



ST GROUP

CORPORATE PRESENTATION

August 2026

An F&B group with diversified portfolio of internationally popular brands

ST Group Food Industries Holdings Limited
120 Turner Street, Port Melbourne VIC 3207, Australia

www.stgroup.net.au





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Company Overview

Our F&B Brand Portfolio

Own Brand Concepts



Premium Malaysian Delights.

"PappaRich" offers a wide range of Malaysian cuisine featuring a blend of herbs, spices and fresh produce, prepared according to traditional recipes. Signature dishes include Nasi Lemak, Curry Laksa and Char Koay Teow.



Only the Freshest!

"KURIMU" Japanese cream choux pastries are pastry sticks coated with almonds before baking to create a crispy texture and are filled with a smooth custard. The Group conceptualised the "KURIMU" brand in 2019 following the success of "PAFU".



Homemade Asian Inspired Dessert, From Scratch.

Dedicated, passionate, and creative, "Homm" takes pride in elevating Thai desserts by serving the best versions of Thai flavours. From the first bite of crumble to the last drop of whipped cheese, every bite at Homm ensures an authentic and decadent experience of beloved Thai desserts.



Sharing Happiness with Every Bite.

Heavily inspired by Japanese-styled pastries, "PAFU" is the Group's own homegrown brand which was created to satisfy the tastes and preferences of customers in Australia. "PAFU" pastry puffs are golden crisp pastries with a smooth custard and sweet diced fruit filling freshly baked with locally-sourced ingredients.



One-Stop Asian Supermarket.

"MAITA", your one stop oriental grocer, providing customer satisfaction with competitive prices, quality, wide range of selections and customer service. MAITA delivers a great in-store grocery shopping experience that highlights and celebrates the endlessly diverse, unique, and ever-evolving Asian Australian culture and cuisine.



Crafted with Tradition, Wrapped in Love.

"Onimusubi" is a blend of two words: Onigiri - the iconic Japanese rice ball - twith Musubi - meaning "to tie" or "connect." It represents a modern twist that fuses traditional Onigiri with international ingredients and cultural influences. Onimusubi offers a unique Japanese rice ball experience - a global flavour journey wrapped in every bite.

Our F&B Brand Portfolio

Exclusive Franchise and License Rights



Your Choice. Happy Choice.

"NeNe Chicken" is a South-Korean-based international fried chicken restaurant franchise which serves wide range of distinctive Korean flavours. The signature fried chicken is made from long hours in marination and specially formulated batter mix which increases the juiciness of the meat and elevates its flavour and crispiness.



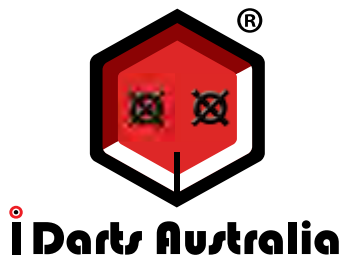
Teas and Juices Experienced in an Imperial Way.

Originating from Taiwan, "Gong Cha" offers an extensive menu of natural, healthy, freshly brewed tea and other beverages which are personalised to individual tastes and preferences. The house specialty is the "Gong Cha Milk Foam Series", which is a refreshing beverage of brewed tea topped with a layer of frothy fresh milk foam.



Ramen Royalty: Since 1985.

Founded in Hakata, Japan in the 1980s, "IPPUDO" is today an international brand. One of its specialties is its tonkotsu-based ramen, which is served in a tonkotsu broth made from pork bones and simmered for many hours.



i Darts Injected with the Latest Technology.

"i Darts" provides customers with electronic dart consoles in a fun-filled, friendly atmosphere. While the Group has the exclusive rights to the brand, it does not own or operate any outlets.



Spice Up Your Day!

TamJai Mixian, Hong Kong's #1 mixian brand, is known for its customisable rice noodle bowls. With global expansion, it blends traditional flavours with innovative twists for a unique dining experience.



Heritage in Every Bite.

"EatAlley" brings to life the dream of a true foodie—celebrating the passion for discovering and savouring authentic Malaysian street food. With this modern restaurant concept, urban diners can enjoy a wide variety of Malaysia street food favourites at friendly prices, all conveniently gathered under one roof.



Best Loved Cheese Tarts.

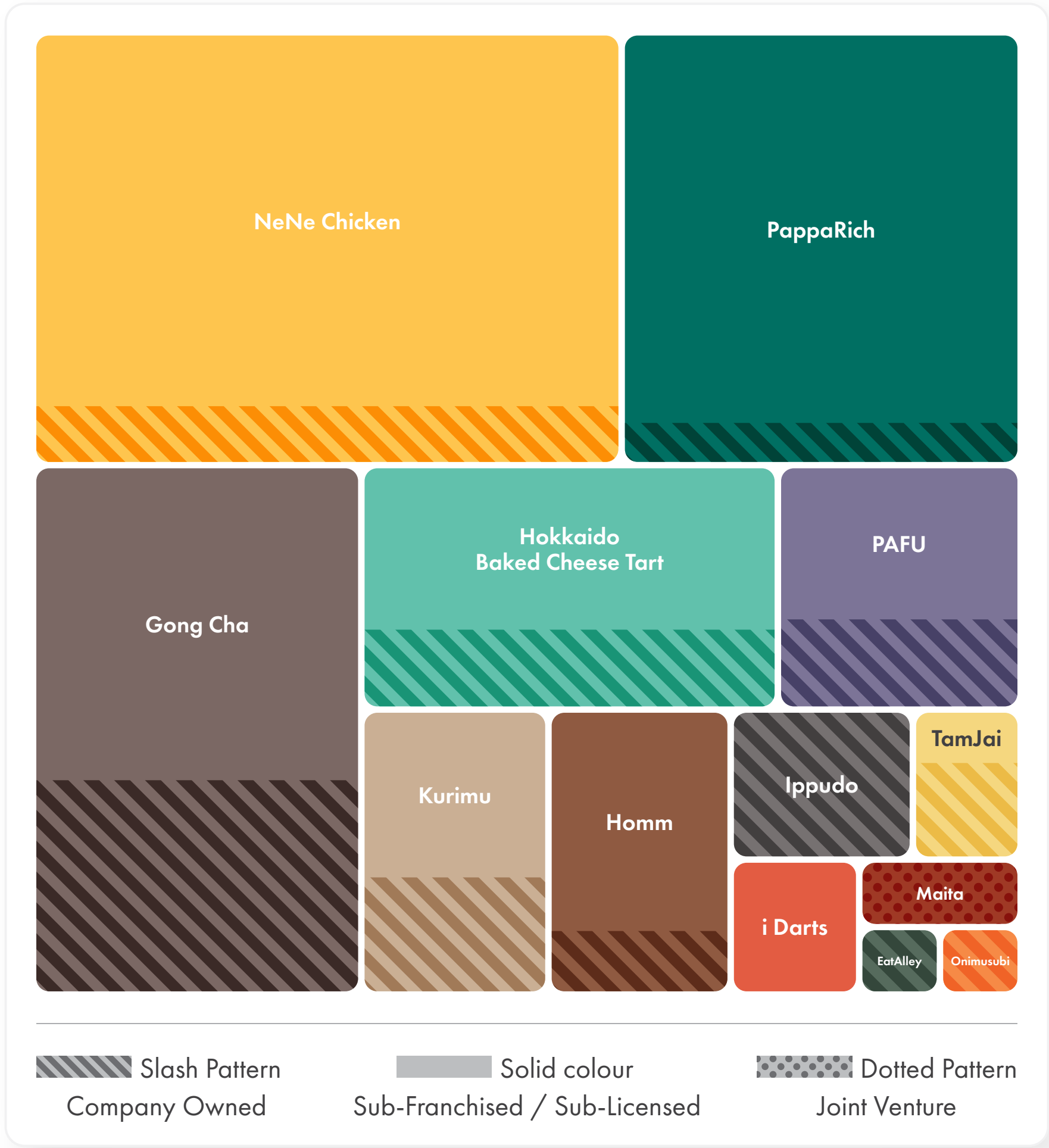
Founded in Malaysia, "Hokkaido Baked Cheese Tart" draws inspiration from the flavours of cheese made from Hokkaido dairy. It offers a mini tart with a crisp, buttery short-crust pastry base and filled with a cheese mousse blend.

Outlets by Brand

Our group has grown to encompass 13 brands.

	Company Owned	Joint Venture	Sub-Franchised / Sub-Licensed	Total
NeNe Chicken	6	-	41	47
PappaRich	3	-	29	32
Gong Cha	12	-	20	32
Hokkaido Baked Cheese Tart	6	-	13	19
Pafu	4	-	7	11
Kurimu	4	-	6	10
Homm	2	-	8	10
Ippudo	5	-	-	5
i Darts	-	-	3	3
TamJai MiXian	2	-	1	3
Maita	-	2	-	2
Onimusubi	1	-	-	1
EatAlley	1	-	-	1
Total	46	2	128	176
			GROUP TOTAL	

Information as at 30 June 2026



Geographical Reach

Our F&B Network Across 6 Countries

	Company Owned	Joint Venture	Sub-Franchised / Sub-Licensed	Total
Australia	31	2	98	131
New Zealand	15	-	23	38
Indonesia	-	-	3	3
Singapore	-	-	2	2
Malaysia	-	-	1	1
Vietnam	-	-	1	1
Total	46	2	128	176
			GROUP TOTAL	

Information as at 30 June 2026



Australia





New Zealand





Indonesia





Singapore





Malaysia



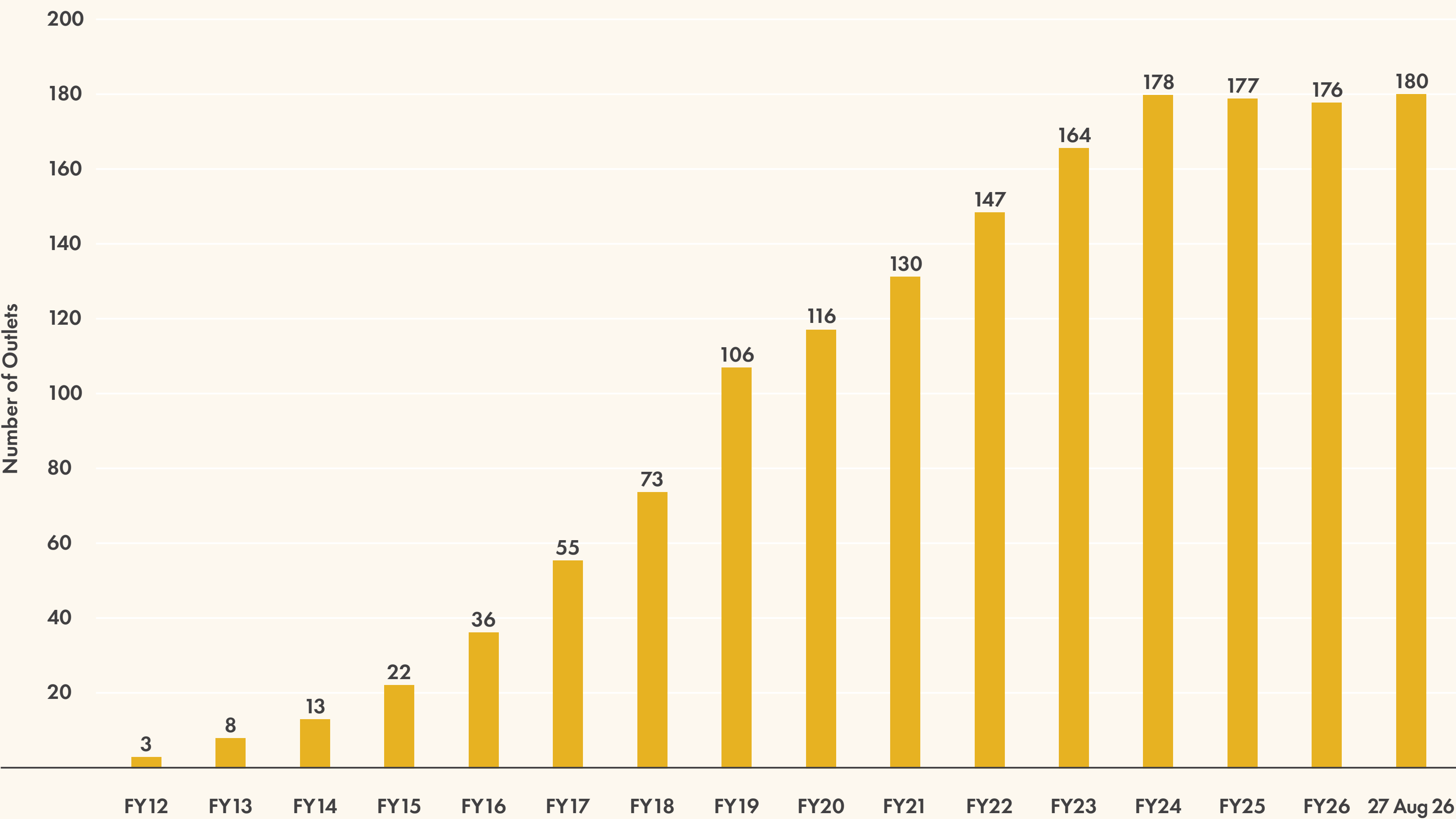


Vietnam



Store Count

(Including Joint Venture and Sub-franchised / Sub-licensed Outlets)



Information as at 31 July 2026



Accreditations and Awards

Accreditations

HACCP (Hazard Analysis & Critical Control Points) – Central Kitchen

PappaRich Central (Melbourne) Pty Ltd

Expiry: 13 April 2027

Awarding Organisation:
HACCP Australia Pty Ltd

ISO 9001:2015 Quality Management

PappaRich Central (Melbourne) Pty Ltd

Granted: 18 February 2021

Expiry: 17 February 2027

Awarding Organisation:
ICG Compliance Pty Ltd

Awards

Eat Drink Design Awards Best Retail Design 2020

Kurimu The Glen

Granted: Year 2020

Awarding Organisation: Architecture Media, AUS

Chadstone 2018 Annual Retail Excellence Awards - Winner in the Food Category

PappaRich

Granted: January 2018 & July 2018

Awarding Organisation: Chadstone Shopping Centre Melbourne, AUS

Lord Mayor’s Choice Award

PappaRich

Granted: Year 2018

Awarding Organisation: Lord Mayor
Andrew Wilson Parramatta Sydney, AUS

Fast 50 Contender

Gong Cha

Granted: Year 2018

Awarding Organisation:
Deloitte Fast 50 2018 Regional Awards, NZ

Best Café of the Year 2018

Gong Cha Newmarket

Granted: Year 2018

Awarding Organisation:
Newmarket Business Awards 2018, NZ

City of Monash Golden Plate Award for 5 Stars in the Food Safety Assessment

PPR Co Outlets Pty Ltd

Granted: Year 2017

Awarding Organisation: City of Monash Public Health Unit, AUS

Best New Concept

ST Group, Hokkaido Baked Cheese Tart

Granted: Year 2017

Awarding Organisation: QSR Media Detpak Awards 2017, AUS



Competitive Strengths



Competitive Strengths

1

An entrepreneurial and dedicated management team with established track record

2

Able to identify new trends and adapt to changing consumer preferences to grow a diversified portfolio of brands

3

An established franchise system and good working relationships with landlords

4

Established track record and strong network of sub-franchisees

5

Central Kitchen enables us to maintain high standard of food consistency & quality, lower operating & labour costs

Management Team

An entrepreneurial and dedicated management team with established track record



MR SAW TATT GHEE
Executive Chairman and CEO

Founder of the Group
Over 24 years of experience in the F&B industry
Responsible for overseeing overall development and performance of the Group
Sets and executes strategic directions and expansion plans for growth and development



MS SAW LEE PING
Executive Director and CAO

Over 11 years of experience in financial and transaction advisory services and over 15 years of experience in the F&B industry
Responsible for managing our Group's administrative function
Supports the CEO in executing strategic directions and expansion plans



Independent Directors

Objective board oversight and independent governance



MR. CHAN WEE KIANG

Lead Independent Director

Appointed as Lead Independent Director on 10 June 2019 and was re-elected on 25 October 2023

Currently serves as the Group Managing Director of PCCS Group Berhad, a company listed on the Main Market of Bursa Malaysia Securities Berhad

Held various leadership and management roles within the PCCS Group from 2002 to 2009, progressing from Marketing Executive to Deputy Group General Manager

Graduated from Monash University, Australia with a Bachelor of Commerce (Accounting and Finance) in 2006



MR. YEE BOON YIP

Independent Director

Appointed to the Board as an Independent Director on 30 October 2024

Currently serves as a Partner of MRI Moores Rowland LLP, an accounting firm in Singapore, a position he has held since 2021. Previously served as a Director of MRI Moores Rowland LLP from 2017

Chartered Accountant (since 2013) and Fellow Member of Association of Chartered Certified Accountants (ACCA) (UK) since 2011, with memberships in Institute of Singapore Chartered Accountants (ISCA) and ASEAN Chartered Professional Accountants



MR. YAP ZHI CHAU

Independent Director

Appointed to the Board as an Independent Director on 10 June 2019 and was re-elected on 30 October 2024

Currently serves as the Group Executive Chairman of YYC Holdings Sdn Bhd, an accounting firm in Malaysia, a position he has held since 2015

Held various roles within YYC from 2002 to 2015, progressing from Audit Associate to Executive Director of YYC Holdings Sdn Bhd

Member of the Malaysian Institute of Accountants (MIA) and CPA Australia.

Graduated from Central Queensland University, Australia with a Bachelor of Business (Accounting) in 2002

Management Team

An entrepreneurial and dedicated management team with established track record

MS CHIN POH YEEN
Chief Financial Officer

Over 15 years of experience in accountancy, audit and corporate advisory services
Responsible for overseeing all the financial, accounting and corporate secretarial matters in our Group
Formerly with Ernst & Young
Member, Malaysian Institute of Certified Public Accountants and member, Chartered Accountants Australia & New Zealand
Joined our Group in 2018

MR LEONG WENG YU
Central Kitchen Production Manager

Over 15 years of experience in F&B
Responsible for the overall management and oversight of our Central Kitchen, including overseeing the central procurement process, processing and preparation process and quality control
Also responsible for developing new food concepts and products made in the Central Kitchen
Took over Mr Ng Yee Siang's duties and responsibilities in managing the "Gong Cha" in New Zealand
Joined our Group in 2011



Management Team

An entrepreneurial and dedicated management team with established track record

MR NG YEE SIANG
Operations Manager

Responsible for the overall management and oversight of the operations of our outlets

Assisted to establish and expand franchise network under "Gong Cha" in New Zealand

Prior to joining our Group in 2011, he was a manager and director of an international F&B franchise in Australia

Tendered his resignation as Operations Manager in August 2026

MR PANG KHER CHINK
Operations Manager

Responsible for the overall management and oversight of the operations of our outlets

Assisted to establish outlets under "IPPUDO" and "EatAlley" brands

Prior to joining our Group, he has worked in other F&B establishments as a supervisor

Joined our Group in 2011

MR TAN TEE OOI
Operations Manager

Over 15 years of experience in F&B

Responsible for the overall management and oversight of the operations of our outlets

Has been involved in managing and supervising outlet operations under "PappaRich" and "Hokkaido Baked Cheese Tart" brands

Joined our Group in 2011

MR LEE JIAN HUI
Operations Manager

Responsible for the overall management and oversight of the operations of our outlets

Responsible for expansion of "PappaRich" and "TamJai Mixian" brands

He was formerly the General Manager of "PappaRich"

Joined our Group in 2011

MS DAPHNE CHIN YING MUN
Operations Manager

Responsible for managing and overseeing the operations

Assisting with establishment and expansion of "Nene Chicken" franchise network in Australia

She was formerly the Business Development Manager of "Nene Chicken"

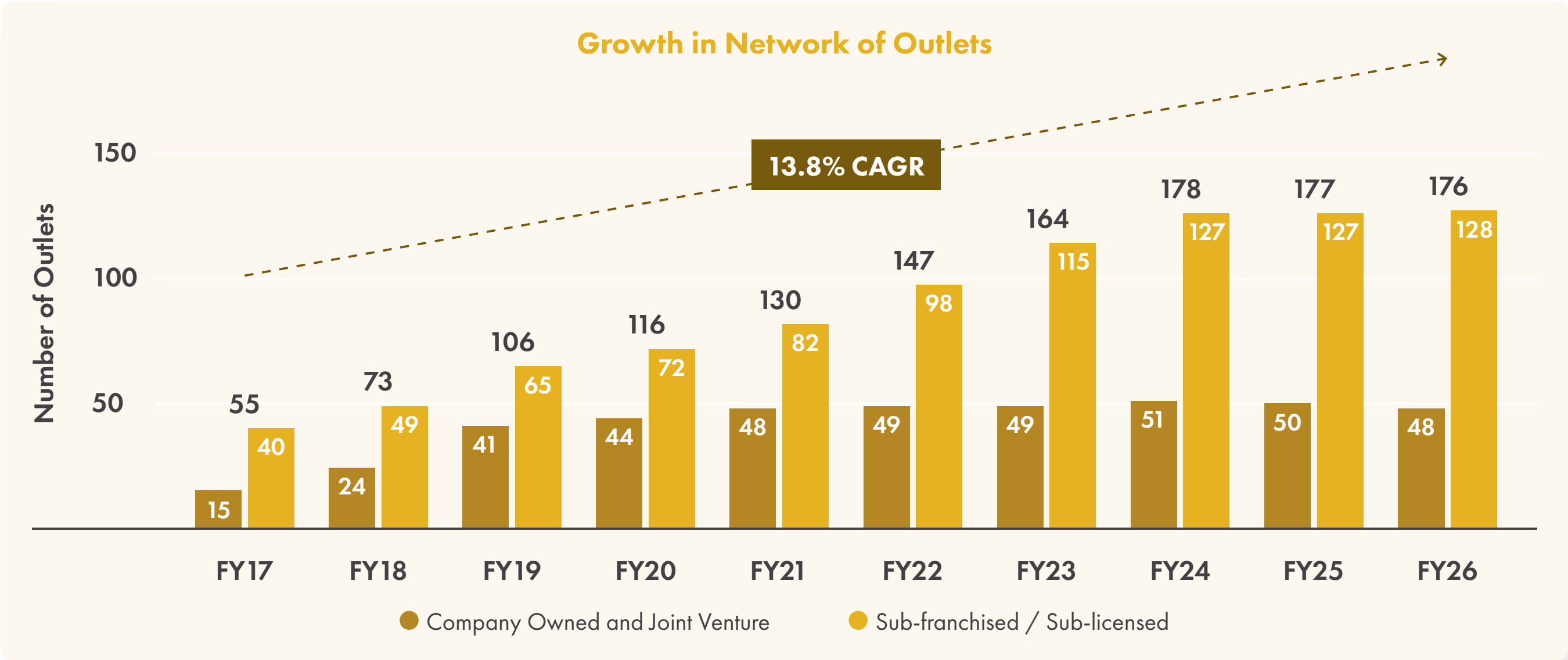
Joined our Group in 2014

New Trends & Consumer Preferences

Identifying new trends and adapt to changing consumer preferences to grow a diversified portfolio of brands

Today, the Melbourne Central Kitchen has expanded to 3,000 sqm, supporting the Group’s store network growth from 55 stores in 2017 to 176 stores as at 30 June 2026. This growth is supported by the continued expansion of the Group's diversified brand portfolio and its established franchise network. The portfolio comprises well-established brands such as "PappaRich", "Nene Chicken", "Gong Cha", "Hokkaido Baked Cheese Tart", and "Ippudo", alongside emerging brands including "PAFU", "KURIMU", "MAITA", "TamJai Mixian", and "EatAlley".

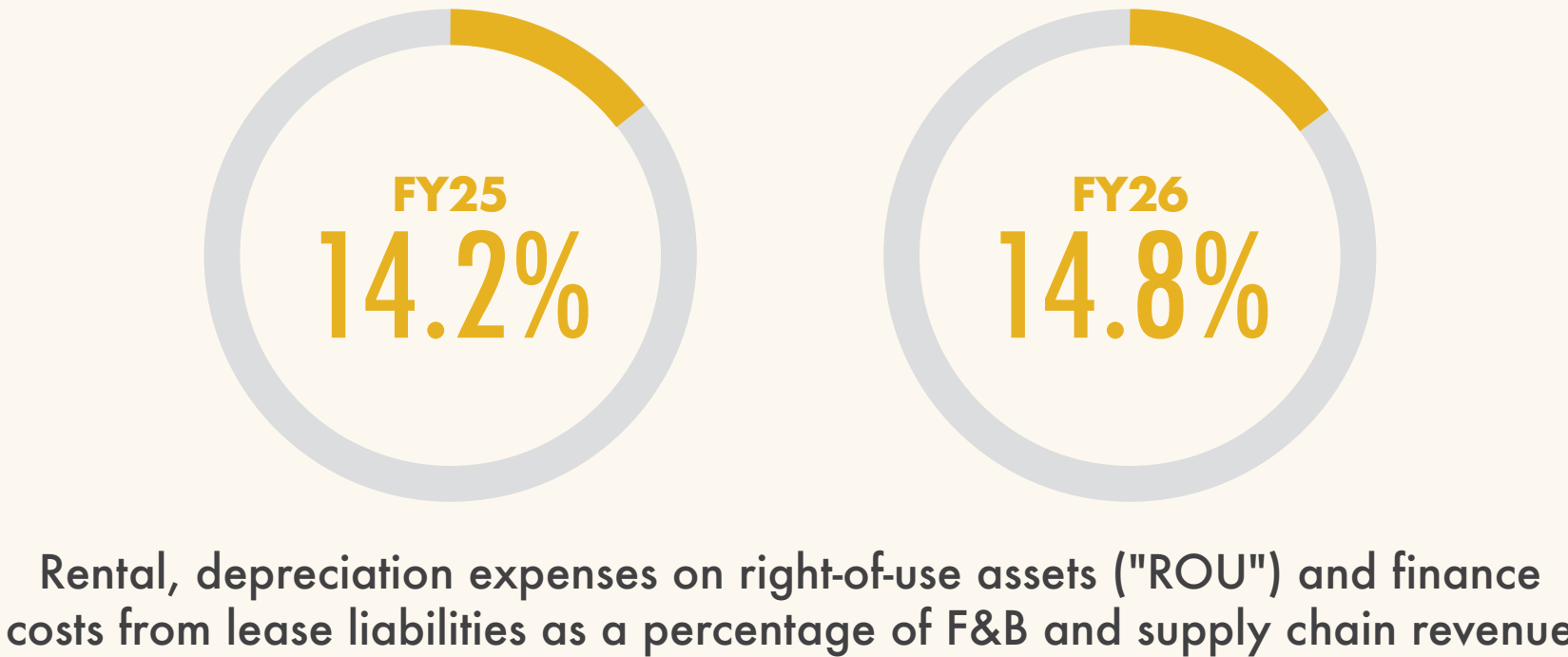
This diversified portfolio is strategically positioned to identify and respond to emerging consumer trends, cater to evolving tastes and preferences, and capture a broader range of consumer segments across multiple cuisines, dining occasions, and price points. Supported by a scalable and well-established franchise network, the Group is able to efficiently roll out new stores, maintain consistent operating standards, and support sustainable long-term growth.



Franchise System & Landlord Relations

An established franchise system and good working relationships with landlords

Developed franchise system supported by our Central Kitchen and logistics system	Outlets assured of timely supply of key ingredients for business operations without having to maintain a high level of inventories
Food ingredients and products prepared by our Central Kitchen are delivered to outlets across Australia and New Zealand at least 3 times a week	Enabled us to grow our franchise network beyond the state of Victoria to other states in Australia and New Zealand, open outlets in a relatively short time, and introduce new brands to the market



Track Record & Strong Network

Established track record and strong network of sub-franchisees



We believe we have established a reputation as a successful master franchisee or master licensee for the various brands in our portfolio, in our key markets in Australia and New Zealand.



Established market presence and portfolio of internationally popular brands enable us to attract local partners to join us as sub-franchisees and sub-licensees, expanding our franchise network in different geographical regions.



Our franchise network has grown over the years and our sub-franchisees and sub-licensees often express interest in sub-franchising or sub-licensing other brands in our portfolio after joining our franchise network and experiencing success in the business.

Relationships with sub-franchisees and sub-licensees enable us to leverage on their understanding of local consumers' tastes and preferences in various regions to grow our business



Our Central Kitchen

Central kitchen enables us to maintain high standard of food consistency and quality, lower operating and labour costs

Achieve scalability and maintain high standard of consistency and food quality through central production

Maintain freshness of our food ingredients and products before they are distributed to the outlets

Optimise use of space at the outlets by reducing kitchen space, reduce food preparation time

Reliable logistics system which enables us to make deliveries to all outlets in our franchise network across Australia and New Zealand



**HACCP
(HAZARD ANALYSIS & CRITICAL CONTROL POINTS)**



NEW ZEALAND WAREHOUSE



**ISO9001:2015
QUALITY MANAGEMENT
SYSTEM CERTIFIED**



**AUTOMATED INVENTORY
MANAGEMENT SYSTEM**

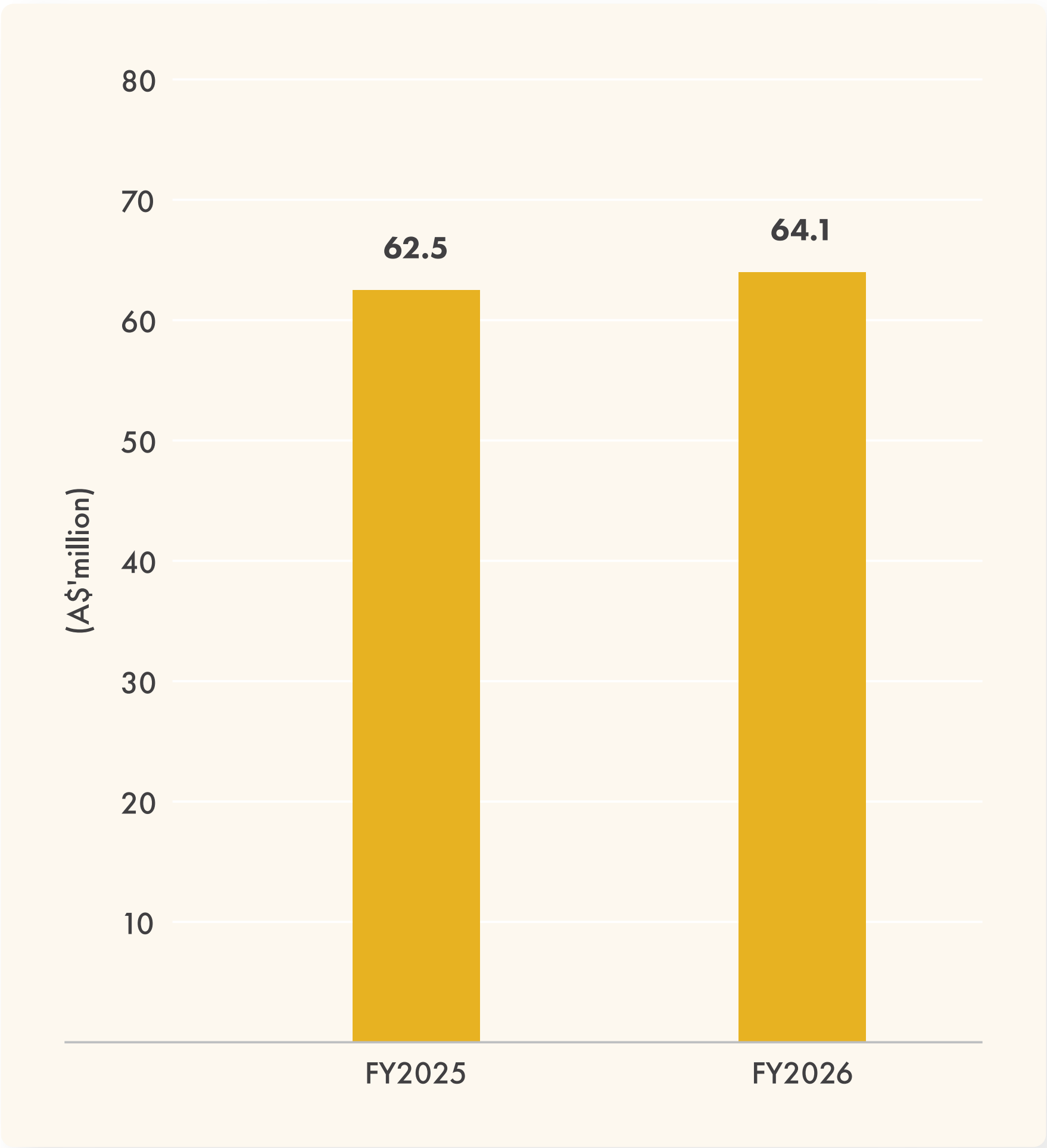


**DIGITAL TEMPERATURE -
CONTROLLED COOL ZONES**



Financial Highlights

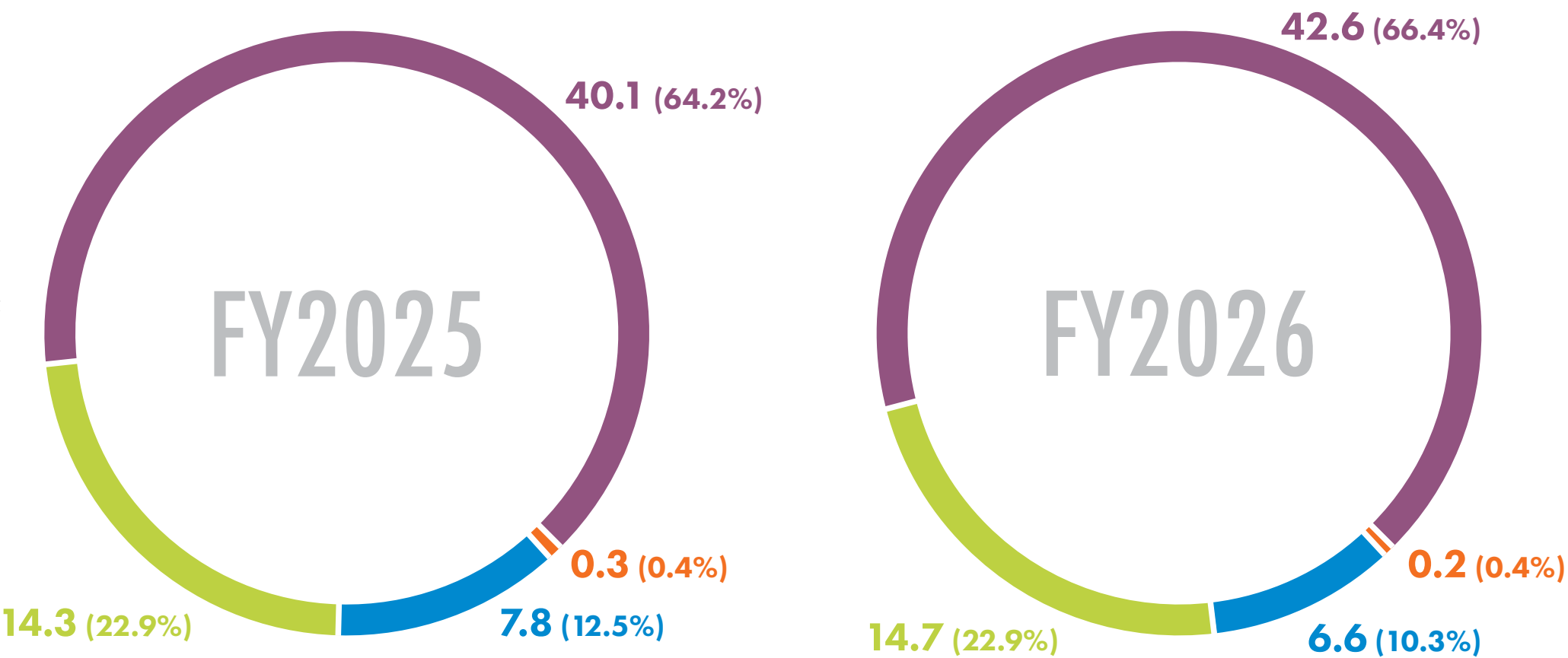
Revenue



Revenue Breakdown

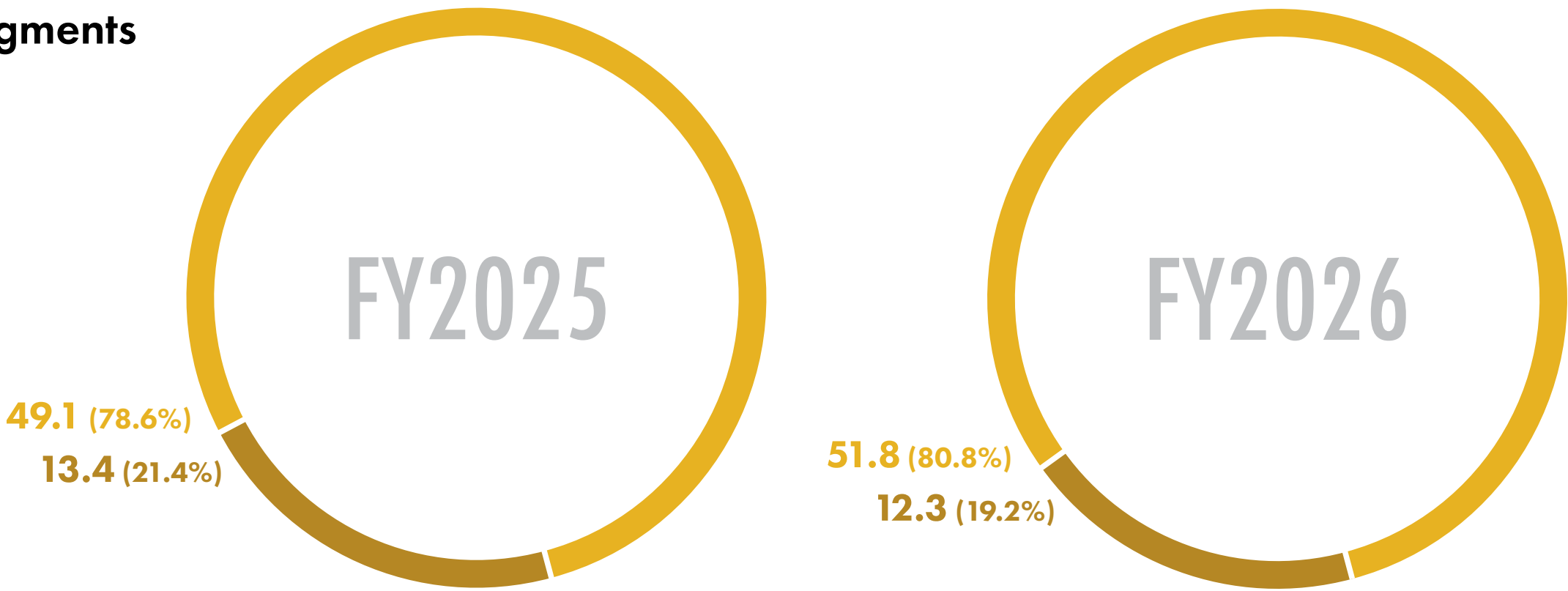
By Business Segments

- F&B Retail Sales
- Supply Chain
- Franchise
(Royalty Income, Franchise Fee & Franchise Project Income)
- Other Revenue

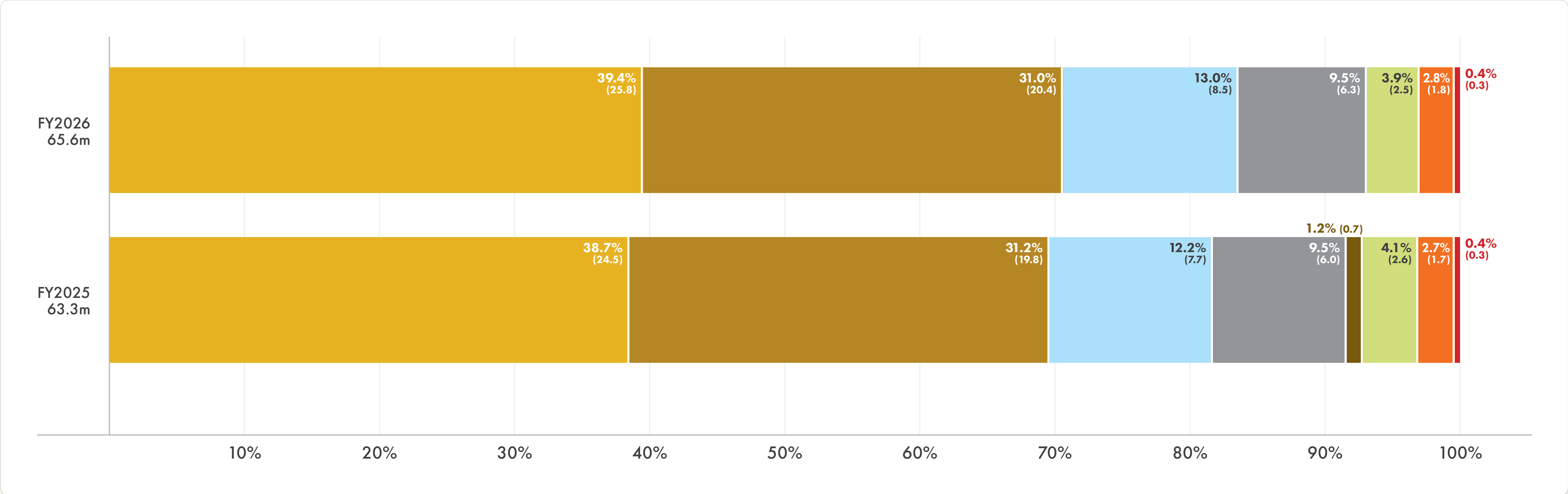


By Geographical Segments

- Australia
- New Zealand



Cost Breakdown



	FY2026	FY2025
Rental, Depreciation on ROU & Finance Cost / F&B and Supply Revenue (%)	14.8%	14.2%
Purchases & Changes in Inventories / F&B and Supply Revenue (%)	35.6%	36.2%
Staff Cost / Revenue (%)	40.4%	39.2%

Legend

●

 Staff Cost

●

 Purchases & Changes in Inventories

●

 Rental, Depreciation on ROU & Finance Cost SFRS(I)16

●

 Other Expenses

●

 Franchise Outlet Project Cost

●

 Depreciation on PPE

●

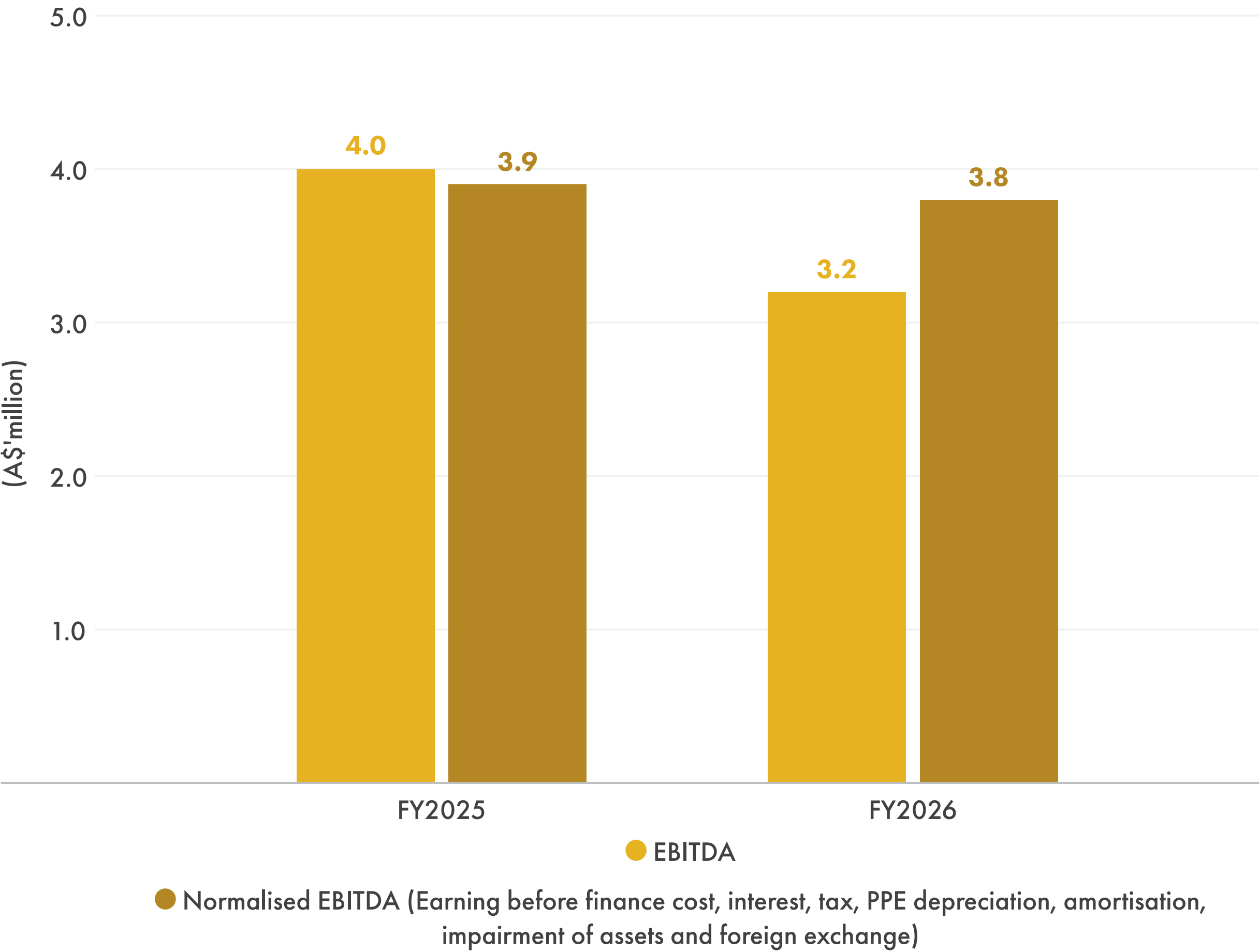
 Royalty Fee (Brand Fee)

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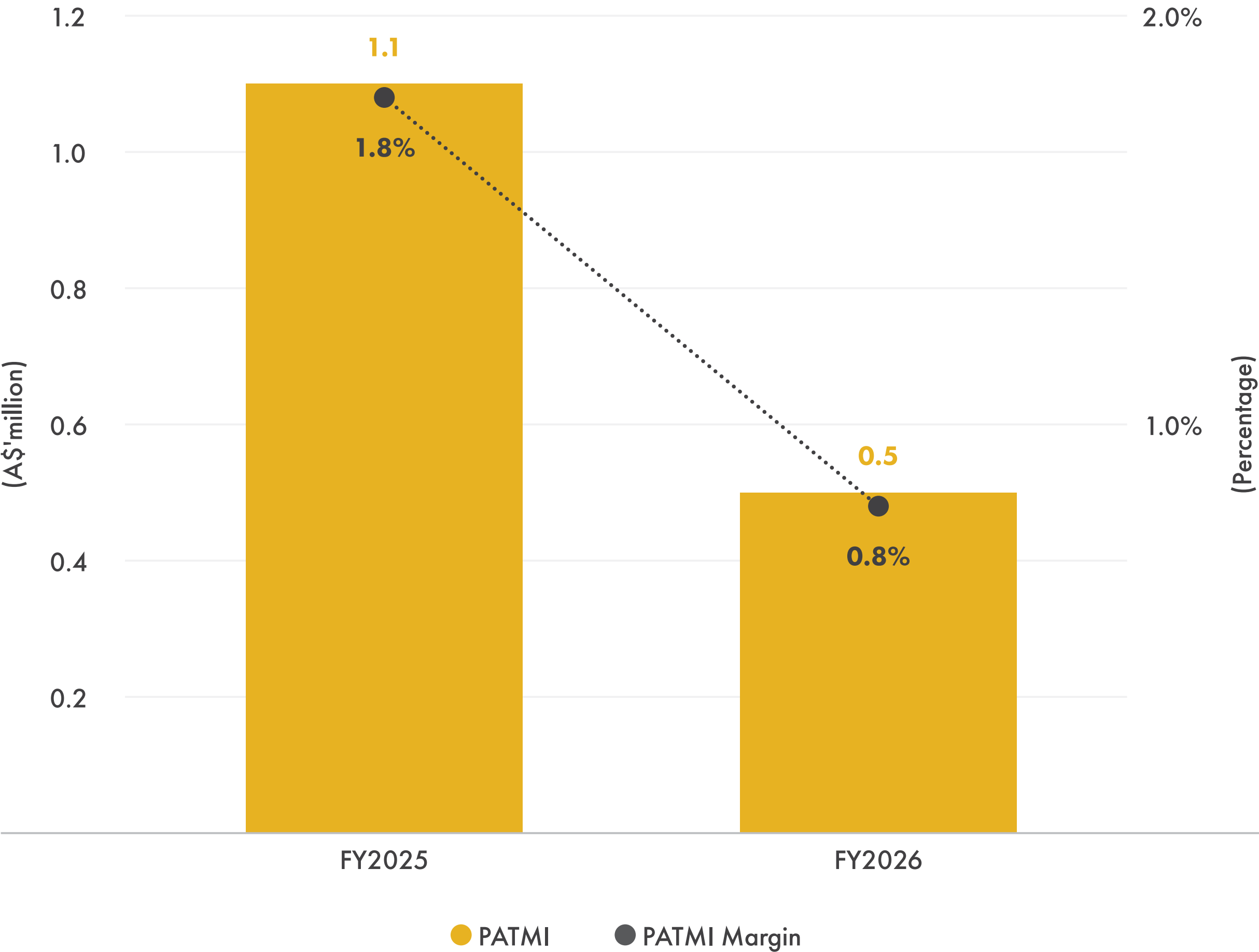
 Amortisation

EBITDA

Earnings before finance cost, interest, tax, PPE depreciation and amortisation

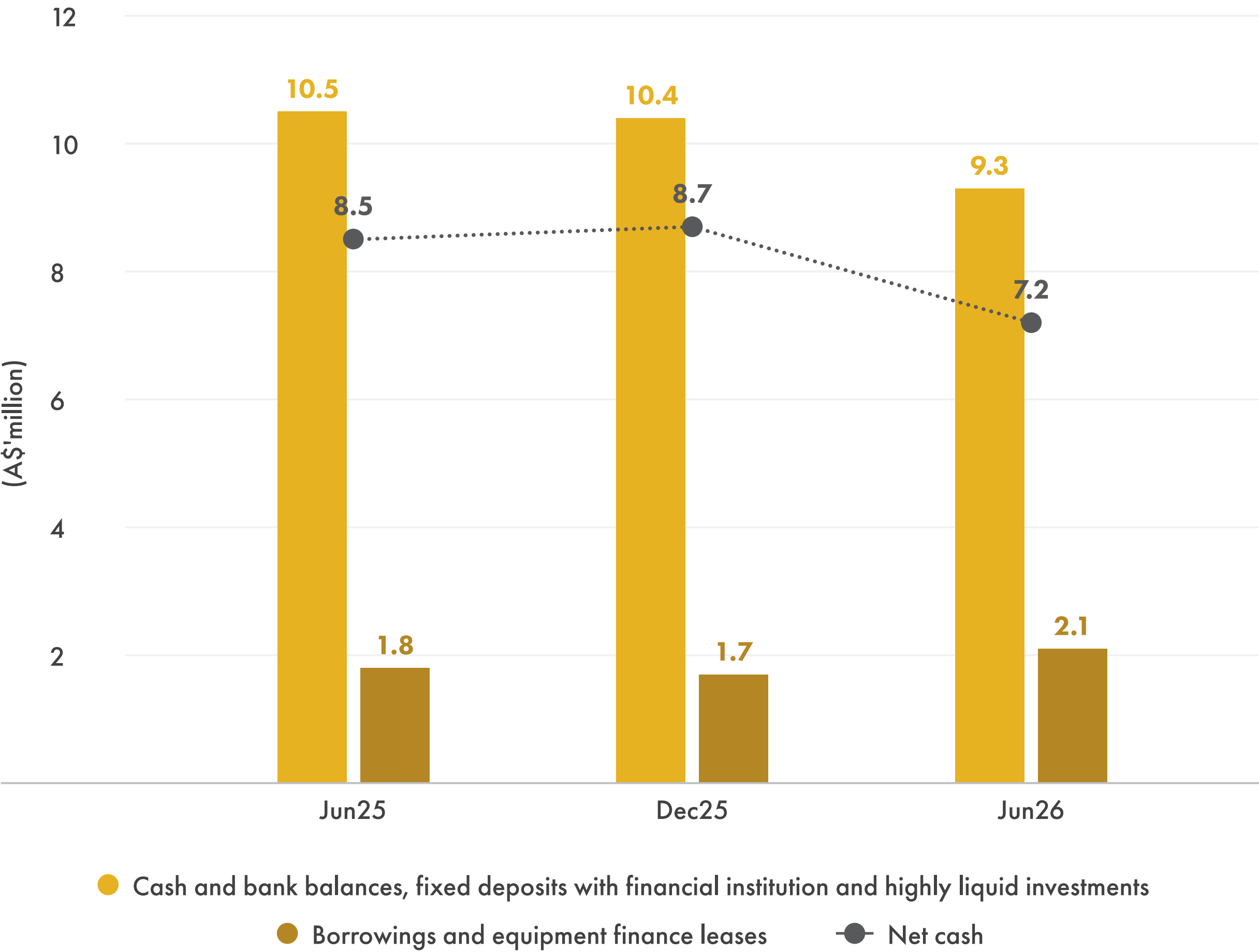


PATMI & PATMI Margin (Continuing Operations)



Financial Position

Net Cash Position



Income Statement

	FY2026 (AUD)	FY2025 (AUD)	Variance (%)
Revenue	64,072,400	62,509,986	2.5
Other income	1,819,500	1,813,389	0.3
Expenses			
Changes in inventories	128,495	325,893	(60.6)
Purchases of inventories	(20,508,409)	(20,086,058)	2.1
Franchise restaurants and stores related establishment cost	-	(748,137)	(100.0)
Rental expense	(1,870,074)	(1,621,929)	15.3
Staff costs	(25,853,979)	(24,484,588)	5.6
Depreciation expense			
- Property, plant and equipment	(2,534,191)	(2,614,205)	(3.1)
- Right-of-use assets	(5,389,806)	(4,957,484)	8.7
Amortisation of intangible assets	(282,844)	(279,432)	1.2
Finance costs			
- Lease liabilities	(1,197,795)	(1,152,822)	3.9
- Borrowings and others	(84,827)	(103,407)	(18.0)
Impairment losses on			
- Trade and other receivables	-	(82,328)	NM
- Property, plant and equipment	(424,675)	(367,684)	15.5
Other expenses	(7,867,987)	(7,206,112)	9.2
Share of results of joint venture	307,572	91,288	NM
Profit before tax	313,380	1,036,370	(69.8)
Tax expense	(175,114)	(121,989)	43.5
Profit from continuing operations, net of tax	138,266	914,381	(84.9)
Loss from discontinued operations, net of tax	(277,234)	(786,068)	(64.7)
(Loss) / Profit for the year	(138,968)	128,313	NM

NM = Not meaningful



Income Statement

NM = Not meaningful

	FY2026 (AUD)	FY2025 (AUD)	Variance (%)
Other comprehensive income / (loss)			
Reclassification of currency translation reserve to profit or loss on disposed subsidiaries	186,386	50,944	NM
Currency translation differences on consolidation	(161,384)	(502,146)	(67.9)
Total comprehensive loss for the year	(113,966)	(322,889)	(64.7)
Profit / (loss) attributable to:			
Equity holders of the Company	150,784	498,061	(69.7)
Non-controlling interests	(289,752)	(369,748)	(21.6)
Profit / (loss) for the year	(138,968)	128,313	NM
Profit / (loss) attributable to equity holders of the Company relates to:			
Profit from continuing operations	526,052	1,132,002	(53.5)
Loss from discontinued operations	(375,268)	(633,941)	(40.8)
	150,784	498,061	(69.7)
Total comprehensive income / (loss) attributable to			
Equity holders of the Company	175,786	46,859	NM
Non-controlling interests	(289,752)	(369,748)	(21.6)
Total comprehensive loss for the year	(113,966)	(322,889)	(64.7)
Earnings / (loss) per share for profit / (loss) attributable to the equity holders of the Company			
From continuing and discontinued operations			
Basic and diluted (cents)	0.06	0.20	
From continuing operations			
Basic and diluted (cents)	0.21	0.45	
From discontinued operations			
Basic and diluted (cents)	(0.15)	(0.25)	



Balance Sheet

Assets

	As at 30 June 2026 (AUD)	As at 30 June 2025 (AUD)
Non-current assets		
Property, plant and equipment	8,293,756	10,635,560
Right-of-use assets	17,614,744	21,751,144
Intangible assets	1,591,026	1,582,396
Investment in joint venture	1,047,182	739,610
Financial assets at fair value through profit or loss	700,000	700,000
Deferred tax asset	2,443,247	2,438,886
Fixed deposits	3,051,123	2,931,094
Trade and other receivables	594,727	478,125
Total non-current assets	35,335,805	41,256,815
Current assets		
Contract assets	293,349	307,577
Inventories	3,322,001	3,225,331
Trade and other receivables	5,389,249	5,877,340
Financial assets at fair value through profit or loss	15,942	29,529
Cash and bank balances	6,265,548	7,595,543
Tax receivable	187,064	106,356
Total current assets	15,473,153	17,141,676
Total assets	50,808,958	58,398,491



Balance Sheet

Equity and Liabilities

	As at 30 June 2026 (AUD)	As at 30 June 2025 (AUD)
Equity		
Share capital	59,008,315	59,008,315
Treasury shares	(117,026)	24,788
Other reserves	(40,799,491)	(40,882,854)
Retained earnings	464,343	1,830,791
Equity attributable to equity holders of the Company, total	18,556,141	19,981,040
Non-controlling interests	724,841	156,305
Total equity	19,280,982	20,137,345
Non-current liabilities		
Lease liabilities	15,740,565	19,991,658
Borrowings	1,634,465	1,311,000
Contract liabilities	727,595	792,064
Total non-current liabilities	18,102,625	22,094,722
Current liabilities		
Trade and other payables	7,036,619	9,378,235
Contract liabilities	457,326	584,885
Borrowings	293,723	256,000
Lease liabilities	5,637,683	5,947,304
Total current liabilities	13,425,351	16,166,424
Total liabilities	31,527,976	38,261,146
Total equity and liabilities	50,808,958	58,398,491





Future Plans

Upcoming Outlets

Information as at 27 Aug 2026

Expected Opening	Brand	Location	City / State	Country	Business Type
August 2026	EatAlley	Crown	VIC	Australia	Company Owned
September 2026	NeNe Chicken	Seymour Shopping Centre	VIC	Australia	Sub-franchised
October 2026	Gong Cha	Auckland CBD Train Station	North Island	New Zealand	Company Owned
	NeNe Chicken	Balcatta	WA	Australia	Sub-franchised
November 2026	PappaRich	Westfield Hurstville	NSW	Australia	Sub-franchised
	Homm	Adelaide Central Market	SA	Australia	Sub-franchised
	NeNe Chicken	Midland Gate	WA	Australia	Sub-franchised
December 2026	NeNe Chicken	UTS	NSW	Australia	Sub-franchised



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