

PYATEROCHKA TO TAKE OVER AMBA STORES

Moscow, 2 November 2023 – X5 Group (“X5” or the “Company”, LSE and MOEX ticker: FIVE), a leading Russian food retailer, continues to expand its footprint in the Far East and announces the acquisition of stores operated by the Amba retail chain in the Khabarovsk Territory. The Pyaterochka retail chain has acquired long leases of 71 stores, measuring a total of 49,122 square metres of selling space.

Pyaterochka stores will open in the retail spaces formerly occupied by the Amba retail chain, including 43 stores in Komsomolsk-on-Amur, 14 in Khabarovsk, and another 14 stores in major district centres of the Khabarovsk Territory.

All 71 stores are expected to open by the end of Q1 2024 after refurbishment in line with Pyaterochka’s new store concept, which emphasises the chain’s core values: low prices, fresh and high-quality products, customer comfort and a pleasant shopping experience.

The remodelled Pyaterochka proximity stores feature a more ergonomic layout of the sales floor, customer-friendly navigation, and dedicated aisles for special deals that are easy to spot. In addition to a wide selection of fresh products and ready-to-eat meals, the sales floor features a café corner with a coffee machine and an in-store bakery that offers a varied assortment of freshly baked products.

Pyaterochka opened its first stores in the Khabarovsk Territory in March 2023 and expects to bring its total store count in the region to 100 by the end of the year.



Note to Editors:

X5 Retail Group N.V. (LSE and MOEX: FIVE; Expert RA – ruAAA; ACRA – AAA(RU)) 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, 5Post and Mnogo Lososya.

As of 30 September 2023, X5 had 23,466 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, as well as a growing presence in the Russian Far East. Its store base includes 20,761 Pyaterochka proximity stores, 955 Perekrestok supermarkets, 1,071 Chizhik hard discounters and 601 Krasny Yar and Slata stores. The Company operates 61 DCs and 4,745 Company-owned trucks across the Russian Federation.

X5 is one of the largest employers in Russia. The Company employs over 364 thousand people.

For the full year 2022, revenue totalled RUB 2,605,232 million (USD 38,005 million*), EBITDA pre-IFRS 16 reached RUB 186,788 million (USD 2,725 million*), and net profit pre-IFRS 16 for the period amounted to RUB 52,248 million (USD 762 million*). In 9M 2023, revenue totalled RUB 2,264,643 million (USD 27,386 million**), adjusted EBITDA pre-IFRS 16 reached RUB 163,212 million (USD 1,974 million**), and net profit pre-IFRS 16 amounted to RUB 71,250 million (USD 862 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: 68.5494 USD/RUB

** FX rate: 82.6934 USD/RUB

For further details please contact:

Polina Ugryumova

Head of Corporate Finance and IR
Tel.: +7 (495) 662-88-88 ext. 13-312
e-mail: Polina.Ugryumova@x5.ru

Maria Yazeva

Investor Relations Officer
Tel.: +7 (495) 662-88-88 ext. 13-147
e-mail: Maria.Yazeva@x5.ru