

X5 GROUP ACQUIRES CONTROLLING STAKES IN KRASNY YAR AND SLATA

Moscow, 3 November 2022 – X5 Retail Group N.V. (“X5” or the “Company”, LSE and MOEX ticker: FIVE), a leading Russian food retailer that operates the Pyaterochka, Perekrestok and Chizhik retail chains, has finalised a strategic partnership with Krasny Yar and Slata groups, two of the leading retailers in Eastern Siberia.

As part of the agreement, X5 acquired 70% of Krasny Yar’s and Slata’s businesses following the relevant approvals by the Federal Antimonopoly Service (FAS) of Russia. Once all FAS requirements are met, Krasny Yar Group will operate 232 stores with a total retail space of 98.2 ths sq m, while Slata Group’s business will comprise 362 stores with a total retail space of 132.1 ths sq m.

Both retail chains will retain their brands and business models, while some processes will be integrated with X5 to achieve synergies, including in procurement and logistics.

Strategic oversight of the Krasny Yar and Slata chains will be carried out by a management company that was founded in August 2022 and represents X5 as well as both companies on its board of directors. The chains' existing management teams will continue to manage their respective operations.

Krasny Yar Group operates Krasny Yar and Baton stores in the Krasnoyarsk Territory, Tyva and Khakassia, while Slata Group operates Slata and KhlebSol stores in the Irkutsk Region, Buryatia and the Transbaikal Territory. In addition, both groups are tenants of a total of four distribution centres with a cumulative area of 62.3 ths sq m: one in Krasnoyarsk, two in the Irkutsk Region and one in the Transbaikal Territory.

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 2022, X5 had 20,227 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 18,865 Pyaterochka proximity stores, 972 Perekrestok supermarkets and 316 Chizhik hard discounters. The Company operates 52 DCs and 4,247 Company-owned trucks across the Russian Federation.

X5 is one of the largest employers in Russia. The Company employs over 325 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 9M 2022, revenue totalled RUB 1,900,049 million (USD 26,908 million**), adjusted EBITDA pre-IFRS 16 reached RUB 152,894 million (USD 2,165 million**), and net profit pre-IFRS 16 amounted to RUB 46,395 million (USD 657 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: 70.6135 USD/RUB

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