

**O'KEY GROUP S.A.**

**Special Purpose Consolidated Interim  
Financial Statements**

**Six months ended 30 June 2025**

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'000 RUB	Note	30 June 2025	31 December 2024
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investment property	<a href="#">10</a>	1,064,218	1,064,218
Property, plant and equipment	<a href="#">11</a>	39,669,884	41,235,728
Construction in progress	<a href="#">11</a>	972,416	892,968
Right-of-use assets	<a href="#">12</a>	17,799,391	19,422,128
Intangible assets	<a href="#">13</a>	1,710,830	1,513,580
Deferred tax assets		8,222,417	7,868,051
Other non-current assets		685,981	689,530
<b>Total non-current assets</b>		<b>70,125,137</b>	<b>72,686,203</b>
<b>Current assets</b>			
Inventories	<a href="#">14</a>	25,361,493	26,658,555
Trade and other receivables	<a href="#">15</a>	2,169,911	2,888,005
Prepaid income tax		85,560	72,196
Prepayments		616,178	1,054,761
Cash and cash equivalents		10,207,335	15,828,186
<b>Total current assets</b>		<b>38,440,477</b>	<b>46,501,703</b>
<b>Total assets</b>		<b>108,565,614</b>	<b>119,187,906</b>

'000 RUB	Note	30 June 2025	31 December 2024
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital		119,440	119,440
Legal reserve		10,597	10,597
Additional paid-in capital		8,555,657	8,555,657
Retained earnings		2,658,192	2,435,691
Translation reserve		1,699,565	2,255,988
<b>Total equity</b>		<b>13,043,451</b>	<b>13,377,373</b>
<b>Non-current liabilities</b>			
Loans and borrowings	17	17,496,335	36,581,181
Lease liabilities	18	15,712,786	16,978,580
Deferred tax liabilities		1,163,362	1,021,632
<b>Total non-current liabilities</b>		<b>34,372,483</b>	<b>54,581,393</b>
<b>Current liabilities</b>			
Loans and borrowings	17	30,074,837	11,069,846
Interest accrued on loans and borrowings	17	262,699	278,718
Lease liabilities	18	5,252,589	5,455,994
Trade and other payables	<a href="#">19</a>	25,415,459	34,271,937
Current income tax payable		144,096	152,645
<b>Total current liabilities</b>		<b>61,149,680</b>	<b>51,229,140</b>
<b>Total liabilities</b>		<b>95,522,163</b>	<b>105,810,533</b>
<b>Total equity and liabilities</b>		<b>108,565,614</b>	<b>119,187,906</b>

*Special Purpose Consolidated Interim Statement of Profit or Loss and Other Comprehensive Income  
for the six months ended 30 June 2025*

'000 RUB	Note	Six months ended 30 June 2025	Six months ended 30 June 2024
Revenue	4	109,644,211	105,653,122
Cost of goods sold		(83,713,181)	(81,477,573)
<b>Gross profit</b>		<b>25,931,030</b>	<b>24,175,549</b>
General, selling and administrative expenses	5	(21,734,618)	(20,842,865)
Other operating income, net	6	307,350	713,765
<b>Operating profit</b>		<b>4,503,762</b>	<b>4,046,449</b>
Finance income	7	785,710	338,597
Finance costs	7	(5,548,180)	(4,356,788)
Foreign exchange gain	8	553,184	72,612
<b>Profit before income tax</b>		<b>294,476</b>	<b>100,870</b>
Income tax expense	9	(71,975)	(22,397)
<b>Profit for the period</b>		<b>222,501</b>	<b>78,473</b>
<b>Other comprehensive loss</b>			
<i>Items that will never be reclassified to profit or loss:</i>			
Exchange differences on translation to presentation currency		(556,423)	(99,132)
<b>Other comprehensive loss for the period, net of income tax</b>		<b>(556,423)</b>	<b>(99,132)</b>
<b>Total comprehensive loss for the period</b>		<b>(333,922)</b>	<b>(20,659)</b>
<b>Earnings per share</b>			
Basic and diluted earnings per share (in RUB per share)	16	<b>0.8</b>	<b>0.3</b>

## Special Purpose Consolidated Interim Statement of Changes in Equity for the six months ended 30 June 2025

'000 RUB	Share capital	Legal reserve	Additional paid-in capital	Retained earnings	Translation reserve	Total equity
<b>Balance at 1 January 2024</b>	<b>119,440</b>	<b>10,597</b>	<b>8,555,657</b>	<b>447,347</b>	<b>1,961,350</b>	<b>11,094,391</b>
<b>Comprehensive loss</b>						
Profit for the period	-	-	-	78,473	-	78,473
<b>Other comprehensive loss</b>						
Foreign currency translation differences	-	-	-	-	(99,132)	(99,132)
<b>Total other comprehensive loss</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(99,132)</b>	<b>(99,132)</b>
<b>Total comprehensive loss for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>78,473</b>	<b>(99,132)</b>	<b>(20,659)</b>
<b>Balance at 30 June 2024</b>	<b>119,440</b>	<b>10,597</b>	<b>8,555,657</b>	<b>525,820</b>	<b>1,862,218</b>	<b>11,073,732</b>

## Special Purpose Consolidated Interim Statement of Changes in Equity for the six months ended 30 June 2025

'000 RUB	Share capital	Legal reserve	Additional paid-in capital	Retained earnings	Translation reserve	Total equity
<b>Balance at 1 January 2025</b>	<b>119,440</b>	<b>10,597</b>	<b>8,555,657</b>	<b>2,435,691</b>	<b>2,255,988</b>	<b>13,377,373</b>
<b>Comprehensive loss</b>						
Profit for the period	-	-	-	222,501	-	222,501
<b>Other comprehensive loss</b>						
Foreign currency translation differences	-	-	-	-	(556,423)	(556,423)
<b>Total other comprehensive loss</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(556,423)</b>	<b>(556,423)</b>
<b>Total comprehensive loss for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>222,501</b>	<b>(556,423)</b>	<b>(333,922)</b>
<b>Balance at 30 June 2025</b>	<b>119,440</b>	<b>10,597</b>	<b>8,555,657</b>	<b>2,658,192</b>	<b>1,699,565</b>	<b>13,043,451</b>

## Special Purpose Consolidated Interim Statement of Cash Flows for the six months ended 30 June 2025

'000 RUB	Note	Six months ended 30 June 2025	Six months ended 30 June 2024
<b>Cash flows from operating activities</b>			
Cash receipts from customers		125,295,913	120,886,483
Other cash receipts		397,623	357,936
Interest received		809,526	345,340
Cash paid to suppliers and employees		(120,890,084)	(114,071,091)
Taxes other than on income		(449,723)	(391,649)
Other cash payments		(8,563)	(21,469)
VAT paid		(2,406,180)	(2,539,960)
Income tax paid		(301,596)	(141,210)
<b>Net cash from operating activities</b>		<b>2,446,916</b>	<b>4,424,380</b>
<b>Cash flows from investing activities</b>			
Purchase of property, plant and equipment (excluding VAT)		(398,522)	(742,047)
Purchase of intangible assets (excluding VAT)		(151,631)	(91,223)
Proceeds from sale of property, plant and equipment and intangible assets (excluding VAT)		456,994	2,766
<b>Net cash used in investing activities</b>		<b>(93,159)</b>	<b>(830,504)</b>
<b>Cash flows from financing activities</b>			
Proceeds from loans and borrowings		5,053,612	3,500,000
Repayment of loans and borrowings		(5,154,086)	(4,749,900)
Interest paid on loans and borrowings		(3,703,044)	(2,962,313)
Repayment of principal amount of lease liabilities	<a href="#">18</a>	(2,234,599)	(2,676,122)
Interest paid on lease liabilities	<a href="#">18</a>	(1,827,597)	(1,407,822)
Other financial payments		(51,961)	(24,466)
<b>Net cash used in financing activities</b>		<b>(7,917,675)</b>	<b>(8,320,623)</b>
<b>Net decrease in cash and cash equivalents</b>		<b>(5,563,918)</b>	<b>(4,726,747)</b>
Cash and cash equivalents at the beginning of the period		15,828,186	11,525,791
Effect of exchange rate fluctuations on cash and cash equivalents		(56,933)	(38,348)
<b>Cash and cash equivalents at the end of the period</b>		<b>10,207,335</b>	<b>6,760,696</b>

## **1 Background**

### **(a) The Group and its operations**

These special purpose consolidated interim financial statements as at and for the six months ended 30 June 2025 have been prepared for O'KEY GROUP S.A. (the "Company") and its subsidiaries (together referred to as the "Group").

The Company was incorporated and is domiciled in Luxembourg. The Company is a public limited company (société anonyme) and was set up in accordance with Luxembourg regulations. The main part of the Group is located and conducts its business in the Russian Federation.

The Company does not have an immediate parent or an ultimate controlling party.

As at 30 June 2025 and 31 December 2024, the Company's major indirect shareholders are Mr. Troitskii, Mr. Volchek.

As at 30 June 2025 global depository receipts ("GDRs") represented 50.22% of the Company's shares, 38.17% of the Company's shares were admitted to trading on the Moscow Exchange and Astana International Exchange in the form of GDRs (as at 31 December 2024 GDRs represented 50.22% of the Company's shares, 38.17% of the Company's shares were listed on the Moscow Exchange and Astana International Exchange).

In March 2022, the London Stock Exchange temporarily suspended the admission to trading of the Group's GDRs in order to maintain orderly markets.

In March 2023 the Astana International Exchange ("AIX") has approved the listing of global depository receipts ("GDRs") of the Group. Since 20 March 2023 O'KEY Group's GDR's started trading on the AIX.

In November 2023, the Bank of Russia registered a prospectus for the Company's global depository receipts (GDRs), each representing one ordinary share of O'KEY GROUP S.A. Thus, the Group has changed its listing status on Moscow Exchange ("MOEX") to primary. GDRs of O'KEY GROUP S.A. have been traded in Level I Quotation List on the Moscow Exchange since December 2020.

In June 2024 listing and the admission of the Group's GDRs to trading on the London Stock Exchange Main Market have been cancelled.

In view of the potential delisting from the London Stock Exchange planned June 2024, the Group had applied to the Moscow Exchange requesting to transfer the GDRs of O'KEY GROUP S.A. to Level II List, which has been done since June 2024. In December 2024, the Company announced that, due to amendment of the applicable legislation, the Company's GDRs will be transferred to the third listing tier of the Moscow Exchange from 3 January 2025. The changes do not affect the listing of the GDRs on the Astana International Exchange.

The Company continues to have and plans to keep listing on the regulated market of Moscow Exchange and Astana International Exchange. The GDR program remains in force and continues to operate.

The Company's registered address is 25C Boulevard Royal, L-2449 Luxembourg.

The Group's principal business activity is operation of retail chains in Russia under the brand names "O'KEY" (hypermarkets) and "Da!" (discounter stores). As at 30 June 2025, the Group operated 303 stores including 226 discounter stores (31 December 2024: 301 stores including 224 discounter stores) in major Russian cities, including but not limited to Moscow and towns in Moscow region, St. Petersburg, Murmansk, Nizhniy Novgorod, Rostov-on-Don, Krasnodar, Lipetsk, Ekaterinburg, Novosibirsk, Krasnoyarsk, Ufa, Astrakhan and Surgut.

## **1 Background (continued)**

In December 2024 Company's Board of Directors has announced its intention to sell the O'KEY hypermarket assets to the chain's management. The DA! discount chain will continue to operate within the Group. The sale of the hypermarkets to management is subject to approval by the Government Commission on Monitoring Foreign Investment in the Russian Federation and the Federal Antimonopoly Service of Russia. The completion of the deal is expected to be held within a year. For the purpose of these special purpose consolidated interim financial statements and better presentation purpose basis of preparation of the respective consolidated financial statements assumes that no such approvals have been obtained.

### **(b) Business environment**

The Group's operations are primarily located in the Russian Federation which displays characteristics of an emerging market. The legal, tax and regulatory frameworks continue development, but are subject to varying interpretations and frequent changes which contribute together with other legal and fiscal impediments to the challenges faced by entities operating in the Russian Federation.

The events in Ukraine continued to significantly influence the economic environment in which the Group operates. Sanctions imposed by the United States of America, the European Union and some other countries against the Government of the Russian Federation, as well as many large financial institutions, legal entities and individuals in Russia continue to be in effect and have been expanded. In particular, restrictions were imposed on the export and import of goods, including capping the price of certain types of raw materials, restrictions have been introduced on the provision of certain types of services to Russian enterprises, the assets of a number of Russian individuals and legal entities were blocked, a ban on maintaining correspondent accounts has been established, certain large banks have been disconnected from the SWIFT international financial messaging system, and other restrictive measures have been implemented. However, no sanctions have been imposed against the Company and the Group, nor any of its subsidiaries, nor its major indirect shareholders.

Despite the volatility on the capital market, the Group's financial position and ability to attract financing remained solid in the reporting period. In June 2025 the Expert RA agency has affirmed a credit rating of 'ruA-' for O'KEY LLC. The outlook of the rating remains Stable. In July 2025 NCR rating agency assigned the credit rating of O'Key LLC as "A.ru" outlook Indefinite. The rating reflects highly appreciated Group's business profile due to its significant geographical distribution, a diversified supplier base and the lack of concentration of risk on any large asset.

It is not possible to determine how long the increased volatility in the financial market will last or at what level it will eventually level out. It is not possible for the management to predict with any degree of certainty an impact of this uncertainty on the Group's operations. Whilst these uncertainties may affect the future dividend income of the shareholders in the medium term, they do not affect the Group's ability to continue its operations in the foreseeable future.

### **(c) Net current liabilities**

As at 30 June 2025, the Group's current liabilities exceeded its current assets by RUB 22,709,203 thousand (31 December 2024: RUB 4,727,437 thousand). The Group uses excess of trade and other payables over inventory to finance its operating and investing activities. The Group has reviewed its cash flow forecasts in the context of current and projected market conditions, as well as available undrawn credit facilities disclosed in Note 17 and current negotiations with banks in respect of refinancing the current part of the debt, and is confident that it will be able to meet its obligations as they fall due.

## **2 Basis of preparation**

These special purpose consolidated interim financial statements are not general purpose consolidated interim financial statements in accordance with International Financial Reporting Standards (IFRSs) and have been prepared in accordance with IAS 34 Interim financial reporting except for the application of IFRS 5 Non-current Assets Held for Sale and Discontinued Operations including measurement, presentation and disclosure requirements and IFRS 1 First-time Adoption of International Financial Reporting Standards. They do not include all the information required for full annual financial statements, and should be read in conjunction with the consolidated financial statements of the Group as at and for the year ended 31 December 2024 which have been prepared in accordance with IFRSs. These special purpose consolidated interim financial statements were authorised for issue by the Board of Directors on 26 August 2025.

## **3 Material accounting policies**

The accounting policies applied by the Group in these special purpose consolidated interim financial statements and significant judgments made by management in applying these accounting policies are consistent with those applied by the Group in its annual consolidated financial statements as at and for the year ended 31 December 2024 and corresponding interim period, except for the estimation of income tax. Certain amendments to standards became applicable for the current reporting period. The Group did not have to change its accounting policies or make retrospective adjustments as a result of adopting these amendments to standards.

## **4 Segment information**

Operating segments are components that engage in business activities that may earn revenues or incur expenses, whose operating results are regularly reviewed by the chief operating decision maker (CODM) and for which discrete financial information is available. The CODM is the person or group of persons who allocate resources and assess the performance for the entity. The CODM has been determined as the CEO of the Group and the Board of Directors of the Company.

The Group is engaged in management of retail stores located in the Russian Federation. Although the Group is not exposed to concentration of sales to individual customers, all of the Group's sales are made in the Russian Federation. As such, the Group is exposed to the economic development in Russia, including the development of the Russian retail industry. The Group has no significant non-current assets outside the Russian Federation.

The Group identified its operating segments in accordance with the criteria set in IFRS 8 *Operating Segments* and based on the way the operations of the Group are regularly reviewed by the CODM to analyse performance and allocate resources within the Group.

The Group has two operating segments that also represent reportable segments: "O'Key" and "Da!". Each segment has similar format of their stores which is described below:

- O'Key – chain of modern style hypermarkets under the "O'KEY" brand;
- Da! – chain of discounter stores in Moscow and Central region.

The assortment of goods in the stores of each segment is different, and the segments are managed separately. For each of the segments, the CEO of the Group reviews internal management reports at least on a monthly basis.

#### **4 Segment information (continued)**

All business components within each reportable segment demonstrate similar characteristics:

- the products and customers;
- the business processes are integrated and uniform: the components manage their operations centrally. Purchasing, logistics, finance, HR and IT functions are centralised;
- the components' activities are mainly limited to Russia which has a uniform regulatory environment.

The CODM assesses performance of the operating segments based on revenue and earnings before interest, tax, depreciation and amortisation adjusted for certain one-off items outlined below ("EBITDA"). The "EBITDA" term is not defined in IFRS. Other information provided to the CODM is measured in a manner consistent with that in the consolidated financial statements. The accounting policies used for the segment reporting are the same as the accounting policies applied for the consolidated financial statements (Note 3).

Basis of segmentation used in these special purpose consolidated interim financial statements is consistent with that used in the most recent annual consolidated financial statements of the Group.

**4 Segment information (continued)**

The segment information for the six-month periods ended 30 June 2025 and 30 June 2024 is as follows:

'000 RUB	O'Key		Da!		Total	
	2025	2024	2025	2024	2025	2024
<b>For six months ended 30 June</b>						
External revenue						
- Sales of trading stock	66,309,890	66,297,189	39,117,535	35,184,917	105,427,425	101,482,106
- Sales of self-produced catering products	3,078,541	3,085,620	-	-	3,078,541	3,085,620
Revenue from contracts with customers	69,388,431	69,382,809	39,117,535	35,184,917	108,505,966	104,567,726
Rental income	1,112,340	1,062,593	25,905	22,803	1,138,245	1,085,396
Total revenue	70,500,771	70,445,402	39,143,440	35,207,720	109,644,211	105,653,122
Inter-segment revenue	91,699	111,090	80,028	653,008	171,727	764,098
<b>EBITDA</b>	<b>5,756,246</b>	<b>6,458,950</b>	<b>3,892,288</b>	<b>3,157,145</b>	<b>9,648,534</b>	<b>9,616,095</b>

#### 4 Segment information (continued)

A reconciliation of EBITDA to profit for the period is as follows:

'000 RUB	Note	Six months ended 30 June 2025	Six months ended 30 June 2024
<b>EBITDA</b>		<b>9,648,534</b>	<b>9,616,095</b>
Net loss from disposal of non-current assets and impairment of non-current assets	6	(17,631)	(43,619)
Reversal of impairment of receivables	6	1,919	(66,392)
Depreciation and amortisation	5	(4,958,373)	(5,372,027)
Finance income	7	785,710	338,597
Finance costs	7	(5,548,180)	(4,356,788)
Foreign exchange gain	8	553,184	72,612
Other one-off items		(170,687)	(87,608)
<b>Profit before income tax</b>		<b>294,476</b>	<b>100,870</b>
Income tax expense	9	(71,975)	(22,397)
<b>Profit for the period</b>		<b>222,501</b>	<b>78,473</b>

#### 5 General, selling and administrative expenses

'000 RUB	Note	Six months ended 30 June 2025	Six months ended 30 June 2024
Personnel costs		9,640,069	8,726,757
Depreciation and amortisation	11 – 13	4,958,373	5,372,027
Communication and utilities		2,821,674	2,687,356
Advertising and marketing		934,618	957,696
Repairs and maintenance costs		833,711	846,193
Insurance and bank commissions		741,561	705,269
Operating taxes		461,640	440,810
Security expenses		411,710	371,726
Legal and professional expenses		352,997	290,925
Variable lease expenses and expenses relating to short-term and low value leases		341,591	227,144
Materials and supplies		191,118	167,859
Other costs		45,556	49,103
<b>Total general, selling and administrative expenses</b>		<b>21,734,618</b>	<b>20,842,865</b>

Total employee benefits expense for the six months ended 30 June 2025 included in the cost of goods sold and general, selling and administrative expenses is RUB 11,893,133 thousand (six months ended 30 June 2024: RUB 10,844,880 thousand).

**6 Other operating income and expenses**

'000 RUB	Six months ended 30 June 2025	Six months ended 30 June 2024
Gain from modification of leases	288,363	754,253
Net loss from disposal of non-current assets	(17,631)	(43,619)
Impairment of receivables	1,919	(66,392)
Sundry income, net	34,699	69,523
<b>Total other operating income, net</b>	<b>307,350</b>	<b>713,765</b>

**7 Finance income and finance costs**

'000 RUB	Six months ended 30 June 2025	Six months ended 30 June 2024
<b>Recognised in profit or loss</b>		
Interest income on bank deposits	785,710	338,597
<b>Total finance income</b>	<b>785,710</b>	<b>338,597</b>
Interest expense on loans and borrowings	(3,720,583)	(2,948,966)
Interest expense on lease liabilities	(1,827,597)	(1,407,822)
<b>Total finance costs</b>	<b>(5,548,180)</b>	<b>(4,356,788)</b>
<b>Net finance costs recognised in profit or loss</b>	<b>(4,762,470)</b>	<b>(4,018,191)</b>

**8 Foreign exchange gain/(loss)**

'000 RUB	Six months ended 30 June 2025	Six months ended 30 June 2024
Foreign exchange (loss) on financial items	(9,142)	(117,124)
Foreign exchange gain on financial items	535,247	169,137
<b>Net foreign exchange gain on financial items</b>	<b>526,105</b>	<b>52,013</b>
Foreign exchange gain on operating items	27,079	20,599
<b>Total foreign exchange gain</b>	<b>553,184</b>	<b>72,612</b>

Substantial amount of the net foreign exchange gain/loss on financial items for the six-month period ended 30 June 2025 and 30 June 2024 relates to USD-denominated intercompany loans between Group entities with different functional currencies which are eliminated on consolidation. Foreign exchange gain/loss on operating items is primarily attributable to import operations.

## 9 Income tax

Income tax is recognised based on management's estimate of the average effective annual income tax rate expected for the full financial year adjusted for one-time events.

'000 RUB	Six months ended 30 June 2025	Six months ended 30 June 2024
Current tax expense	(284,610)	(210,311)
Deferred tax benefit	212,635	187,914
<b>Total income tax expense</b>	<b>(71,975)</b>	<b>(22,397)</b>

## 10 Investment property

### (a) Reconciliation of carrying amount

'000 RUB	
<b>Investment properties at fair value as at 1 January 2024</b>	<b>1,257,218</b>
Disposals	-
<b>Investment properties at fair value as at 30 June 2024</b>	<b>1,257,218</b>
<b>Investment properties at fair value as at 1 January 2025</b>	<b>1,064,218</b>
Disposals	-
<b>Investment properties at fair value as at 30 June 2025</b>	<b>1,064,218</b>

The trade premises of the Group included in investment property are subject to operating leases.

As at 30 June 2025 the Group's investment property comprises two buildings and three land plots (31 December 2024: two buildings and three land plots).

### (b) Measurement of fair value

The fair value measurement of investment property has been categorised as a Level 3 fair value based on the inputs to the valuation technique used. Carrying values of the Group's investment properties approximated their fair values as at 31 December 2024 and at 30 June 2025, so no fair value adjustment was required.

**11 Property, plant and equipment and construction in progress**

'000 RUB	Land	Buildings	Leasehold improvements	Machinery and equipment, auxiliary facilities and other fixed assets	Total property, plant and equipment	Construction in progress	Total property, plant and equipment and construction in progress
<i>Cost</i>							
<b>Balance at 1 January 2024</b>	<b>3,756,039</b>	<b>43,571,921</b>	<b>14,627,070</b>	<b>22,301,799</b>	<b>84,256,829</b>	<b>2,430,135</b>	<b>86,686,964</b>
Additions	-	279	-	395,989	<b>396,268</b>	456,825	<b>853,093</b>
Transfers	-	212,699	262,487	93,526	<b>568,712</b>	(568,712)	-
Disposals	-	(1,269)	(128,288)	(474,363)	<b>(603,920)</b>	(1,155)	<b>(605,075)</b>
<b>Balance at 30 June 2024</b>	<b>3,756,039</b>	<b>43,783,630</b>	<b>14,761,269</b>	<b>22,316,951</b>	<b>84,617,889</b>	<b>2,317,093</b>	<b>86,934,982</b>
<b>Balance at 1 January 2025</b>	<b>3,758,639</b>	<b>44,170,725</b>	<b>15,178,922</b>	<b>22,403,421</b>	<b>85,511,707</b>	<b>2,200,740</b>	<b>87,712,447</b>
Additions	-	5,747	-	248,121	<b>253,868</b>	276,684	<b>530,552</b>
Transfers	-	22,582	103,100	71,554	<b>197,236</b>	(197,236)	-
Disposals	-	-	(110,590)	(377,310)	<b>(487,900)</b>	-	<b>(487,900)</b>
<b>Balance at 30 June 2025</b>	<b>3,758,639</b>	<b>44,199,054</b>	<b>15,171,432</b>	<b>22,345,786</b>	<b>85,474,911</b>	<b>2,280,188</b>	<b>87,755,099</b>

**11 Property, plant and equipment and construction in progress (continued)**

'000 RUB	Land	Buildings	Leasehold improvements	Machinery and equipment, auxiliary facilities and other fixed assets	Total property, plant and equipment	Construction in progress	Total property, plant and equipment and construction in progress
<i>Depreciation and impairment losses</i>							
<b>Balance at 1 January 2024</b>	-	(15,326,055)	(9,712,637)	(15,977,655)	(41,016,347)	(1,307,772)	(42,324,119)
Depreciation for the period	-	(358,091)	(967,654)	(877,424)	(2,203,169)	-	(2,203,169)
Disposals	-	522	106,708	448,625	555,855	-	555,855
<b>Balance at 30 June 2024</b>	-	<b>(15,683,624)</b>	<b>(10,573,583)</b>	<b>(16,406,454)</b>	<b>(42,663,661)</b>	<b>(1,307,772)</b>	<b>(43,971,433)</b>
<b>Balance at 1 January 2025</b>	-	<b>(16,044,666)</b>	<b>(11,345,237)</b>	<b>(16,886,076)</b>	<b>(44,275,979)</b>	<b>(1,307,772)</b>	<b>(45,583,751)</b>
Depreciation for the period	-	(364,192)	(766,040)	(826,716)	(1,956,948)	-	(1,956,948)
Disposals	-	-	66,802	361,098	427,900	-	427,900
<b>Balance at 30 June 2025</b>	-	<b>(16,408,858)</b>	<b>(12,044,475)</b>	<b>(17,351,694)</b>	<b>(45,805,027)</b>	<b>(1,307,772)</b>	<b>(47,112,799)</b>
<i>Net book value</i>							
<b>At 1 January 2024</b>	<b>3,756,039</b>	<b>28,245,866</b>	<b>4,914,433</b>	<b>6,324,144</b>	<b>43,240,482</b>	<b>1,122,363</b>	<b>44,362,845</b>
<b>At 30 June 2024</b>	<b>3,756,039</b>	<b>28,100,006</b>	<b>4,187,686</b>	<b>5,910,497</b>	<b>41,954,228</b>	<b>1,009,321</b>	<b>42,963,549</b>
<b>At 1 January 2025</b>	<b>3,758,639</b>	<b>28,126,059</b>	<b>3,833,685</b>	<b>5,517,345</b>	<b>41,235,728</b>	<b>892,968</b>	<b>42,128,696</b>
<b>At 30 June 2025</b>	<b>3,758,639</b>	<b>27,790,196</b>	<b>3,126,957</b>	<b>4,994,092</b>	<b>39,669,884</b>	<b>972,416</b>	<b>40,642,300</b>

## 11 Property, plant and equipment and construction in progress (continued)

Depreciation expense of RUB 1,956,948 thousand has been charged to general, selling and administrative expenses (six months ended 30 June 2024: RUB 2,203,169 thousand).

### Impairment assessment

At the end of each reporting period, the Group assesses whether there is any indication that its non-current assets including property, plant and equipment, right-of-use assets and other non-current assets may be impaired. Where the non-current assets relate to the Group's stores, these stores are treated as separate CGUs, and impairment assessment is performed in respect of the aggregate carrying value of the non-current assets attributable to these CGUs with reference to their actual and anticipated performance and other relevant factors.

For the CGUs subject to impairment testing, recoverable amount was determined based on value-in-use.

Value in use calculations were prepared using cash flow projections based on financial budgets and forecasts approved by management covering a one-year period. Cash flows beyond the one-year period are extrapolated using an expected growth rate for each particular CGU which depends on its maturity and other relevant factors. The discount rates are post-tax and reflect management's estimate of the risks specific to the Group.

As the result of the impairment test performed as at 30 June 2025 no impairment was identified. Within the analysis of the impairment indicators few discounted cash flow models were prepared. However, no impairment were identified based on the analysis of the respective models.

### Pledged assets

At 30 June 2025, trade stores with carrying value of RUB 7,401,055 thousand have been pledged to third parties as collateral for bank borrowings (At 31 December 2024: trade stores were pledged with carrying value of RUB 7,751,255 thousand).

## 12 Right-of-use assets

The table below presents the right-of-use assets by class of underlying assets:

'000 RUB	Trade premises	Land	Other	Total
<b>Balance at 1 January 2024</b>	<b>16,170,237</b>	<b>3,404,312</b>	<b>3,735,214</b>	<b>23,309,763</b>
Additions	28,904	-	-	<b>28,904</b>
Modifications and reassessments	839,518	(97,232)	6,323	<b>748,609</b>
Depreciation	(2,321,220)	(95,543)	(454,008)	<b>(2,870,771)</b>
<b>Balance at 30 June 2024</b>	<b>14,717,439</b>	<b>3,211,537</b>	<b>3,287,529</b>	<b>21,216,505</b>
<b>Balance at 1 January 2025</b>	<b>13,490,875</b>	<b>2,978,438</b>	<b>2,952,815</b>	<b>19,422,128</b>
Additions	171,830	-	-	<b>171,830</b>
Modifications and reassessments	286,478	(265,331)	922,707	<b>943,854</b>
Depreciation	(2,268,329)	(86,485)	(383,607)	<b>(2,738,421)</b>
<b>Balance at 30 June 2025</b>	<b>11,680,854</b>	<b>2,626,622</b>	<b>3,491,915</b>	<b>17,799,391</b>

## **12 Right-of-use assets (continued)**

The group 'Other' is mostly represented by office premises and warehouses.

Depreciation expense of RUB 2,734,820 thousand has been charged to general, selling and administrative expenses (six months ended 30 June 2024: RUB 2,863,366 thousand).

Modifications and reassessments for the period ended 30 June 2025 were driven by the modification of a warehouses leases, as well as by the modification of a number of other leases, that changed either the consideration for the lease, contractual lease term, or both.

Right-of-use assets are assessed for indication of potential impairment as at each reporting date. For those assets where impairment indicators exist, the Group estimates recoverable amount being the higher of their value in use and fair value less costs of disposal, on either individual asset or CGU level. No indicators of impairment were identified for the Group's right-of-use assets that are attributable to individual leased assets and do not relate to stores in operation as at 30 June 2025. For those right-of-use assets that relate to the Group's stores and are therefore assessed for impairment on the store level together with the other non-current assets attributable to the stores, impairment assessment has been performed as disclosed in Note 11. No impairment attributable to the right-of-use assets was identified as at 30 June 2025.

**13 Intangible assets**

'000 RUB	Software	Other intangible assets	Total
<i>Cost</i>			
<b>Balance at 1 January 2024</b>	<b>1,859,379</b>	<b>432,174</b>	<b>2,291,553</b>
Additions	287,241	247,300	534,541
Disposals	(209,371)	(312,654)	(522,025)
<b>Balance at 30 June 2024</b>	<b>1,937,249</b>	<b>366,820</b>	<b>2,304,069</b>
<b>Balance at 1 January 2025</b>	<b>2,155,615</b>	<b>402,647</b>	<b>2,558,262</b>
Additions	511,539	40,004	551,543
Disposals	(224,065)	(48,015)	(272,080)
<b>Balance at 30 June 2025</b>	<b>2,443,089</b>	<b>394,636</b>	<b>2,837,725</b>
 <i>Amortisation and impairment losses</i>			
<b>Balance at 1 January 2024</b>	<b>(886,794)</b>	<b>(190,206)</b>	<b>(1,077,000)</b>
Amortisation for the period	(261,572)	(48,364)	(309,936)
Disposals	157,976	171,346	329,322
<b>Balance at 30 June 2024</b>	<b>(990,390)</b>	<b>(67,224)</b>	<b>(1,057,614)</b>
<b>Balance at 1 January 2025</b>	<b>(954,968)</b>	<b>(89,714)</b>	<b>(1,044,682)</b>
Amortisation for the period	(242,602)	(24,073)	(266,675)
Disposals	171,781	12,681	184,462
<b>Balance at 30 June 2025</b>	<b>(1,025,789)</b>	<b>(101,106)</b>	<b>(1,126,895)</b>
 <i>Carrying amounts</i>			
<b>At 1 January 2024</b>	<b>972,585</b>	<b>241,968</b>	<b>1,214,553</b>
<b>At 30 June 2024</b>	<b>946,859</b>	<b>299,596</b>	<b>1,246,455</b>
<b>At 1 January 2025</b>	<b>1,200,647</b>	<b>312,933</b>	<b>1,513,580</b>
<b>At 30 June 2025</b>	<b>1,417,300</b>	<b>293,530</b>	<b>1,710,830</b>

Amortisation of RUB 266,605 thousand has been charged to general, selling and administrative expenses (six months ended 30 June 2024: RUB 305,492 thousand).

No indicators of impairment were identified for the Group's intangible assets as at 30 June 2025.

## 14 Inventories

'000 RUB	30 June 2025	31 December 2024
Goods for resale	24,567,978	25,871,114
Raw materials and consumables	1,333,026	1,426,329
Write-down to net realisable value	(539,511)	(638,888)
<b>Total inventories</b>	<b>25,361,493</b>	<b>26,658,555</b>

The write-down of inventories to net realisable value was assessed with the use of methods and assumptions consistent with those applied in the most recent annual consolidated financial statements and is included in cost of goods sold.

## 15 Trade and other receivables

'000 RUB	30 June 2025	31 December 2024
<b>Financial assets within trade and other receivables</b>		
Trade receivables	139,688	201,870
Bonuses receivable from suppliers	1,664,282	1,722,004
Other financial receivables	180,568	275,734
<b>Total financial assets within trade and other receivables</b>	<b>1,984,538</b>	<b>2,199,608</b>
<b>Other receivables</b>		
VAT receivable	180,051	319,325
Prepaid taxes other than income tax	5,322	369,072
<b>Total trade and other receivables</b>	<b>2,169,911</b>	<b>2,888,005</b>

## 16 Earnings per share

Basic earnings per share are calculated by dividing the profit or loss attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period. The Company has no dilutive potential ordinary shares; therefore, the diluted earnings per share equal the basic earnings per share.

Earnings per share are calculated as follows:

'000 RUB	Six months ended 30 June 2025	Six months ended 30 June 2024
Profit for the period	222,501	78,473
Weighted average number of ordinary shares in issue (thousands)	269,074	269,074
<b>Basic and diluted earnings per ordinary share (in RUB per share)</b>	<b>0.8</b>	<b>0.3</b>

**17 Loans and borrowings**

'000 RUB	Currency	30 June 2025		31 December 2024	
		Maturity	Carrying value	Maturity	Carrying value
<b><i>Non-current loans and borrowings</i></b>					
Secured bank loans	RUB	2026-2027	6,600,000	2026-2027	8,266,667
Unsecured bank facilities	RUB	2026-2027	7,113,158	2026-2028	8,702,632
Unsecured bonds	RUB	2027-2030	3,783,177	2026-2030	19,611,882
<b>Total non-current loans and borrowings</b>			<b>17,496,335</b>		<b>36,581,181</b>
<b><i>Current loans and borrowings</i></b>					
Secured bank loans	RUB	2025-2026	3,498,039	2025	3,527,451
Unsecured bank facilities	RUB	2025-2026	7,573,948	2025	7,147,368
Unsecured bonds	RUB	2026	19,000,000	2025	392,177
Unsecured loans from third parties	RUB	2025	2,850	2025	2,850
<b>Total current loans and borrowings</b>			<b>30,074,837</b>		<b>11,069,846</b>
Unsecured bonds interest	RUB		260,881		244,629
Secured bank loans	RUB		-		4,944
Unsecured loans interest	RUB		1,818		29,145
<b>Interest accrued on loans and borrowings</b>			<b>262,699</b>		<b>278,718</b>
<b>Total current loans and borrowings, including interest accrued</b>			<b>30,337,536</b>		<b>11,348,564</b>
<b>Total loans and borrowings</b>			<b>47,833,871</b>		<b>47,929,745</b>

Information about property, plant and equipment pledged as collateral for the Group's loans and borrowings is disclosed in Note 11.

As at 30 June 2025 the Group had RUB 12,755,000 thousand (31 December 2024: RUB 13,050,000 thousand) of undrawn committed borrowing facilities available in RUB on fixed and floating rate basis until July 2025-March 2028, including credit lines with a total limit of RUB 7,655,000 thousand, available for more than a year after the reporting date. Proceeds from these facilities may be used to finance operating and investing activities, if necessary.

**Compliance with loan covenants**

The Group monitors compliance with loan covenants on an ongoing basis. Where noncompliance is unavoidable in management's view, the Group requests waiver letters from the banks before the period-end, confirming that the banks waive their rights to demand early redemption.

## 18 Lease liabilities

'000 RUB	2025	2024
<b>Balance at 1 January</b>	<b>22,434,574</b>	<b>26,722,381</b>
Additions	171,830	28,904
Modifications and reassessments	655,490	(9,394)
Repayment	(4,123,939)	(4,083,944)
Interest expense	1,827,597	1,407,822
Foreign exchange gain	-	32,932
Disposals	(177)	-
<b>Balance at 30 June</b>	<b>20,965,375</b>	<b>24,098,701</b>
<b>Non-current lease liabilities</b>	<b>15,712,786</b>	<b>18,162,540</b>
<b>Current lease liabilities</b>	<b>5,252,589</b>	<b>5,936,161</b>

Interest expense in the amount of RUB 1,827,597 thousand has been charged to finance costs (six months ended 30 June 2024: RUB 1,407,822 thousand).

Total cash outflow for leases in the reporting period amounted to RUB 4,461,214 thousand (six months ended 30 June 2024: RUB 4,258,928 thousand).

## 19 Trade and other payables

'000 RUB	30 June 2025	31 December 2024
<b>Financial liabilities at amortised cost</b>		
Trade payables	21,451,279	30,610,479
Other financial payables	70,005	99,571
<b>Total financial liabilities at amortised cost</b>	<b>21,521,284</b>	<b>30,710,050</b>
Payables to staff	1,575,442	1,618,720
Taxes payable other than income tax	1,449,741	1,375,835
Advances received from lessees	783,616	474,447
Contract liability related to gift cards	85,376	92,885
<b>Total trade and other payables</b>	<b>25,415,459</b>	<b>34,271,937</b>

## 20 Capital commitments

The Group has capital commitments to acquire property, plant and equipment, mostly relating to construction of stores, and intangible assets amounting to RUB 233,928 thousand as at 30 June 2025 (31 December 2024: RUB 222,694 thousand). The Group has already allocated the necessary resources in respect of these commitments. The Group believes that future net income and funding will be sufficient to cover these and any similar commitments.

## 21 Contingencies

### (a) Legal proceedings

From time to time and in the normal course of business, claims against the Group are received. On the basis of its own estimates and both internal and external professional advice the management is of the opinion that no material losses will be incurred in respect of claims outstanding.

### (b) Tax contingencies

Russian tax legislation which was enacted or substantively enacted at the end of the reporting period, is subject to varying interpretations when being applied to the transactions and activities of the Group. Consequently, tax positions taken by management and the formal documentation supporting the tax positions may be challenged tax authorities. Russian tax administration is gradually strengthening, including the fact that there is a higher risk of review of tax transactions without a clear business purpose or with tax non-compliant counterparties. Fiscal periods remain open to review by the authorities in respect of taxes for three calendar years preceding the year when decisions about the review was made. Under certain circumstances reviews may cover longer periods.

Russian transfer pricing (TP) legislation is generally aligned with the international TP principles developed by the Organisation for Economic Cooperation and Development (OECD), although it has specific features. TP legislation provides for the possibility of additional tax assessment for controlled transactions (transactions between related parties and certain transactions between unrelated parties) if such transactions are not on an arm's length basis. The management has implemented internal controls to comply with current TP legislation.

Tax liabilities arising from controlled transactions are determined based on their actual transaction prices. It is possible, with the evolution of the interpretation of the TP rules, that such prices could be challenged. The impact of any such challenge cannot be reliably estimated.

The Group includes companies incorporated outside of Russia. The tax liabilities of the Group are determined on the assumption that these companies are not subject to Russian profits tax, because they do not have a permanent establishment in Russia. This interpretation of relevant legislation may be challenged.

As Russian tax legislation does not provide definitive guidance in certain areas, the Group applies its judgement in interpretations of such uncertain areas. While management currently estimates that the tax positions and interpretations that it has taken can probably be sustained, there is a possible risk that an outflow of resources will be required should such tax positions and interpretations be challenged by the tax authorities.

The impact of any of the challenges mentioned above cannot be reliably estimated currently; however, it may be significant to the financial position and/or the overall operations of the Group.

In addition to the above matters, management estimates that as at 30 June 2025, the Group has other possible obligations of approximately RUB 3,815,298 thousand (31 December 2024: RUB 3,372,182 thousand) from exposure to other than remote tax risks arising from certain transactions. These exposures are estimates that result from uncertainties in interpretation of applicable legislation and related documentation requirements. Management will vigorously defend the Group's positions and interpretations that were applied in determining taxes recognised in these special purpose consolidated interim financial statements if these are challenged by the authorities.

## 21 Contingencies (continued)

### (c) Environmental matters

The enforcement of environmental regulation in the Russian Federation is evolving and the enforcement posture of government authorities is continually being reconsidered. The Group periodically evaluates its obligations under environmental regulations. As obligations are determined, they are recognised immediately. Potential liabilities, which might arise as a result of changes in existing regulations, civil litigation or legislation, cannot be estimated but could be material. In the current enforcement climate under existing legislation, the Group management believes that there are no significant liabilities for environmental damage.

## 22 Fair value disclosures

Fair value measurements are analysed and categorised by level in the fair value hierarchy as follows:

- (i) Level 1 are measurements at quoted prices (unadjusted) in active markets for identical assets or liabilities;
- (ii) Level 2 measurements are valuations techniques with all material inputs observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices);
- (iii) Level 3 measurements are valuations not based on observable market data (that is, unobservable inputs).

Management applies judgement in categorising financial instruments using the fair value hierarchy. If a fair value measurement uses observable inputs that require significant adjustment, that measurement is a Level 3 measurement. The significance of a valuation input is assessed against the fair value measurement in its entirety.

### (a) Recurring fair value measurements

Recurring fair value measurements are those that the accounting standards require or permit in the consolidated interim statement of financial position at the end of each reporting period.

### (b) Assets and liabilities not measured at fair value but for which fair value is disclosed

Fair value was determined by the Group for initial recognition of financial assets and liabilities which are subsequently measured at amortised cost.

Fair value of the Group's financial assets and liabilities measured at amortised cost approximate their carrying amounts except for fair value of the Group's bonds. The bonds listed on Moscow exchange are determined based on active market quotations (Level 1 fair value), fair value of which differs by no more than 6% from their carrying amount (31 December 2024: 20%). Fair value of the Group's other financial assets and liabilities at amortised cost belongs to Level 2 measurements in the fair value hierarchy.

There were no transfers between the levels of the fair value hierarchy or changes in valuation techniques for fair value measurements during the six-month period ended 30 June 2025.

## 23 Related party transactions

Parties are generally considered to be related if the parties are under common control or if one party has the ability to control the other party or can exercise significant influence or joint control over the other party in making financial and operational decisions. In considering each possible related party relationship, attention is directed to the substance of the relationship, not merely the legal form. Related parties may enter into transactions which unrelated parties might not, and transactions between related parties may not be effected on the same terms, conditions and amounts as transactions between unrelated parties.

Related parties of the Group fall into the following categories:

1. The Company's major indirect shareholders (Note 1);
2. Other related parties under control of the major indirect shareholders;
3. Members of the Board of Directors of the Company and other key management personnel.

### Transactions with other related parties

#### (i) Revenue

'000 RUB	Income		Receivables	
	Six months ended 30 June 2025	Six months ended 30 June 2024	30 June 2025	31 December 2024
Sale of services	1,707	1,657	154	-
<b>Total</b>	<b>1,707</b>	<b>1,657</b>	<b>154</b>	<b>-</b>

All outstanding balances with other related parties are to be settled in cash within six months after the reporting date. None of the balances are secured or impaired.

#### (ii) Expenses

'000 RUB	Expenses	
	Six months ended 30 June 2025	Six months ended 30 June 2024
Interest expense on lease liabilities	76,192	49,999
Variable lease expenses and expenses relating to short-term and low value leases	48,220	69,429
<b>Total</b>	<b>124,412</b>	<b>119,428</b>

**23 Related party transactions (continued)****(iii) Leases with other related parties**

Lease liabilities under related party arrangements were as follows:

'000 RUB	30 June 2025	31 December 2024
<b>Lease liabilities due to other related parties, including:</b>	<b>692,182</b>	<b>967,058</b>
Current lease liabilities	439,885	565,846
Non-current lease liabilities	252,297	401,212

Terms of the leases with other related parties are such that the Group pays rentals which include the reimbursement of all operating expenses related to the hypermarkets leased and nearby leased areas and a certain percentage of the Group's retail revenue from the operation of these hypermarkets.

**24 Events subsequent to the reporting date**

In August 2025, the Group placed unsecured bonds on Moscow exchange in the amount of RUB 3,000,000 thousand bearing coupon rate of 16.90% p.a. and maturing in July 2028 with an option for the bondholders to claim early repayment in February 2027.