

FIX PRICE TO BUILD A NEW DISTRIBUTION CENTRE IN ASTANA

The facility will span 35,000 sq. m

17 July 2026, Astana, Republic of Kazakhstan – Fix Price Group PLC (AIX: FIXP.Y; "Fix Price", the "Company" or the "Group"), one of the leading variety value retailers globally and the largest in Russia, is to operate an owned 35,000 sq. m logistics hub in Astana.

On 17 July, a ceremony was held to mark the start of the hub's construction. The project will be delivered by the Kazakhstan-based Focus Logistics (part of Kazakhstan's Basis construction group), with NF GROUP acting as a consultant on the transaction.

The logistics hub will be located at 109B Ondiris Street, with an area of 35,000 sq. m. Its launch is expected to create around 200 new jobs. Sitting within Astana's industrial and logistics centre, the facility will benefit from lower transport costs and easier access to the workforce it needs. The distribution centre will be developed on a built-to-suit (BTS) basis, allowing it to adjust to the Company's requirements.

The ceremony was attended by Khalel Akimzhanov, Head of the Investment and Entrepreneurship Development Department of Astana. At the event he noted that this project is of strategic importance for boosting the logistics infrastructure of both the capital and the country.

- **Khalel Akimzhanov:** "The construction of a modern distribution centre for the international retail chain Fix Price will be a major milestone in the development of Kazakhstan's logistics infrastructure. The project will enhance supply chain efficiency, accelerate cargo movement, and reinforce Astana's position as one of the key logistics hubs in Central Asia. On our side, the city administration (akimat) will provide comprehensive support for the project's implementation, ensuring favourable conditions for investors and offering facilitation at every stage."
- **Alexey Ermakov, Director of Fix Price Kazakhstan:** "Our chain is one of the largest players in Kazakhstan's retail market, and staying ahead means maintaining high standards of customer service while constantly refining our processes. Our own distribution centre will help us sharpen warehouse efficiency, cut costs and strengthen our market position."
- **Dias Galiyev, CEO of Focus Logistics:** "We are committed to building modern logistics infrastructure across Kazakhstan, and delivering this new distribution centre marks a key step in expanding our footprint in the region. Built to the client's exact technical specifications, the project will help create a more efficient store supply system, cut delivery times and strengthen the reliability of goods flow – benefits for both our partners and end consumers."
- **Konstantin Fomichenko, Partner at NF GROUP:** "A modern, fully-fledged logistics centre is essential to keep FixPrice's stores reliably supplied. Through this deal with our long-standing partners Focus Logistics and FixPrice, the latter will secure a high-quality facility in an attractive location on a clear timeline."

Kazakhstan remains one of Fix Price's key markets, where the Company has been operating since 2016. According to the INFOLine analytical agency, Fix Price consistently ranks among the leaders in Kazakhstan's fastest-growing retail chains, outpacing peers in store growth. As of Q1 2026, the chain operated 399 stores, up 14% y-o-y. Today,

Fix Price stores in Kazakhstan are modern, convenient outlets offering a diverse assortment of essential, quality products.

ABOUT THE COMPANY

Fix Price (AIX: FIXP.Y), one of the world's leading variety value retailers and the largest in Russia, offers a wide and constantly updated assortment of non-food goods – including personal care and household products – as well as food items, all at low fixed price points.

As of 31 March 2026, Fix Price was operating 7,959 stores across Russia and other countries, each carrying approximately 2,000 SKUs in around 20 product categories. Fix Price offers a mix of its own private-label products, major brands, and items from smaller local suppliers. As of 31 March 2026, the Company was operating 13 DCs covering 81 regions of Russia and 9 other countries.

In 2025, the Company recorded revenue of RUB 327.5 billion, EBITDA of RUB 46.2 billion and net profit of RUB 15.7 billion, in accordance with IFRS.

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NF GROUP

NF GROUP is one of the largest property consultancies operating in the commercial and prime residential markets. The company provides transaction support and consultancy services to developers, investors, tenants, property owners and private clients across the industrial and logistics, office, retail, hospitality, residential, country, international and resort property sectors.

NF GROUP undertakes assignments in Russia and other CIS markets and continues to expand its presence in the Middle East and Asia. The group has offices in Moscow, the Moscow Region, St Petersburg, Dubai and Bali. NF PM division manages property operations across Russia.

NF GROUP's status has been recognised by leading industry awards. The firm was named 'Consultant of the Year' at the CRE Moscow Awards every year from 2021 to 2026, and at the CRE Federal Awards in 2021, 2023 and 2024. It has also been recognised at the REPUTATION Award and the CREDO National Competition in Real Estate, Construction and Mortgage Lending, where it received the title of 'Best Brokerage Company in the Luxury Real Estate Market of Moscow and the Moscow Region'.

Further information about NF GROUP is available at kf.expert.

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