



January 2019



































































































### Contents



# I. Strategical Overview

- II. Governance Approach
- III. Investment Case
- IV. 9M18 Financial Highlights
- V. Segmental Operational and Financial Summary
- VI. Financial Summary



# Strong roots and extensive coverage...

1950 Establishment



Operating in

9 different sectors in

19 countries with

**66** production facilities in the region.

**80** countries





80,000+

employment

Turnover of TL **32.2** billion as of 2017-end



A global group quoted on BIST with

6 companies

4 companies listed on BIST Corporate Governance index

6 companies reporting in sustainability

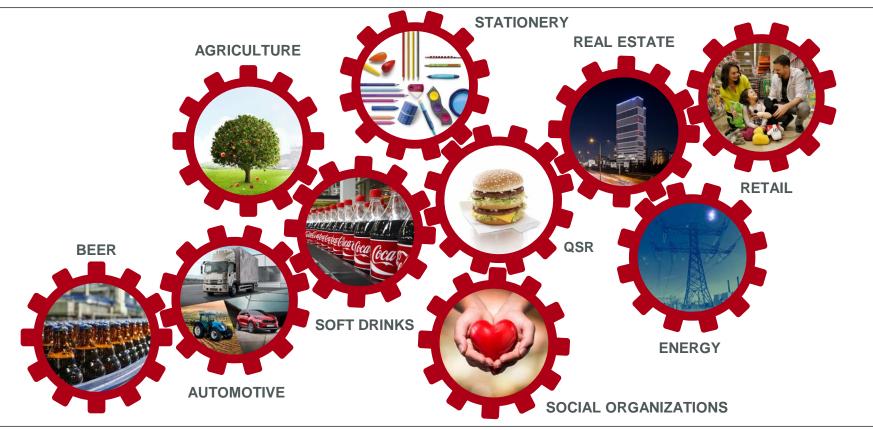


### ...with well-structured track...





## ...in numerous different sectors...





# ... and companies with prominent international partners.

Beer



Anadolu Efes (P)
 (Turkey, Russia,
 Kazakhstan, Georgia,
 Moldova, Ukraine)

**International Partners** 

**ABInBev** 

Soft Drinks



Coca-Cola
içecek (P) (Turkey,
Pakistan, Kazakhstan,
Iraq, Azerbaijan,
Jordan, Turkmenistan,
Kyrgyzstan, Tajikistan,
Syria)

International Partners



Migros



 Migros (P) (Turkey, Kazakhstan, Macedonia) Automotive



- Anadolu Isuzu (P)
- · Celik Motor
- Anadolu Motor
- Anadolu Landini

International Partners









HONDA



Adel Kalemcilik (P)

Retail

- Mcdonald's
- Efestur

International Partners





Others



- Aslancik Electricity
- Anadolu Kafkasya
- AES Eletricity Trading
- Anadolu Etap
- AND Real Estate
- Anadolu Foundation
- Anadolu Medical Center
- · A. Efes Sports Club

**International Partners** 



(P) Public companies



# In summary...

Global player with strong local presence



Expertise in branded consumer products



Partnership culture with global brands























Λ LOMBARDINI

Como That

Strong ownership ties coupled with high corporate governance standards





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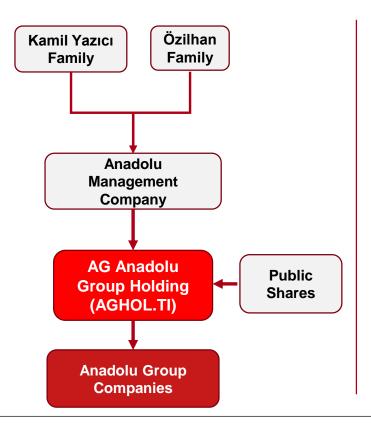
I. Strategical Overview

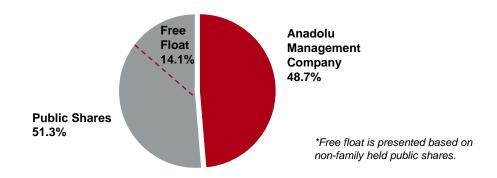
# II. Governance Approach

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# Simplified Shareholding Structure





- Merger of Anadolu Group holding companies completed as FY2017-end, aimed at restructuring and strengthening of Anadolu Group's corporate structure
- ➤ Equal shareholding and equal representation by the founding Kamil Yazıcı and Özilhan Families is designed in Anadolu Management Company (AMC).
- > The families' aligned interests due to equal rights through AMC ensures sustainable value creation.
- > Almost all wealth of the families' is invested in Anadolu Group
- > 72% of free float held by international investors.



# Enhanced Governance Perspective - I

#### Share classes are reduced from 4 to 2;

- Share classes are designated currently as A (tradeable registered shares with 80% share in paid-in-capital,) and B (non-tradeable bearer shares with 20% share in paid-in-capital); with B having the previledge of appointing 6 members out of 12 on the board of AGHOL.
- Anadolu Management Company holds total of B-type shares and some portion of A-type shares. The portion of A-type shares that does not belong to Anadolu Management Company are held by individual family shareholders and free float

#### Families' joint control is in effect through all legal aspects;

 Kamil Yazıcı Family and Özilhan Family's joint control and equal representation at the board of every company in Anadolu Group is established through a family constitution (including a JV agreement and internal procedures).



# **Enhanced Governance Perspective - II**

#### Families only assume board level responsibility;

- On the board of AGHOL, there are 4 board members-quota for Kamil Yazıcı Family and 4 board-members quota for Özilhan Family. There are additional 4 independent board members as required by CMB legislations.
- Strong professional/independent view is enabled via having the majority of the seats at the boards of the subsidiaries from professionals/independents,
- There is limited quota for family members for employment in Group companies.

#### Professional top management is secured;

- Professional operational management is required for all key positions (Holding CEO, BU&Function Presidents and all GMs).
- The highly experienced and recognized top management with broad vision ensures the sustainability of the Group and focuses on the shareholder value creation.
- The management is incentived through certain KPI's, including short-term targets mainly concentrated on net income, FCF and long-term targets based on shareholder value creation linked to EV and stock performance.



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# III. Investment Case

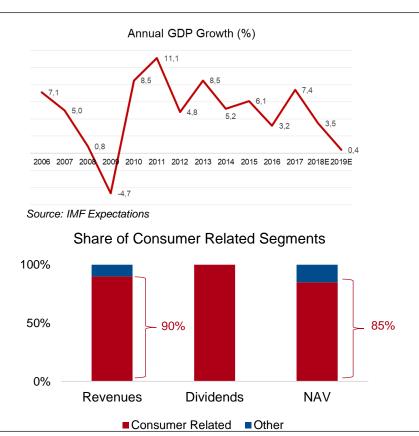
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#### Investment Case - I

#### ✓ Dominant consumer play

- Extensive range of consumer-products coverage as proxy to growing private consumption and the increase in the purchasing power of the mid-income class; as such benefiting from a resilient sector mix.
- Benefiting from the advantages of young and dynamic population with an average age of around 30 with a stable GDP growth above European economies.
- Around 70 years of experience in wide range of business lines with a proactive approach and specialized mostly in consumer-oriented portfolio.
- Far-reaching distribution network (through beer, soft drinks and automotive operations) and wide-range customer database analytics (through Migros) to enhance productivity, business gains and create competitive advantage.

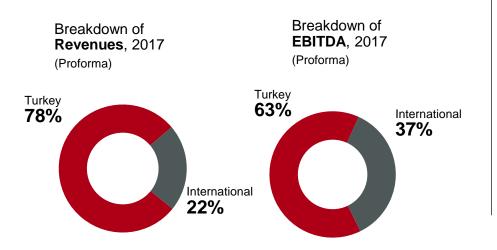




### Investment Case - II

#### ✓ Balanced geographical risk

Geographical diversity ensures protection from macroeconomic and political imbalances in the operating region.



#### Accumulated knowhow in partnership with global companies

The Group's long-dated experience in its operations coupled with the knowhow from the partner global companies enhances operational excellence.





#### Investment Case - III

✓ Predictable business outlook with major spin-offs and acquisitions completed

The Group completed the sale of various non-core assets in the recent years, with the concentration focus. The acquisition of Migros was one of the biggest transactions in the history of the Group.

Atlas Varlık



#### ✓ Well-governed portfolio play

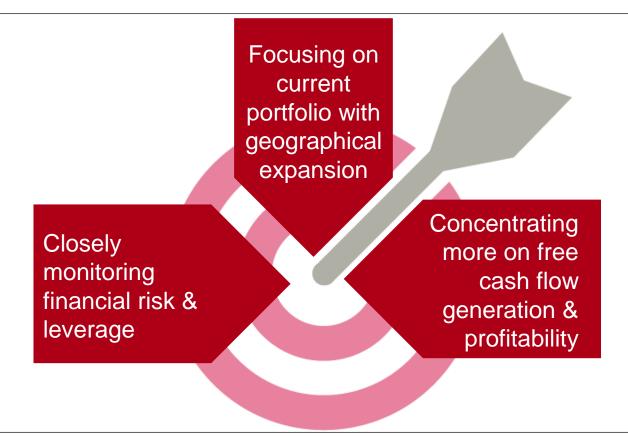
Access to various number of sectors, ranging from industrial to retail and services, which are well managed and professionally run; as such, a well-governed proxy to Turkey's high growth economy.

#### **Corporate Governance Ratings**

AEFES 9.58 CCOLA 9.45 MGROS 9.58 AGHOL 9.53



# What's on the agenda?





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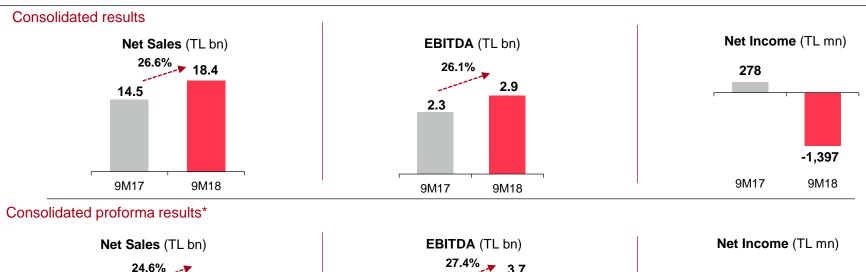
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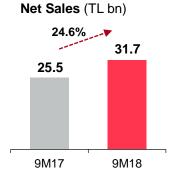
# IV. 9M18 Financial Highlights

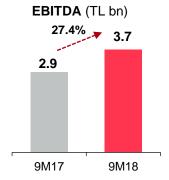
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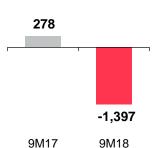


# Major Financial Indicators – 9M18







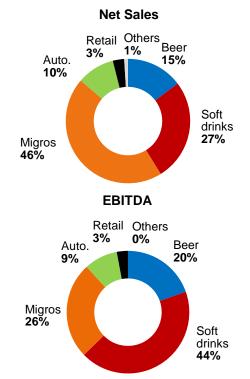




<sup>\*</sup> Proforma results include Migros as consolidated

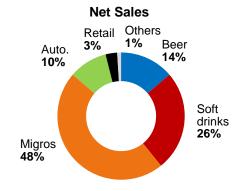
# Segmental Sales and EBITDA Breakdown

#### Segmental Breakdown\*, proforma (9M18)

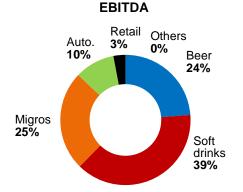


\*Breakdowns are calculated based on 12M trailing data

#### Segmental Breakdown\*, proforma (FY2017)



All segments contributed almost proportionately to the top-line growth; no significant change in the share of any segment in total revenues



➤ EBITDA growth was mainly fuelled by the increased profitability of soft drinks and Migros operations; share of soft drinks in EBITDA was up by 5 ppt, share of Migros was up by 1 ppt, while share of beer was down by 4ppt.

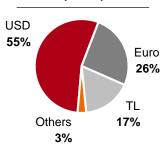


# Consolidated and Segmental Indebtedness

As of 9M18-end (Euro mn)	Consolidated Total Debt	Cash and Cash Equivalents	Net Debt	Net Debt/EBITDA
Beer	767	493	274	1.7
Soft Drinks	1.227	791	436	1.6
Automotive	527	9	518	9.1
Retail	68	14	54	3.5
Other (Holding incl.)	479	23	456	n.m.
Holding only	270	8	262	n.m.
Consolidated	3.067	1.330	1.737	3.7
Migros	745	267	478	3.0
Proforma Consolidated	3.812	1.597	2.214	3,6

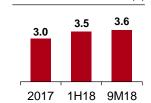
As of 2017-end (Euro mn)	Consolidated Total Debt	Cash and Cash Equivalents	Net Debt	Net Debt/EBITDA
Beer	558	356	202	1,1
Soft Drinks	1.327	862	465	1,5
Automotive	712	42	670	8,3
Retail	47	12	35	1,7
Other (Holding incl.)	482	37	445	n.m.
Holding only	253	16	237	n.m.
Consolidated	3.125	1.308	1.817	3,1
Migros	866	361	506	2,6
Proforma Consolidated	3.992	1.669	2.323	3,0

# Breakdown of Net Debt (9M18)

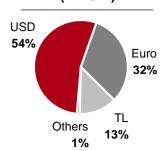


#### Consolidated

Net Debt / EBITDA (x)



#### Breakdown of Net Debt (FY2017)



### Consolidated

**Net Debt** (€ bn)





### Financial risk metrics

# Holding-only Cash and Debt

- ✓ Cash TL 52 mn, 82% in hard currency; debt TL 1.9 bn, 99% Euro
- ✓ Net debt at € 262 mn.

# Higher debt ratios mainly due to currency depreciation

- ✓ Net debt /EBITDA at 3.6x as of end of September'18 vs. 3.0x of 2017YE
- ✓ Excluding automobile segment, net debt/EBITDA calculated at 2.8x

# Long-term maturity debt

√ 51% of total debt maturing within five years and beyond.

#### Liquidity ratio

✓ Liquidity ratio of 1.0x on a consolidated basis

# Natural hedge in place

Majority of cash at hand for beer and soft drinks segments is held in hard currency, through significant portion of international operations; export revenues in automotive operations on the rise

# Deleveraging in progress

Former headquarters of Alternatifbank was sold for TL62mn in November 2018; proceeds to be utilized for debt repayment



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# Beer Segment

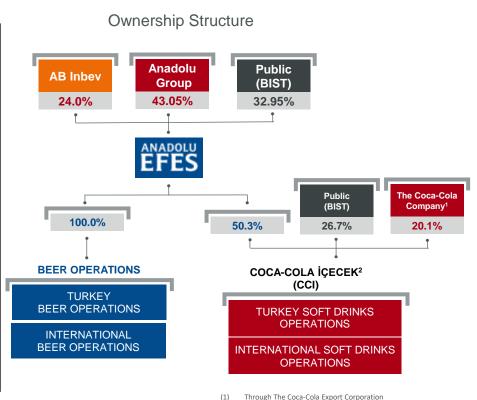


A total beverage company serving more than

690 mn consumers in 16 countries

- ☐ A world class brand portfolio, balanced between beer and soft drink operations
- ☐ Operating in countries with significant growth potential indicated by low per capita consumption levels
- ☐ Through an experienced and financially strong organization
- ☐ Having world's largest brewer ABI in beer and soft drinks giant TCCC in soft drinks arm as partners
- ☐ New operating structure in Russia & Ukraine through collaboration of ABI Inbev and Anadolu Efes.

First Turkish signatory company of UGC CEO Water Mandate Quoted in BIST Corporate Governance and Sustainability Indexes Only Turkish beverage company in Vigeo Eiris EM 70 listing









### Beer

# EFES



5th largest in Europe

15<sup>th</sup>
largest
In the World
In terms
of sales
volume

Exports to more than **70** countries

21 Breweries

5 Malt complexes

1 Hops processing facility

1 Preform Plant

in 6
countries:
Turkey
Russia
Kazakhstan
Ukraine
Georgia
Moldova

Annual **56.3 mhl** beer.

228 k tons malt production capacity **12M2017** revenues: **TL4.4 bn** 

TL 834 mn with EBITDA margin 18.8%

Leader in the Turkish market

Solidified market position in Russia

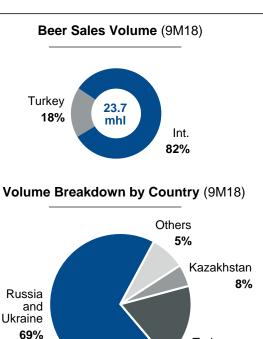
Strongly positioned in CIS countries

Leader in Kazakhstan, Moldova, Georgia



# Beer Segment

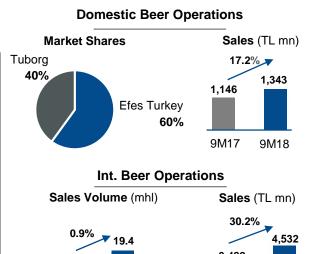


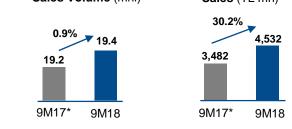


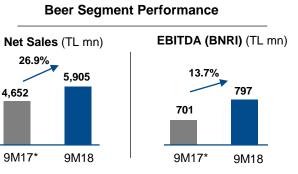
Turkey

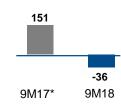
18%

\*2017 Proforma figures include ABI Russia and ABI Ukraine effect starting from April 1st









Net Income (TL mn)

- Beer segment total sales volume was almost flat at 23.7 mn hectoliters in 9M18, yet revenue increase was well ahead of volume increase at 26.9% to TL 5.9 bn. In Turkey beer, the growth achieved in the third quarter was the highest in the past 14 quarters.
- Synergies related to integration of Russia and Ukraine operations are already being captured in a short period of time.
- Beer segment EBITDA (BNRI) emerged at TL 797 million in 9M18, up by 13.7%.



### Soft Drinks







#### 6<sup>th</sup>

largest bottler In Coca-Cola system

28 bn annual servings to 400 mn people

Annual production capacity

1.5 bn u/c

2017 sales volume

1.24 bn u/c

A total of

25 plants in

countries:
Turkey, Pakistan,
Kazakhstan,
Azerbaijan,
Turkmenistan,
Kyrgysztan, Iraq
Jordan, Tajikistan,
Syria

12M2017 revenues: TL 8.5 bn

12M2017 EBITDA: TL1.4 bn

#### Strong market positions in Sparkling

TURKEY	#1
63%	
PAKISTAN	#2
37%	#2
KAZAKHSTAN	#1
49%	
AZERBAIJAN	#1
75%	
TURKMENISTAN	#1
61%	
KYRGYZSTAN	#1
68%	
IRAQ	#2
JORDAN	#2

Quoted in BIST Corporate Governance and Sustainability Indexes

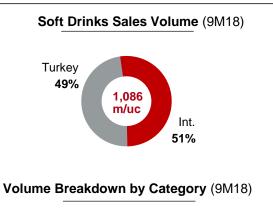
The first & only Turkish company to be quoted in the UNGC Compact 100 Index

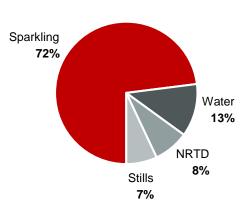
Among Turkey's climate change leaders within the scope of CDP's Climate Change Report.



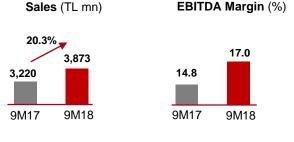
# Soft Drinks Segment

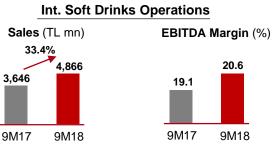




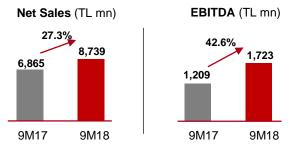


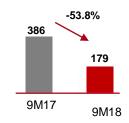
#### Domestic Soft Drinks Operations





#### **Soft Drinks Segment Performance**





Net Income (TL mn)

- Cooler investments, effective management of trade promotions and effective pricing strategy; highest-ever high season volume in Turkey
- > Better operating profitability and hence EBITDA margin improvements in both Turkey and international operations.
- > Higher net FX losses due to depreciation of TRY against USD resulted in lower net income.



# Migros

# **Migros**



The pioneer of organized retail in Turkey

16.9% share in modern FMCG

7.1% share in total FMCG

A total of 2,090 stores covering app.

Active Loyalty Card holders

11.5 mn, reaching

5.8 mn active
households in Turkey

12M2017 revenues: **TL15.3 bn** 

12M2017 EBITDA: TL 872 mn with EBITDA margin 5.7%

Complementary operations in Kazakhstan and Macedonia with **42** Ramstores.

Over 20 years retail experience abroad

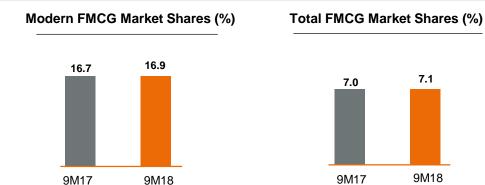
Acquired Tesco-Kipa business in Turkey-161 stores.

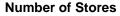
Best retailer of the Country Award for 14 years in a row

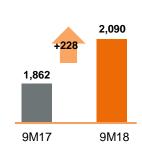
Quoted BIST Corporate Governance Index and the first & only retail company quoted in BIST Sustainability Index









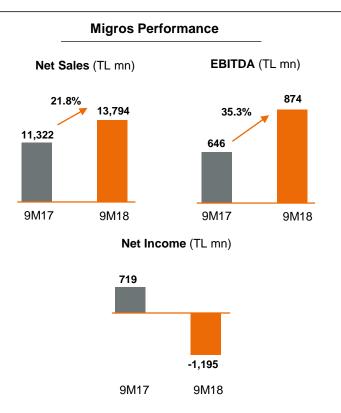


16.9% market share in modern FMCG and 7.1% market share in total FMCG market in Turkey indicating 20bps and 10bps improvements, respectively.

7.1

9M18

- Sales growth at 21.8% in 9M18.
- > 85 new store openings in 3Q18, 219 new openings in 9M18.
- EBITDA growth of 35.3% in 9M18, implying a margin of 6.3% in 9M18 vs. 5.7% in 9M17.





### **Automotive**





## ÇELİK MOTOR

Distribution of Kiabranded vehicles and operational leasing activities

**12M2017** revenues: **TL 2.1 bn** 

Leasing revenues: 66%

Car and spare parts sales: 34%

of top-line

**9M18-end** market share in passenger cars:

1.59%

Garenta Pro fleet size **22.000** 

Garenta Day fleet size **6,200** 



All car rental & leasing solutions under one powerful umbrella brand ikinciyeni.com: the leading seco

the leading second-hand automotive e-commerce platform in Turkey sold over 18.000 cars in 2017. With app. 200k members, the platform daily brings together more than 100 cars with their new owners.

Bulur.com:

Garenta

LONG TERM CAR LEASING

Garenta

e-commerce portal that combines users who want to buy and sell cars with intelligent matching



algorithm.

Garenta yeni nesil rent a car

Praticar.com:

after sales needs of Çelik Motor's fleet mngnt. experience in the short/long term rental to vehicle owners





### **Automotive**







#### ANADOLU ISUZU

More than

170 k

vehicles produced

in 34 years

Export to around

60 countries since 1994

12M2017 revenues: TL 963 mn

The record export of the last 23 years in 2017

The first Japanese automotive partnership in Turkey, with Isuzu and Itochu

Turkey's one and only pickup locally manufactured, recently refreshed with its new generation 1.9lt motor and new face- D-MAX

Patent Leader **R&D** in its segment awarded by its designs

6-16t trucks market leader

One and only IMM (Isuzu Manufacturing Management) Certificate, for bus segment, owner across Europe

#### ANADOLU MOTOR

Production, import and distribution of wide-range of industrial engines

21,000 m<sup>2</sup>

Production, factory, office areas

More than **400,000** 

gas and diesel engines manufactured

Production capacity of **20,000** 

units in one shift

#### ANADOLU LANDINI

Tractor production under Landini brand



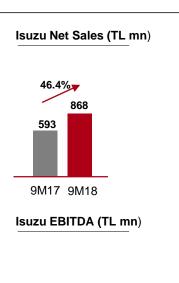
# **Automotive Segment**





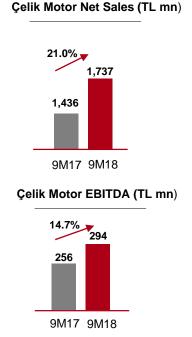


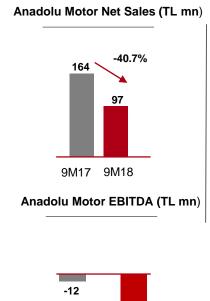




20

9M17 9M18

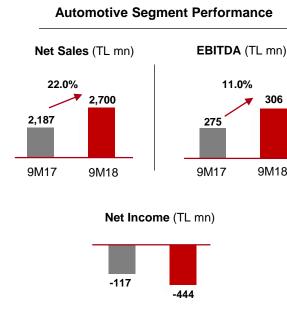




-31

9M18

9M17



9M17

9M18



- Yearly EBITDA growth of 11% to TL 306 mn
- Net FX losses due to depreciation of TRY against USD resulted in net loss of TL 444 mn



9M18

### Retail







#### ADEL KALEMCİLİK

#### Leader

of the Turkish Stationery Sector 4.500

Product varieties in Stationery and Toy

50

**Export Countries** 

12M2017 revenues: TL 322 mn

Newest

Production Plant in Europe

36.000 m<sup>2</sup>

300 mn pcs/year

**Unique Ability** 

to produce around 1000 different products requiring different production techniques

**Environmental** 

60% of natural gas need provided from waste wood dust

1995

Partnership with Faber-Castell



2011

"LLC Faber-Castell Anadolu" JV is established. Territory: Russia, Kyrgyzstan, Belarus, Kazakhstan 2015

Introduction of World Class Toy Brands in Turkey



## Retail





257 restaurants

More than **6,000** employees

45 Franchisee

Franchisee restaurants

Turkish suppliers provide 95% of the 600 items used in McDonald's

restaurants

Serving around

117 mn

customers

in Turkey annualy

12M2017 revenues: **TL 622 mn** 

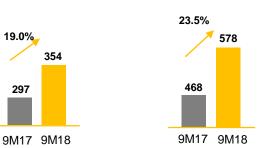
McDonald's Child Charity has achieved 2 Projects to 15K children in 2018

# Retail Segment

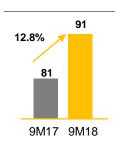






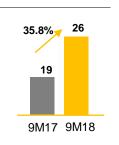


Adel EBITDA (TL mn)



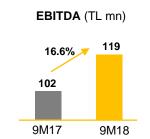
McDonald's EBITDA (TL mn)

McDonald's Net Sales (TL mn)



#### **Retail Segment Performance**





Net Income (TL mn)



- Sound revenue growth of 19.4%
- Lower other expenses due to decline in rediscount expenses booked under other expenses led to higher operating profitability.
- > 100% TL denominated borrowings



### Others - Real estate



The first project of AND Gayrimenkul in Istanbul:

AND Kozyatağı

Highest archieved rent on the Asian side of Istanbul

A+ Office Tower

**75,000 m<sup>2</sup>** construction area

**31,500 m<sup>2</sup>** GLA

~80% occupancy rate

8 International award winner

Completed in **2015** 





New Project by AND Ankara

Commercial-oriented project to be developed on a revenue sharing basis

Game-changer in the residential market:

#### **AND Pastel**

Residential oriented mixed-use project in Kartal-Istanbul

250,000 m<sup>2</sup> construction area,

7 blocks, approx.1,200 residential units

61% pre-sales completed and deliveries started as of 3Q18

8 International award winner

Recently launched in 2016



# Others - Agriculture





#### **Joint Venture**

with Cutrale and Özgörkey families

8 farms 30,000 da land

1 packing house

230,000 tons fruit processed in 3 production plants in 2017 The largest fruit grower and fruit juice producer in Turkey

5 mn

Fruit trees

Launched the first fruit brand of Turkey in Dec. 2015: **Doal** Created a new natural sugar category with **Doal Meyveden Şeker** in 2017







## Others - Energy





#### Paravani HEPP\*

The first energy project undertaken by a Turkish company in Georgia since October 2014

### **90 MW**

installed capacity

Annual electricity output:

**410 mn** kWh

### 80%

of the electricity produced is exported to Turkey

**12M2017** revenues: **USD 14.9 mn** 

#### Kheledula HEPP

New project in Georgia under construction
50MW installed capacity
254 mn annual electricity output

Plans for **20 MW WPP** investment in Georgia recently announced



\*Sale of 13.51% portion of our shares in Anadolu Kafkasya for an amount of USD 10 mn has been completed; sale of another 14.19% portion for an amount of USD 10.5 mn will be finalized until the end of 2019.

#### Aslancık HEPP

The first investment of Anadolu Group in the energy sector

Installed capacity:

**120 MW** 

**12M2017** revenues:

**TL 83 mn** 

Undertaken jointly with the Doğan and Doğuş Groups

Annual
Electricity
Output:
418 mn

kWh





### **Others**

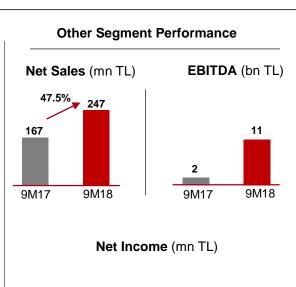


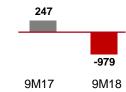


- Energy and real estate companies are consolidated under the other segment.
- Net sales revenues of the other segment increased significantly by 47.5% to TL 247 million due to deliveries of the residential project, AND Pastel, starting from the third quarter.
- Pre-sales rate of AND Pastel residential project, which is being developed in Istanbul Kartal, was at 61% for the same period.
- Due to equity consolidation method used for Migros, its contribution is booked under "other gains from investments accounted through equity" in the other segment











# **Social Organizations**



ANADOLO VAKII

Projects mainly focusing on education and health

28,000+ Scholarships

Celebrating its **39**th

year in **2018** 

550,000

free of charge health services provided

**50** 

educational institutions, hospitals built

**39,000 +** hours Mentoring Support

Social Entrepreneurship Seminars for **55,000** + teachers

Book and Materials
Support for **43,000** +
disadvantaged students

# **ANADOLU**

In Affiliation with JOHNS HOPKINS MEDICINE

Strategic partnership with **Johns Hopkins Medicine International** 

Bone Marrow Transplant Center Transplanted bone marrow to more than 1,900 patients

Anadolu Medical Center is in the third place of the Top 500 corporations in Turkey in the healthcare category for the services it exported in 2016





1 Koraç Cup 1996

11
Turkish
Cups
and
10
Presidential
Cups

**13** Turkish League Championships

First place in 3 Euroleague Devotion Marketing Awards



### Contents



- I. Strategical Overview
- II. Governance Approach
- III. Investment Case
- IV. 9M18 Financial Highlights
- V. Segmental Operational and Financial Summary

# VI. Financial Summary



# Segmental Financial Summary – 9M18

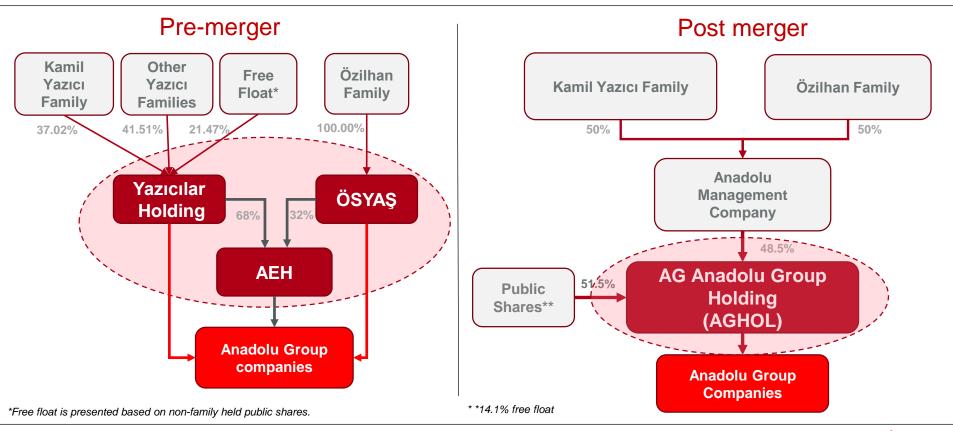
TL million	Beer	Soft Drinks	Automotive	Retail	Other	Consolidated	Migros	Proforma Consolidated
Net Sales	5.905	8.739	2.700	966	247	18.418	13.794	31.735
у-о-у	27%	27%	23%	19%	47%	27%	22%	25%
Gross Profit	2.659	3.070	548	222	109	6.507	3.827	10.299
y-o-y	23%	30%	37%	14%	53%	28%	27%	28%
Operating Profit	106	1.272	201	84	-692	961	301	1.847
<i>y-o-y</i>	-53%	53%	-3%	11%	a.d.	-42%	a.d.	24%
EBITDA	714	1.723	306	119	11	2.873	874	3.725
<i>y-o-y</i>	3%	43%	11%	17%	964%	26%	35%	27%
PBT	12	434	-516	39	-1.012	-1.154	-1.399	-1.967
у-о-у	-93%	-25%	308%	-18%	a.d.	a.d.	a.d.	a.d.
Net Income	-36	179	-444	25	-979	-1.397	-1.195	-1.397
<i>y-o-y</i>	-124%	-54%	280%	-30%	a.d.	a.d.	a.d.	-602%
Net Debt	1.906	3.026	3.599	373	3.168	12.072	3.320	15.391
у-о-у	-2%	57%	20%	33%	84%	36%	49%	39%
Gross Margin	45,0%	35,1%	20,3%	22,9%	44,1%	35,3%	27,7%	32,5%
EBITDA Margin	12,1%	19,7%	11,3%	12,3%	4,5%	15,6%	6,3%	11,7%
Net Margin	-0,6%	2,0%	-16,4%	2,6%	-396,5%	-7,6%	-8,7%	-4,4%



# Appendix



# The merger effect





# Participation Rates & Method

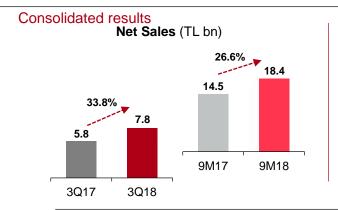
	Pre-merger Consolidation method	Stake held by AGHOL, %	Current Consolidation method	Proforma* Consolidation method
Anadolu Efes	Equity	43.05	Full	Full
Migros	Equity	50.00	Equity	Full
Anadolu Isuzu	Equity	55.40	Full	Full
Adel Kalemcilik	Full	56.89	Full	Full
Çelik Motor	Full	100.0	Full	Full
Anadolu Restoran	Full	100.0	Full	Full
Anadolu Motor	Full	100.0	Full	Full
Efestur	Full	100.0	Full	Full
Aslancık HEPP	Equity	33.33	Equity	Equity
Anadolu Kafkasya**	Full	75.68	Full	Full
Real Estate Companies	Full	100.00	Full	Full

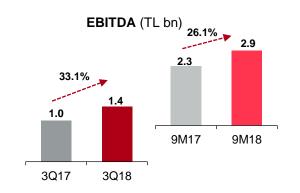
<sup>\*</sup>Proforma results include Migros as fully consolidated latest by June 2019.

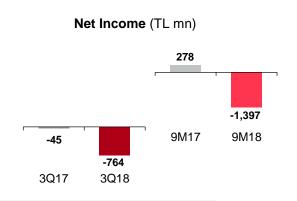


<sup>\*\*</sup>Anadolu Kafkasya holds 90% of our energy company GUE and 100% of other project company

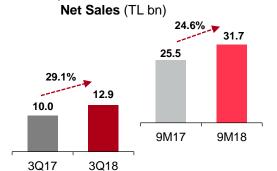
## Major Financial Indicators – 3Q18 & 9M18

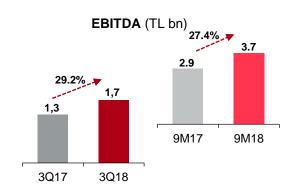


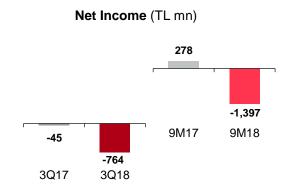




#### Consolidated proforma results\*









<sup>\*</sup> Proforma results include Migros as consolidated

# Comparative results

TL mn	Consc	olidated	Proforma Consolidated*		
	2016	2017	2016	2017	
Net Sales	14,145	17,378	24,793	32,196	
EBITDA	2,072	2,670	2,733	3,507	
Total Assets	32,987	38,067	38,217	46,036	
Net Debt	6,922	8,204	8,729	10,489	



<sup>\*</sup> Proforma results include Migros as fully consolidated

#### The star that links Anatolia to the world and the world to Anatolia



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