------|------------|
| Direct Emissions | 4528 | 33% |
| Stationary Fuel Consumption | 3498 | |
| Transport Fuel Consumption | N/A | |
| Refrigerant Usage | 1030 | |
| Indirect Emissions | 9293 | 67% |
| Purchased Electricity | 9293 | |

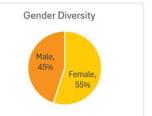
Social Impact



| Leadership Roles Gender Diversity | 2023 | 2024 | Corporate Restaurant Gender Diversity | 2023 | 2024 |
|-----------------------------------|------|------|--|------|------|
| Female | 41% | 46% | Female | 36% | 39% |
| Male | 59% | 54% | Male | 64% | 61% |

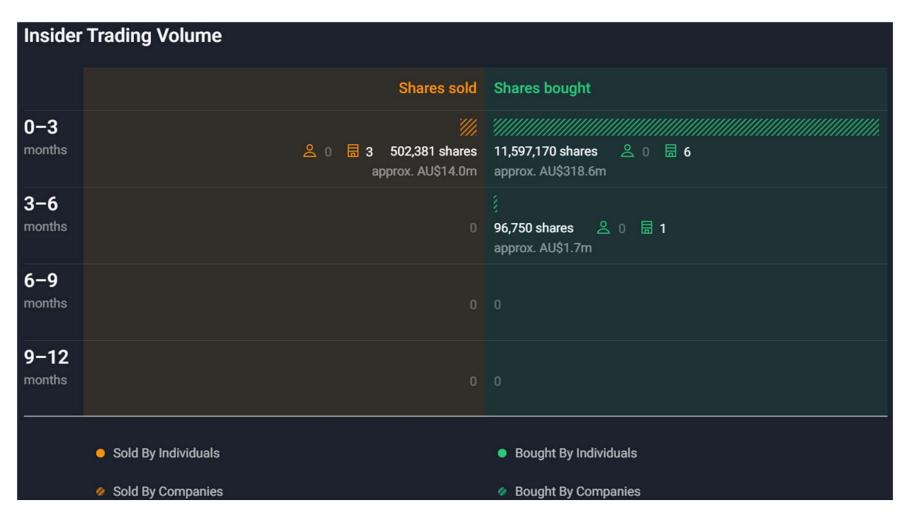
| Company | Country | ESG % score | Env % score | Social % score | Gov % Score | Average ESG Score |
|-------------------------------|--------------|-------------|-------------|----------------|-------------|-------------------|
| Dominos Pizza Enterprises Ltd | Australia | 82.70 | 89.10 | 71.20 | 61.50 | |
| Collins Food Ltd | Australia | 76.90 | 82.10 | 47.10 | 66.70 | 62.07 |
| Retail Food Group Ltd | Australia | 26.60 | 0.00 | 15.10 | 70.50 | |
| Joyfull Co Ltd | Japan | #N/A | #N/A | #N/A | #N/A | |
| Eternal Hospitality Group Co | Japan | 5.10 | 0.00 | 4.20 | 36.50 | |
| McDonald's Holdings Co Japan | Japan | #N/A | #N/A | #N/A | #N/A | |
| Sagami Holdings Corp | Japan | 32.10 | 42.30 | 40.10 | 25.00 | 23.73 |
| Matsuyafoods Holdings Co Ltd | Japan | 34.00 | 51.30 | 29.50 | 9.60 | |
| KFC Holdings Japan Ltd | Japan | #N/A | #N/A | #N/A | #N/A | |
| Kimly Ltd | Singapore | #N/A | #N/A | #N/A | #N/A | |
| YUM! Brands INC | USA | 100.00 | 99.40 | 98.70 | 93.60 | |
| Chipotle Mexican Grill INC | USA | 96.20 | 97.40 | 88.50 | 97.40 | 1 |
| Wingstop INC | USA | 34.00 | 0.00 | 40.10 | 80.80 | 78.07 |
| Shake Shack INC- Class A | USA | 82.10 | 84.60 | 79.50 | 67.30 | |
| Cava Group INC | USA | #N/A | #N/A | #N/A | #N/A | |
| Average | USA/Asia/Aus | 57.0 | 54.6 | 51.4 | 60.9 | |

| Total Gender Diversity | 2024 |
|-------------------------------|------|
| Female | 55% |
| Male | 45% |



Appendix: Insider Trading Volume





Appendix: Zambrero Competitive Overview



Menu Innovation + Health Options

- Fresh and Healthy Options: Offers fresh ingredients like slow-cooked meats and vegetables, catering to health-conscious consumers.
- Customization: Allows customers to build their own meals with various proteins, fillings, and toppings.
- Innovative Menu Items: Features the "IQ Range" with lower-calorie and lower-carb options.



Digital Initiatives

- Loyalty Program: Earn points from purchases 10th classic bowl or burrito free
- Zambrero App



- Customisable Options: Customers can customize their orders to fit their preferences and dietary needs.
- Friendly Staff: Zambrero emphasizes friendly, knowledgeable staff who enhance the dining experience
- Community Engagement: Through the Plate4Plate program, they engage customers in social responsibility, adding a meaningful element to their dining experience
- Contemporary Atmosphere: Modern decor and energetic vibe appeal to younger diners



Appendix: Taco Bell Competitive Overview



Menu Innovation + Health Options

- Taco Bell will launch at least one new product every five weeks, or twice the rate of 2023.
- Creative Combinations: Taco Bell reimagines traditional Mexican foods, like tacos and burritos, in innovative ways. For instance, their "Cheesy Gordita Crunch" features a taco inside a burrito.
- Novel Products: They regularly launch new items that mix familiar flavours with surprising twists, such as the "Volcano" menu items.







Digital Initiatives

- Taco Bell App
- Loyalty program within the app scan points at point of payment and earn 1 taco point for every \$1 spent

- **Digital Integration**: Taco Bell's app and website provide a seamless ordering experience with features like mobile ordering, delivery, and loyalty rewards.
- Affordable Pricing: By offering budget-friendly options, Taco Bell caters to a wide range of customers while maintaining good value for money.
- Fun and Casual Atmosphere: The casual dining environment and playful brand tone contribute to a welcoming and enjoyable customer experience

Appendix: Grill'd Competitive Overview



Menu Innovation + Health Options

- Health-Conscious Offerings: Grill'd focuses on "healthy" burgers, appealing to consumers seeking nutritious and fresh options compared to traditional fast food
- Customizable Menu: They offer a range of gluten-free, vegetarian, and vegan options, catering to dietary preferences and restrictions
- Premium Ingredients: Grill'd emphasises the use of high-quality, locally sourced ingredients, such as grass-fed beef, free-range chicken, and fresh vegetables





Digital Initiatives

- User-friends website and app
- Loyalty Program (Relish): Grill'd's loyalty program, "Relish," offers exclusive discounts, birthday perks, and points for every dollar spent, which can be redeemed for rewards.

- Dine-In and Ambiance: Grill'd offers a casual dining experience with a rustic, modern aesthetic that appeals to health-conscious and eco-friendly consumers
- Customizable Orders: The ability to fully customize burgers, from protein choices to buns and toppings, enhances the customer experience by allowing diners to tailor their meals to their preferences or dietary restrictions
- **Community Engagement**: Grill'd is known for its "Local Matters" initiative, where a portion of proceeds from each burger sold is donated to community organisations. This approach not only builds customer loyalty but also enhances brand image as a community-focused enterprise.



Appendix: GYG Competitive Overview



Menu Innovation + Health Options

- Past ingredient introductions include crispy chicken tenders (2023), soft serve (2022), and shredded mushroom (2021)
- In 2024, the \$12 Chicken Mini Meal and Nacho Sundae were introduced
- 'Clean is the New Healthy' campaign was launched in last 12 months

Digital Initiatives

• In US, launched an updated version of mobile application, supporting increased guest interactions and digital transactions

9:41 MENU COUNTY NEW TOWN 1.23 km PICKUP ASAP 1:06 pm FEATURED MAINS KIDS SIDES DRINKS Mains BURRITOS From \$9.90



- Tailored Menu: Accommodate for shifting consumer preference in menu updates
- **Operational Initiatives:** Improving speed of service, enhancing order accuracy, and ongoing personnel training to ensure the highest quality consumer outcomes
- Restaurant Design: Easily identifiable and vibrant store design to entice guests and generate recurring customers



Appendix: Hamilton Helmer's 7 Powers



| Scale Economics | GYG has achieved scale economies by expanding to 220 stores, enabling bulk purchasing, optimized supply chains, and centralized operations. This allows competitive pricing and higher margins |
|---------------------|---|
| Network Economics | Weak but potentially present through indirect effects like loyalty programs and brand recognition as the chain expands |
| Counter-Positioning | GYG differentiates with fresh, authentic Mexican food, appealing to health-conscious consumers, unlike traditional QSR chains |
| Cornered Resource | GYG's cornered resources include exclusive suppliers, unique recipes, prime real estate, and hard-to-replicate culture and expertise |
| Switching Costs | Switching costs in QSR are low, but GYG can create "soft" costs with strong branding, loyalty programs, and rewards |
| Branding | GYG's strong brand, known for fresh, authentic Mexican food, commands a premium and is hard for competitors to replicate |
| Process Power | GYG benefits from scalable processes, maintaining quality across 220 stores through effective training, quality control, and efficient kitchen operations. Competitors may struggle to replicate this |

7 Powers of Business Strategy

The Foundations of Business Strategy by Hamilton Helmer



| 7 | | | Barrier (to Challenger) | | | | |
|---------------------------|--------------|------------------------------|-------------------------|------------------------------|------------|----------------------|-----|
| Powers by Hamilton Helmer | | Unwilling to Challenge | | Unable to Challenge | | | |
| | | | plus uncertainty | | | | |
| уп | amı | ton Heimer | Collateral Damage | Share Gain Cost / Benefit | Hysteresis | Fiat | |
| (to Power H | ∆ Cost | Input | | Scale | | | |
| | | Scale of Prodnc/ Distn | | Economics | | Cornered Resource | |
| | | Prodnc/Distn Approach | Counter- | | Process | | |
| | Value (=> P | Superior Deliverables | Positioning | Switching Costs | Power | | |
| | | Affective Valence | | | Branding | | Ori |
| | | Uncertainty | | | | | Tak |
| | | Benefits from Other Users | | Network Economics | | | Sta |

Source: Hamilton Helmer Foundations of Business by Hamilton Helmer

Origination

Appendix: Porter's Five Forces



Threat of New Entrants - Moderate

- · While the food industry is relatively easy to enter, GYG benefits from strong brand recognition
- High initial investments for equipment, real estate, and supply chain infrastructure may deter some potential entrants

Bargaining Power of Suppliers - Low-Moderate

• GYG relies on quality ingredients to maintain its brand image, but the company has the ability to switch suppliers if needed due to the broad availability of food suppliers

Threat of Substitutes - High

- · Saturated market means there are numerous substitutes for consumers
- GYG emphasizes the authenticity of its Mexican food, its focus on quality ingredients, and its distinctive branding

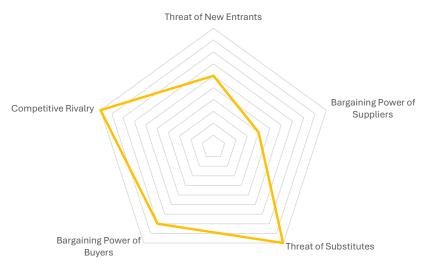
Bargaining Power of Buyers - High

- · Consumers have many options in the fast-casual dining space
- While GYG targets a segment that values quality, customers can easily shift to competitors if prices rise too much or quality is reduced

Competitive Rivalry - High

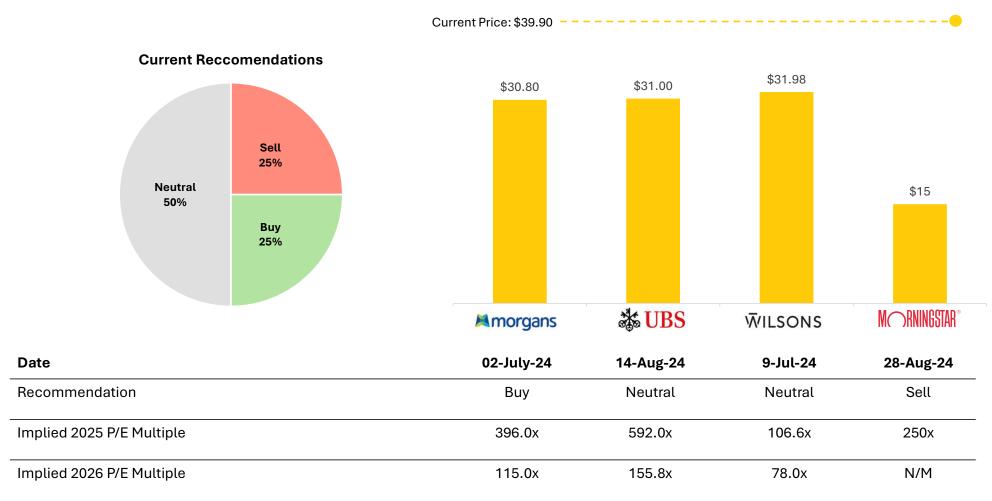
• Competition within QRS industry is very strong with the market being highly saturated. GYG is slightly differentiated due to their high-quality, Mexican products

Illustration of Porter's Five Forces



Appendix: Analyst Price Targets





Appendix: Team Overview





Clare Mar Fan

Degree:
Bachelor of Advanced Finance and
Economics (Honours)



Emily Taylor

Degree:
Bachelor of Advanced Finance and
Economics (Honours)



Ishaan Patel

Degree:
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Economics (Honours)



Riley Muller

Degree:
Bachelor of Advanced Finance and
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