PREMIUM NEXUS JSC

2026 FIRST QUARTER FINANCIAL AND OPERATIONAL REPORT

FORWARD-LOOKING STATEMENTS DISCLAIMER

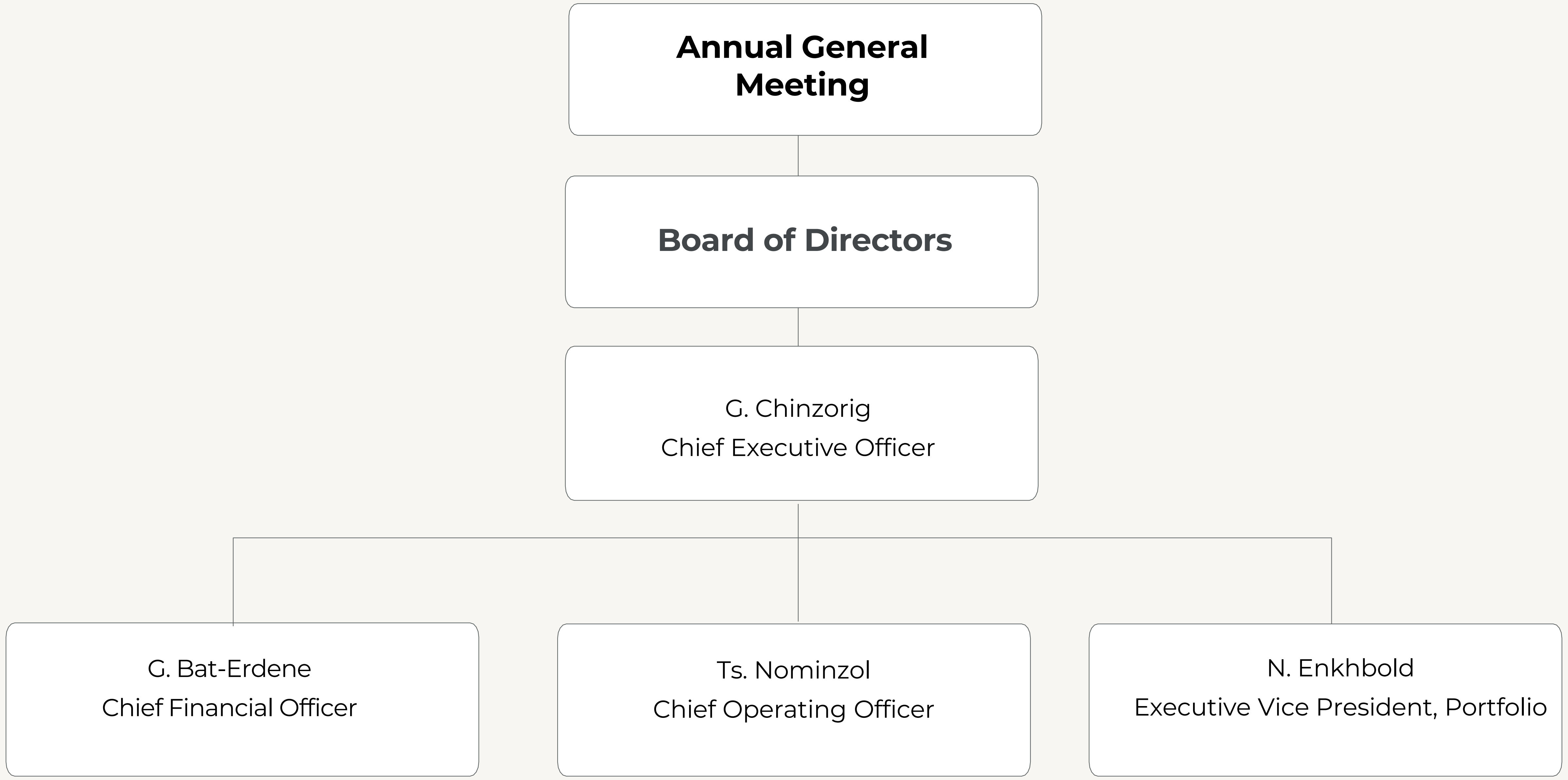
Premium Nexus JSC's report contains certain "forward-looking" statements. Specifically, this report uses words such as "we anticipate, we estimate, we aim, we plan," and similar expressions, as well as words indicating future tense. Please note that forward-looking statements are not a guarantee of future events or conditions, and the circumstances we have projected may not materialize. Therefore, placing excessive reliance on such projections would be inadvisable.

The future direction of the Company's business operations may differ materially depending on factors such as risks and uncertainties, and other factors not limited to these. Therefore, it would be one-sided to take forward-looking statements and projections at face value as certainties that will materialize, given these risks and uncertainties. Furthermore, the Company hereby states that it has no obligation to update or revise any forward-looking projections contained in this report as a result of new information, future differing outcomes, or any other requirements.

Contents

About the company

CORPORATE GOVERNANCE



About the company

BUSINESS STRUCTURE

Premium Nexus JSC

- 74.59% Chinggis Beer LLC
  - 100% Chinggis Beer Club LLC
- 74.59% Central Commerce LLC
- 100% Premium Commerce LLC
- 100% Central Foods LLC
- 100% Stora Central LLC
- 90.91% Central Coffee Roasting LLC
- 100% Premium United LLC

PREMIUM NEXUS ECOSYSTEM AND ITS COMPETITIVE ADVANTAGES

Internationally Standardized Food

Across all stages of the food value chain, we implement rigorous food safety and quality control measures aligned with international standards and best practices. As a result, domestic manufacturers are able to achieve HACCP certification, elevating industry standards and creating opportunities to lead the market.

High Standards and Broad ESG Practices

As part of the CU ecosystem, suppliers—particularly small and medium-sized enterprises—gain access to Premium Nexus's internationally aligned ESG (Environmental, Social, and Governance) standards. This enables them to enhance their own operations while contributing to a more sustainable and responsible business environment.

Logistics and Integrated Distribution Efficiency

Given Mongolia's current infrastructure conditions, logistics costs account for approximately 30% of the total product cost, which is 2-3 times higher than the global average. By strengthening and optimizing its logistics infrastructure, Premium Nexus aims to reduce these inefficiencies and significantly enhance overall distribution efficiency.

Customer Satisfaction

Through close collaboration between CU convenience stores and manufacturers, products are developed and tailored to better meet customer needs. This approach enhances customer satisfaction and helps build a strong base of loyal customers.

Aligned Interests of Investors

By integrating businesses that support and compliment the CU convenience store network under a unified structure, Premium Nexus creates meaningful synergies. This integration allows investors to fully benefit from the value generated across the ecosystem.

Employee Growth and Satisfaction

Employees benefit from being part of one of Mongolia's leading companies, with clear pathways for career advancement. They also gain access to continuous learning and development opportunities, allowing them to grow professionally while contributing to the Company's success.

CU convenience store

KEY OPERATIONAL INDICATORS OF PREMIUM NEXUS JSC

Largest Chain Store Network

Top 100 Enterprises of Mongolia 2024 #7

Leading Retail Company

Market Capitalization: 295 Billion MNT

Consolidated Total Net Sales
188+ billion MNT

Number of stores
557

Number of Employees
5,000+

Number of Daily Customers
200,000+

Partner Organizations
500+

Shareholders
9,960

+557 stores
3,800+ Store Staff

Logistics Base
120+ Logistics Staff

2 Distribution Centers
240+ Employees

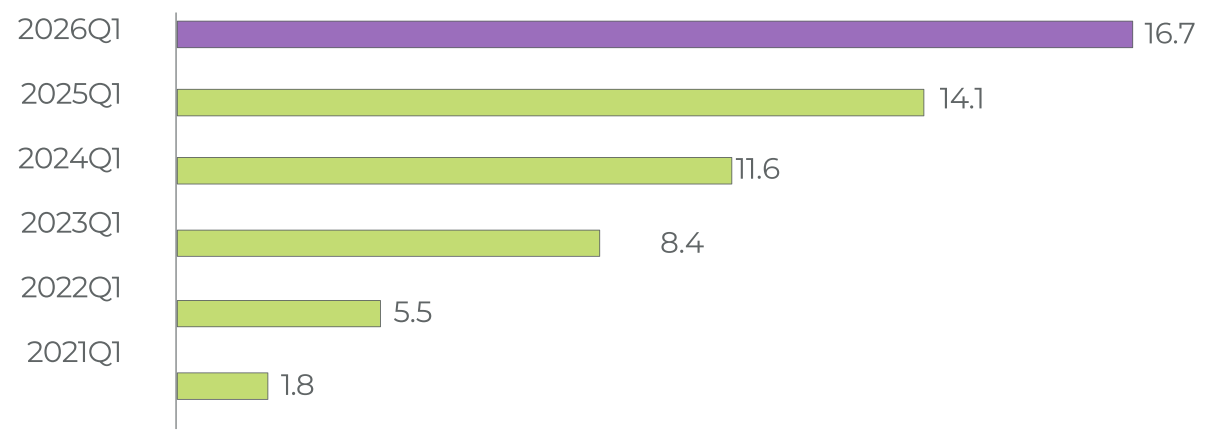
Food Production Facility
200+ Factory Workers

Head Office
350+ Office Employees

CU convenience store

KEY OPERATIONAL INDICATORS OF CU CONVENIENCE STORE

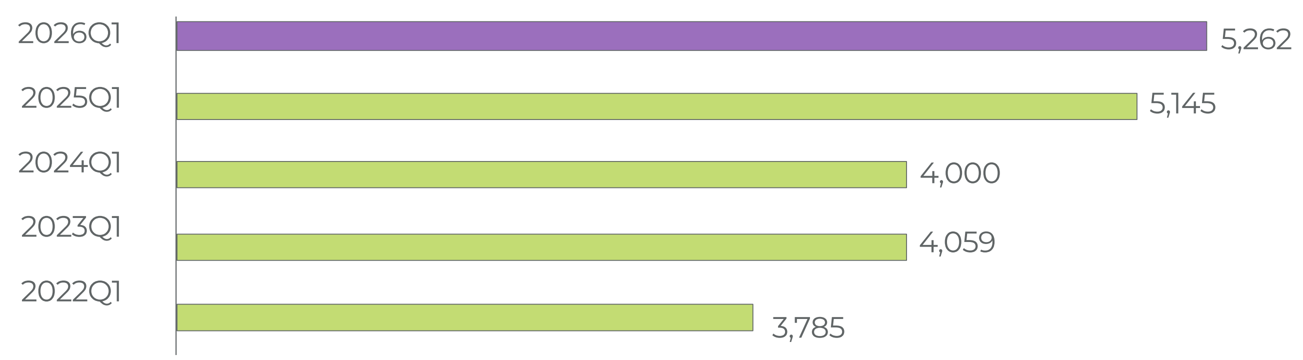
Number of customers (million)



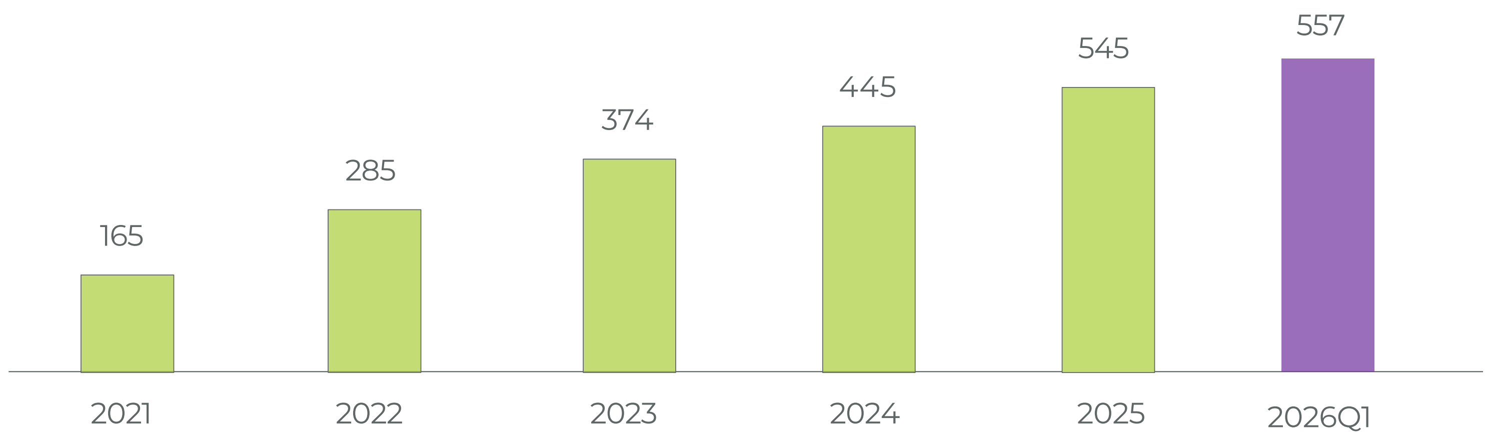
Number of stores

	2025Q1	2026Q1	Growth
Ulaanbaatar	397	456	+59
Regional areas	69	101	+32
Total	**466**	**557**	**+91**

Number of employees



Number of stores



Number of employees, representing the unduplicated total of social insurance contributors during the reporting period.

CU COMPARABLE AND TOTAL STORE PERFORMANCE

Comparable Store Performance

This compares the performance of 427 stores that operated fully in Q1 of both 2025 and 2026. Comparing the daily average figures for 2024 and 2025 across these stores, the number of customers grew by 7.6%, average daily sales increased by 7.1%, and the average basket size decreased by 0.5%.

Comparable Store Performance

	2026 Q1
Daily Average Sales Growth	7.1%
Daily Average Customer Growth	7.6%
Basket Value Growth	-0.5%

Number of Comparable Stores: 427

Total Store Performance

When this metric is calculated across all stores—covering 446 stores operating in Q1 2024 and 557 stores in Q1 2025—the number of customers decreased by 1%. However, the average basket value increased by 1%, resulting in no change in average daily sales. As newly opened stores grow rapidly, their early-stage maturation period tends to lower the system-wide average daily customer count. Therefore, store growth is more accurately measured using comparable store performance.

Total Store Performance

	2026 Q1
Daily Average Sales Growth	0%
Daily Average Customer Growth	-1%
Basket Value Growth	1%

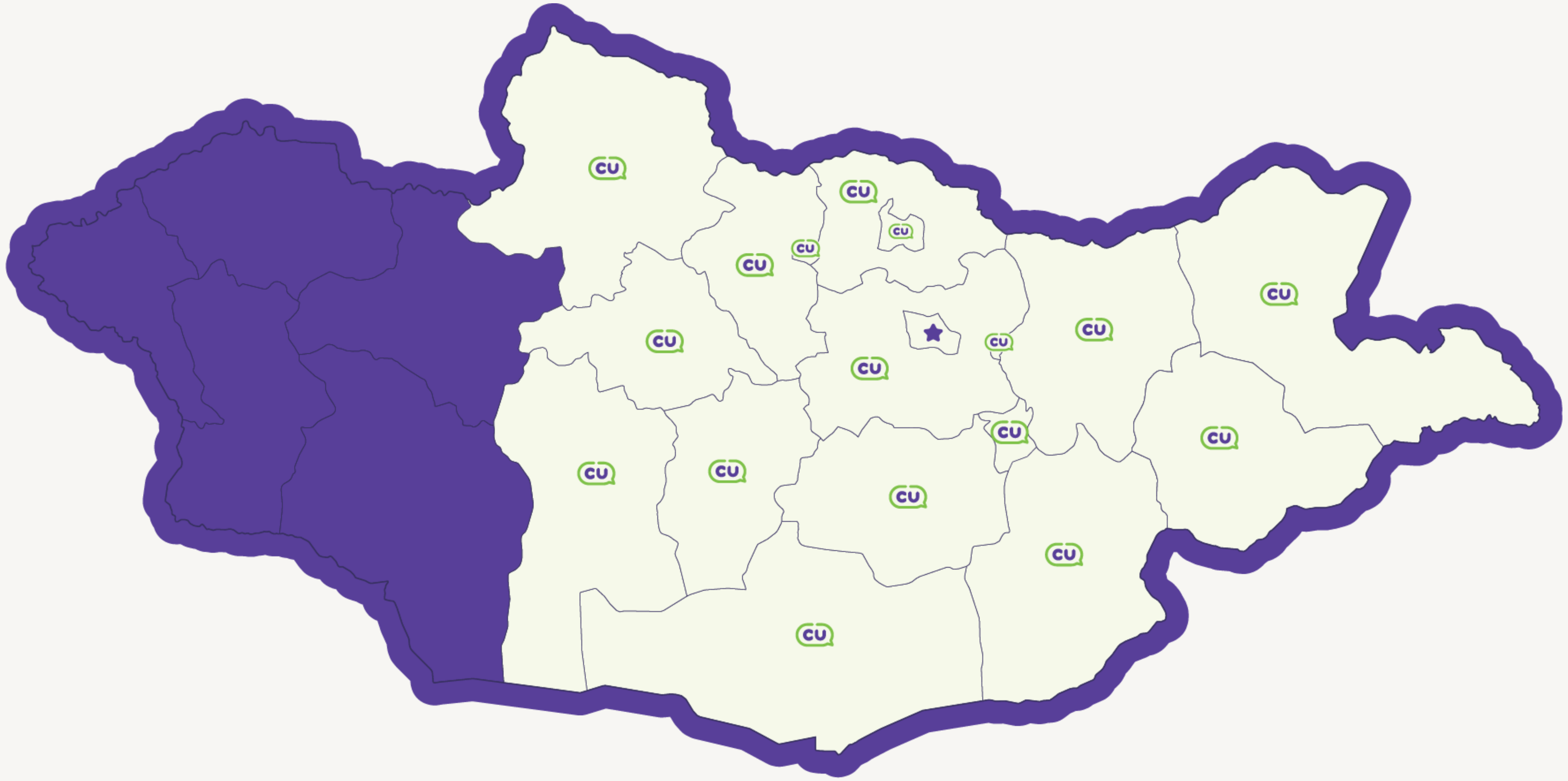
Number of Total Stores: 446 → 557

CU CONVENIENCE STORE

Highlights

- Opened 20 new stores and closed 8, bringing the total number of stores to 557.
- There are 456 stores operating in Ulaanbaatar and 101 stores in regional areas.
- The network has expanded to a total of 16 provinces.

	2025	2026Q1
Number of CU convenience stores	545	557



CU Convenience stores aim to provide services that meet international standards to both domestic customers and international tourists visiting Mongolia. In line with this goal, new branches have been opened in provinces located far from Ulaanbaatar, including Khuvsgul, Bayankhongor, and Dornod, bringing CU's operations to a total of 16 provinces across Mongolia. Through its successful nationwide expansion, CU Convenience stores are contributing to regional economic development by creating new jobs, while also fostering cooperation with local residents and organizations, thereby enabling shared progress and development.

2026 first quarter highlights

CU CONVENIENCE STORE

Featured Products

- KHUVSGUR -

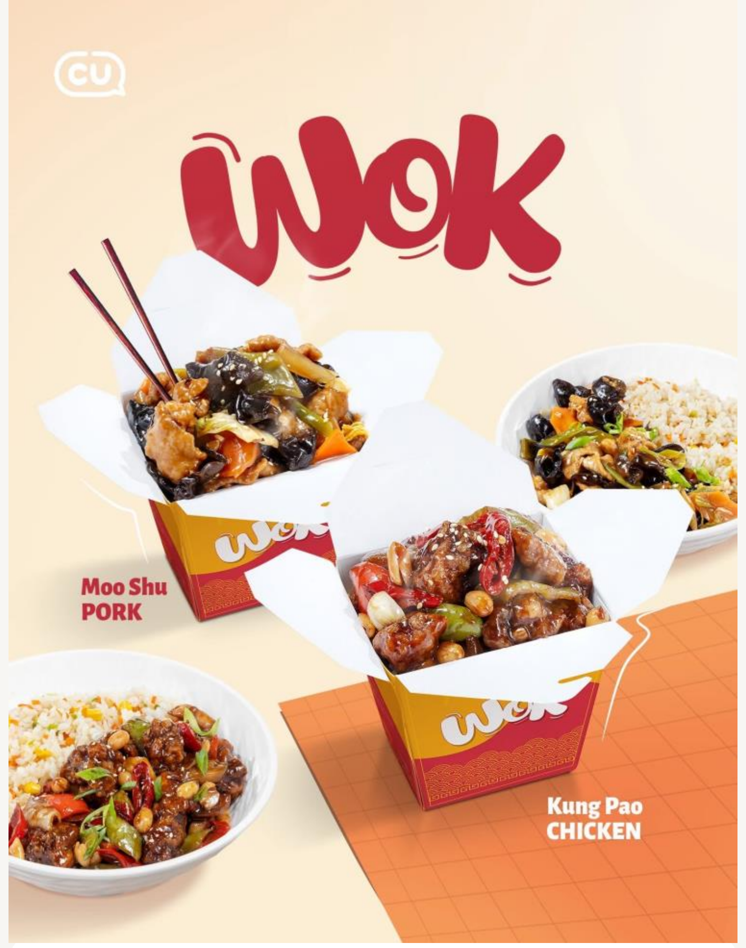
The quality of the Khuvsgur dumplings and rolls has been improved, and the KHUVSGUR brand has been relaunched.

- Bigger Bite – Hot Dog-

One of our signature brand products, the hot dog, has been completely revamped and relaunched as a larger and more flavorful version.

- KFOOD Sensation -

A popular Korean street food, tteokbokki, has been reimagined in a simple and innovative way, now available to enjoy hot and fresh.



- Wok Taste -

Bringing the closest experience to WOK flavors, we have introduced four types of WOK dishes for the first time.

2026 first quarter highlights

CU CONVENIENCE STORE

Featured Products

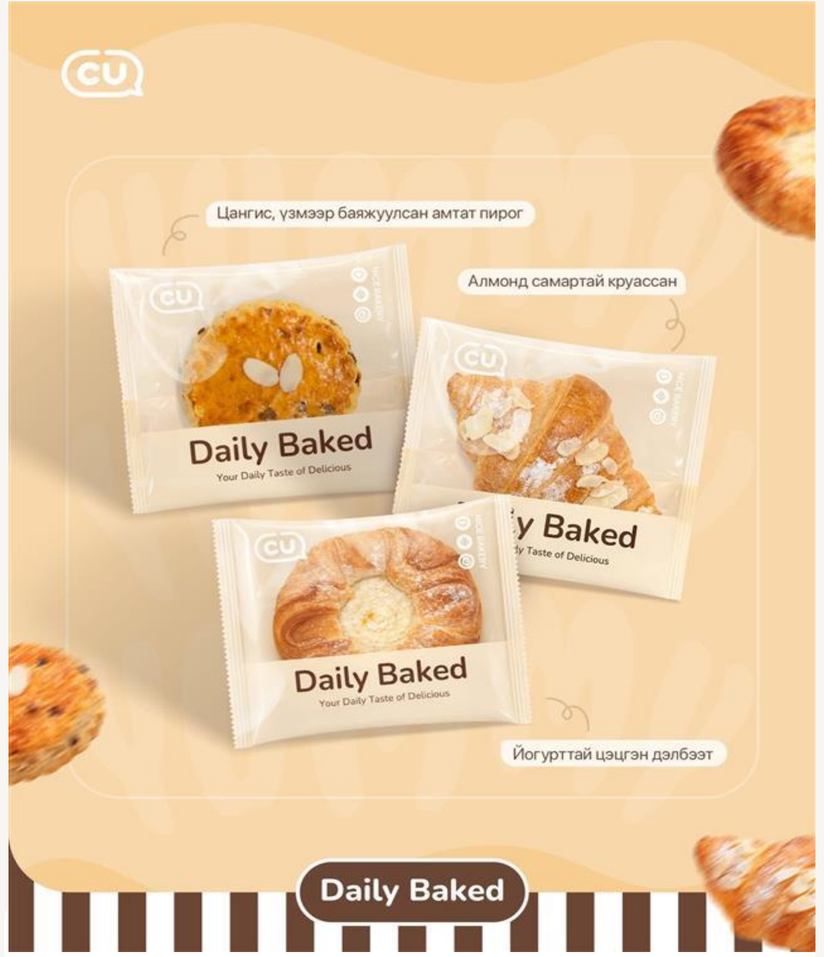
- **CHERRY BLOSSOM SERIES-**

A new sakura series has been added to CU to welcome the spring season. A fresh new lineup featuring GET coffee and delicious bakery products has been introduced.

- **HOME FOOD-**

CU's private label food products in small packaging, designed for small families and individuals living alone, continue to expand their range.

Eggs, sandwich bread, sandwich ham, and an even wider selection are now available at CU branches, making everyday shopping more convenient.



- **DAILY BAKED-**

New varieties of Daily Baked morning tea and afternoon snack products have been introduced.

2026 first quarter highlights

CENTRAL COMMERCE LLC

ASAHI SUPER DRY X MANCHESTER CITY

Asahi Super Dry beer has a partnership with Manchester City football club in England, and Central Commerce LLC has begun implementing the Manchester City campaign in Mongolia for the first time. As part of this campaign, various promotions are being carried out, one of which is a lucky draw sale giving 4 customers the chance to watch a Premier League match at Etihad Stadium in Manchester, England.

The following promotions are being implemented in Mongolia as part of the campaign:

- Asahi Super Dry x ManCity special merchandise products
- Lucky draw: Chance to watch a Premier League match in Manchester, England — 4 people
- Erling Haaland signed Manchester City jersey
- Lucky draw and rewards programs

CHINGGIS BEER X PRIMEAT CHEFS SPECIAL

With the goal of celebrating Mongolia's finest chefs, letting customers taste their signature dishes, and making a valuable contribution to restaurant culture, Chinggis Beer has partnered with the Primeat brand to launch the "Chefs Special" competition.

Within this competition, head chefs introduce and add to their menus signature dishes made with Primeat meat that pairs perfectly with Chinggis beer, competing by sales volume — making it an effective initiative that supports sales channels.

THE PERFECT PAIRING OF FOOD AND DRAFT BEER

This competition is an event that demonstrates how national brands and skilled professionals can collaborate to create value together.

CHINGGIS BEER LOYALTY

Under the Chinggis Loyalty program, 45 customers are rewarded each quarter, strengthening partnerships and supporting stable sales growth through engagement. This program, which began in 2025, is successfully running for its second year, and in January 2026, the top customers of 2025 were recognized.

The following updates were made to the 2026 Chinggis Loyalty program:

- A system allowing customers to monitor their own points has been introduced, enabling them to view and track their points at any time.
- Customers can now spend their accumulated points whenever they wish, selecting products that match their point balance.

2026 first quarter highlights

CHINGGIS BEER LLC

In Q1 2026, the production and operations of Chinggis Beer LLC proceeded steadily and without interruption. Production was carried out according to plan, with regular quality control conducted on products to ensure they met product standards and requirements. Occupational safety and hygiene requirements were adhered to, with regular monitoring to ensure a safe working environment for employees. Internal training and on-the-job guidance were consistently conducted to enhance employee knowledge and skills, with attention given to internal operational coordination and work efficiency.

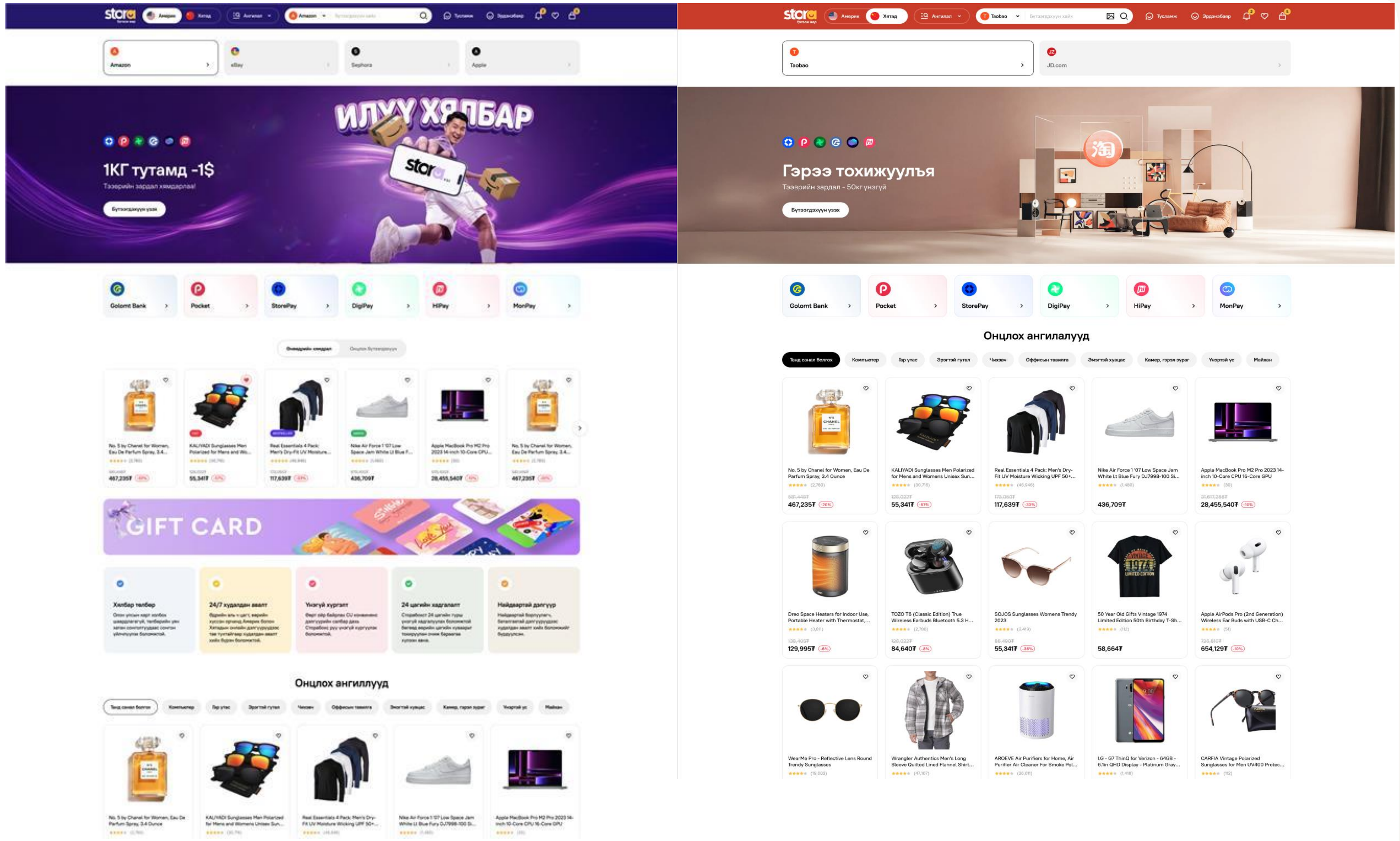
CENTRAL COFFEE ROASTING LLC

In Q1 2026, the company's operations continued steadily, with performance in core sales channels proceeding normally. The introduction of the Origin brand into retail sales channels laid the foundation for diversifying the revenue structure and brought the company closer to consumers. Although volatility in raw material prices for green coffee beans continued, the supply strategy and cost impact were managed effectively. Going forward, the company will focus on developing new growth channels, maintaining cost efficiency, and strengthening brand positioning.

2026 first quarter highlights

STORA CENTRAL LLC

Stora Central LLC has introduced Stora version 2.1, with a system update categorized by shopping behavior, aimed at making the experience of using the consumer online shopping platform easier and saving customers' time. With this update, the following features have been developed: browsing products listed on major American and Chinese trading platforms by category, viewing the most frequently ordered and in-demand products, and recommending products based on the customer's purchase history — along with an updated, more intuitive system interface.



2026 first quarter highlights

STORA CENTRAL LLC

During these economically challenging times, Stora Central LLC, with the goal of supporting its customers in shopping more economically, reduced US shipping rates by 20% in Q1 2026 and delivered goods arriving from China with free shipping directly to customers. This pricing policy allowed customers to order needed products from abroad at lower prices and save on shipping costs.

Additionally, Stora boxes located in 12 selected CU branch stores were enlarged, enabling customers to pick up larger-sized goods not from the Stora warehouse, but from a nearby CU branch store.

Consolidated Income Statement

In millions MNT	2024 Q1	2025 Q1	2026 Q1
Total net sales revenue	110,927.5	152,195	188,937
Cost of sales	95,843.7	126,734	158,581
Gross profit	15,083.8	25,461	30,356
Gross margin	*3.6%*	*16.7%*	*16.1%*
Operating Expenses	4,226.0	7,930	11,105
EBITDA	10,857.8	17,531	19,251
EBITDA margin	*9.8%*	*11.5%*	*10.2%*
Depreciation & Amortization	7,961.6	9,848	14,243
Non-cash items	1,248.4	(103)	12
EBIT	4,144.6	7,581	5,020
Financing cost	4,980.7	4,891	8,563
EBT	(836.0)	2,690	(3,543)
Income tax	1.2	(81)	(148)
Net Profit/(loss)	**(837)**	**2,771**	**(3,395)**
Net profit margin	*-0.8%*	*1.8%*	*-1.8%*

Consolidated Balance Sheet

In millions MNT	2024 /Audited/	2025 /Audited/	2026Q1 /Unaudited/
Total current assets	**78,429**	**116,044**	**110,670**
Cash and cash equivalents	10,432	21,732	19,133
Accounts receivables	6,042	10,320	16,576
Inventory	47,195	67,460	54,304
Other current assets	14,760	16,532	20,657
Total non-current assets	**235,502**	**322,289**	**330,026**
Tangible and Intangible assets	157,907	229,177	218,226
ROU assets	60,569	79,127	78,591
Other non-current assets	17,026	13,985	33,209
TOTAL ASSETS	**313,931**	**438,333**	**440,696**
Total current liabilities	**116,242**	**166,442**	**158,101**
Accounts payables	56,829	73,046	84,381
Current loans and borrowings	25,360	41,508	36,848
Other current liabilities	34,053	51,888	36,872
Total non-current liabilities	**94,900**	**157,664**	**179,300**
Non-current loans and borrowings	23,888	79,300	101,233
Other non-current liabilities	71,012	78,364	78,067
Total equity	**102,789**	**114,227**	**103,295**
Common shares	111,425	111,425	111,425
Treasury shares	-	(5,050)	(7,636)
Share premium	45,758	33,134	28,273
Other parts of equity	319	319	319
Non-controlling interests	8,873	17,116	17,493
Retained earnings	(63,586)	(42,717)	(46,579)
TOTAL EQUITY AND LIABILITIES	**313,931**	**438,333**	**440,696**

Consolidated Statement of Cash Flows

In millions MNT	2024 Q1	2025 Q1	2026 Q1
Cash flows from operating activities			
Cash inflow (+)	126,752	180,995	222,681
Cash outflow (-)	(123,494)	(162,386)	(207,756)
Net cash flows from operating activities	**3,258**	**18,609**	**14,925**
Cash flows from investing activities			
Cash inflow (+)	1,245	345	488
Cash outflow (-)	(4,088)	(18,300)	(16,742)
Net cash flows used in investing activities	**(2,843)**	**(17,955)**	**(16,254)**
Cash flows from financing activities			
Cash inflow (+)	8,276	115,100	139,785
Cash outflow (-)	(5,778)	(120,012)	(141,024)
Net cash flows from/used in financing activities	**2,498**	**(4,912)**	**(1,239)**
Cash and cash equivalents foreign exchange difference	(28)	(23)	(31)
Net cash flows	**2,885**	**(4,281)**	**(2,599)**
Cash and cash equivalents beginning balance	**2,981**	**10,432**	**21,732**
Cash and cash equivalents ending balance	**5,866**	**6,151**	**19,133**

Share Price Movement

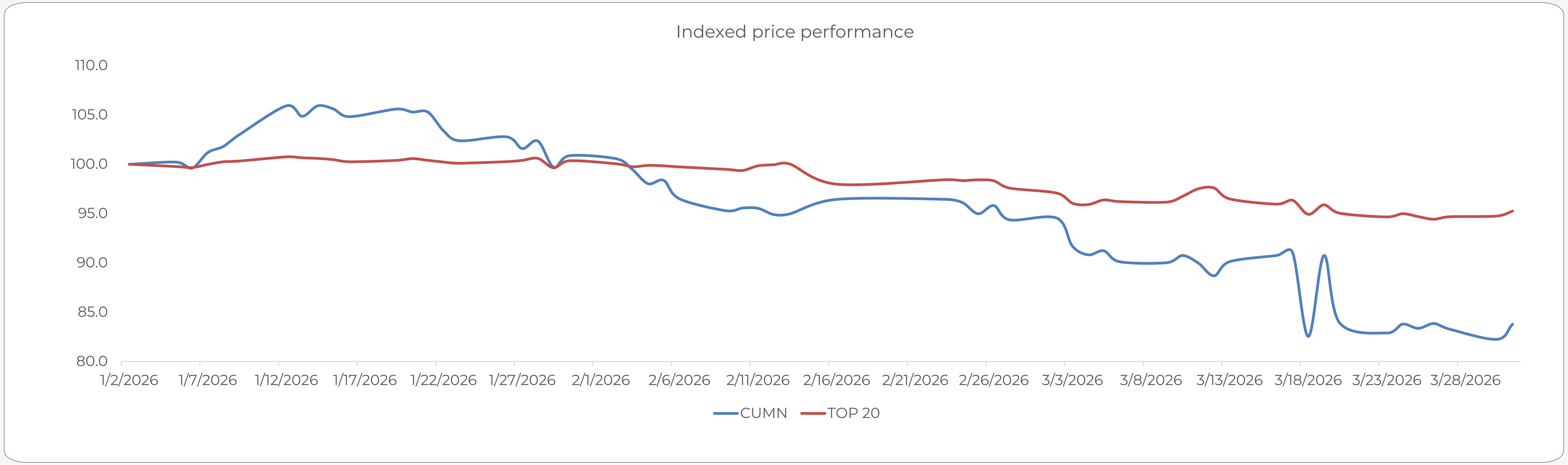
Premium Nexus JSC (CUMN):

As of March 31, 2026:

₮265

Opening Price: 265
Total Issued Shares: 1,114,252,034
Closing Price: 265

Shares Outstanding: 1,114,252,034
52-Week: 180.05 - 335
Market Capitalization: 295,276,789,010



Thank You for Your Attention

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