



3i Action Capital Markets Seminar

21 March 2024



3

Agenda



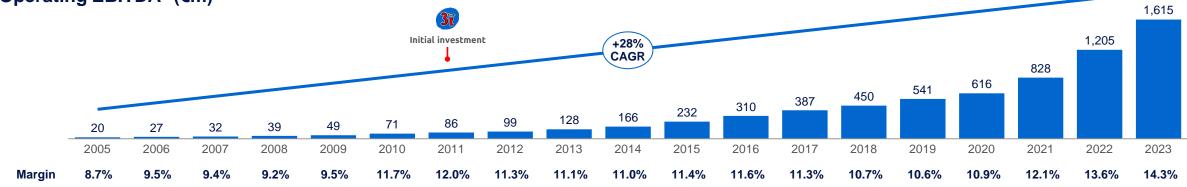
10.00-12.00	Action's results and strategy Q&A	Simon Borrows Chief Executive, 3i
		Hajir Hajji Chief Executive, Action
		Joost Sliepenbeek CFO, Action
12.30-13.15	Action Sustainability Programme Q&A	Hajir Hajji Chief Executive, Action
		Tjeerd Bartels Head of Sustainability, Action
		Karl Knight Head of Product Quality & Sustainability, Action

Action's exceptional track record of growth continued in 2023





Net sales¹ (€m)

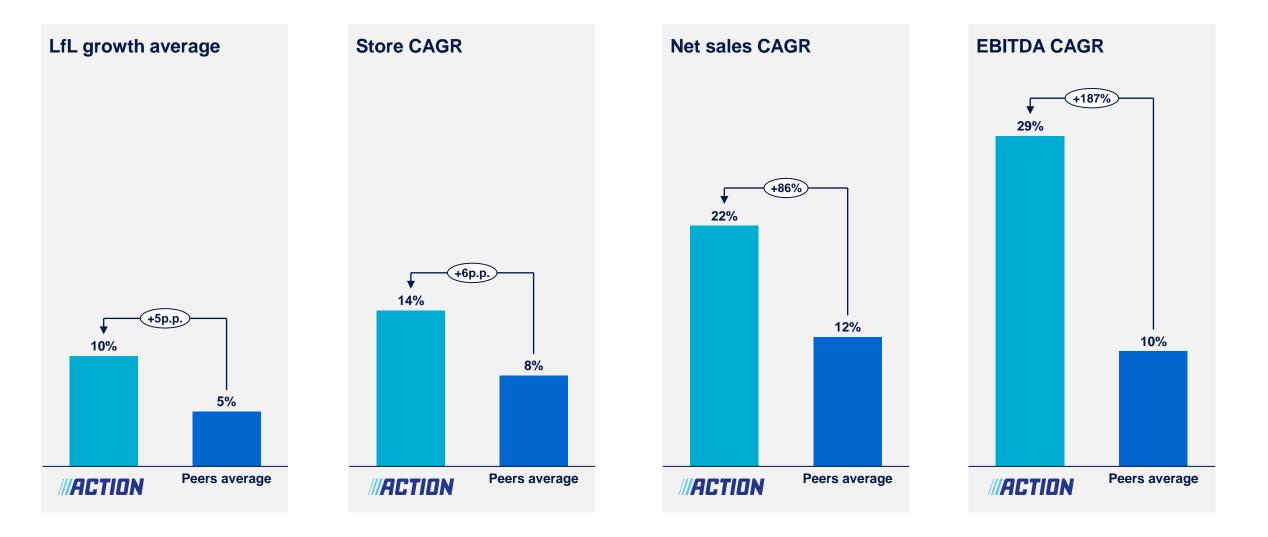


Strong and consistent growth in sales and EBITDA, with scale benefits manifesting

1 Including impact of 53rd week.

Action continues to outperform its peers Performance over last five years

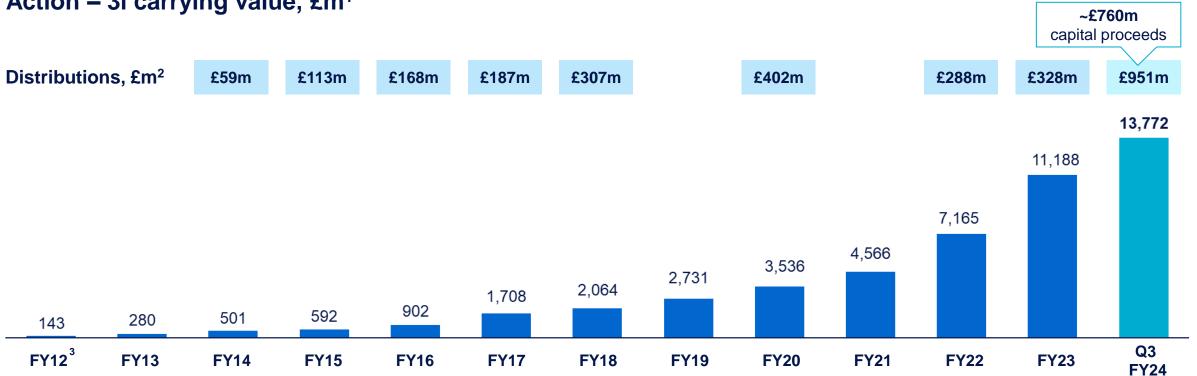




Source: CapIQ. Peers include B&M, Costco, Dollarama, Dollar General, Five Below, Grocery Outlet, Ollie's Bargain Outlet, PEPCO. Action refers to 5Y growth and average to 2023, peers refer to 5Y to latest available LTM (Five Below LTM to Q3 FY2023).

Exceptional performance drives value for 3i shareholders





Action – 3i carrying value, £m¹

Exceptional value growth and ~£2.8bn cumulative distributions to 3i over the ownership period

Power of **compound growth** beginning to manifest

1 3i financial years.

2 Gross proceeds.

3 3i invested £106m in Action alongside EFV and other co-investors in 2011.

Today's presenters



Hajir Hajji Chief Executive Officer

- Joined in September 1997
- Held variety of management positions at Action
 - Commercial Director (2018 2021)
 - Director of Store Operations (2011 2018)
 - Head of Sales (2002-2011)
 - Regional Manager (1999-2002)
- As Commercial Director, responsible for global buying, marketing, e-commerce and sustainability
- Played pivotal role in rapid store expansion as Director of Store Operations



Joost Sliepenbeek Chief Financial Officer

- Joined in November 2018
- 25 years of Consumer & Retail experience
- 36 years experience in finance, 24 years as CFO
 - CFO Vion Food Group (2015 2018)
 - CFO Van Gansewinkel (2013 2015)
 - CFO C1000 (2009 2012)
 - CFO HEMA (2007 2009)
 - CFO Albert Heijn (1999 2003)
 - Various positions at Ahold (1993 2007)



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1. Introduction

- 2. Business performance update
- 3. Strategic update
- 4. Financial performance 2023
- 5. Trading update
- 6. Wrap up

Simon Borrows

Hajir Hajji

Hajir Hajji

Joost Sliepenbeek

Joost Sliepenbeek

Simon Borrows

Welcome to Action

2023 marked the 30th year of Action and the first €10+ billion sales year

€11.3 Billion net sales

+28%

+16.7% €1,615 Like-for-Like sales growth

Million operating **EBITDA**

+34%

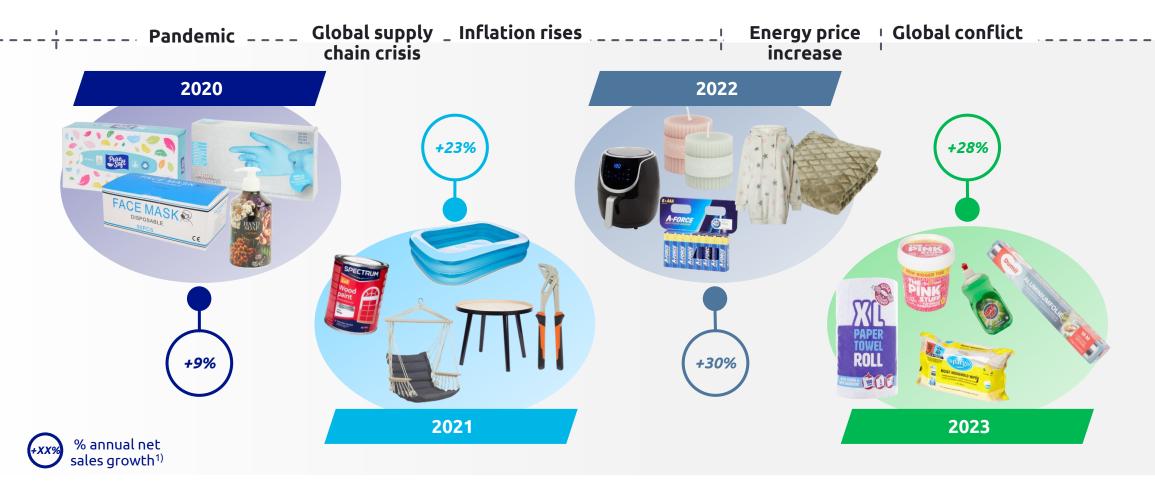
Net stores added

303

104% Cash conversion



We adapt in response to changing times and customer needs, using the flexibility of our formula and assortment

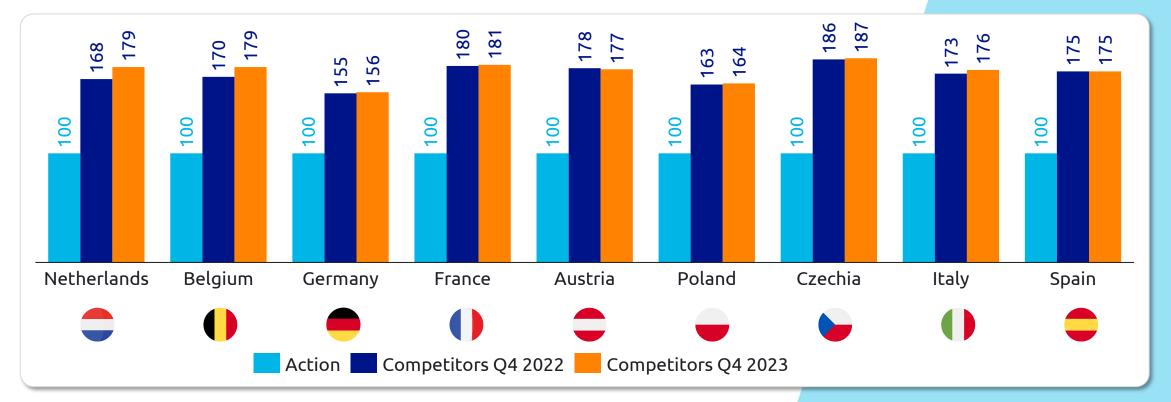


Key drivers contributing to our 2023 performance



We have a strong price position versus competitors

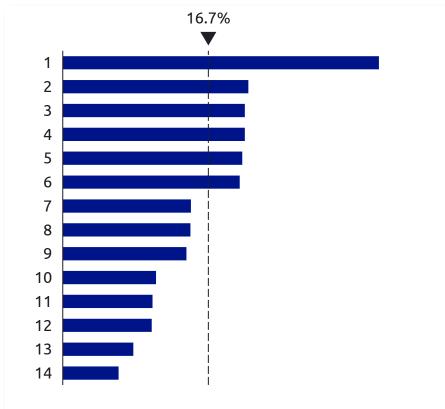
Price index¹⁾ versus competitors by country



///ACTION 1) In total we measure 1,500 – 2,000 comparable products across the assortment in each country at competitors. The graph shows the comparison of products that were available throughout the quarter. The average price index of competitors is calculated using the price of the cheapest competitor for the product in the respective country (Action price set as index 100). Competitors include offline and local online players

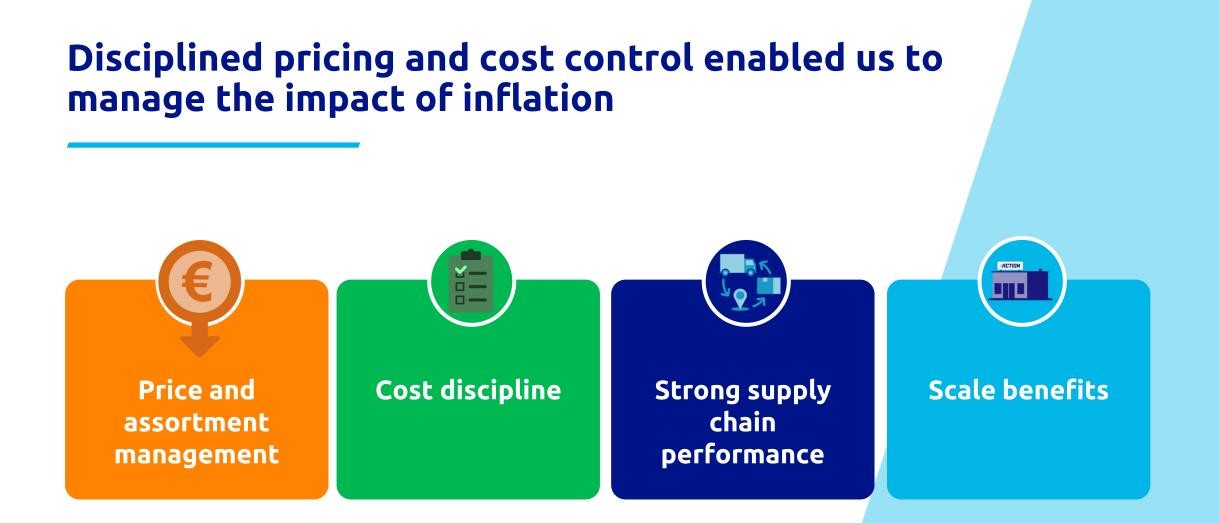
Strong performance across all categories

2023 Like-for-Like growth by category

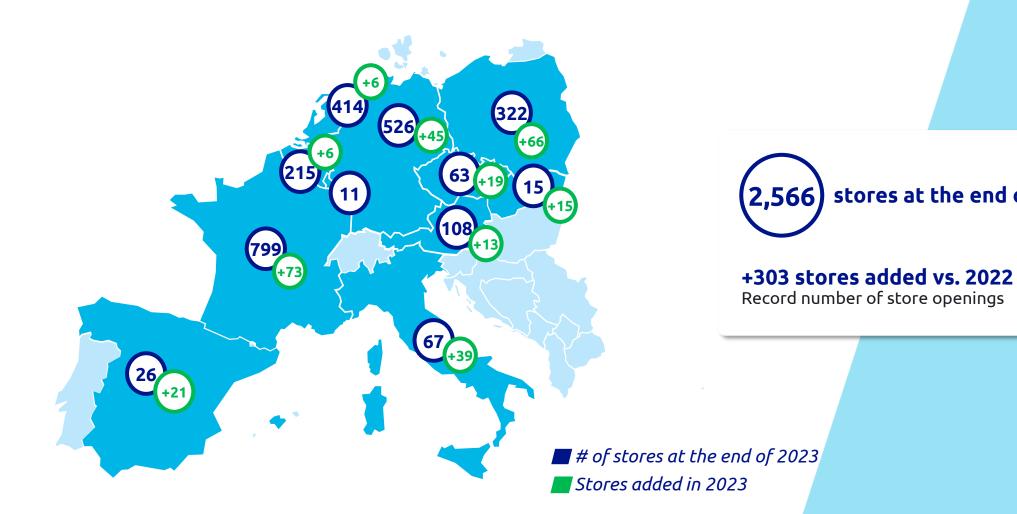


Our categories





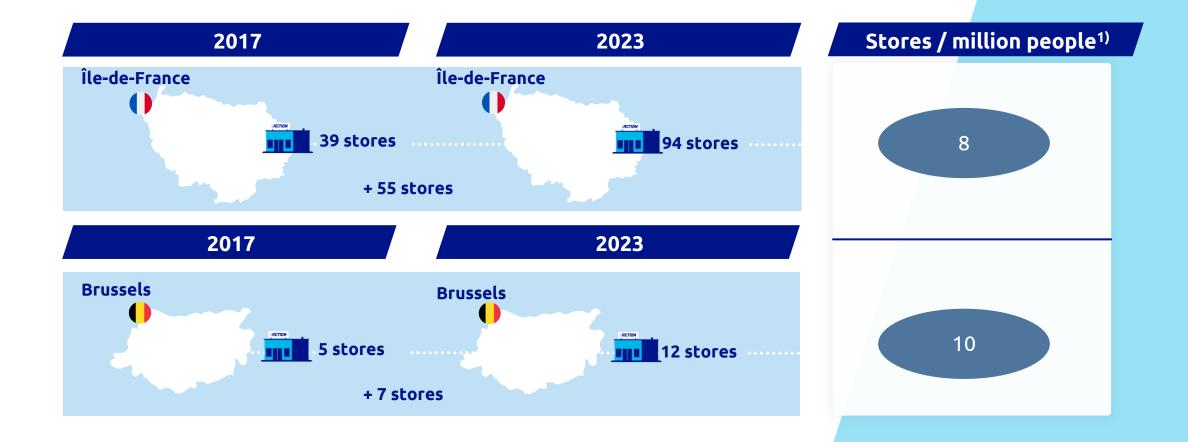
We added 303 stores across Europe



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stores at the end of 2023

In the past years, we have expanded our footprint in urban areas, yet there are still significant opportunities for growth





We continue to maintain and modernise our stores to stay relevant for our customers



Recently opened countries delivered a strong performance



We made significant progress with our Action Sustainability Programme in 2023



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Our success is based on our engaged teams



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Simon Borrows
Hajir Hajji
Hajir Hajji
Joost Sliepenbeek
Joost Sliepenbeek
Simon Borrows

Action's strategy remains simple and consistent



Flexibility and simplicity enable scaling at low cost

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Action offers an assortment of 14 complementary categories



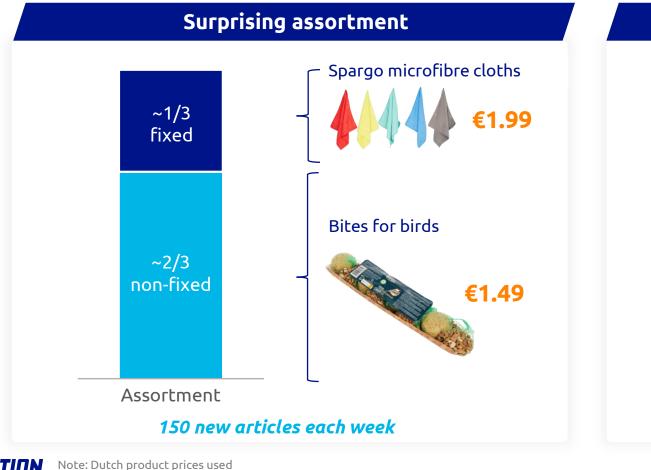
Award-winning products



Strong Private Label offering

ACTION Note: Dutch product prices used

Customers can find new products at every visit



Low price points¹⁾ 34% 33% 25% 8%

€2-5

Main focus on items below €2

€1-2

Primary offering

///ACTION Note: Dutch product price 1) Based on volume sold €0-1

>€5

Investment in our private label offering results in award-winning products



Superfinn cleaner

- Best buy 2023 Consumer Association Netherlands
- Tested to remove limescale well for a low price

Zenova sunmilk

- Green choice 2023 Consumer Association Netherlands
- Tested for improved formula that is reef friendly and octocrylene free

Mini Matters food set

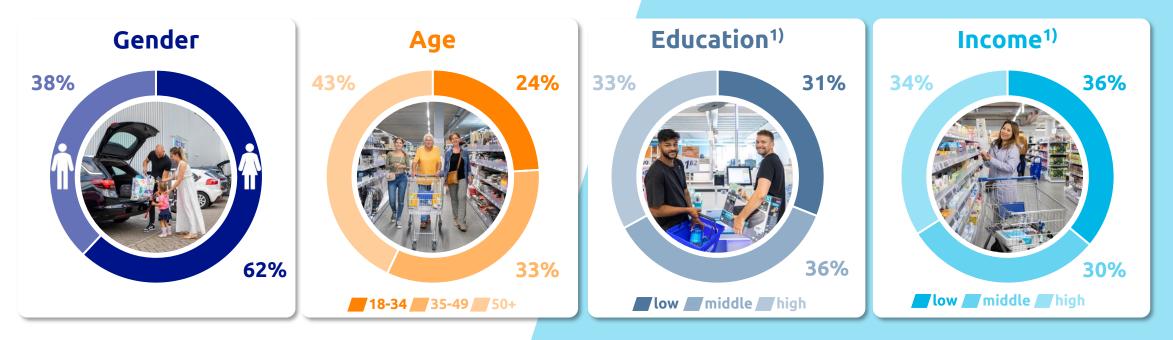
- Favourite product award 2023 in Germany
- Appreciated for its sustainable aspects and value for money

Hotel Royal towel

- Best product of the year 2023-2024 in Belgium
- Favourite due to the soft and BCI certified cotton

Action's brand and formula appeal to everyone

Customers that visited Action stores



///ACTION Source: GfK report June 2023 1) Survey results from CZ, IT, ES & SK are excluded due to relatively small and misrepresentative sample size

Our brand proposition is appreciated across countries 95% Brand awareness¹⁾ 80% 75% 68% 63% 63% 54% Penetration¹⁾²⁾ 49% 43% 40% 31% 31% 27% 23% 21% 19% 13% 8% ñ. Selection of 2023 prizes awarded by customers Listonic E٨ ABN-AMRO BESTE BESTE BESTER BESTER BESTE HÄNDLER HÄNDLER WINKELKETEN VAN WINKELKETEN VAN **ACTION** BELGIË DES JAHRES BELGIË VEDERLAND FRANÇAΊ DEUTSCHLAND Most 2023 - 2024 WARENHUIS 2023 - 2024 WARENHUIS 2023 - 2024 WONEN popular nonfood retailer

///ACTION 1) For all countries the % applies to catchment inhabitants, except for NL & BE which have national coverage 2) % of clients that purchased one or more products at Action in the previous six months

Our sourcing mix is essential to our customer proposition



We have strong touchpoints in place to drive store traffic

Research online, purchase offline customer journey



Our longer-term ambitions and objectives across the four pillars of our Action Sustainability Programme

The Action Sustainability Programme is guided by the UN Sustainable Development Goals

People

- Provide training and growth opportunities for our employees
- Keep our workforce diverse, reflecting the neighbourhoods we operate in
- Maintain high employee satisfaction

Product

- Deliver a 100% transparent supply chain by 2030 (all tiers)
- Clear policy and commitments towards sourcing sustainable raw materials
- Decrease our packaging footprint through reduction, recyclability and recycled content

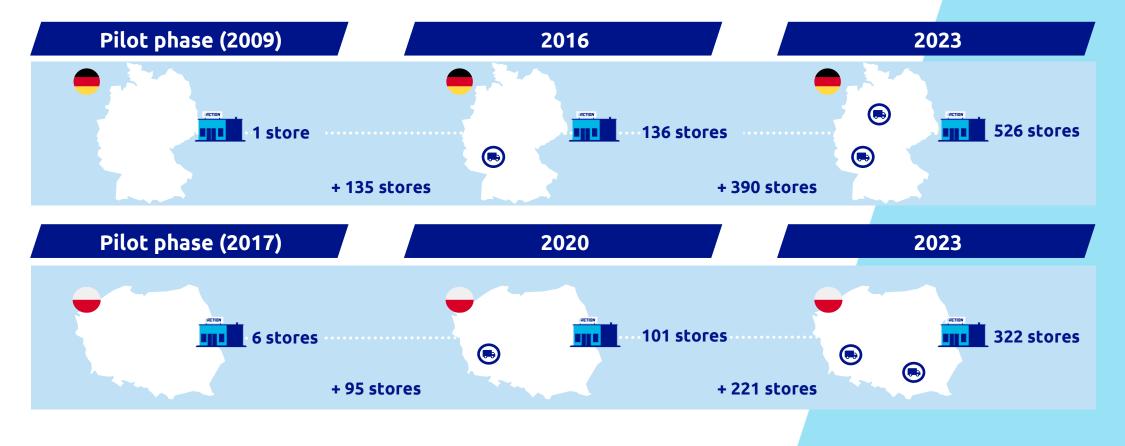
Planet

- Reduce emissions from own operations by 60% by 2030 (vs. 2021 baseline)
- Set scope 3 near-term targets in line with the Science Based Targets initiative
- Minimise waste from operations

Partnerships

- Continued partnership with SOS Children's Villages
- Extended partnership with Johan Cruyff Foundation
- Relief goods and financial emergency aid when disaster strikes

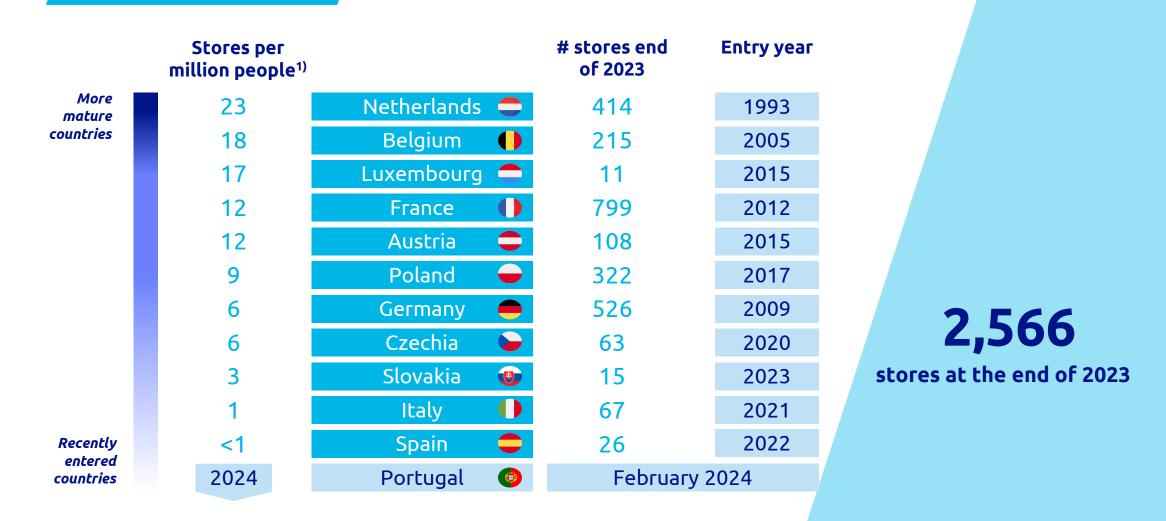
Action's entry strategy has been able to adapt to different markets





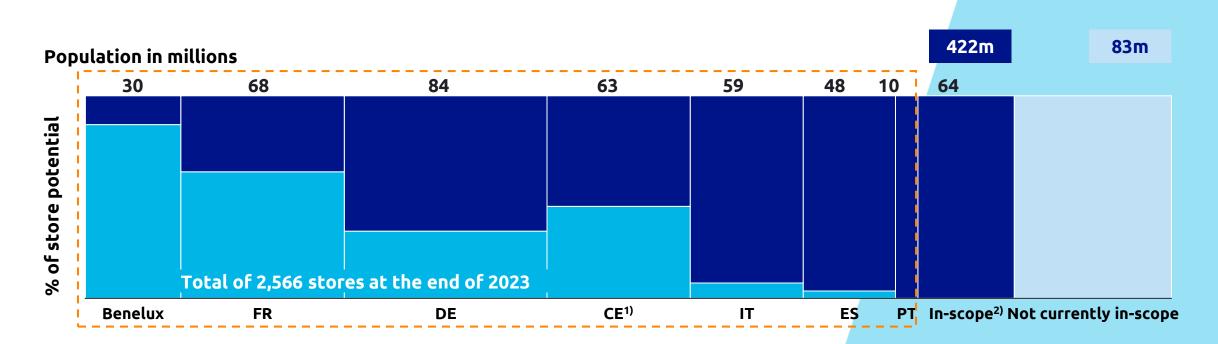
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Current markets include a number of growth engines



///ACTION 1) At the end of 2023

Both existing and new markets show significant further growth opportunities across Europe



Current estimate of additional white space potential in existing and identified in-scope²⁾ countries is ~4,700 stores





We are building our distribution network further to support our growth

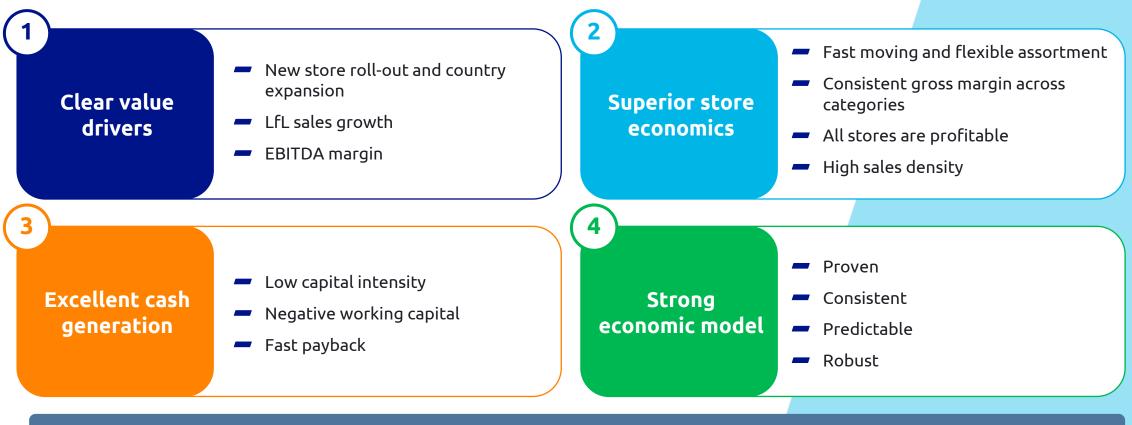


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Simon Borrows Hajir Hajji Hajir Hajji Joost Sliepenbeek Joost Sliepenbeek **Simon Borrows**

Our repeatable financial model remains unchanged



Delivered with discipline and tight control



Financial performance was again strong in 2023

The reason is simple...

One single and successful format

Proven to travel across borders

First class store opening teams and processes

Significant white space opportunity

... and the economics are extremely attractive

<1 year average historical payback on new store CAPEX

All stores are profitable¹⁾

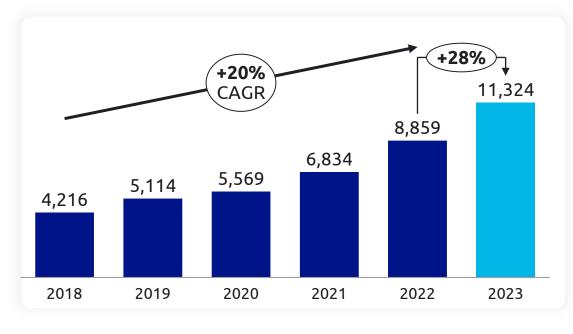
Store expansion self-funding

3

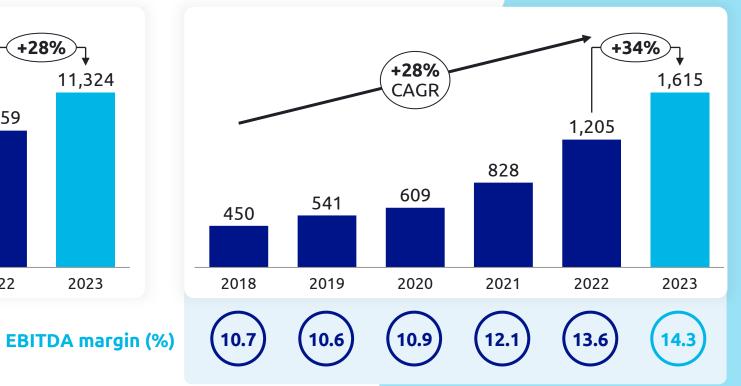
Increasing operating leverage through size and scale

Strong sales and EBITDA growth in 2023

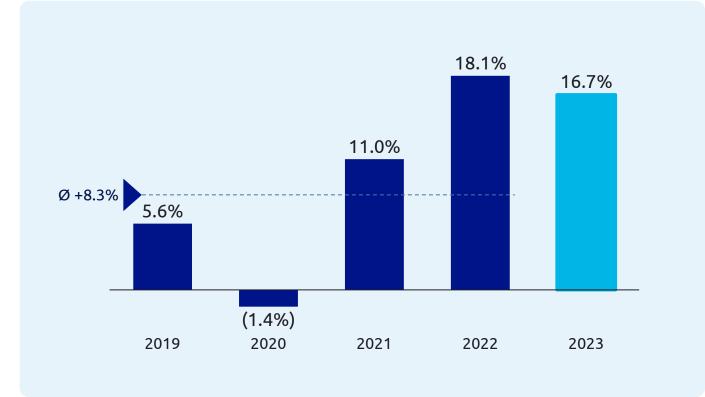
Net sales (€m)



Operating EBITDA (€m)



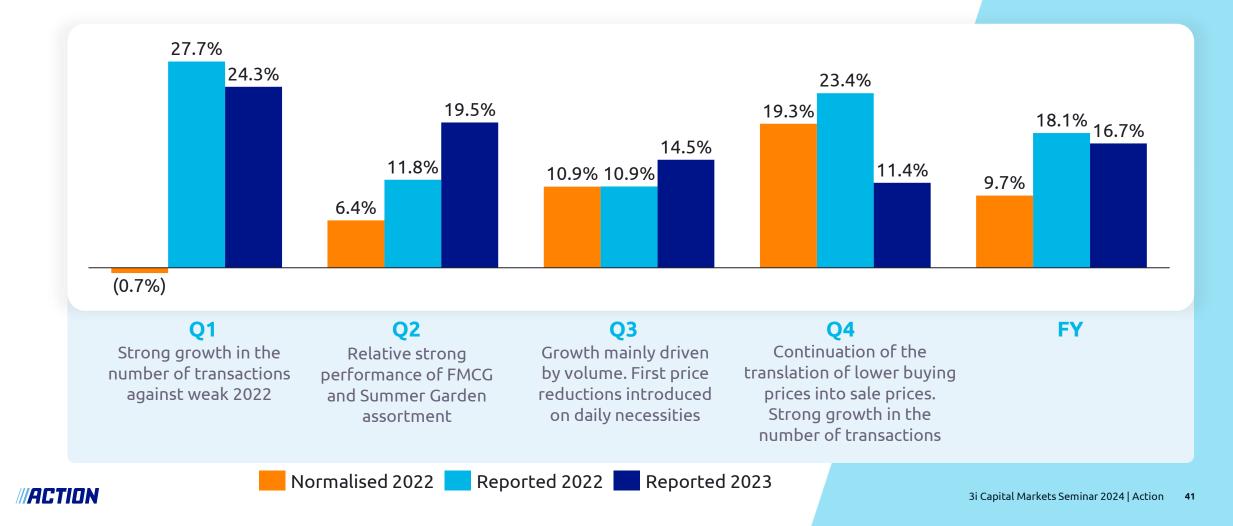
2023 LfL growth mainly driven by increase in transactions



- 2023 LfL growth was significantly above 2019-2022 average (+8.3%)
- Transaction volumes accounted for ~89% of the LfL increase over the year

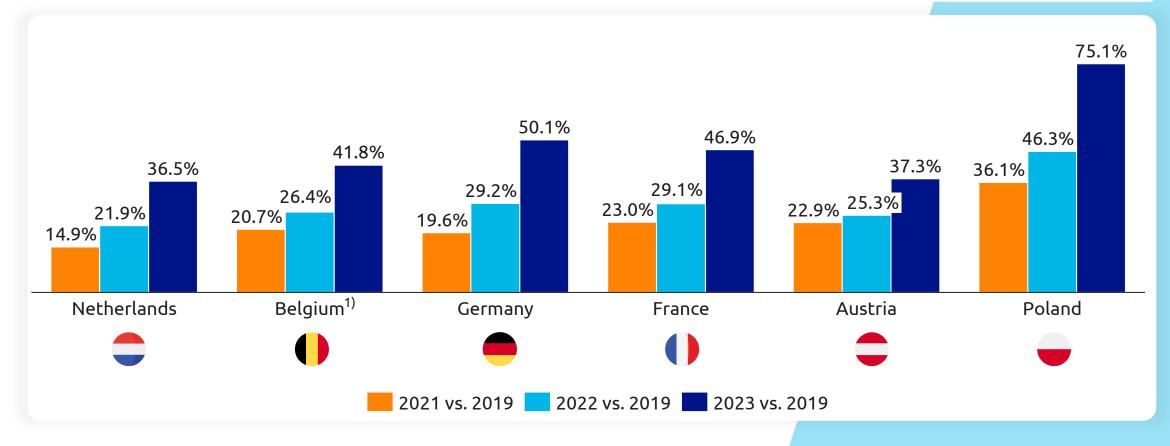
///ACTION Normalised like-for-like growth % for years 2020, 2021 and 2022 were 10.4%, 7.5%, 9.7%

Strong LfL performance in all quarters



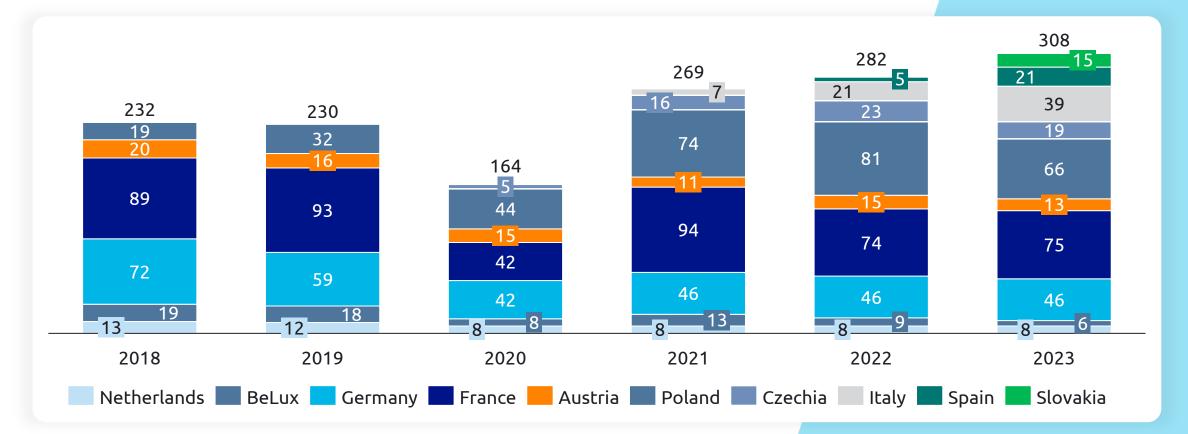
Continued strong sales growth in all countries

Sales growth by country – stores opened before 2019 and only for periods opened with full assortment



Store expansion: another record year

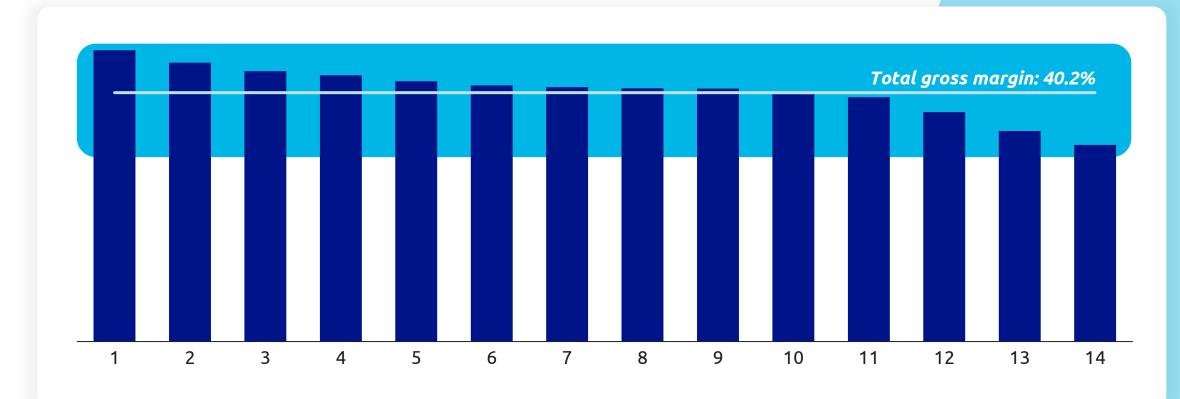
Store opening development by country¹⁾



//ACTION 1) Net stores added for the years 2018, 2019, 2020, 2021, 2022 and 2023 were 230, 227, 164, 267, 280 and 303 respectively, as a result of store closings

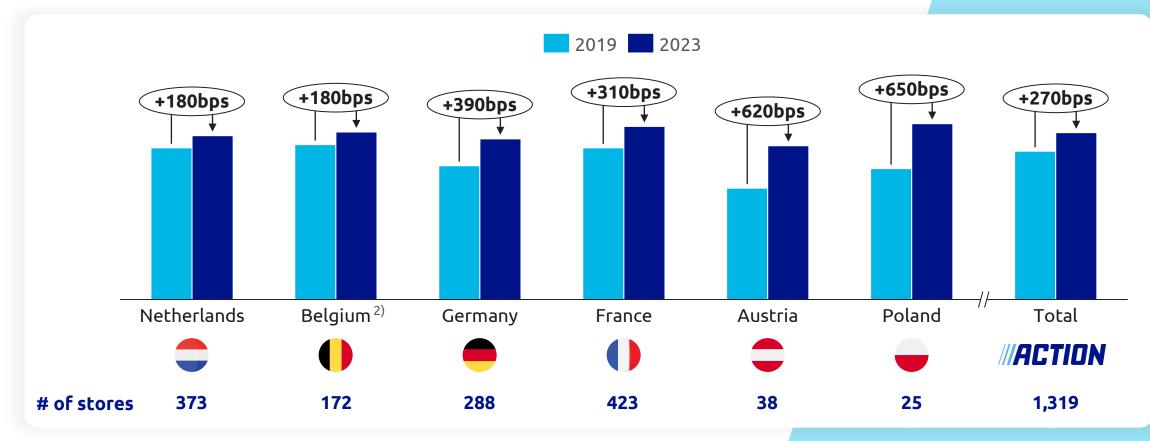
Good margins across all categories

Gross margin by category (%) – 2023



Good operating leverage in all countries

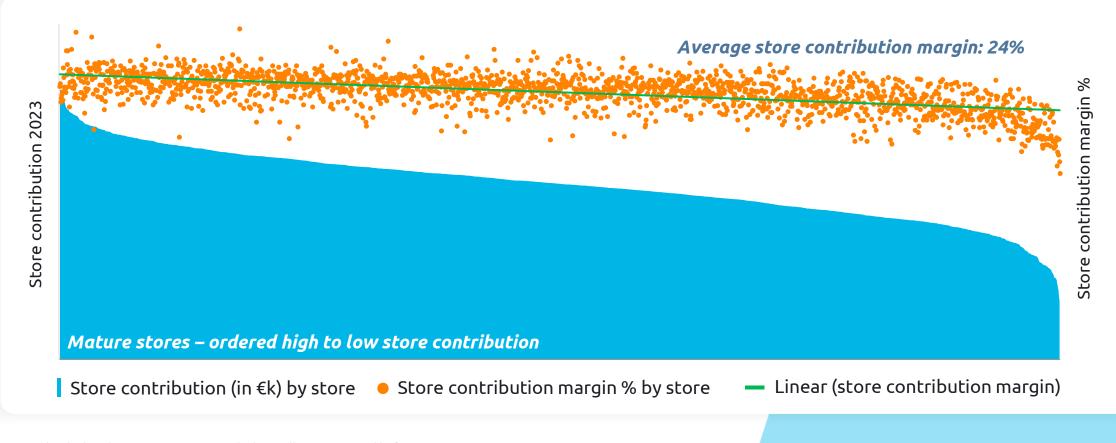
Store contribution margin¹⁾ 2023 versus 2019 (based on stores opened before 2019)



ACTION 1) Store contribution = gross margin less margin adjustments and direct operating expenses (e.g. personnel, rent, other housing costs and general expenses), excluding supply chain and central HQ costs 2) Includes 5 stores in Luxembourg

All mature stores are profitable

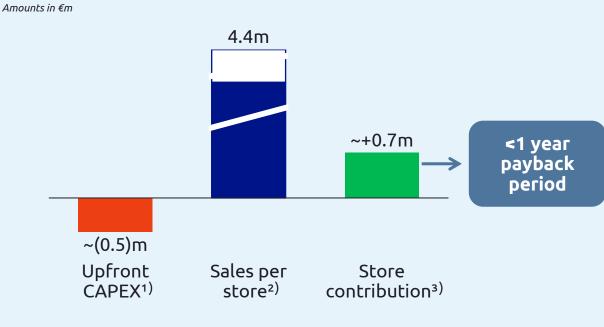
Store contribution ($\in k$) and store contribution margins (%)¹⁾²⁾



1) Calculated using mature stores, which are all stores opened before 1 January 2022
 2) Store contribution = gross margin less margin adjustments and direct operating expenses (e.g. personnel, rent, other housing costs and general expenses), excluding supply chain and central HQ costs

Attractive payback periods for new stores

- Rapid sales ramp-up post-opening
- Real estate discipline driving low rental costs
- Individual store payback varies depending on size of store and geography

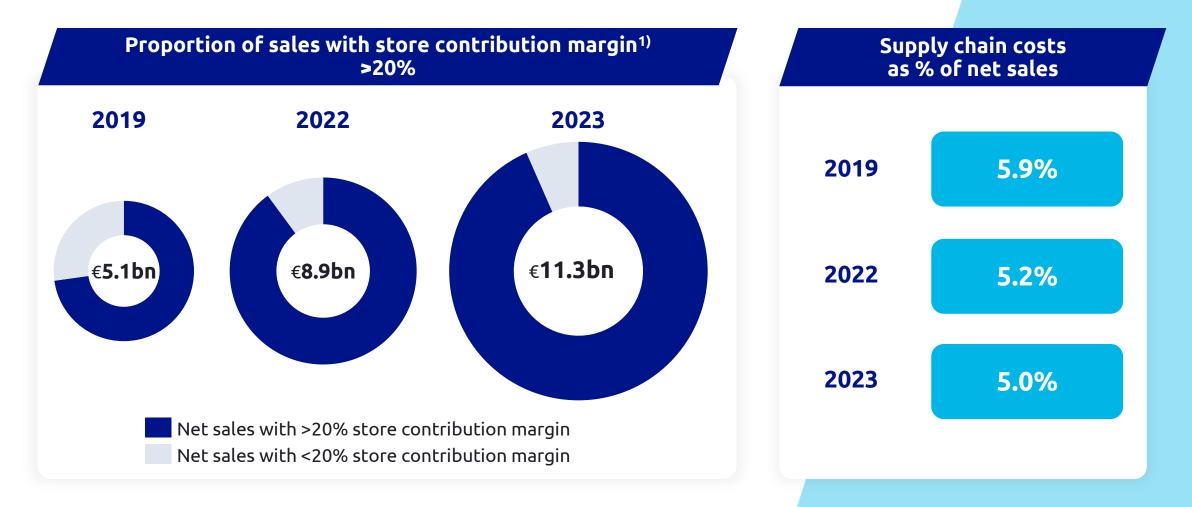


Historical average payback of stores



Including pre-opening costs for new stores, excluding positive impact NWC
 Total bar represents average sales per store in 2023; dark blue area is average first year sales of stores added 2020-2022
 Based on 1st year avg store contribution of new stores 2020-2022. Store contribution = gross margin less margin adjustments and direct operating expenses, excluding supply chain and central HQ costs

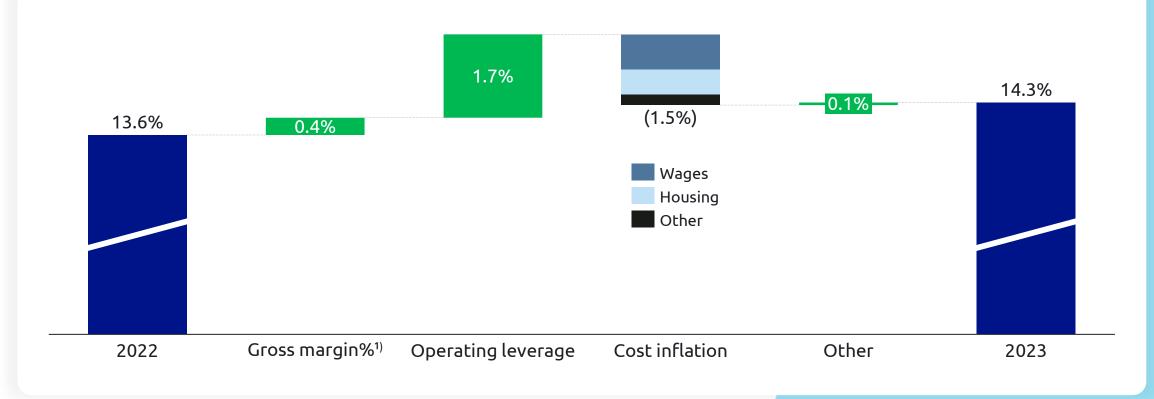
Scale effects increasingly benefit margins



//ACTION 1) Store contribution = adjusted gross margin less direct operating expenses (e.g. personnel, rent, other housing costs and general expenses), excluding supply chain and central HQ costs

EBITDA margin improved mainly as a result of operating leverage

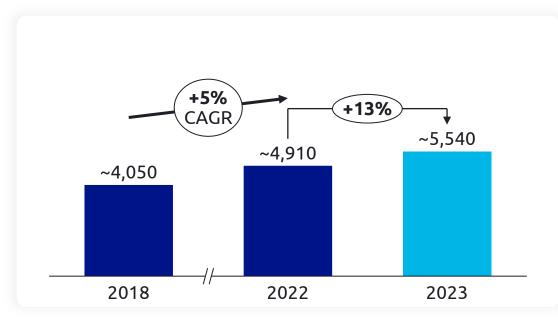
EBITDA margin development

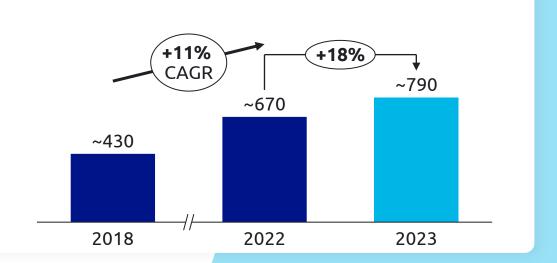


Strong improvement in profitability per square metre

Net sales / square metre (€)¹⁾

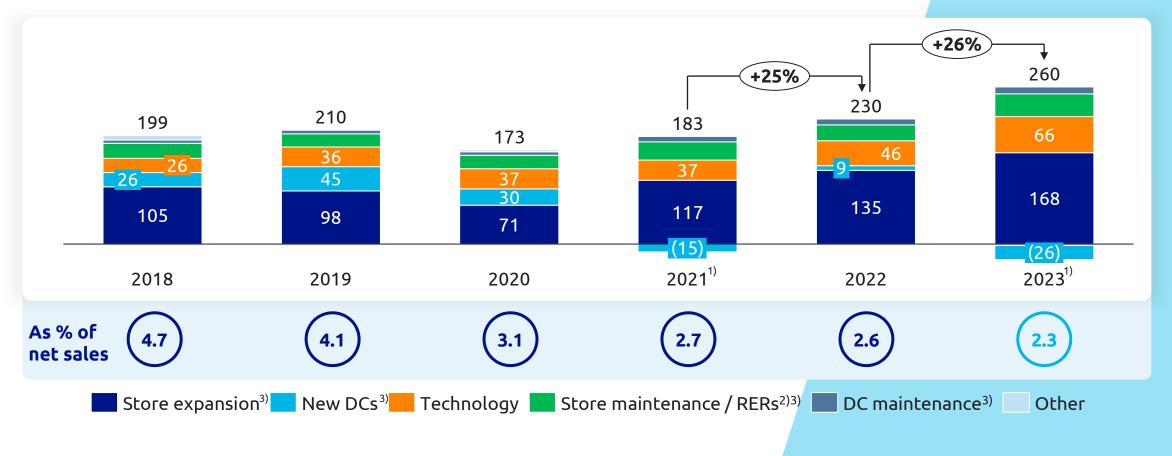






Continued investment in our expansion

CAPEX development (€m)



I) The net CAPEX for new DCs (incl. technology) is negative due to the sale of the DCs in Osła (2021) and Verrières-en-Anjou (2023), which were subsequently leased back
 2) Refurbishment, enlargement and relocation
 3) Store expansion, new DC, store maintenance / RERs and DC maintenance CAPEX includes all related technology spend

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Strong cash flow: 2023 cash conversion of 104%

Cash conversion (€m and % of operating EBITDA)



Operating cash flow (including CAPEX for new DCs) — Cash conversion = operating cash flow / operating EBITDA

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Successf	ul \$1.5bn USD TLB issuance	2		
ransaction ove	erview			
Size	— \$1.5bn			
Pricing	 325bps margin 	Leverage		
Maturity	— 2030		Р9	2023 EOY
Cost	 Fully hedged back to Euro 70% fixed at an all-in Euro cost of 6.3% 	Senior debt ¹⁾ Cash and cash	€3,125m €941m	€4,544m €1,087m
Rating	 BB stable (upgraded) – S&P Ba2 stable (upgraded) – Moody's 	equivalents Leverage ²⁾	1.4x	2.0x

I) Excludes €500m undrawn RCF. Senior debt 2023 EOY includes the \$1.5bn USD term loan fully cross currency hedged back to a fixed euro amount of €1,419m
 2) Net debt / EBITDA according to Senior Facilities Agreement definition

Overview of high-level financials

	2021	2022	2023	Change (vs 2022)
Net sales (€m)	6,834	8,859	11,324	+27.8%
LfL sales growth (reported)	11.0%	18.1%	16.7%	
Operating EBITDA (€m)	828	1,205	1,615	+34.0%
EBITDA margin	12.1%	13.6%	14.3%	
Cash conversion ¹⁾	93%	78%	104%	
Number of stores (end of year)	1,983	2,263	2,566	+303
Leverage (SFA definition) ²⁾	2.4x	1.7x	2.0x	

///ACTION 1) Calculated as operating cash flow (including CAPEX for new DCs) / operating EBITDA 2) Net debt / EBITDA according to Senior Facilities Agreement definition

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Simon Borrows

Hajir Hajji

Hajir Hajji

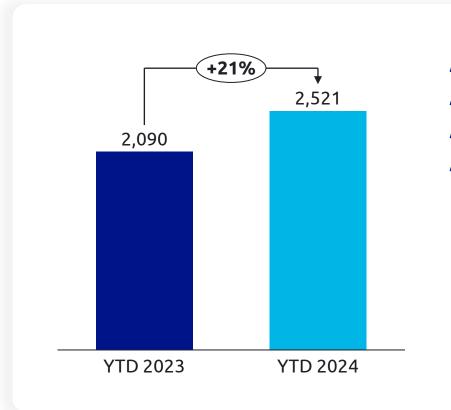
Joost Sliepenbeek

Joost Sliepenbeek

Simon Borrows

Current trading 2024: very strong start of the year

Net sales to week 11 (€m)



- Sales growth of 21% versus same period in 2023
- 9.6% LfL sales growth for the first 11 weeks of 2024
- 2024 store expansion plan on track with 32 stores added year-to-date
- Cash and cash equivalents at €1.1bn



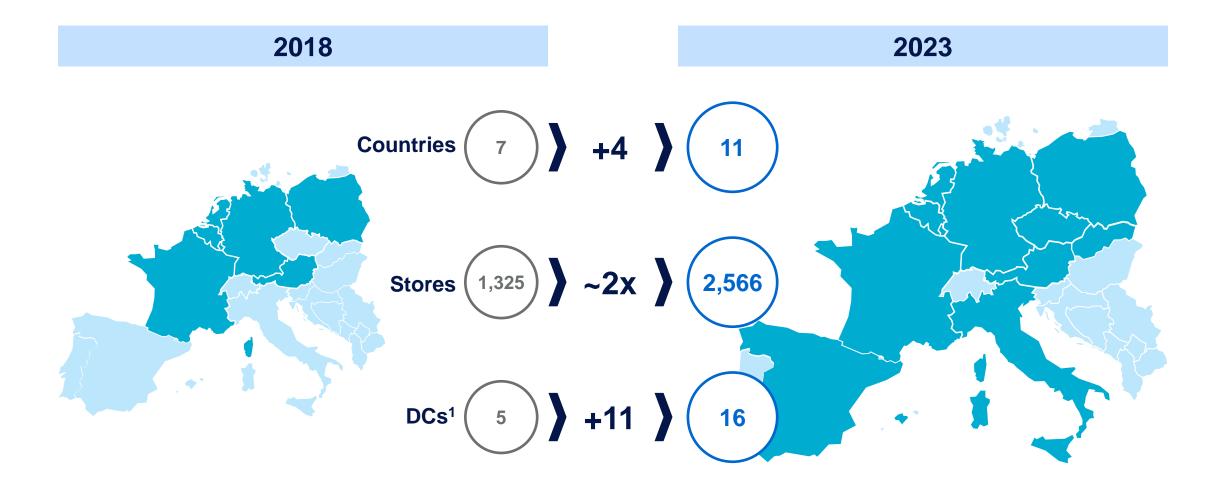
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Simon Borrows Hajir Hajji Hajir Hajji Joost Sliepenbeek Joost Sliepenbeek **Simon Borrows**







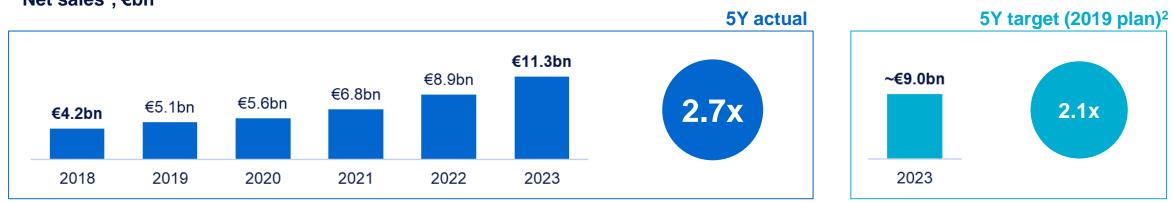


Store payback now less than 12 months

1 Based on the average number of stores during the year.

Action has significantly outperformed its 2019 business plan





Net sales¹, €bn

Operating EBITDA¹, €m



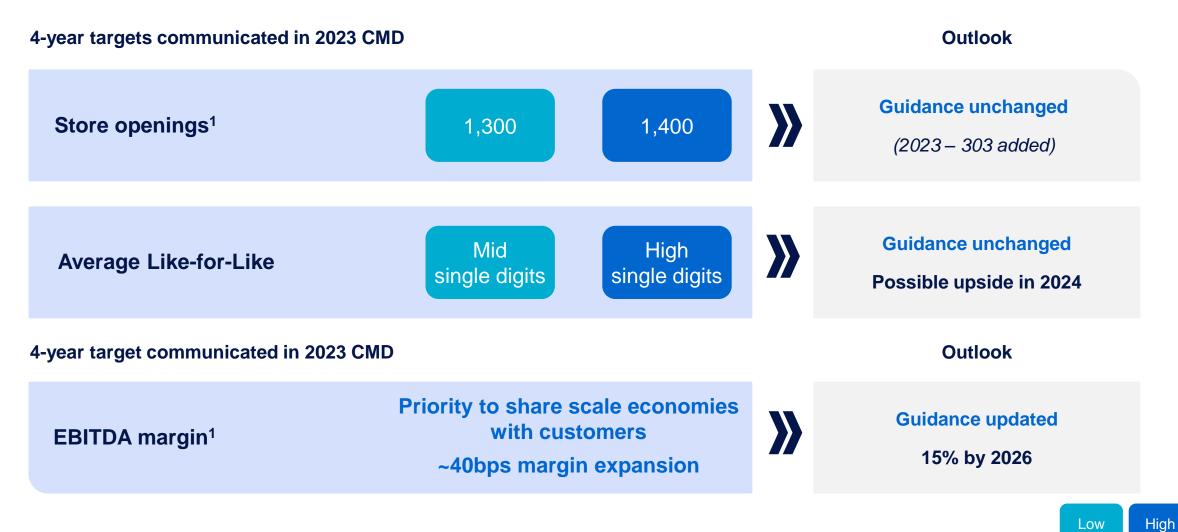


Actuals 2019 Business Plan

1 Including impact of 53rd week. 2 2019 plan based on 2018 starting actual numbers.

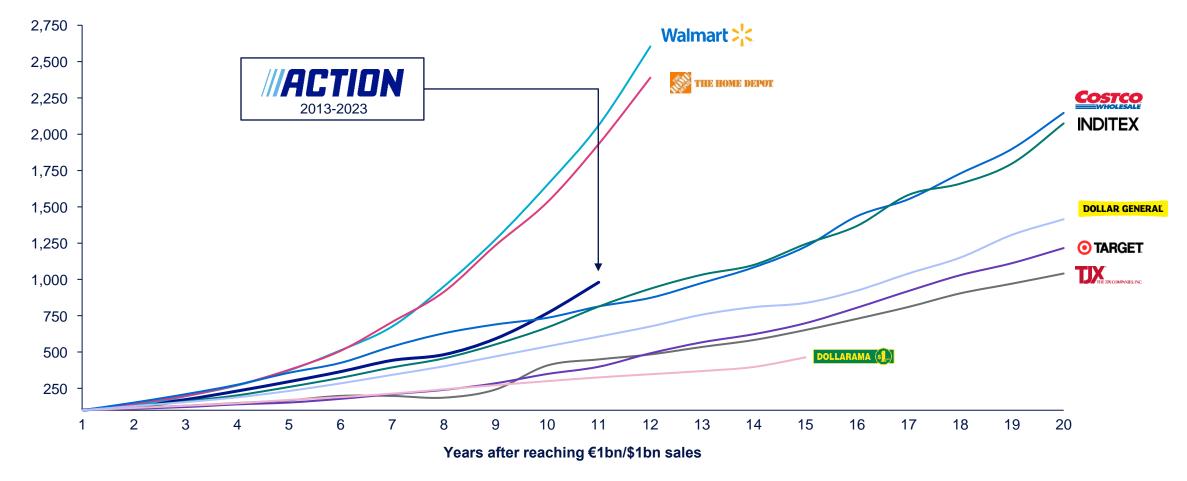
Continued strong growth trajectory over the next 3 years





Action continues to perform in line with best-in-class retailers, with a long growth runway ahead





Top-line growth since €1bn/\$1bn sales (20 years window, rebased to 100)

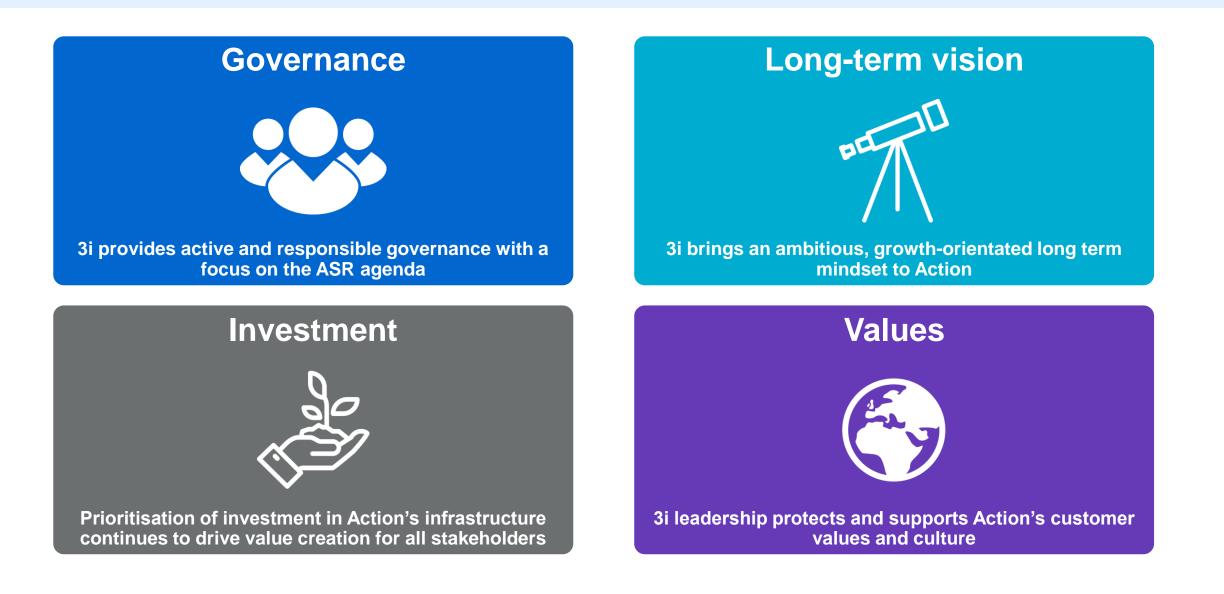
Source: CapIQ. Costco starts from \$2bn+ revenue due to data availability. TJX starts from the oldest available revenue information (FY1988/CY1987). Agenda



10.00-12.00	Action's results and strategy Q&A	Simon Borrows Chief Executive, 3i
		Hajir Hajji Chief Executive, Action
		Joost Sliepenbeek CFO, Action
12.30-13.15	Action Sustainability Programme Q&A	Hajir Hajji Chief Executive, Action
		Tjeerd Bartels Head of Sustainability, Action
		Karl Knight Head of Product Quality & Sustainability, Action

3i provides long-term capital backing and strong governance





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Thank you

For your attention!

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Appendix: impact of IFRS16 on Action 2023 financials

Income statement¹⁾

In €m	Excluding IFRS 16	Including IFRS 16	IFRS 16 impact
Operating EBITDA	1,615	1,939	+324
Adjusting items	(4)	(4)	-
Depreciation and amortisation	(205)	(494)	(289)
Operating income	1,406	1,441	+35
Finance costs	(166)	(204)	(38)
Profit before tax	1,240	1,237	(3)
Taxes	(327)	(327)	-
Net profit	913	910	(3)

Balance sheet ¹⁾
Balance sheet ¹⁾

In €m	Excluding IFRS 16	Including IFRS 16	IFRS 16 impact
Non-current assets	1,411	1,417	+6
Right-of-use asset ²⁾	-	1,050	+1,050
Current assets	1,227	1,194	(33)
Cash and cash equivalents	1,087	1,087	-
Assets	3,725	4,748	+1,023
Equity	(3,163)	(3,200)	(37)
Financial debt ²⁾	4,397	4,397	-
Lease liabilities ³⁾	-	1,077	+1,077
Current liabilities	2,290	2,273	(17)
Other non-current liabilities	201	201	-
Liabilities	3,725	4,748	+1,023

//ACTION
 1) Financials of Action's financial year 2023 (starting 1 January 2023 and ending 31 December 2023)
 2) Includes financing costs to be amortised
 3) Include both the current and non-current positions
 Due to rounding, the sum of the rows can deviate from the total

///ACTION



Action Sustainability Programme Update

21 March 2024



Today's presenters



Hajir Hajji CEO

Joined in September 1997

- Held variety of management positions at Action
 - Commercial Director (2018 2021)
 - Director of Store Operations (2011 2018)
 - Head of Sales (2002-2011)
 - Regional Manager (1999-2002)
- As Commercial Director, responsible for global buying, marketing, e-commerce and sustainability
- Played pivotal role in rapid store expansion as Director of Store Operations



Tjeerd Bartels

Head of Sustainability

- Joined in January 2012
- Key responsibilities
 - Leading overall sustainability programme
 - Coordinating overall sustainability strategy
 - Leading central sustainability team
- Fulfilled variety of management positions at Action
 - General Manager NL (2017 2020)
 - Head of Store Operations (2013 2017)
 - Business Developer (2012 2013)



Karl Knight

Head of Product Quality & Sustainability

- Joined in December 2016
- Key responsibilities
 - Leading Product pillar
 - Product quality, sustainability, safety & regulatory affairs
 - Leading team of 35 international colleagues
- Previous employment at Marks & Spencer:
 - Head of Product Technology (2011-2016)
 - Technical Manager (2007-2011)

Agenda

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Hajir Hajji

- 2. People, Partnership and Planet
- 3. Product
- 4. Q&A

Tjeerd Bartels

Karl Knight

All

Action's strategy remains simple and consistent



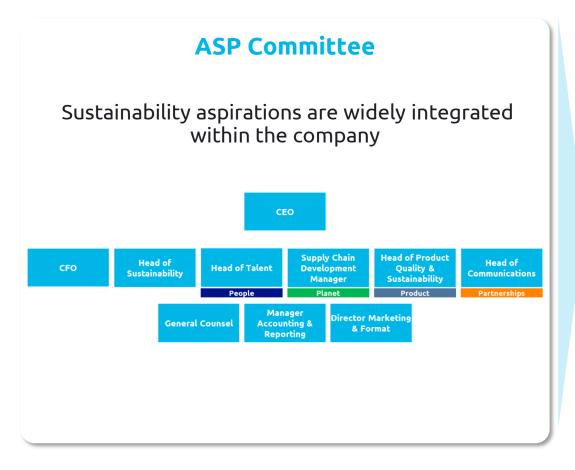
Focus areas of the Action Sustainability Programme

The ASP is guided by the UN Sustainable Development Goals



Action Sustainability Programme Governance

ASP led by the CEO while maintaining close alignment with the board



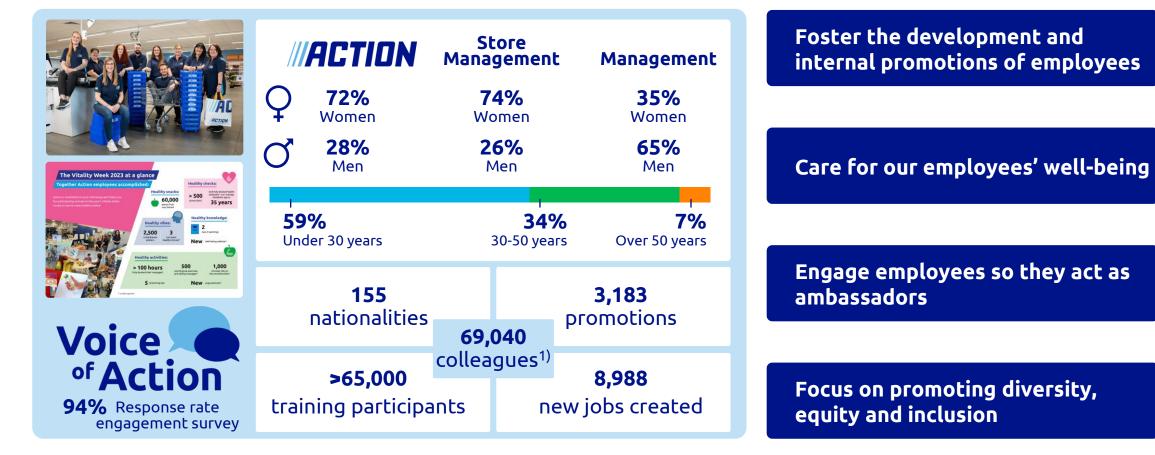
Governance

- The ASP Committee approves the sustainability strategy and targets, and tracks progress. The Committee meets on a monthly basis
- The programme is executed in the various business domains and working groups
- The Board is updated on the strategy and progress three times per year
- The broader organisation is kept up to date on progress through webinars, newsletters and the annual masterclass

Agenda	
1. Introduction	Hajir Hajji
2. People, Partnership and Planet	Tjeerd Bartels
3. Product	Karl Knight
4. Q&A	All

People | People are proud to work for Action

Action offers employment and attractive career opportunities to a growing number of people across Europe



Partnership | Action is a responsible partner to society and communities

We work with partners to support our ambition that every child should be able to develop in a safe and loving environment and where the following basic needs are met: health, housing and education

- Our contribution increases as our company expands and grows
- For every new store opening we support a child, for every new DC and country we support an entire village





We offered one-off support during disasters over the past 2 years:

- War Ukraine: €1m
- Earthquake Turkey & Syria: €1m

unicef 🥴

Rode Kruis

Earthquake Morocco: €1m





We build and maintain long-term focused partnerships...

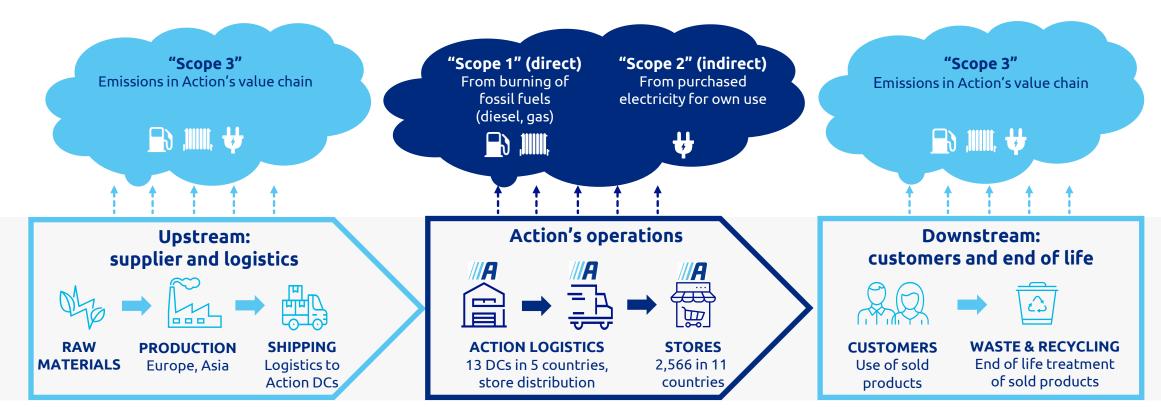


...and we support in crisis and emergency situations



Planet | Reduce GHG emissions across the value chain

We have clear visibility and plans on scope 1 & 2, and have started developing our strategy for scope 3



Planet | Reduce our scope 1 and 2 GHG emissions

We are committed to reducing our scope 1 & 2 GHG emissions by 60% by 2030 vs. 2021 baseline



Distribution centres

- Solar panels installed at 2 more DCs, bringing the total number to 7
- Renewable energy generated equates to ~63% of total energy usage of all DCs



Transport

- Reduced transport emissions through use of biofuels (and zero emission vehicles). 150 owned trucks on biofuels in 2023
- Piloted new zero-emission electric trucks in NL and DE



Stores

- 300 stores disconnected from the gas supply
- All new stores added had no gas connection
- 90% of our electricity consumption comes from green sources
- Installed LED lighting in more than 99.8% of our stores
- 74 of our stores have solar panels



On track to deliver our 2030 commitment to reduce 60%

Planet | Reduce our scope 3 GHG emissions

We have started developing our scope 3 emission strategy, including a baseline calculation, commitment to SBTi and first reduction initiatives



Agenda

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1.	Intro		tion
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2. People, Partnerships and Pla	anet
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3. Product	Karl Knight

4. Q&A

All

Hajir Hajji

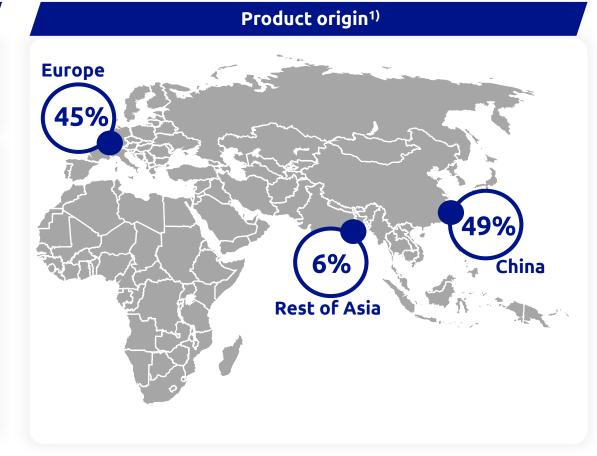
Tjeerd Bartels

Product | Delivering a 100% transparent supplier base

A transparent supply chain is the foundation that we build all other commitments on



- Final manufacturing factory (tier 1) is our first priority we aim to achieve full supply base (all tiers) transparency by 2030
- Working towards 100% tier 1 final factory transparency in 2024 (currently 88%)
- Social compliance audits required for all factories
- We have an unannounced spot check programme to verify factory performance
- We have maintained our European sourcing (45% volume) despite significant volume increases on previous year



Product | Sustainable sourcing and production

Clear policy and commitments towards sourcing sustainable raw materials



Cotton

- 100% sustainably sourced
- Ranked among top 25 global purchasers of sustainable cotton¹⁾
- Since adoption:
 - 27m kg cotton sourced
 - 41m m³ water saved
 - 25,000 kg pesticides avoided



Timber

- 95% sustainably sourced
- On track to deliver 100% by end of 2024
- Making good preparations for new EU Deforestation Regulation requirements



IRTRADE

Cocoa

- All Action private labels already 100% Fairtrade
- Target all cocoa sustainability sourced by 2025
- €599K Fairtrade farmer premium in 2023, representing:
 - 💻 ~15% total premium paid NL
 - ~1.4% total premium paid globally

Global Recycled Standard

Plastic

- Commitment that 35% by weight is recycled material by 2025. This is for all products except A-brands
- Working on new innovations to trial plastic alternatives



81

///ACTION 1) As published by Better Cotton member leaderboard Note: all commitments are excluding international A-brands

Product | We embed the circularity philosophy

We are committed to make improvements every year

Our achievements and objectives		
ACTION	 Circularity plans in place in all categories¹⁾ We delivered circular improvements of +4.85% across all 	
SCANOR	 Committed to embed circular data into all products 	
C CIRCLE ECONOMY	<u>Collaboration is critical</u> We have strategic partnerships with Circle Economy, CTI and TU Delft to support our progress	
	<u>Circularity is helping us with new opportunities</u> In 2023 we launched our first circular product using 5,000kg of distribution centre waste and damaged goods	

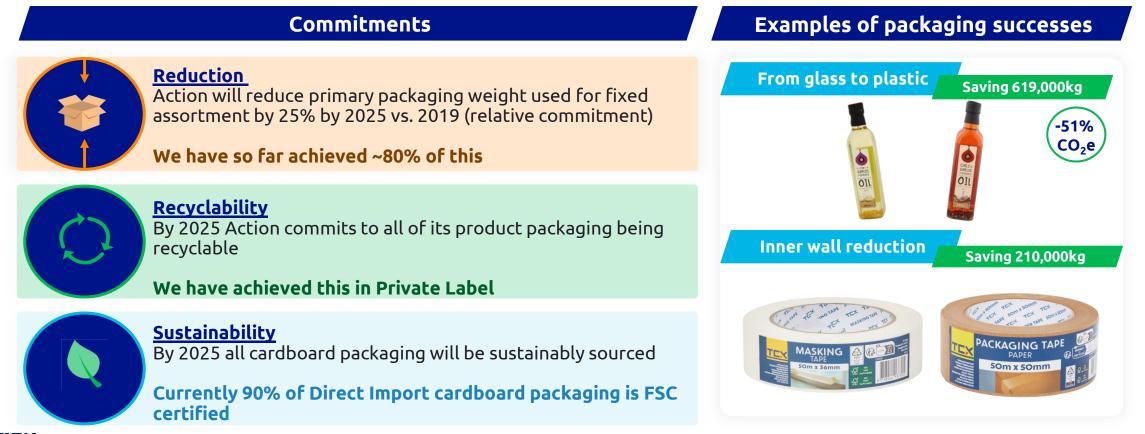


1) Based on top 100 articles per category where circularity data is available. Increase is a business wide increase across all 14 categories. Each year we will further expand our circular data collection to enable circularity scores for the entire category/assortment. Note: all commitments are excluding international A-brands



Product | Working towards sustainable packaging

Three primary commitments to improve our packaging footprint



Agenda

- 1. Introduction
- 2. People, Partnership and Planet Tjeerd Bartels
 3. Product Karl Knight
 4. Q&A All

Hajir Hajji



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Thank you

For your attention!