

PYATEROCHKA OPENS NEW DISTRIBUTION CENTRE IN BRYANSK REGION

Bryansk, 28 June 2022 – X5 Group (“X5” or the “Company”, LSE and MOEX ticker: FIVE), a leading Russian food retailer, has announced it is expanding its logistics infrastructure in central Russia and opening a new distribution centre (DC) for its Pyaterochka proximity store network in the Bryansk Region.

With a total floor area of 34,700 sq m, the Bryansk DC features six storage zones for fruits and vegetables, fresh products, frozen goods, caviar, dry goods and alcoholic beverages. Each zone has a specific temperature band best suited to keep products fresh.

At full capacity, the DC will supply products to 403 Pyaterochka stores across eight regions, with its seamless operation supported by 260 employees and 140 vehicles. Overall, Pyaterochka has created around 2,700 jobs in the Bryansk Region to date.

Under the oversight of X5 Real Estate, the construction of the DC took 18 months, from obtaining a construction permit to launching operations. The new centre is fitted with cutting-edge equipment that boasts strong operational performance and low energy consumption. In addition, the DC features an autonomous water supply system that draws high-quality water from its own intake unit supported by two 190-metre-deep artesian wells.

The launch of the new DC will enable the region’s manufacturers to not only reduce their transportation costs, but also to expand the geography of their sales. When operating at full capacity, the logistics facility will be able to handle products from about 600 suppliers, driving up the share of the Bryansk Region’s producers in the chain’s regional sales, which already exceeds 20%. Today, Pyaterochka works with more than 40 suppliers from the Bryansk Region, including Miratorg, Sodrugestvo, Bryansk Dairy Plant, Bryansk Bakery Complex No. 1 and many others.

Currently, X5 Group operates 215 Pyaterochka stores in the Bryansk Region.

Note to Editors:

X5 Retail Group N.V. (LSE and MOEX: FIVE; RAEX: ruAA+) is a leading Russian food retailer. The Company operates proximity stores under the Pyaterochka brand, Perekrestok supermarkets and Chizhik hard discounters. X5 provides an omnichannel experience to its customers, integrating retail stores and e-commerce through its businesses Vprok.ru Perekrestok, 5Post and Mnogo Lososya.

As of 31 March 2022, X5 had 19,479 Company-operated stores. It has the leading market position in both Moscow and St Petersburg and a significant presence in the European part of Russia. Its store base includes 18,320 Pyaterochka proximity stores, 983 Perekrestok supermarkets, 89 Chizhik hard discounters and 28 Karusel hypermarkets. The Company operates 47 DCs and 4,574 Company-owned trucks across the Russian Federation.

X5 is one of the largest employers in Russia. The Company employs over 328 thousand people.

For the full year 2021, revenue totalled RUB 2,204,819 million (USD 29,935 million*), EBITDA pre-IFRS 16 reached RUB 161,024 million (USD 2,186 million*), and net profit pre-IFRS 16 for the period amounted to RUB 48,513 million (USD 659 million*). In Q1 2022, revenue totalled RUB 604,230 million (USD 7,020 million**), adjusted EBITDA pre-IFRS 16 reached RUB 70,179 million (USD 815 million**), and net profit pre-IFRS 16 amounted to RUB 2,499 million (USD 29 million**).

Forward-looking statements

This announcement includes statements that are, or may be deemed to be, "forward-looking statements". These forward-looking statements can be identified by the fact that they do not only relate to historical or current events. Forward-looking statements often use words such as "anticipate", "target", "expect", "estimate", "intend", "expected", "plan", "goal", "believe", or other words of similar meaning.

By their nature, forward-looking statements involve risk and uncertainty because they relate to future events and circumstances, a number of which are beyond X5 Group N.V.'s control. As a result, actual future results may differ materially from the plans, goals and expectations set out in these forward-looking statements.

Any forward-looking statements made by or on behalf of X5 Group N.V. speak only as of the date of this announcement. Save as required by any applicable laws or regulations, X5 Group N.V. undertakes no obligation publicly to release the results of any revisions to any forward-looking statements in this document that may occur due to any change in its expectations or to reflect events or circumstances after the date of this document.

* FX rate: 73.6541 USD/RUB

** FX rate: 86.0693 USD/RUB

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