Q4 AND FY2016 FINANCIAL RESULTS

MOSCOW, RUSSIAN FEDERATION 27 MARCH 2017

X5 RETAIL GROUP





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I. HIGHLIGHTS

4 STRATEGIC HIGHLIGHTS



X5 is a true **multi-format** retailer with unique **decentralised model** that allows development autonomy for three banners, with support of Corporate Centre enhancing efficiency and sharing best-practices



 X5 achieved its strategic milestone of market leadership in Russian food retail, with market share increasing to 8.0% in 2016, up from 6.3% in 2015



 Constant adaptation of value proposition adapted to Russian consumers' changing needs and current macro environment



 Significant improvements in logistics and transport: adding new links in the value chain, including import hubs and cross-docking stations, acquisition of 976 trucks



 Seven new DCs opened in Moscow, St. Petersburg, Adygea, and Orenburg adding 213 th. sq. m. of storage space

05 KEY ACHIEVEMENTS IN 12M 2016

Revenue increased by **27.8%** y-o-y the fastest pace since 2011



- The Company added a record **2,167** new stores in 2016, vs. **1,537** stores in 2015.
- 1,254 stores refurbished



Adj. EBITDA margin up by **35 b.p.** y-o-y to **7.7%**, X5's highest margin since 2010



>94% of Pyaterochka stores and
>52% of Perekrestok stores
operating under new concept



The lowest level of Net debt / EBITDA in X5's public history at **1.81x** as of 31 December 2016



Net additional selling space of 968.6 th. sq. m., 86% of which was attributable to organic growth



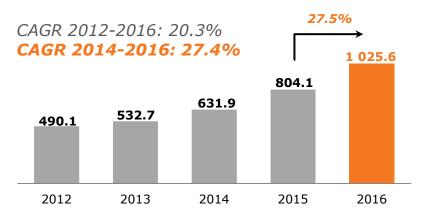
- LFL traffic growth improved to 2.5% in 2016, up from 2.3% in 2015
- LFL traffic of Perekrestok was positive for four quarters in a row



Pyaterochka added 906.6 th. sq. m. of net selling space

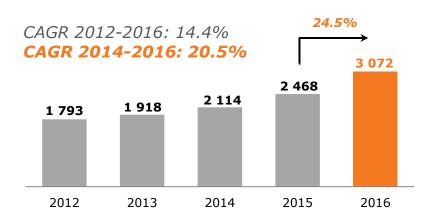


06 OPERATIONAL HIGHLIGHTS

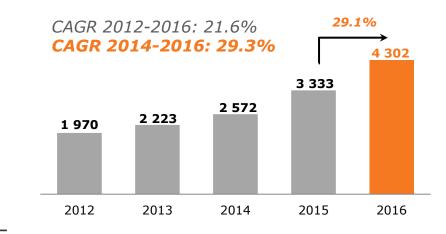


Net retail sales dynamics, Rub bn

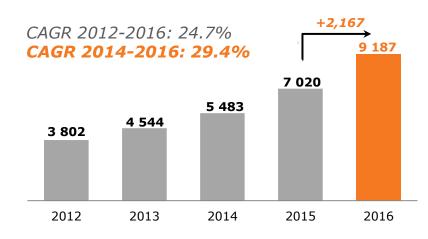
Customer visits, mln



Selling space, th. sq. m.



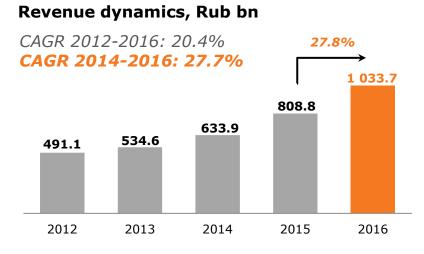
Number of stores, end of period



Source: X5 data

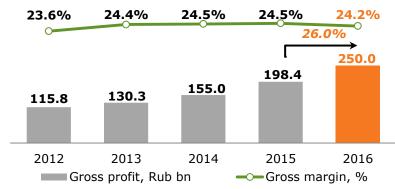
% **





Gross profit & gross margin

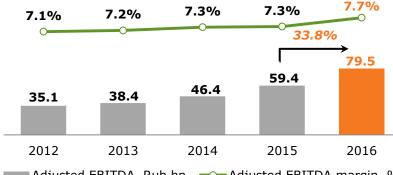
CAGR 2012-2016: 21.2% CAGR 2014-2016: 27.0%



Adjusted EBITDA & adjusted EBITDA margin^[1]

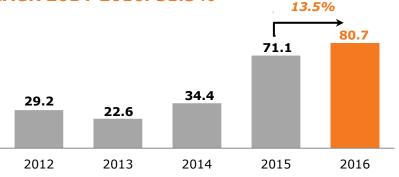
CAGR 2012-2016: 22.7% CAGR 2014-2016: 30.9%

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Capex dynamics, Rub bn





Adjusted EBITDA, Rub bn ——Adjusted EBITDA margin, %

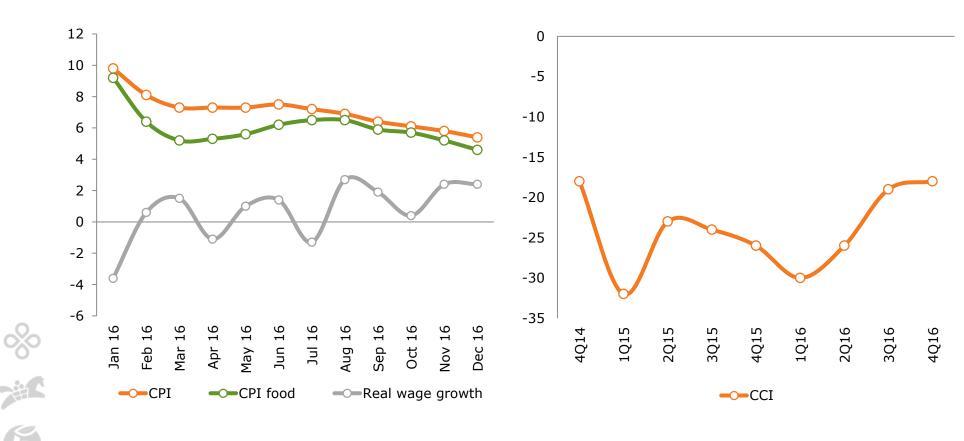
[1] – Adjusted for LTI, exit share-based payments and other one-off remuneration payments Source: X5 data

III. MARKET OVERVIEW

)9 WEAK CONSUMER & MACRO ENVIRONMENT

Inflation and real wage growth

Consumer confidence index



Source: Rosstat

X5

The Russian consumer market is still feeling the pressure despite stabilization of Food CPI and real wage growth in Q4 2016

10 RECENT MARKET TRENDS...

KEY TRENDS	DESCRIPTION	CONCLUSIONS
Changing demographics	 Growth of 60+ age population by 2-3% p.a. vs. reduction of 20-29 year group by 6% p.a. 	 Growth of price-sensitive consumer segment Growth of proximity format popularity
Declining population income	 Increased price sensitivity and rational spending Growth of "cherry pickers" 	 Growth in attractiveness of proximity/discounters Increased pressure on margins (need for opex reduction)
Growing competition	 Retail space saturation "Value" format development (e.g., hard discounters, dollar stores) 	 Increasing pressure on LFL Increased pressure on margins (need for opex reduction)
Spread of new technologies	Growth of online shopping and price transparencyIncrease in Big Data analytics	 Opportunity to improve competitiveness through service and personalisation
Tightening market regulation	 Retail trade legislation (back margin constraints) EGAIS and other control systems International sanctions 	 Additional costs due to new regulation Growing margin pressures Product shortages and price inflation

X5

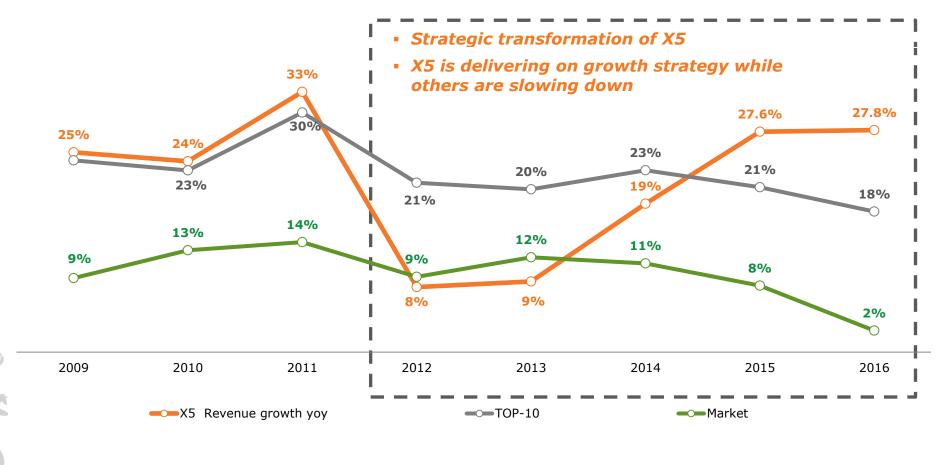
% **

11 ...AND X5'S RESPONSE

KEY TRENDS	X5 RESPONSE
Changing demographics	 Continued expansion of proximity segment (>75% of X5 revenues) 5-10% discounts for pensioners from 9:00 until 13:00 Focus on mothers with children
Declining population income	 Constant adaptation of value proposition to customers' needs Best-in-class "promo engine"
Growing competition	 Strong regional expansion with effective value proposition for small cities and towns Development and rollout of new regional supermarket concept Effective GIS system to help find optimal locations
Spread of new technologies	 Online retail initiative within the supermarket segment Successful development of loyalty programme and personalised promo in Perekrestok Further implementation of advanced analytics
Tightening market regulation	 Self-regulation approach Switch to net-net pricing Strategic partnerships with suppliers

% ** 6

17 X5 VS. RUSSIAN FOOD RETAIL IN TOP-LINE GROWTH



Source: Infoline, X5 analysis

X5

Starting from 2013, X5 has constantly accelerated its growth rates



Top 10 Russian Food retailers

#		Company name	% in total market 2015	% in total market 2016
1	X5 RETAIL GROUP	X5	6.3%	8.0%
2	МАГНИТ	Magnit	6.8%	7.4%
3	Ruchan	Auchan	2.8%	2.9%
4	дикси	Dixy	2.2%	2.4%
5	ЭЛЕНТА	Lenta	1.8%	2.1%
6	METRO	Metro	1.6%	1.6%
7	Красное ⁸ Белое	SPS Holding	0.7%	1.2%
8	[`][`][`][`] O ['] ['] KEY	О'Кеу	1.2%	1.2%
9	MOHETKA	Monetka	0.6%	0.6%
10	clobus	Globus	0.5%	0.6%
		Total	24.5%	28.0%

Source: InfoLine

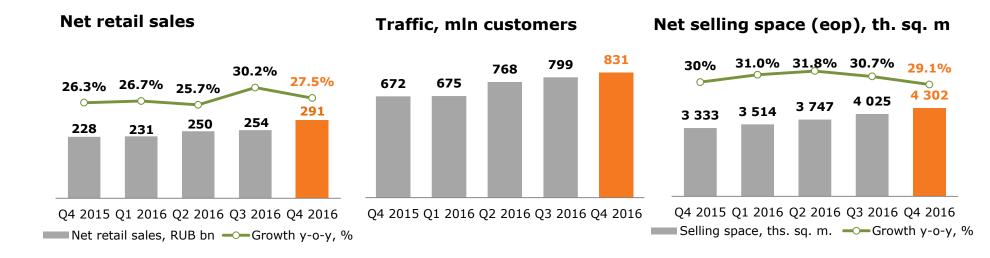


X5's market share increased from 6.3% in 2015 to 8.0% in 2016



IV. OPERATIONAL RESULTS Q4 2016

Q4 2016 RESULTS: OPERATIONAL HIGHLIGHTS



LFL sales, y-o-y

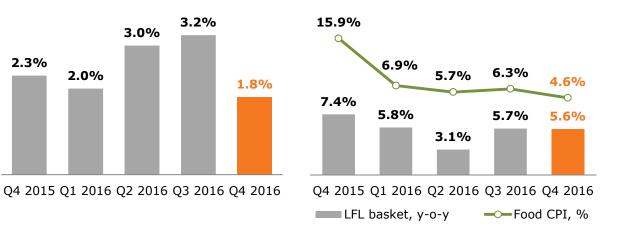
Source: X5 data



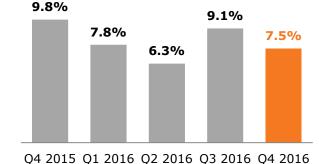
2.0%

2.3%

LFL basket, y-o-y









3.0%

3.2%

16 Q4 2016 RESULTS: NET RETAIL SALES SUMMARY

Net retail sales breakdown by retail format, RUB mln



KEY DRIVERS

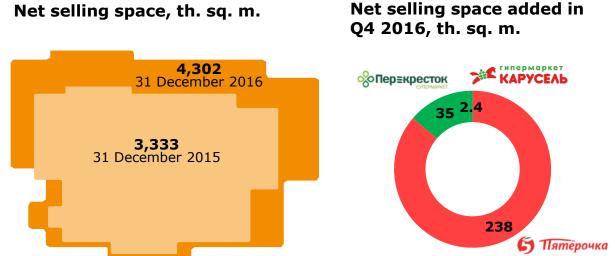
X5

- Perekrestok net retail sales accelerated for the eights quarter in a row
- Pyaterochka, which continues to meet customers' needs in a challenging macro environment, was the key driver for X5's growth thanks to:
 - Value proposition that is one of the best-adapted to Russian consumers' needs
 - Ambitious expansion programme

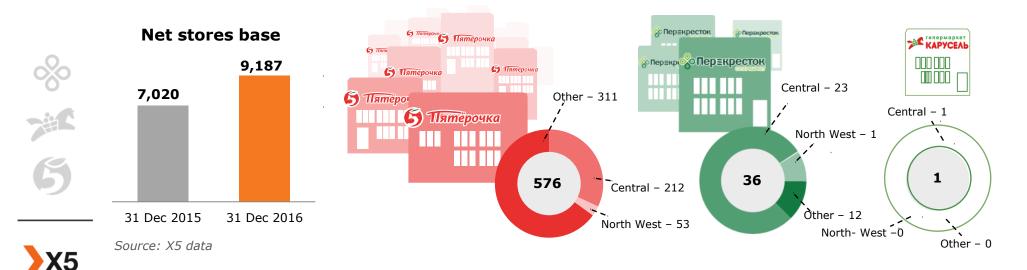
Net retail sales growth of 27.5% was driven by a 7.5% increase in like-for-like (LFL) sales and a 20.0% sales growth contribution from a 29.1% rise in selling space

7 Q4 2016 RESULTS: EXPANSION SUMMARY

- Total store base increased to 9,187 stores as of 31 December 2016
- Continued investments into existing stores, with 241 refurbishments in Q4 2016
- Pyaterochka was the main driver for the store base increase. In Q4 2016, net added space increased by 9.1% y-o-y

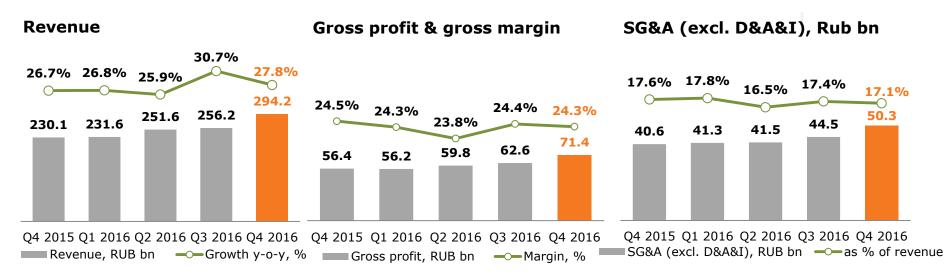


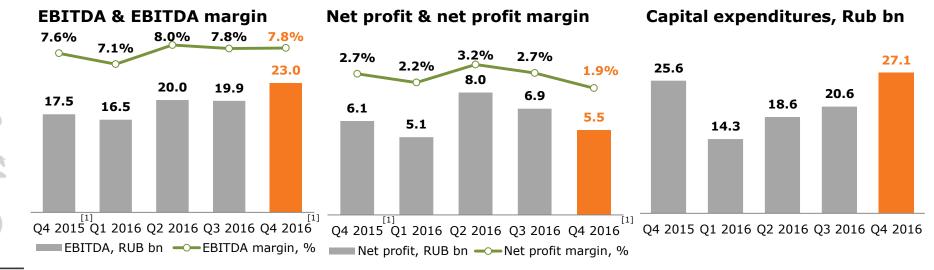
Net stores added in Q4 2016 by formats and by regions



V. FINANCIAL RESULTS Q4 2016

9 Q4 2016 RESULTS: FINANCIAL HIGHLIGHTS





[1] – SG&A ex. D&A&I, EBITDA and Net profit for Q4 2015 and Q4 2016 Adjusted for LTI, exit payments and share-based payments and other one-off remuneration payments Source: X5 data

X5

20 Q4 2016 RESULTS: CAPITAL EXPENDITURE OVERVIEW

Capex breakdown for Q4 2016

% ***

X5

Capex breakdown by quarter, RUB mln

Total Capex in Q4 2016: 27,147 RUB mln 640 stores opened (gross) 27 147 25 604 21% 20 614 New store openings 18 601 Refurbishments 44% 14 316 Logistics 18% ■IT, Maintenance and other 16% Q4 2015 Q1 2016 Q2 2016 Q3 2016 Q4 2016 241 stores refurbished Source: X5 data

In Q4 2016, capex programme focused on organic expansion, investments in store refurbishments and truck fleet expansion

21 Q4 2016 RESULTS: DEBT STRUCTURE

Debt profile

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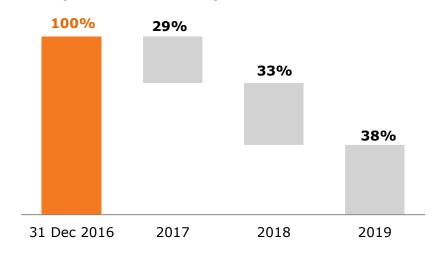
X5

Rub mln	31 Dec 2016	31 Dec 2015
Total Debt	156,033	144,215
Short-Term Debt	45,168	42,670
% of total debt	28.9%	29.6%
Long-Term Debt	110,865	101,545
% of total debt	71.1%	70.4%
Net Debt	137,843	135,257

Covenants & liquidity update

Covenant metrics & liquidity sources	31 Dec 2016	31 Dec 2015	Covenants
Net Debt / EBITDA	1.81x	2.45x	< 4.00x
Cash & cash equiv., Rub mln	18,190	8,958	
Available credit limits, Rub mln	280,808	140,176	

Debt portfolio maturity



Highlights

- X5's debt portfolio is 100% RUB-denominated
- All of the X5's loans and bonds have fixed interest rates
- X5's available credit limits increased by 2 times to RUB 280 bn
- The weighted average effective interest rate on X5's debt during 12M 2016 decreased 137 b.p. to 11.30% from 12.67% in 12M 2015.
- Net debt/EBITDA of 1.81x (as of 31 Dec 2016) is the lowest level in X5's public history

Q4 2016 RESULTS: ADJUSTED SG&A ^[1] EXPENSES ANALYSIS

Q4 analysis

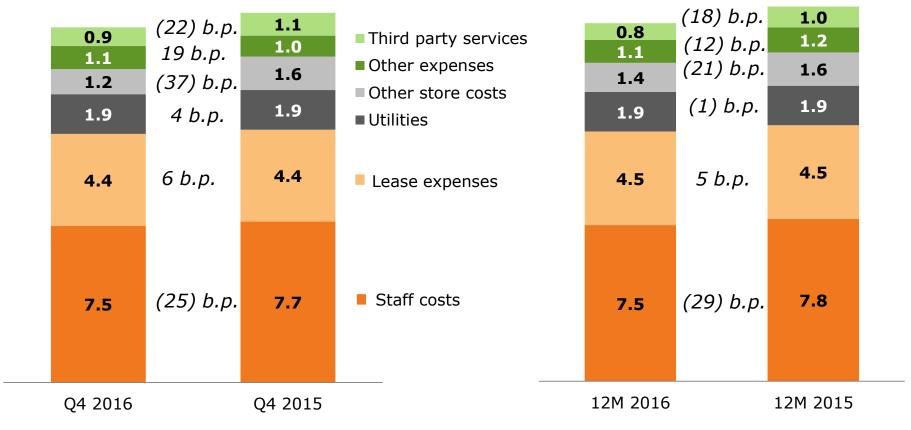
as percent of revenue

17.1% (56) b.p. **17.6%**

12M analysis

as percent of revenue

17.2% (78) b.p. 17.9%



X5

% × 5

[1] – Adjusted for D&A&I, LTI, exit share-based payments and other one-off remuneration payments Source: X5 data

23 FINANCIAL STATEMENTS (1/3) PROFIT AND LOSS STATEMENT

RUB mln	Q4 2016	Q4 2015	+/(-)	+/ (-), %	12M 2016	12M 2015	+/(-)	+/(-), %
Revenue	294,176	230,117	64,059	27.8	1,033,667	808,818	224,849	27.8
Net retail sales	291,289	228,461	62,828	27.5	1,025,589	804,132	221,457	27.5
COGS	(222,743)	(173,688)	49,055	28.2	(783,682)	(610,428)	173,254	28,4
Gross profit	71,433	56,429	15,004	26.6	249,985	198,390	51,595	26.0
Gross profit margin	24.3	24.5		(24) b.p.	24.2	24.5		(34) b.p.
SG&A	(66,781)	(52,281)	14,500	27.7	(211,314)	(170,065)	41,249	24.3%
EBITDA	19,906	13,453	6,453	48.0	76,267	55,233	21,034	38.1
EBITDA margin	6.8	5.8		92 b.p	7.4	6.8		55 b.p.
Operating profit	6,493	5,789	704	12.2	45,631	34,449	11,182	32.5
Operating margin	2.2	2.5		(31) b.p.	4.4	4.3		16 b.p.
Net profit	2,417	2,090	327	15.6	22,291	14,174	8,117	57.3
Net profit margin	0.8	0.9		(9) b.p.	2.2	1.8		40 b.p.



% % 5

24 FINANCIAL STATEMENTS (2/3) BALANCE SHEET

RUB min	31 Dec 2016	31 Dec 2015	+/(-)	+/(-)%	
Total current assets	130,076	108,705	21,371	19.7	
Cash & cash equivalents	18,190	8,958	9,232	103.1	
Inventories	73,801	57,887	15,914	27.5	
Total non-current assets	343,409	293,410	49,999	17.0	
Net PP&E	232,316	189,000	43,316	22.9	
Goodwill	80,369	75,313	5,056	6.7	
Total assets	473,485	402,115	71,370	17.7	
Total current liabilities	227,370	190,880	36,490	19.1	
ST debt	45,168	42,670	2,498	5.9	
Trade accounts payable	131,180	103,773	27,407	26.4	
Total non-current liabilities	119,075	106,517	12,558	11.8	
LT debt	110,865	101,545	9,320	9.2	
Total liabilities	346,445	297,397	49,048	16.5	
Total equity	127,040	104,718	22,322	21.3	
Total liabilities & equity	473,485	402,115	71,370	17.7	

% % 5



RUB mln	Q4 2016	Q4 2015	+/(-)	+/(-)%	12M 2016	12M 2015	+/(-)	+/(-)%
Net cash generated from operating activities	36,499	23,654	12,845	54.3	74,915	35,487	39,428	111.1
Net cash from operating activities before changes in working capital	18,885	13,263	5,622	42.4	75,745	56,678	19,067	33.6
Change in Working Capital, incl.:	22,474	13,407	9,067	67.6	20,056	(1,406)	21,462	n/a
Decrease/(increase) in trade and other AR	(6,643)	(4,915)	(1,728)	35.2	350	(6,228)	6,578	n/a
Decrease/(increase) in inventories	(8,992)	(8,714)	(278)	3.2	(15,914)	(10,152)	(5,762)	56.8
(Increase)/decrease in trade payable	27,899	22,008	5,891	26.8	27,471	9,339	18,132	194.2
(Decrease)/increase in other AP	10,210	5,028	5,182	103.1	8,149	5,635	2,514	44.6
Net interest and income tax paid	(4,860)	(3,016)	(1,844)	61.1	(20,886)	(19,785)	(1,101)	5.6
Net cash used in investing activities	(23,778)	(22,057)	(1,721)	7.8	(77,279)	(59,645)	(17,634)	29.6
Net cash generated from/(used in) financing activities	(494)	2,483	(2,977)	n/a	11,641	7,498	4,143	55.3
Effect of exchange rate changes on cash & cash equiv.	(55)	37	(92)	n/a	(45)	(5)	(40)	800.0
Net increase/(decrease) in cash & cash equiv.	12,172	4,117	8,055	195.7	9,232	(16,665)	25,897	n/a

Source: X5 data

% ** 5

X5



X5 today

- Multi-format presence in seven Federal Districts
- Total stores 9,187, including:
 - 8,363 Pyaterochka
 - 539 Perekrestok
 - 91 Karusel
 - 194 Express stores

Format	Unit	North Caucasus	Southern	Central	Volga	North Western	Ural	Siberian	Total
Б Пятёрочка		128	577	3,512	2,348	1,028	730	40	8,363
№ Пер≡кресток супермансет	Number of stores, #	8	24	336	95	50	26	0	539
КАРУСЕЛЬ		1	5	35	25	17	8	0	91
X5 RETAIL GROUP	Net retail sales, %	0.7%	3.9%	57.0%	17.4%	15.3%	5.6%	0.06%	100%

Source: X5 data

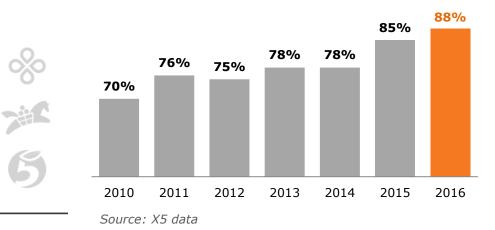
% **

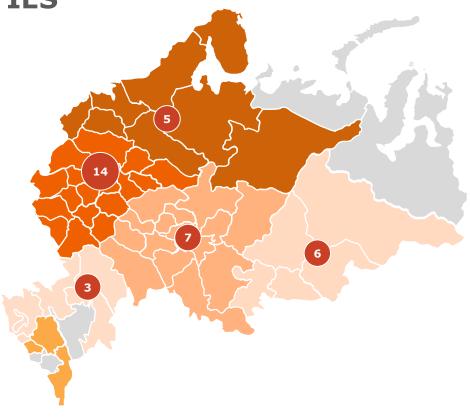
27 X5 DISTRIBUTION CAPABILITIES

Warehouse space as of 31 December 2016

Federal district	Space, th. sq. m.	# of DCs
Central	483	14
North-Western	131	5
Volga	143	7
Ural	88	6
Southern	77	3
Total	922	35

Centralisation levels





Highlights for 2016

- Seven new distribution centres (DCs) with a total space of 213 th. sq. m. were opened in 2016
- In Q4 2016, X5 opened new distribution centre in Orenburg (19 th. sq. m.) to serve the Pyaterochka format, and a new DC in Moscow region (23 th. sq. m.) to serve the Perekrestok and Karusel formats

APPENDICIES I. PERFORMANCE SUMMARY OF KEY FORMATS





8,363 stores as of 31 December 2016, 33.5% increase y-o-y



3,329 th. sq. m. of selling space as of 31 December 2016, 37.4% increase y-o-y



Q4 2016 net retail sales – RUB 219.4 bn, 31.2% increase y-o-y



690 mln of customers for Q4 2016, 26.3% increase y-o-y



Share of X5's Q4 2016 sales: ~75%



- Q4 2016 LFL Results
- Sales: 7.5%
- Traffic: 1.6%
- Basket: 5.7%





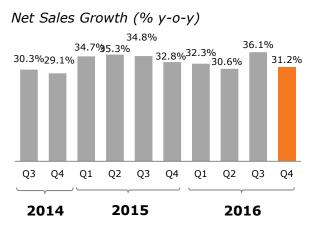
- Avg. net selling space: **398 sq. m.**
- Formats
 - 250-330 sq. m.
 - 330-430 sq. m.
 - -430-620 sq. m.
 - 620-and more



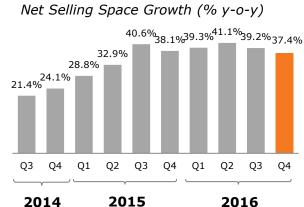
The neighborhood store for your daily shopping needs

39 PYATEROCHKA SUMMARY (2/3) BUILDING ON A SUCCESSFUL TRACK RECORD

Q4 2016 net retail sales growth: 31.2% increase y-o-y

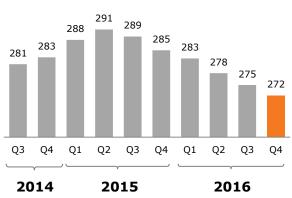


Q4 2016 selling space growth: 37.4% increase y-o-y



Q4 2016 sales densities: 4.6% decline y-o-y

Sales Densities Net (th. RUB/sq.m. [1])



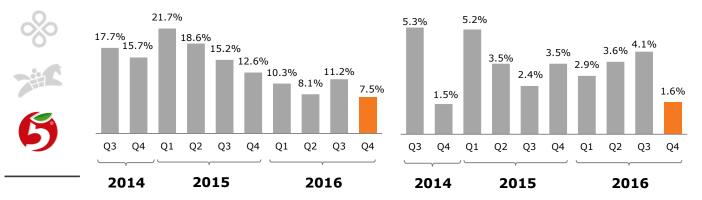
Q4 2016 LFL sales growth: 7.5% increase y-o-y

Total LFL Sales Growth (% y-o-y)

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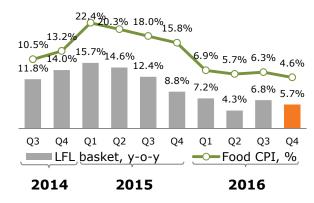
Q4 2016 LFL traffic growth: 1.6% increase y-o-y

Total LFL Traffic Growth (% y-o-y)



Q4 2016 LFL basket growth: 5.7% increase y-o-y

Total LFL Basket Growth (% y-o-y)



31 PYATEROCHKA SUMMARY (3/3) STRATEGY OVERVIEW

- Maximise the share of customers, and maximise share of these customers' wallet:
 - Continue applying the current value proposition, enhancing it through implementation of new initiatives
 - Support rapid, sustainable growth with development in new regions (Siberia)
 - Further adaptation of assortment, introducing new categories, entry-price PLUs
 - Implement a loyalty programme and launch customised promotions
 - Further improve NPS
- Improve efficiency and reduce costs:
 - Grow the share of **private label** to >20% during the next 3-5 years
 - Increase the share of direct import
 - Lean and agile approach
 - Further improvements in opex and purchasing terms











539 stores as of 31 December 2016, 12.8% increase y-o-y



548 th. sq. m. of selling space as of 31 December 2016, 13.3% increase y-o-y



Q4 2016 net retail sales of RUB 44.6 bn, 20.5% increase y-o-y



94.5 mln customers for Q4 2016, 15.6% increase y-o-y



Share of X5's Q4 2016 sales: ~15%



- Q4 2016 LFL Results
 - Sales: 8.7%
 - Traffic: 4.3%
 - Basket: 4.2%







Avg. net selling space: 1,018 sq. m.

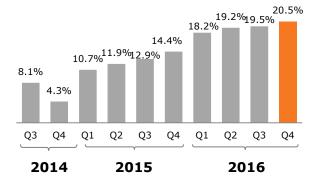
X5

The main shop in every neighbourhood

33 PEREKRESTOK SUMMARY (2/3) IMPROVING OPERATIONS: GROWING LFL AND SELLING SPACE

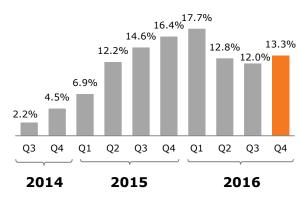
Q4 2016 net retail sales growth: 20.5% increase y-o-y

Net Sales Growth (% y-o-y)



Q4 2016 selling space growth: 13.3% increase y-o-y

Net Selling Space Growth (% y-o-y)



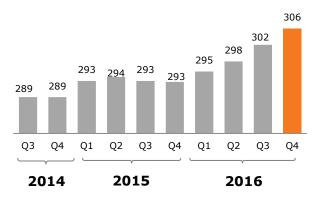
O4 2016 LFL traffic growth:

Total LFL Traffic Growth (% y-o-y)

4.3% increase v-o-v

Q4 2016 sales densities: 1.3% increase y-o-y

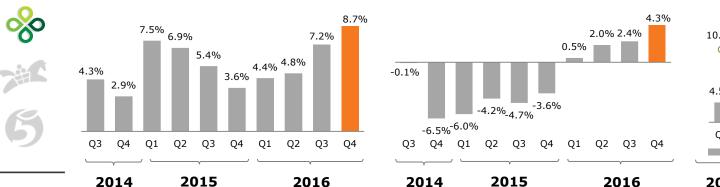
Sales Densities Net (th. RUB/sq.m. [1])



Q4 2016 LFL sales growth: 8.7% increase y-o-y

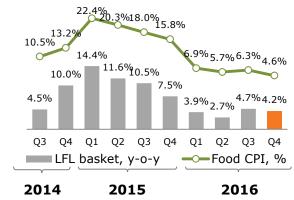
Total LFL Sales Growth (% y-o-y)

X5



Q4 2016 LFL basket growth: 4.2% increase y-o-y

Total LFL Basket Growth (% y-o-y)



[1] - Total net sales from trailing four quarters divided by average selling space of trailing four quarters

34 PEREKRESTOK SUMMARY (3/3) STRATEGY OVERVIEW

- Fine-tuning value proposition and adapting to customer needs:
 - Maintaining the pace of organic growth and refurbishments
 - Roll out the regional model to support the future growth
 - Further adaptation of assortment to meet customer needs
 - Increase loyalty card penetration, and implement personalised promotions
 - Develop online supermarket
 - Improve NPS



- Increase the share of private labels
- Increase the share of direct import
- Further improve logistics (forecasting, stock replenishment system)
- Further improvements in opex and purchasing terms











91 stores as of 31 December 2016: 1.1% increase y-o-y



387 th. sq. m. of selling space as of 31 December 2016, down 0.8% y-o-y



Q4 2016 net retail sales: RUB 24.5 bn, 14.5% increase y-o-y



36 mln customers in Q4 2016, 7.6% increase y-o-y



Share of X5's Q4 2016 sales: ∼8%



- Q4 2016 LFL Results Sales: 8,1%

 - Traffic: 2.5%
 - Basket: 5.5%







Avg. net selling space: 4,252 sq. m.

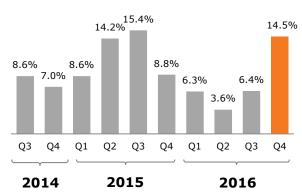


Destination store for all your food & household needs

36 KARUSEL SUMMARY (2/3) THE RIGHT TIME FOR RELAUNCH

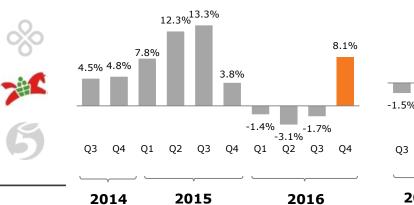
Q4 2016 net retail sales growth: 14.5% increase y-o-y

Net Sales Growth (% y-o-y)



Q4 2016 LFL sales growth: 8.1% increase y-o-y

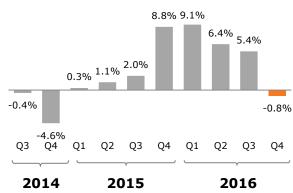
Total LFL Sales Growth (% y-o-y)



Κ5

Q4 2016 selling space growth: 0.8% decline y-o-y

Net Selling Space Growth (% y-o-y)

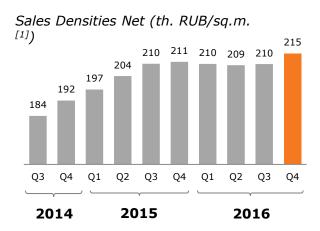


Q4 2016 LFL traffic growth: 2.5% increase y-o-y

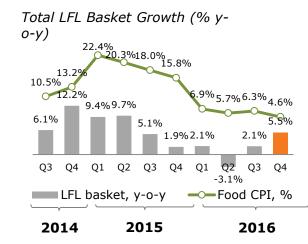
Total LFL Traffic Growth (% y-o-y)

7.8% 2.5% 2.4% 1.9% 0.0% -1.4% -1.5% -3.4% -3.7% -6.6% Q4 Q1 Q2 03 04 Q1 Q2 Q3 Q4 2014 2015 2016

Q4 2016 sales densities increase: 2.5%



Q4 2016 LFL basket growth: 5.5% increase y-o-y



[1] – Total net sales from trailing four quarters divided by average selling space of trailing four quarters

37 KARUSEL SUMMARY (3/3) *KARUSEL STRATEGY OVERVIEW*

Good results at model hypers

- Key achievements:
 - Positive LFL traffic in model hypers
 - Increase of average check
 - Improvement of on-shelf availability
- Results analysis
- Different instruments for model roll-out should be used

Development plan

- Upgrade operating model for new hypermarkets with all best practices taken from "Model Hypermarkets" pilots
- Further adaptation of assortment and pricing optimisation
- Increase loyalty card penetration, and implement personalised promotions
- Increase the share of private labels
- Increase sales density
- Improve logistics, reduce lease costs and shrinkage



X5







Best practices from model hypers should be translated to new commercial model