PREMIUM NEXUS JSC

Financial and Operating Report for the First Half of 2026

Forward-Looking Statement Disclaimer

- This report of Premium Nexus JSC contains forward-looking statements. These statements can be identified by terms such as “we expect,” “we estimate,” “we aim,” “we plan,” or similar expressions, as well as statements written in the future tense.
- Forward-looking statements are not guarantees of future performance, and actual results may differ materially from those anticipated. Therefore, undue reliance should not be placed on these statements.
- The Company’s business operations and performance may be affected by risks, uncertainties, and other factors described in the “Management Discussion and Analysis” section of this report. Considering these risks and uncertainties, it would be inappropriate to interpret forward-looking statements as definitive outcomes.
- Furthermore, the Company undertakes no obligation to update or revise any forward-looking statements contained in this report to reflect new information, future events, or other circumstances.

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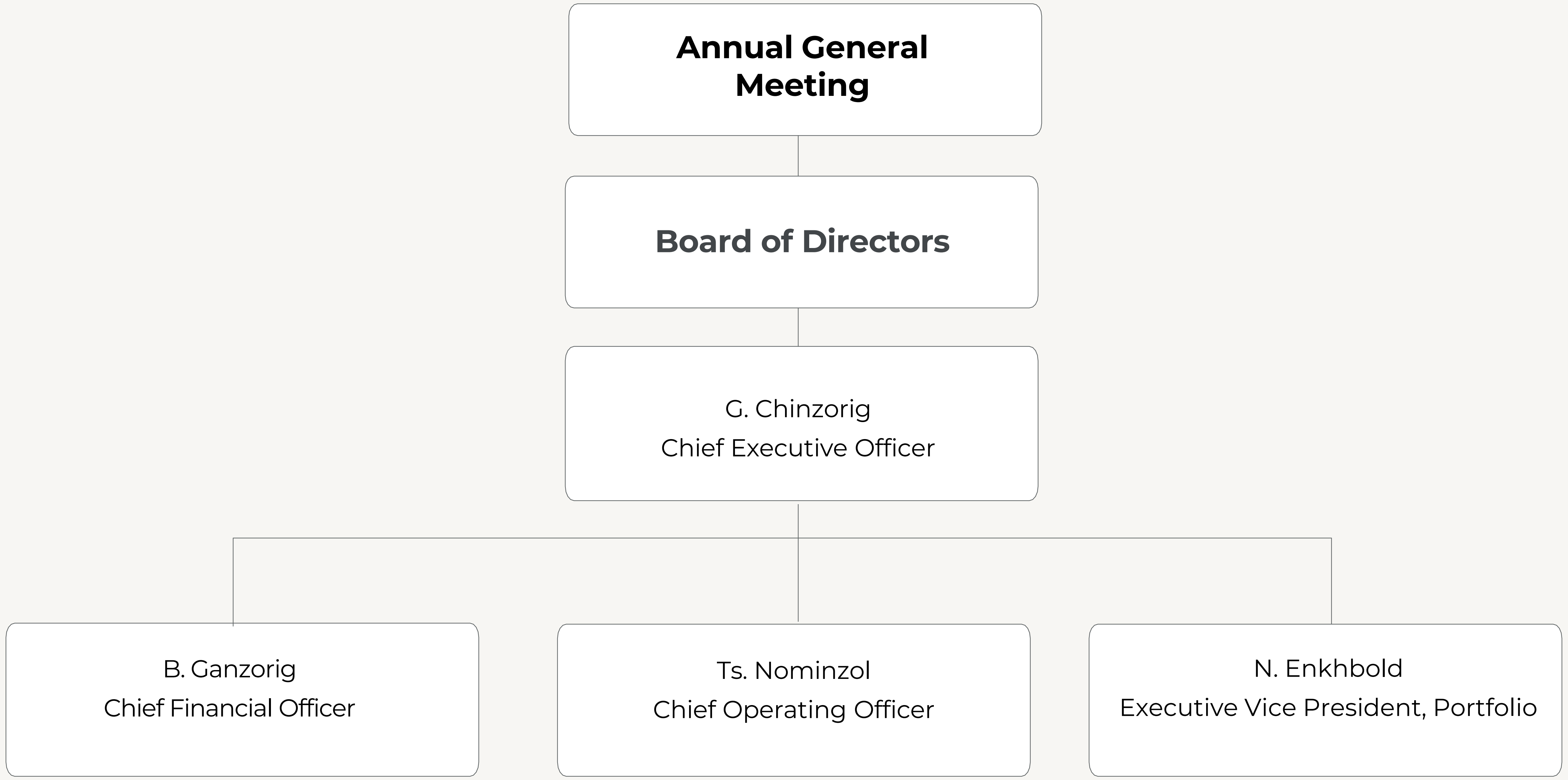


About the Company

BUSINESS STRUCTURE

Premium Nexus JSC

- 73.2% Chinggis Beer LLC
  - 100% Chinggis Beer Club LLC
- 73.2% 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 based on international standards and best practices. As a result, domestic manufacturers achieve HACCP certification, elevating industry standards to a new level and creating opportunities to lead the market.

High Standards and Broad Scope in ESG Practices:

By becoming part of the CU convenience store network ecosystem, suppliers—particularly small and medium-sized enterprises—gain the opportunity to adopt Premium Nexus's internationally aligned ESG (Environmental, Social, and Governance) practices into their own operations.

Logistics and Integrated Distribution Efficiency:

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

Customer Satisfaction:

Through collaborative product development between CU convenience stores and manufacturers, products can be tailored to meet customer needs more precisely. This approach enables higher levels of customer satisfaction and helps increase the number of loyal customers.

Common interest of investors:

By integrating businesses related to and supported by the CU convenience store network under one structure, these businesses can collectively create significant value through synergy. This integration enables investors to fully benefit from all the opportunities generated by this synergy.

Employee Growth and Satisfaction:

Employees benefit from the opportunity to work as part of one of Mongolia's leading company, with clear pathways for career advancement within the corporation. They also gain access to development opportunities and can learn from Premium's best practices, contributing to both personal and professional growth

CU convenience store business

Key Operating Indicators of Premium Nexus JSC

Largest Store Network

Mongolia's TOP 100 Enterprises for 2025 #7

Mongolia's Leading Retail Company

Market Capitalization: 296 billion MNT

Consolidated Total Net Sales
430+ billion MNT

Number of stores
603

Number of Employees
5,000~

Number of Daily Customers
200,000+

Partner Organizations
400+

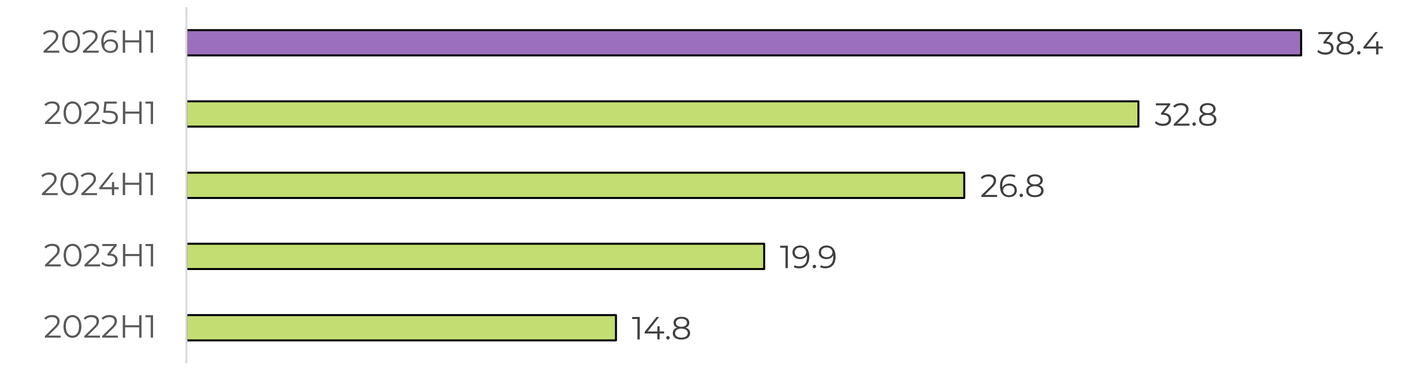
Shareholders
10,211

+603 Stores
4,000~ Store Staff

CU convenience store business

KEY OPERATIONAL INDICATORS OF PREMIUM NEXUS JSC

Number of customers (million)

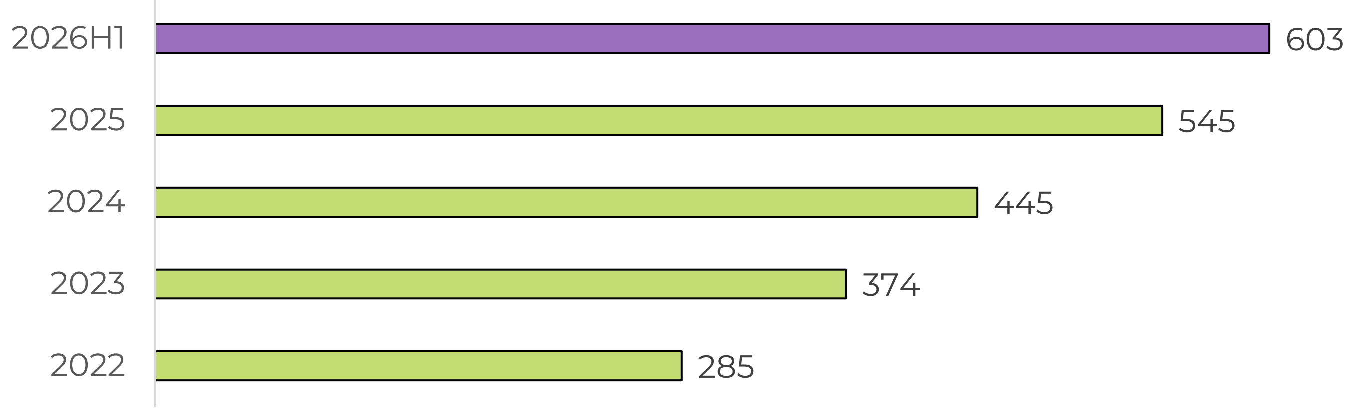


Number of stores

	2025H1	2026H1	Growth
Ulaanbaatar	417	491	+74
Regional areas	80	112	+32
Total	**497**	**603**	**+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 487 stores that were in full operation during H1 2025 and H1 2026. Comparing these stores' average daily figures for 2025 and 2026, the number of customers increased by 3.3%, average daily sales increased by 1.7%, while the average basket size (average purchase amount per transaction) decreased by 1.6%

Comparable Store Performance

	2025 H1 -> 2026 H1
Daily Average Sales Growth	1.7%
Daily Average Customer Growth	3.3%
Basket Value Growth	-1.6%

Number of Comparable Stores: 487

Total Store Performance

However, when calculated across all stores — i.e., 497 stores that were operating in H1 2025 (including closed stores) and 603 stores that operated in H1 2026 — the number of daily customers decreased by 3%, while the average basket size increased by 1.9%, resulting in a 2% decrease in average daily sales.

Since rapidly growing new stores lower the system-wide average daily customer count due to their ramp-up period, store growth is measured using the performance of comparable stores.

Total Store Performance

	2025 H1 -> 2026 H1
Daily Average Sales Growth	-2.0%
Daily Average Customer Growth	-3.0%
Basket Value Growth	1.9%

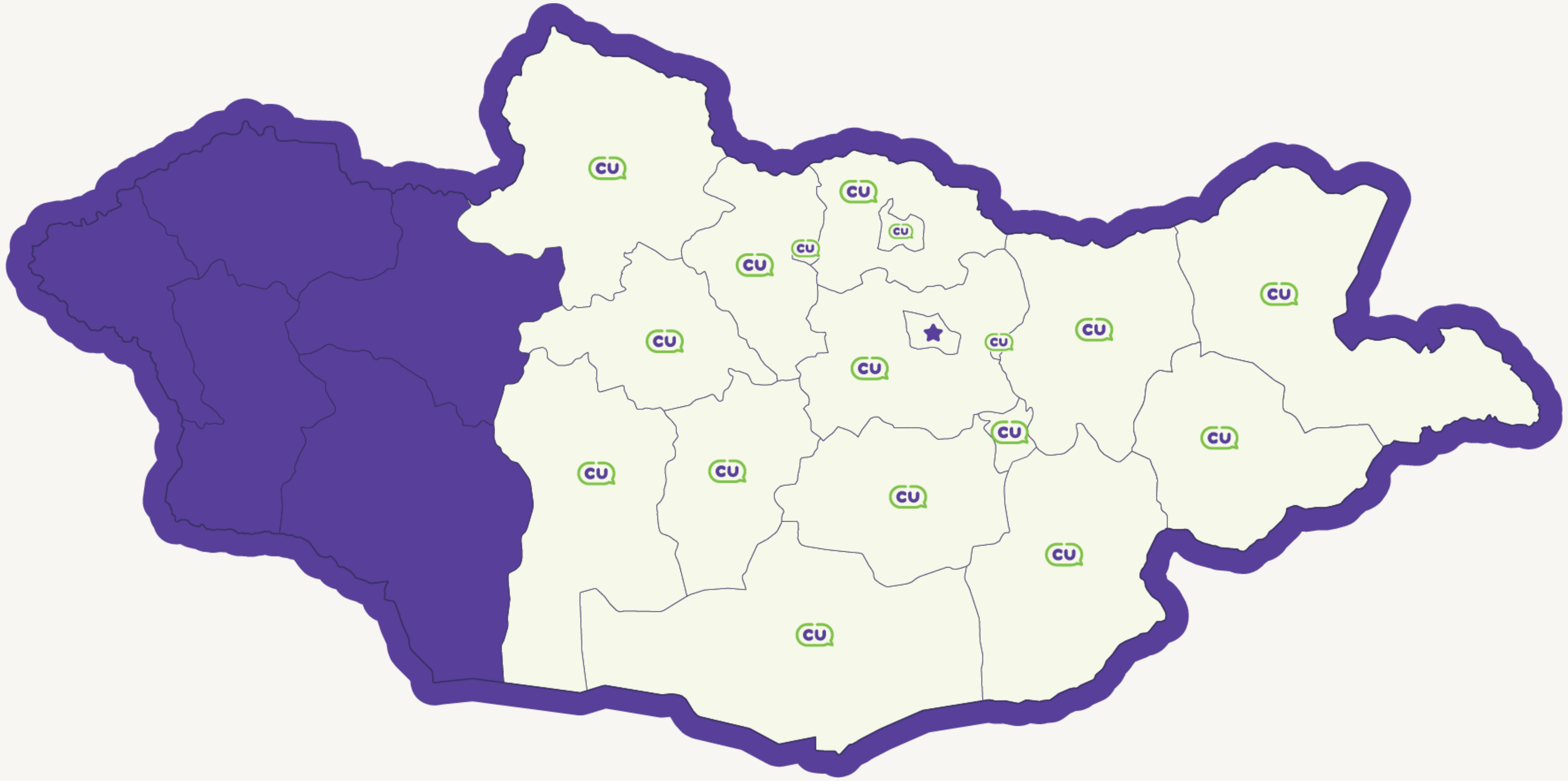
Number of Total Stores: 497 → 603

Key Highlights of the First Half of 2026

CU CONVENIENCE STORE

Highlights

- By opening 68 new stores and closing 10, the total store count reached 603.
- 491 stores operate in Ulaanbaatar, and 112 stores operate in rural areas.
- The network has expanded to a total of 16 provinces.



	2025	2026H1
Number of CU convenience stores	545	603

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.

CU CONVENIENCE STORE

Highlights

- 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.

- MONGOLIAN FLAVOR FROM CU-

A new line of products featuring authentic Mongolian traditional flavors, made from five-livestock meat (tavan tsul) and mutton, was rolled out across all outlets.

- GET Morning -

GET Morning — new breakfast product offerings that pair perfectly with GET coffee — were newly launched to the market.

CU CONVENIENCE STORE

Highlights

-K-BEAUTY

Sheet masks developed in partnership with the Korean brand Tony Moly, renowned for its skincare products, are now sold exclusively at CU Mongolia.

-Real Smoothie -

Fresh smoothies made with real fruit and no additives are now available at 30 outlets — a brand-new addition to the healthy and trendy product lineup.

- HOME GROCERIES -

CU private-label grocery products in small-format packaging continue to expand in variety. A wider selection — including eggs, sandwich bread, and sandwich ham/deli slices — is now available at CU outlets, making everyday consumption more convenient.

- CU PRIVATE-LABEL WATER-

CU's own-brand bottled water, Mongolia's first with a tethered (non-detachable) cap, has been introduced across all outlets in partnership with Monos Food JSC.

Ranked among Mongolia's TOP-100 Enterprises for the 6th consecutive time, placing 7th.

Our company has been recognized among Mongolia's TOP-100 Enterprises for the 6th year running, ranking 7th among the nation's leading companies for 2 consecutive years. We are proud to rank 2nd nationally by number of insured employees, to be one of the largest job creators in Mongolia, and to create value for society through our business operations. Although we are a relatively young company in the business sector, having launched operations back in 2017, we have contributed a total of over MNT 121.1 billion to the state budget and social insurance fund to date. Of this, in 2025 alone, we paid over MNT 42.6 billion in taxes and social insurance contributions, continuing to contribute to our country's economic development.

CU's 600th store — Mongolia's first 'Green Station' — has officially opened.

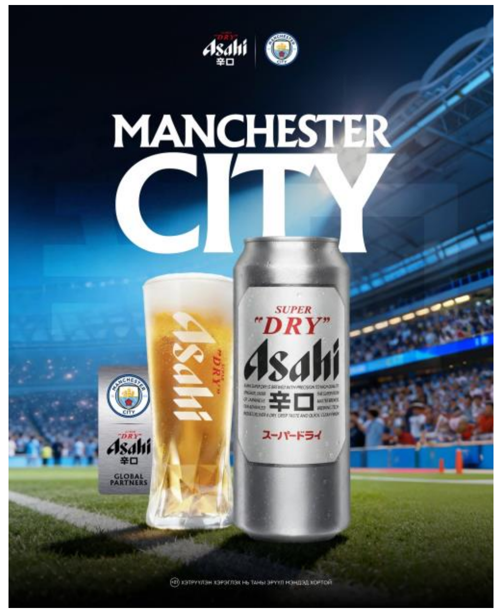
Premium Nexus JSC opened its 600th CU convenience store in Khutag-Undur soum, Bulgan aimag, launching Mongolia's first "Green Station" flagship store. Built entirely with the company's own capital investment (100% self-funded), this outlet brings together a full range of roadside services in one location, including solar power solutions, an electric vehicle charging station, shower facilities for travelers, and quality hot food. In addition, a "Business Development Center" supporting local small and medium-sized entrepreneurs was established alongside the store, marking a new development that supports regional economic growth and sustainable development. Beyond simply representing numerical growth, CU's 600th store stands out as a new-generation service model that integrates green development, travel culture, and local development.

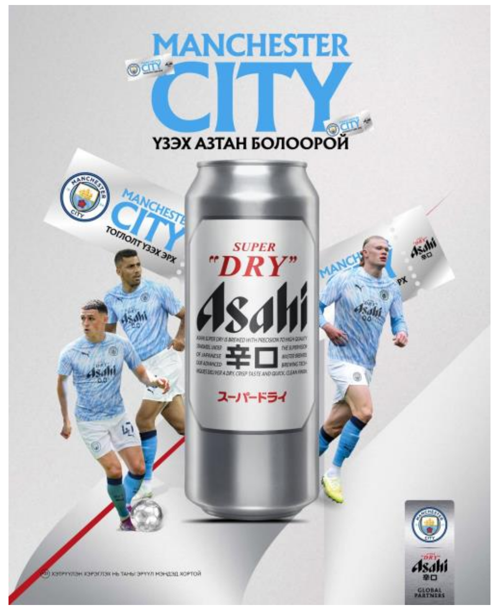
The Asian Development Bank signs social loan agreement to support efficient and inclusive food distribution.

The Asian Development Bank (ADB) and Premium Nexus JSC signed a USD 10 million (equivalent to MNT 35.8 billion) social loan agreement aimed at developing modern retail infrastructure, strengthening the cold-chain logistics network, and expanding a nationwide network of convenient stores across Mongolia — thereby increasing access to affordably priced, safe food and consumer goods. This partnership represents not merely financing, but an investment in Mongolia's food security, supply chain resilience, and inclusive economic growth.

Key Highlights of the First Half of 2026

CENTRAL COMMERCE LLC





ASAHI SUPER DRY X MANCHESTER CITY

Asahi Super Dry beer partners with England's Manchester City football club, and Central Commerce LLC has completed Mongolia's first-ever Manchester City campaign. As part of this campaign, a variety of activations were carried out, including a sweepstakes offering 4 consumers the chance to win tickets to watch a Premier League match at Etihad Stadium in Manchester, England.

The following activations were completed in Mongolia as part of the campaign:

- Asahi Super Dry x ManCity special merchandise productsSweepstakes:
- Tickets to watch a Premier League match in Manchester, England — for 4 people
- A Manchester City team jersey signed by Erling Haaland
- Sweepstakes and promotional programs


CHINGGIS BRONCOS - "CHINGGIS'S STEEDS

Chinggis Beer successfully launched a brand partnership with 'Khulguud' (Steeds), Mongolia's 10-time undefeated basketball champions. The Khulguud team competed successfully in Asia's BCL (Basketball Champions League) under the name "CHINGGIS BRONCOS." Steeped in history and marking their 30th anniversary as they made their continental debut, this partnership wrote a new page in that history.

Through this partnership, Chinggis Beer successfully carried out a corporate social responsibility initiative supporting national and team sports and engaging the younger generation.

KOZEL BRAND IN MONGOLIA

Central Commerce LLC has officially launched the Czech Republic's Kozel brand, with over 150 years of history, in the Mongolian market under exclusive distribution rights.

What sets it apart is that it offers consumers not just beer, but new flavors, new experiences, and a distinctive drinking culture.

Kozel Mix allows you to create your own preferred taste by combining Kozel Dark and Kozel Premium Lager varieties.

With the Kozel Cinnamon Crust method, combining Kozel Dark with sweet cinnamon powder lets you experience a uniquely smooth and novel flavor.

Under the slogan "Create Your Taste, Experience It Differently," the Kozel brand empowers every consumer to craft their own favorite flavor, making every moment more fun and memorable.

CHINGGIS BEER LLC

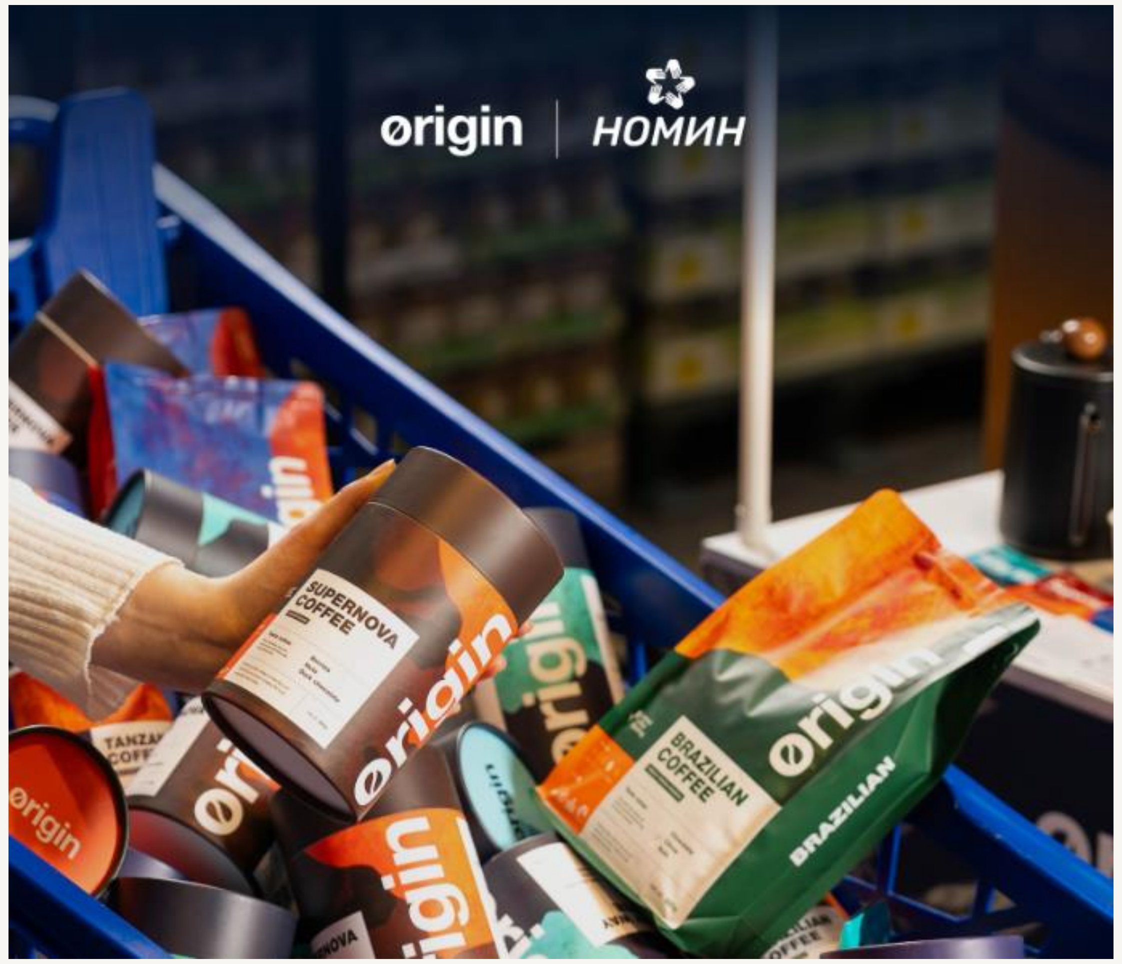
During H1 2026, Chinggis Beer LLC's production and operations proceeded steadily and without interruption, implementing the production plan while meeting product quality and standards requirements. During the reporting period, the company consistently carried out product quality control, focusing on maintaining uninterrupted production operations, ensuring normal equipment functioning, and increasing production efficiency.

The company also strictly adhered to occupational health and safety (OHS) requirements, maintaining a safe working environment for employees and regularly conducting preventive risk inspections. To enhance employee knowledge and skills, internal training, on-the-job instruction, and professional development programs were consistently carried out according to plan.

The company worked continuously to improve coordination in daily production operations, work organization, and productivity, with particular focus on strengthening product quality, production discipline, and the internal control system.

Going forward, the company will continue implementing planned initiatives aimed at ensuring stable production operations, continuously improving product quality, increasing operational efficiency and productivity, and further cultivating a culture of occupational safety

Central Coffee Roasting LLC



Central Coffee Roasting LLC has successfully carried out joint campaigns to promote the "Origin" brand and boost sales during H1 2026, working through both HoReCa channels and retail channels such as Nomin, CU, and Carrefour. These efforts included social media development, event organization, product sampling/tastings, and point-of-sale (POSM) materials and design.

In addition, the company has launched the "Go Mongolia" project, aimed at promoting tourism and showcasing a coffee brand that embodies national character. As part of this project, the company has developed new packaging design incorporating national/traditional style elements, along with public-facing social media posts, video content, promotional materials, POSM materials, and gondola (in-store display) placements.

We have also prepared a "Key Visual" — the core design solution that will define the "Origin" brand's future look and style going forward — and, based on it, released new designs and merchandise products.

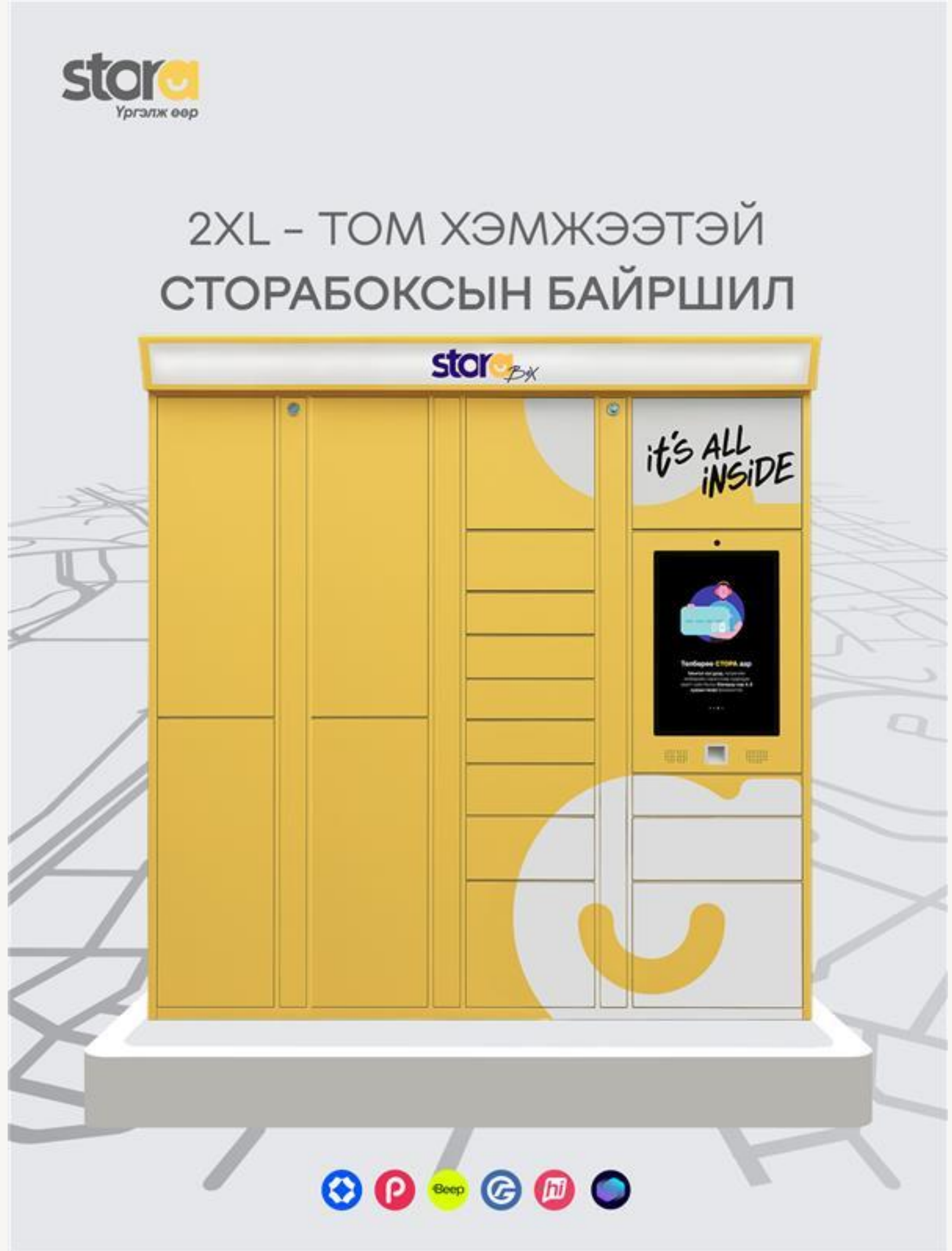
Stora Central LLC

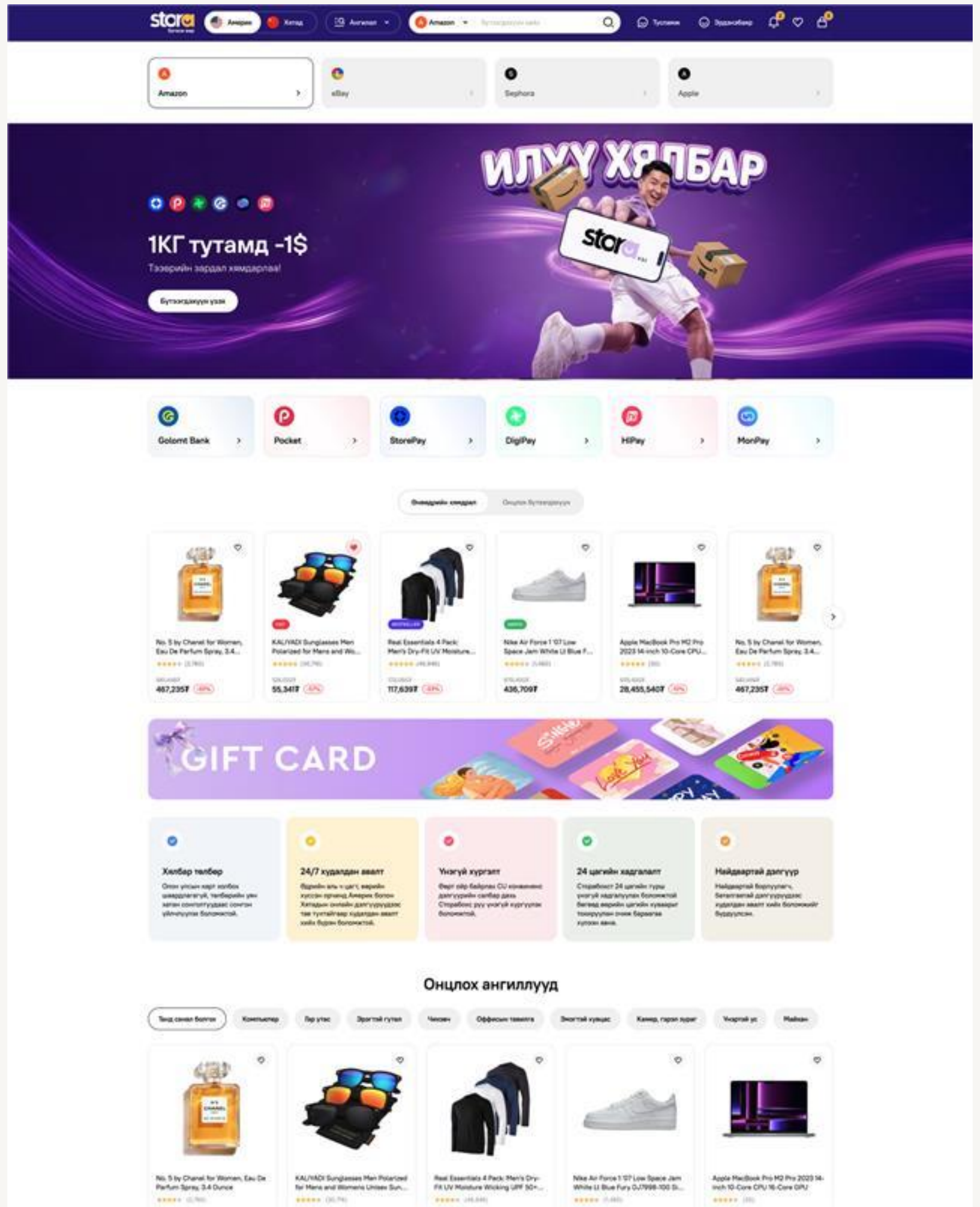
Stora Central LLC upgraded its platform's core functions in 2026 with the goal of improving the customer online shopping experience and making the ordering process faster and easier.

As part of the upgrade, customers can now view the most in-demand products all in one place, as well as receive personalized product recommendations based on their previous purchase history. At the same time, the system interface was redesigned to be clearer and more user-friendly, significantly improving the efficiency and ease of the product search, selection, and ordering process.

To reduce customers' purchasing costs, the company reduced shipping costs for cargo transported from the USA by 20% in Q1 2026, while keeping shipping for goods arriving from China free of charge. This allows customers to continue ordering a wide selection of goods under more cost-effective conditions.

In addition, by expanding the capacity of 12 Stora boxes (parcel lockers), customers can now receive large-sized items from their nearest CU store without needing to travel to the Stora warehouse, increasing service accessibility and helping customers save time and money





CONSOLIDATED INCOME STATEMENT

In millions MNT	2024 H1	2024 H2	2025 H1	2025 H2	2026 H1
Total net sales revenue	263,631.9	334,746.8	362,080.0	434,337.0	430,750.4
Cost of sales	217,619.7	270,233.2	293,782.1	354,788.9	350,024.6
Gross profit	46,012.2	64,513.6	68,297.9	79,548.1	80,725.8
Gross margin	17.5%	19.3%	18.9%	18.3%	18.7%
Operating Expenses	10,473.5	19,003.2	19,775.6	35,738.4	26,926.3
EBITDA	35,538.7	45,510.4	48,522.3	43,809.7	53,799.5
EBITDA margin	13.5%	13.6%	13.4%	10.1%	12.5%
Depreciation & Amortization	16,023.9	16,874.4	21,066.6	24,627.4	28,866.9
Non-cash items	1,461.8	701.6	(399.9)	3,232.9	(380.9)
EBIT	20,976.5	29,337.5	27,055.8	22,415.2	24,551.6
Financing cost	9,746.0	9,692.2	10,282.1	13,459.9	16,570.4
EBT	11,230.5	19,645.3	16,773.7	8,955.3	7,981.2
Income tax	578.0	2,372.0	1,055.4	(2,490.4)	1,291.5
Net Profit/(loss)	10,652.5	17,273.3	15,718.3	11,445.7	6,689.8
Net profit margin	4.0%	5.2%	4.3%	2.6%	1.6%

Notes:

- *The financial figures are based on unaudited financial statements.*
- *For comparison purposes, the second half of 2024 has been adjusted to exclude the one-time gain of MNT 19.4 billion arising from a business combination.*

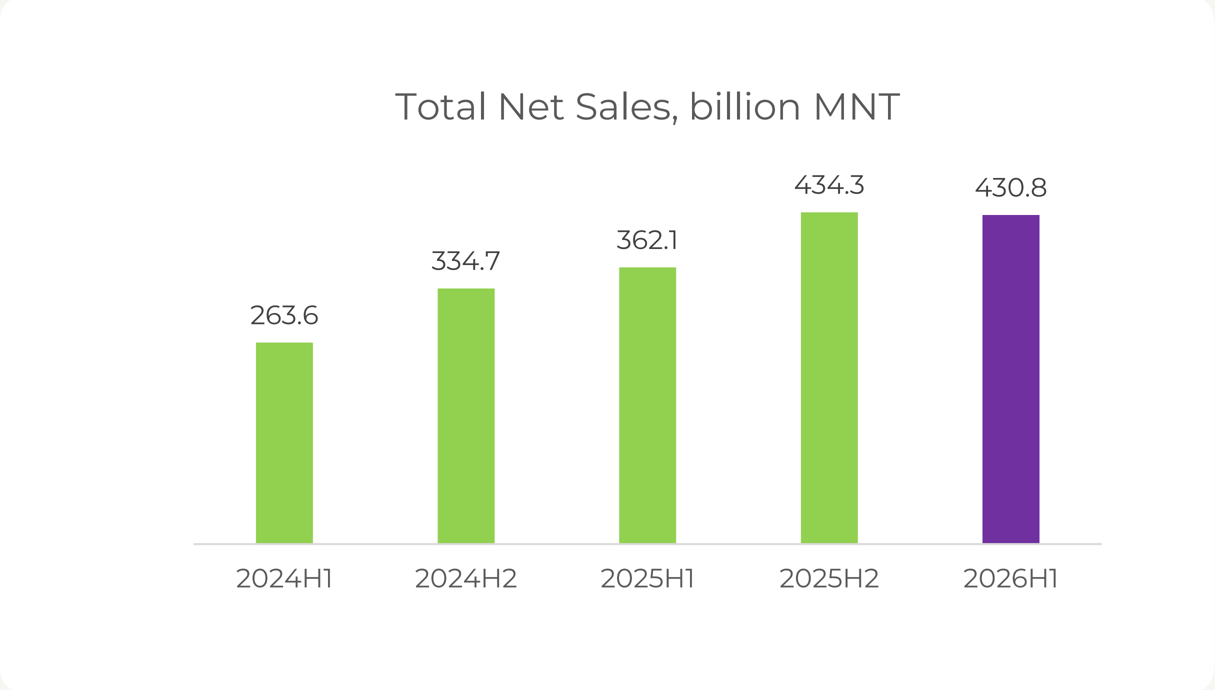
CONSOLIDATED STATEMENT OF FINANCIAL POSITION

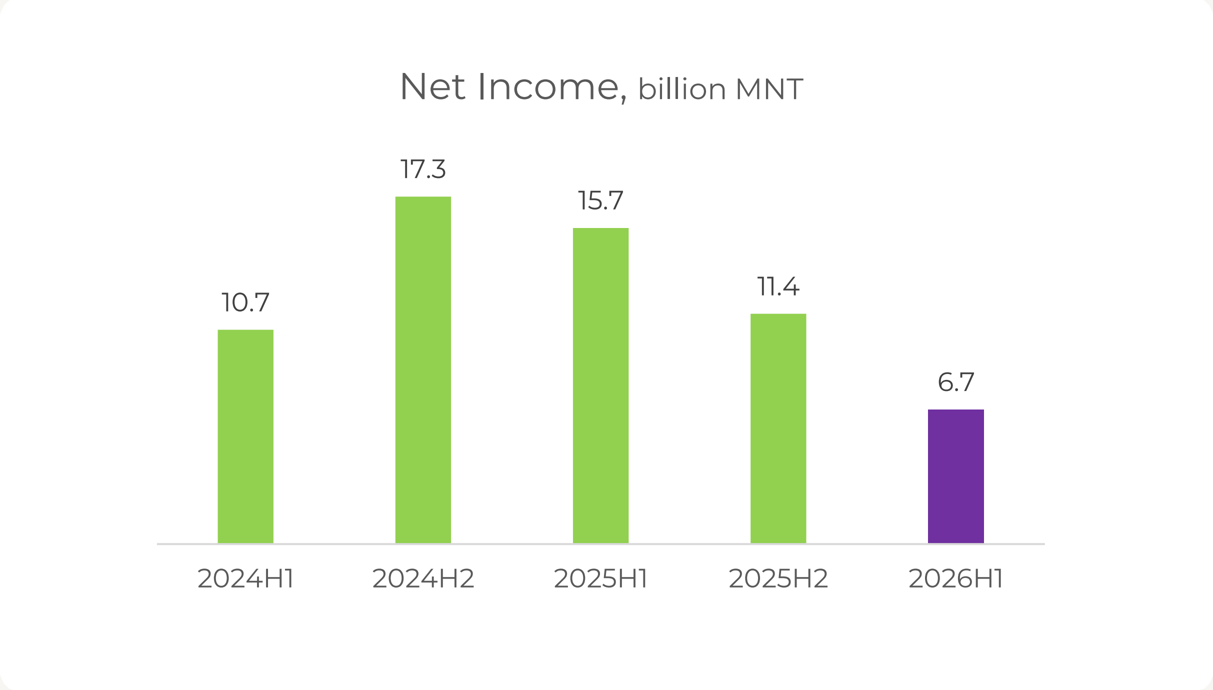
In millions MNT	June 30, 2024 (Unaudited)	December 31, 2024 (Audited)	June 30, 2025 (Unaudited)	December 31, 2025 (Audited)	June 30, 2026 (Unaudited)
Total current assets	58,096.8	78,429.0	101,717.9	116,044.0	132,978.1
Cash and cash equivalents	7,088.5	10,431.5	5,825.8	21,732.9	20,425.0
Accounts receivables	3,382.6	6,042.3	11,266.4	10,320.0	19,107.1
Inventory	34,354.2	47,194.5	60,397.5	67,459.5	64,346.2
Other current assets	13,271.5	14,760.7	24,228.2	16,532.0	29,099.7
Total non-current assets	186,151.1	216,025.8	256,602.3	322,289.0	354,098.1
Tangible and Intangible assets	114,667.5	138,430.9	170,375.1	229,177.0	229,520.6
ROU assets	51,367.7	60,568.6	69,890.9	79,127.3	84,800.0
Other non-current assets	20,115.9	17,026.3	16,336.3	13,985.0	39,777.4
TOTAL ASSETS	244,247.9	294,454.8	358,320.2	438,333.0	487,076.1
Total current liabilities	84,272.1	116,262.5	140,507.8	166,442.0	220,374.0
Accounts payables	50,332.3	56,829.4	82,394.1	73,046.0	114,177.9
Current loans and borrowings	12,740.8	25,360.3	19,157.5	41,508.0	69,579.0
Other current liabilities	21,199.0	34,072.8	38,956.2	51,888.0	36,617.0
Total non-current liabilities	98,607.7	94,880.2	118,782.0	157,664.0	152,655.5
Non-current loans and borrowings	31,072.3	23,868.3	31,058.4	79,300.0	69,898.6
Other non-current liabilities	67,535.4	71,011.9	87,723.6	78,364.0	82,756.9
Total equity	61,368.1	83,312.1	99,030.4	114,227.0	114,046.6
Common shares	111,425.2	111,425.2	111,425.2	111,425.0	111,425.2
Treasury shares	-	-	45,757.9	(5,050.0)	-
Share premium	45,757.9	45,757.9	318.7	33,134.0	20,637.0
Other parts of equity	318.7	318.7	9,492.9	319.0	318.7
Non-controlling interests	3,398.5	8,873.4	-	17,116.0	18,466.3
Retained earnings	(99,532.2)	(83,063.1)	(67,964.3)	(42,717.0)	(36,800.6)
TOTAL EQUITY AND LIABILITIES	244,247.9	294,454.8	358,320.2	438,333.0	487,076.1

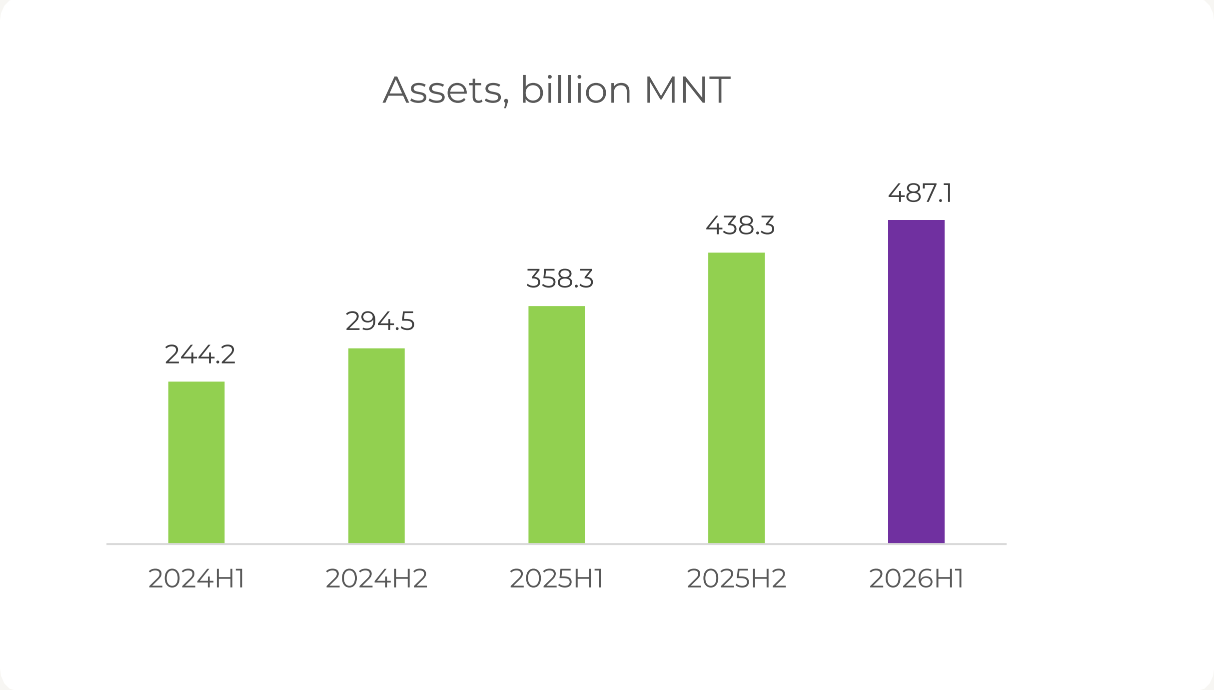
CONSOLIDATED STATEMENT OF CASH FLOWS

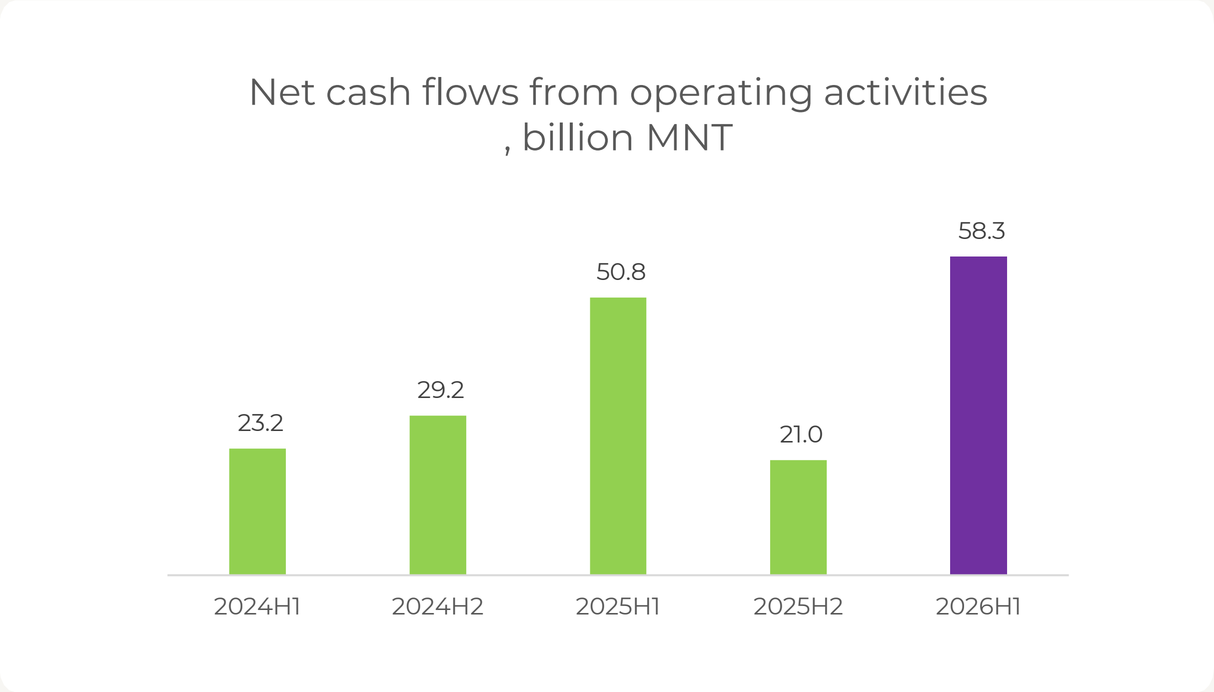
In millions MNT	2024 H1	2024 H2	2025 H1	2025 H2	2026 H1
Cash flows from operating activities					
Cash inflow (+)	302,153.8	396,146.9	415,938.3	476,511.7	496,073.6
Cash outflow (-)	(278,977.5)	(366,962.0)	(365,110.4)	(455,467.6)	(437,763.8)
Net cash flows from operating activities	23,176.3	29,184.9	50,827.9	21,044.1	58,309.8
Cash flows from investing activities					
Cash inflow (+)	1,445.1	3,984.0	819.4	(383.4)	1,767.9
Cash outflow (-)	(10,342.3)	(25,992.3)	(43,623.0)	(49,409.0)	(52,205.4)
Net cash flows used in investing activities	(8,897.2)	(22,008.3)	(42,803.7)	(49,792.4)	(50,437.5)
Cash flows from financing activities					
Cash inflow (+)	30,891.3	34,847.5	252,738.4	331,859.6	244,691.2
Cash outflow (-)	(40,990.9)	(38,621.4)	(265,299.5)	(287,115.5)	(253,758.9)
Net cash flows from/used in financing activities	(10,099.6)	(3,773.9)	(12,561.1)	44,744.1	(9,067.7)
Cash and cash equivalents foreign exchange difference	(71.6)	(59.7)	(68.8)	(89.2)	(111.5)
Net cash flows	4,107.9	3,343.0	(4,605.8)	15,906.6	(1,306.9)
Cash and cash equivalents beginning balance	2,980.6	7,088.5	10,431.5	5,825.8	21,732.4
Cash and cash equivalents ending balance	7,088.5	10,431.5	5,825.8	21,732.4	20,425.5

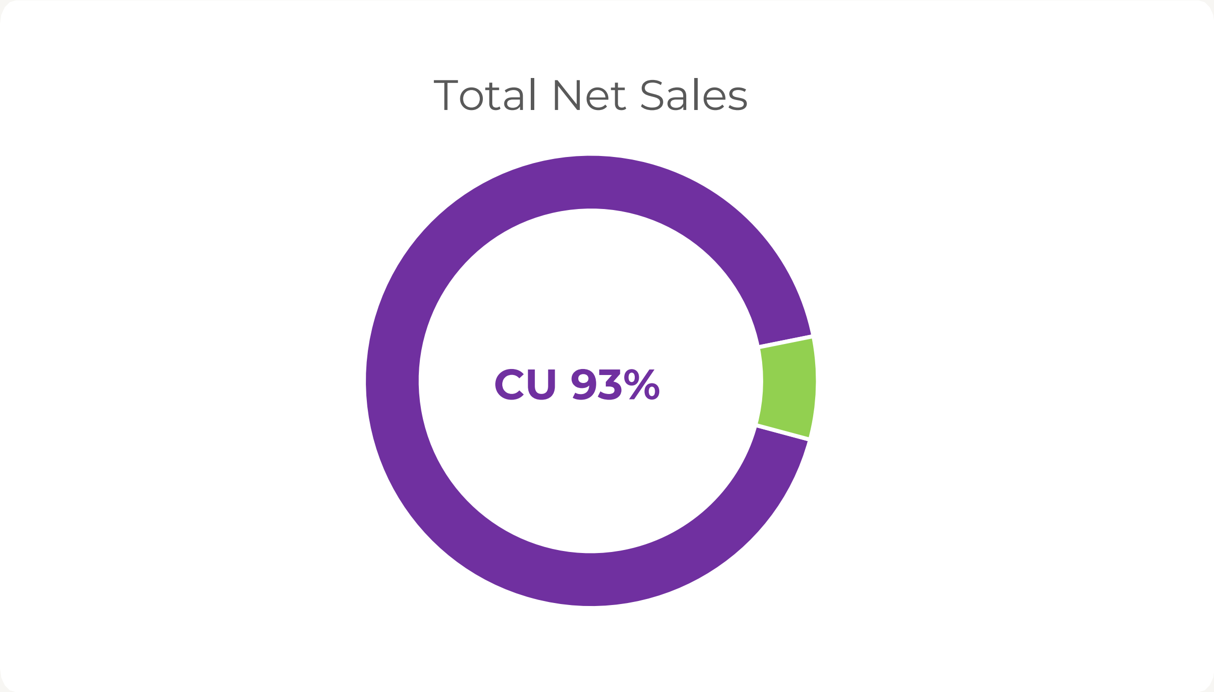
FINANCIAL RATIOS

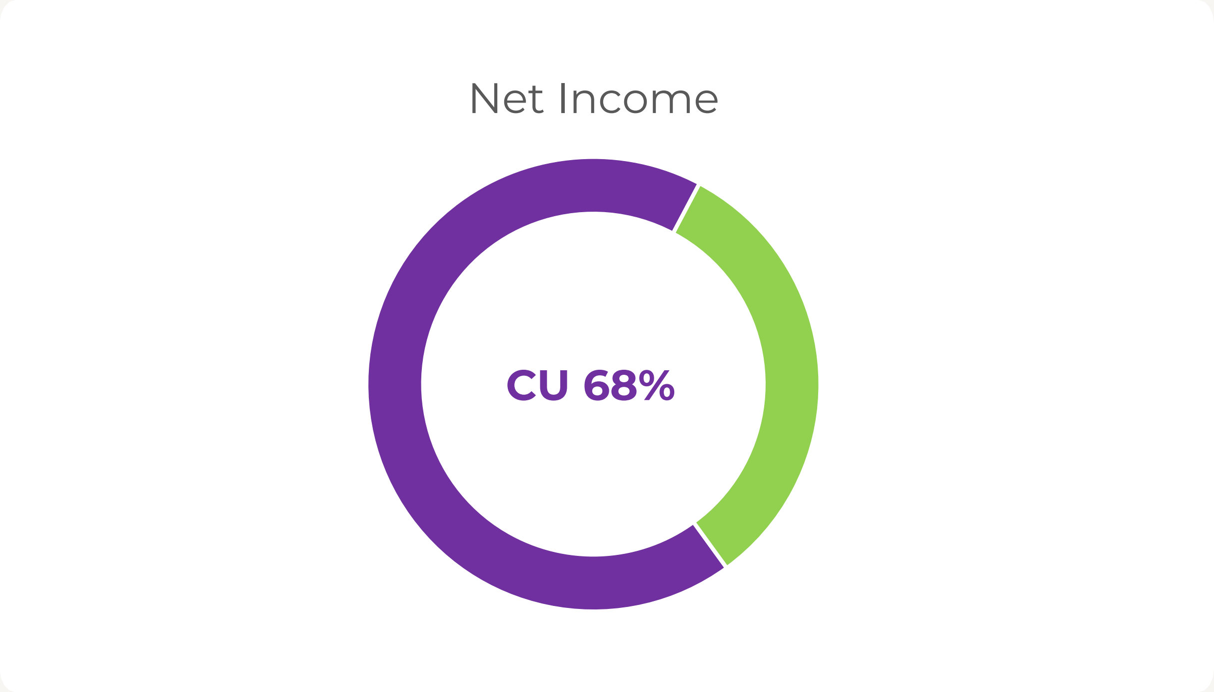












Share Price Movement

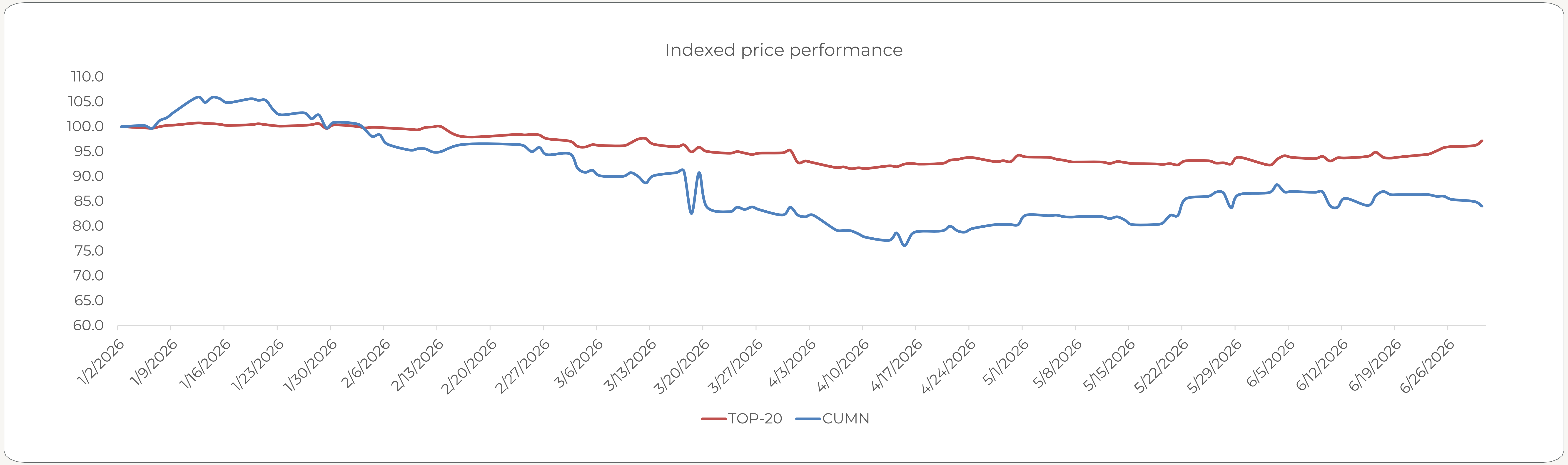
Premium Nexus JSC (CUMN):

As of June 30, 2026:

₮265.71

Opening Price: 270
Total Issued Shares: 1,114,252,034
Closing Price: 265.71

Shares Outstanding: 1,114,252,034
52-Week: 185.00 - 335.00
Market Capitalization: 296,067,907,954.14



Thank You for Your Attention

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