



# Quarterly Report

For the First Quarter Ended August 5, 2023

empire  
COMPANY LIMITED

# QUARTERLY REPORT TO SHAREHOLDERS

Empire Company Limited (“Empire” or the “Company”) is a Canadian company headquartered in Stellarton, Nova Scotia. Empire’s key businesses are food retailing and related real estate. With approximately \$31.5 billion in annual sales and \$16.5 billion in assets, Empire and its subsidiaries, franchisees and affiliates employ approximately 131,000 people.

The Company operates and reports on two business segments: (i) Food retailing and (ii) Investments and other operations. Empire’s food retailing segment is carried out through its wholly-owned subsidiary, Sobeys Inc. (“Sobeys”), which as of August 5, 2023, owns, affiliates or franchises more than 1,600 stores in all 10 provinces under retail banners that include Sobeys, Safeway, IGA, Foodland, FreshCo, Thrifty Foods, Farm Boy, Longo’s and Lawtons Drugs, and operates grocery e-commerce under banners Voilà, IGA.net and ThriftyFoods.com, and more than 350 retail fuel locations. Investments and other operations segment, which as of August 5, 2023, included: (i) a 41.5% equity accounted interest in Crombie Real Estate Investment Trust (“Crombie REIT”), an Ontario registered, unincorporated, open-ended real estate investment trust. Crombie REIT is one of the country’s leading national retail property landlords with a strategy to own, operate and develop a portfolio of high-quality grocery and drug store anchored shopping centres, freestanding stores and mixed-use developments primarily in Canada’s top urban and suburban markets; and ii) various equity accounted interests in real estate partnerships (collectively referred to as “Genstar”). Genstar is a residential property developer with operations in select markets in Ontario, Western Canada and the United States.

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Copies of this report are available on the Company’s website ([www.empireco.ca](http://www.empireco.ca)) or by contacting Investor Relations at (902) 752-8371. A copy has also been filed on SEDAR+.

The Company provided additional details concerning its first quarter results in a conference call held on Thursday, September 14, 2023. Replay of the call is available on the Company’s website ([www.empireco.ca](http://www.empireco.ca)).

## Forward-Looking Statements

This document contains forward-looking statements which are presented for the purpose of assisting the reader to contextualize the Company’s financial position and understand management’s expectations regarding the Company’s strategic priorities, objectives and plans. These forward-looking statements may not be appropriate for other purposes. Forward-looking statements are identified by words or phrases such as “anticipates”, “expects”, “believes”, “estimates”, “intends”, “could”, “may”, “plans”, “predicts”, “projects”, “will”, “would”, “foresees” and other similar expressions or the negative of these terms.

For additional information and a caution on the use of forward-looking information, see the section in the Management’s Discussion and Analysis (“MD&A”) entitled “Forward-Looking Information”.

# LETTER TO SHAREHOLDERS

## Empire Reports Fiscal 2024 First Quarter Results

### First Quarter Summary:

- Earnings per share (“EPS”) and adjusted EPS<sup>(1)</sup> of \$1.03 and \$0.78 respectively
- Prior year EPS and adjusted EPS of \$0.71
- Same-store sales, excluding fuel, increased by 4.1%
- Gross margin, excluding fuel, increased by 19 basis points
- Completed sale of retail fuel sites in Western Canada for approximately \$100.0 million
- Issued 2023 Sustainability Business Report, including SBTi validation of near-term targets

Stellarton, NS – Empire Company Limited (“Empire” or the “Company”) (TSX: EMP.A) today announced its financial results for the first quarter ended August 5, 2023. For the quarter, the Company recorded net earnings of \$261.0 million (\$1.03 per share) compared to \$187.5 million (\$0.71 per share) last year. For the quarter, the Company recorded adjusted net earnings of \$196.2 million (\$0.78 per share) compared to \$187.5 million (\$0.71 per share) last year. The Company is excluding from its Adjusted Metrics<sup>(1)</sup>: gains associated with the Western Canada fuel sale, costs incurred to plan and implement strategies to optimize the organization and improve efficiencies, and insurance recoveries related to the Cybersecurity Event<sup>(2)</sup>.

“Fiscal 2024 is off to a good start, supported by stronger top-line performance in our Full-Service banners, continued double-digit sales growth in our Discount banner and solid control over our retail margins,” said Michael Medline, President & CEO, Empire. “Despite the ongoing volatility that the market continues to face, the results we delivered in Q1 demonstrate our team’s ability to consistently execute, regardless of the economic environment.”

### Completed sale of Western Canada retail fuel sites

On December 13, 2022, the Company signed a definitive agreement between a wholly-owned subsidiary of Sobeys and Canadian Mobility Services Limited, a wholly-owned subsidiary of Shell Canada, to sell all 56 retail fuel sites in Western Canada for approximately \$100.0 million. Following regulatory review and approval, the sale (“Western Canada Fuel Sale”) was completed on July 30, 2023.

(1) *Adjusted Metrics include adjusted operating income, adjusted earnings before interest, taxes, depreciation and amortization (“EBITDA”), adjusted net earnings, and adjusted EPS. See “Non-GAAP Financial Measures & Financial Metrics” section of this News Release.*

(2) *On November 4, 2022, Empire experienced IT system issues related to a cybersecurity event (the “Cybersecurity Event” or “Event”).*

Sincerely,

(Signed) “*Michael Medline*”

Michael Medline  
President and Chief Executive Officer  
September 14, 2023



**MANAGEMENT’S DISCUSSION AND ANALYSIS  
FOR THE FIRST QUARTER ENDED AUGUST 5, 2023**

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# MANAGEMENT'S DISCUSSION AND ANALYSIS

The following is Management's Discussion and Analysis ("MD&A") of the consolidated financial results of Empire Company Limited ("Empire" or the "Company") (TSX: EMP.A) and its subsidiaries, including wholly-owned Sobeys Inc. ("Sobeys") for the quarter ended August 5, 2023 compared to the quarter ended August 6, 2022. The MD&A should be read in conjunction with the Company's unaudited interim condensed consolidated financial statements and notes thereto for the quarter ended August 5, 2023 and the audited annual consolidated financial statements and the related MD&A for the fiscal year ended May 6, 2023. Additional information about the Company can be found on SEDAR+ at [www.sedarplus.ca](http://www.sedarplus.ca) or on the Company's website at [www.empireco.ca](http://www.empireco.ca).

The unaudited interim condensed consolidated financial statements have been prepared in accordance with International Accounting Standard ("IAS") 34, "Interim financial reporting" as issued by the International Accounting Standards Board ("IASB") and are reported in Canadian dollars. The unaudited interim condensed consolidated financial statements should be read in conjunction with the Company's annual consolidated financial statements for the year ended May 6, 2023, which have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the IASB. The unaudited interim condensed consolidated financial statements include the accounts of Empire and its subsidiaries and structured entities which the Company is required to consolidate.

The information contained in this MD&A is current to September 13, 2023 unless otherwise noted. There have been no material changes to disclosures as contained in the "Critical Accounting Estimates", "Contingencies" or "Risk Management" sections of the Company's MD&A for the fiscal year ended May 6, 2023 other than as noted in this MD&A.

## FORWARD-LOOKING INFORMATION

This document contains forward-looking statements which are presented for the purpose of assisting the reader to contextualize the Company's financial position and understand management's expectations regarding the Company's strategic priorities, objectives and plans. These forward-looking statements may not be appropriate for other purposes. Forward-looking statements are identified by words or phrases such as "anticipates", "expects", "believes", "estimates", "intends", "could", "may", "plans", "predicts", "projects", "will", "would", "foresees" and other similar expressions or the negative of these terms.

These forward-looking statements include, but are not limited to, the following items:

- The Company's aim to increase total adjusted earnings per share ("EPS") through net earnings, growth, and share repurchases, as well as its intention to continue improving sales, gross margin (excluding fuel) and adjusted earnings before interest, taxes, depreciation, and amortization ("EBITDA") margin, all of which could be impacted by several factors including a prolonged unfavourable macro-economic environment and unforeseen business challenges, as well as the factors identified in the "Risk Management" section of the fiscal 2023 MD&A;
- The Company's plan to invest capital in its store network including store expansions and renovations and renovate approximately 20% to 25% of the network over the next three years which could be impacted by cost of materials, availability of contractors, operating results, and other macro-economic impacts;
- The Company's plans to further grow and enhance the Own Brands portfolio, which may be impacted by future operating costs and customer response;
- Management's expectations regarding the impact of the Cybersecurity Event (as defined under the heading "Business Update – Cybersecurity Event"), and the estimate of the impact on its financial results in fiscal 2024. These statements and expectations may be impacted by several factors including the nature, amount and timing of the insurance outcome;

- The Company's expectation that it will continue its e-commerce expansion with Voilà, which may be impacted by future operating and capital costs, customer response and the performance of its technology provider, Ocado Group plc ("Ocado");
- The Company's expectations regarding the amount and timing of expenses relating to the completion of any future Customer Fulfilment Centres ("CFC"), which may be impacted by supply of materials and equipment, construction schedules and capacity of construction contractors;
- The Company's expectation that it will continue to focus on driving efficiency and cost effectiveness initiatives which could be impacted by supplier relationships, labour relations, and other macro-economic impacts;
- The Company's expectation of the impacts of cost inflationary pressures, which may be impacted by supplier relationships and negotiations and the macro-economic environment;
- The Company's expected contributions to its registered defined benefit plans, which could be impacted by fluctuations in capital markets;
- The Company's expectation that its cash and cash equivalents on hand, together with unutilized aggregate credit facilities and cash generated from operating activities will enable the Company to fund future capital investments, pension plan contributions, working capital, current funded debt obligations and ongoing business requirements, and its belief that it has sufficient funding in place to meet these requirements and other short and long-term obligations, all of which could be impacted by changes in the macro-economic environment, operating results; and
- The Company's plans to purchase for cancellation Class A shares under the normal course issuer bid, which may be impacted by market and macro-economic conditions, availability of sellers, changes in laws and regulations, and the results of operations.

By its nature, forward-looking information requires the Company to make assumptions and is subject to inherent risks, uncertainties and other factors which may cause actual results to differ materially from forward-looking statements made. For more information on risks, uncertainties and assumptions that may impact the Company's forward-looking statements, please refer to the Company's materials filed with the Canadian securities regulatory authorities, including the "Risk Management" section of the fiscal 2023 annual MD&A.

Although the Company believes the predictions, forecasts, expectations or conclusions reflected in the forward-looking information are reasonable, it can provide no assurance that such matters will prove correct. Readers are urged to consider the risks, uncertainties and assumptions carefully in evaluating the forward-looking information and are cautioned not to place undue reliance on such forward-looking information. The forward-looking information in this document reflects the Company's current expectations and is subject to change. The Company does not undertake to update any forward-looking statements that may be made by or on behalf of the Company other than as required by applicable securities laws.

## OVERVIEW OF THE BUSINESS

Empire's key businesses and financial results are segmented into two reportable segments: (i) Food retailing; and (ii) Investments and other operations. With approximately \$31.5 billion in annual sales and \$16.5 billion in assets, Empire and its subsidiaries, franchisees and affiliates employ approximately 131,000 people.

Empire's Food retailing segment is carried out through Sobeys, a wholly-owned subsidiary. Proudly Canadian, with headquarters in Stellarton, Nova Scotia, Sobeys has been serving the food shopping needs of Canadians since 1907. Sobeys owns, affiliates or franchises more than 1,600 stores in all 10 provinces under retail banners that include Sobeys, Safeway, IGA, Foodland, FreshCo, Thrifty Foods, Farm Boy, Longo's and Lawtons Drugs, operates grocery e-commerce under the banners Voilà, IGA.net and ThriftyFoods.com, and operates more than 350 retail fuel locations.

### **Company Priorities**

Over the last six years, the Company has successfully completed two transformation strategies, Project Sunrise and Project Horizon. These strategies have comprehensively reset Empire's foundation, enhanced the Company's data capabilities, deepened the understanding of customers, and prepared the business to effectively capture emerging trends. With these transformation strategies now accomplished and the turnaround complete, the Company aims to grow total adjusted EPS over the long-term through net earnings growth and share repurchases. The Company intends to continue improving sales, gross margin (excluding fuel) and adjusted EBITDA margin by focusing on priorities such as:

#### **Continued Focus on Stores:**

Over recent years, the Company has accelerated investments in renovations, conversions, and new stores along with store processes, communications, training, technology and tools. Investing in the store network will remain a priority, demonstrated by a sustained emphasis on renovations and continued store expansion in Discount. The Own Brands program enhancement will remain a priority through increased distribution, shelf placement and product innovation.

The Company intends to invest capital in its store network and is planning to renovate approximately 20% to 25% of the network over the next three years. This capital investment includes important sustainability initiatives such as refrigeration system upgrades, heating, ventilation and air conditioning ("HVAC") system upgrades and other energy efficiency initiatives.

#### **Enhanced Focus on Digital and Data:**

The focus on digital and data will include continued e-commerce expansion with Voilà, loyalty, through Scene+ (see "Business Updates – Voilà" and "Business Updates – Scene+" for more information), personalization, improved space productivity and the continued improvement of promotional optimization. Space productivity will further enhance the customer experience by improving store layouts, optimizing category and product adjacencies and tailoring product assortment for each store. The advanced analytics tools built for promotional optimization will continue to be refined through the partnership between the advanced analytics team and category merchants.

#### **Efficiency and Cost Control:**

The Company has significantly improved its efficiency and cost effectiveness through sourcing efficiencies, optimizing supply chain productivity and improving systems and processes. The Company will continue to focus on driving efficiency and cost effectiveness through initiatives related to strategic sourcing and supply chain productivity.

## **Business Updates**

### **Scene+**

In June 2022, the Company launched a new loyalty strategy through *Scene+*, one of Canada's leading loyalty programs. Along with Scotiabank and Cineplex, the Company is now a co-owner of *Scene+*. With its final launch in Quebec and Thrifty Foods in March 2023, the new loyalty program was successfully launched nationally.

As part of the *Scene+* rollout, the Company launched its next generation recommendation engine for one-to-one, machine learning powered personalization at scale. The recommendation engine is focused on improving customer engagement and offer relevancy. The target algorithms will continue to improve over time, driving progressively better performance and results.

### **FreshCo**

In fiscal 2018, the Company announced plans to expand its FreshCo discount format to Western Canada with expectations of converting up to 25% of the 255 Safeway and Sobeys full-service format stores in Western Canada to the FreshCo banner.

Through the FreshCo expansion program, the discount business in Western Canada has been on a sharp growth trajectory, driven by store conversions and regional expansion. The value proposition, strong multicultural assortment along with the addition of the *Scene+* loyalty program has supported the growth and expansion of the discount format.

As at September 13, 2023, FreshCo has 45 stores operating in Western Canada. In fiscal 2024, the Company expects to open two additional FreshCo stores in Western Canada.

### **Voilà**

In fiscal 2021, the Company introduced its new e-commerce platform, Voilà, which is the future of online grocery home delivery in Canada. Voilà is powered by industry-leading technology provided by Ocado through its automated CFCs. The Company will operate four CFCs across Canada with supporting spokes and curbside pickup. The Company will be able to serve approximately 75% of Canadian households representing approximately 90% of Canadians' projected e-commerce spend.

The Company has three active CFCs located in Toronto, Montreal and Calgary. The fourth CFC in Vancouver will service customers in British Columbia starting in calendar year 2025. In fiscal 2021, the Company launched Voilà curbside pickup, which currently services 98 stores in locations across Canada and is also powered by Ocado technology.

In the quarter ended August 5, 2023, the Company completed its merger of Longo's e-commerce business, Grocery Gateway, into Voilà, thereby capturing logistics and delivery synergies. Operating as a 'shop in shop' will increase the reach of Longo's within Ontario and increase Voilà's product count by approximately 2,000 Longo's products.

Voilà's future earnings will primarily be impacted by the rate of sales growth, with operational efficiencies, margins, and cost discipline serving as important drivers to manage financial performance.

In the quarter ended August 5, 2023, Voilà experienced a sales increase of 7.2% compared to the same quarter in the prior year. According to third-party market data, Voilà continued to increase its national market share within the e-commerce channel.



## Cybersecurity Event

On November 4, 2022, Empire experienced IT system issues related to a cybersecurity event (the “Cybersecurity Event” or “Event”). Upon discovery, the Company immediately activated its incident response and business continuity plans, including the engagement of world-class experts, isolated the source and implemented measures to prevent further spread.

The Company maintains a variety of insurance coverages, including cyber insurance. Empire is in the process of working with its insurance providers to make claims under its policies. Due to the complexity of the cyber insurance coverage and related claims, there is a time lag between the initial incurrence of costs and the recognition of anticipated insurance proceeds. While the operational impact of the Cybersecurity Event is behind the Company, management expects that there will be additional insurance recoveries throughout fiscal 2024.

The financial impact of insurance recoveries on net earnings in the quarter ended August 5, 2023 was \$0.4 million. Impacts of the Cybersecurity Event, including the related insurance proceeds, are excluded from adjusted operating income<sup>(1)</sup>, adjusted EBITDA<sup>(1)</sup>, adjusted net earnings<sup>(1)</sup> and adjusted EPS<sup>(1)</sup> (collectively the “Adjusted Metrics”). The Company expects to recognize additional insurance recoveries throughout fiscal 2024, which will continue to be excluded from the Adjusted Metrics. Please refer to the “Summary Results – First Quarter” section of this document for a more detailed discussion, including a reconciliation of these non-generally accepted accounting principles (“GAAP”) financial measures.

Empire estimates, based on available information, that the final impact of the Cybersecurity Event on net earnings over fiscal 2023 and fiscal 2024 remains unchanged at approximately (\$32.0) million, net of estimated insurance recoveries.

## Sustainable Business Reporting

Environmental, Social and Governance (“ESG”) has deep roots in the Company’s history, and the principles of ESG have been a part of the organization since the Company started 116 years ago.

The Company published its 2023 Sustainable Business Report in July 2023 which outlines the Company’s steady and tangible progress in achieving its ESG goals. This year’s report presents key results in areas where the Company has the greatest impact across the three pillars of its ESG framework: People, Planet, and Products. Highlights of the progress made this year include: becoming the first grocery retailer in Canada to have science-based climate targets validated by the Science Based Targets initiative; donating more than 23 million pounds of surplus food to local charities from stores and warehouses through the Company’s partnership with Second Harvest; raising and donating close to \$19.0 million across Canada to support the Healthier Tomorrows Community Investment strategy; and continued progress on embedding Diversity, Equity & Inclusion (“DE&I”) more broadly across the organization, with over 90% of Directors and above having set DE&I performance and accountability goals. In addition, the Company also recently conducted the first climate scenario risk assessment on its operational footprint and published its inaugural Taskforce on Climate-Related Financial Disclosures-aligned report.

The Company is focused on several initiatives as part of a continuing ESG journey such as carbon reduction projects to achieve its Scope 1 and 2 climate targets; reducing or eliminating avoidable and hard-to-recycle plastics; expanding the Company’s efforts to cultivate a fair, equitable and inclusive environment for all; and embedding sustainable business mandates within the Company’s performance management goals.

## Other Items

On December 13, 2022, the Company signed a definitive agreement between a wholly-owned subsidiary of Sobeys and Canadian Mobility Services Limited, a wholly-owned subsidiary of Shell Canada, to sell all 56 retail fuel sites in Western Canada for approximately \$100.0 million. Following regulatory review and approval, the sale (“Western Canada Fuel Sale”) was completed on July 30, 2023.

*(1) See “Non-GAAP Financial Measures & Financial Metrics” section of this MD&A.*

## OUTLOOK

Management aims to grow total adjusted EPS over the long-term through net earnings growth and share repurchases. The Company intends to continue improving sales, gross margin (excluding fuel) and adjusted EBITDA margin by focusing on priorities such as: a continued focus on stores (investing in renovations, Discount expansion, and Own Brands program enhancement), an expanded focus on digital and data (through key strategic initiatives including Voilà, *Scene+*, personalization, space productivity and promotional optimization), and driving efficiency and cost effectiveness through initiatives related to strategic sourcing and supply chain.

For fiscal 2024, capital spend is expected to be approximately \$775 million, with approximately half of this investment allocated to renovations and new store expansion, and approximately \$50 million allocated toward sustainability initiatives such as refrigeration system upgrades, HVAC system upgrades and other energy efficiency initiatives. The Company is planning to renovate approximately 20% to 25% of the network over the next three years.

During fiscal 2024, the Company intends to purchase approximately \$400 million in Class A shares under an NCIB. The Company has declared a quarterly dividend which reflects an increase in the annualized dividend rate of 10.6%, marking the 28<sup>th</sup> consecutive year of dividend increases.

The Company continues to be well positioned to pursue growth despite the impacts of global economic uncertainties. The industry continues to experience heightened levels of inflationary pressures, particularly related to cost of goods sold. Although it is difficult to estimate how long these pressures will last, the Company is focused on supplier relationships and negotiations to ensure competitive pricing for customers whose shopping behaviours become more price sensitive in a heightened inflationary environment.

## SUMMARY RESULTS – FIRST QUARTER

On July 30, 2023, Empire completed the sale of its Western Fuel Business to Canadian Mobility Services Limited, a wholly-owned subsidiary of Shell Canada. The sale of all 56 retail fuel sites in Western Canada was completed for approximately \$100.0 million, which resulted in a pre-tax gain of \$90.8 million. The impact to net earnings for the quarter ended August 5, 2023 was \$71.5 million.

In the first quarter of fiscal 2024, Empire began to pursue strategies to optimize its organization and improve efficiencies (the “Restructuring”). Expenses in the quarter relate to costs incurred to plan and implement these strategies. The impact to net earnings for the quarter ended August 5, 2023 was (\$7.1) million.

On November 4, 2022, Empire experienced IT system issues related to a Cybersecurity Event. In the prior year, the Company included in its Adjusted Metrics an adjustment for direct costs such as inventory shrink, hardware and software restoration costs, legal and professional fees, and labour costs, net of insurance recoveries. The impact to net earnings for the quarter ended August 5, 2023 was a recovery of \$0.4 million. Empire is in the process of working with its insurance providers to make claims under its policies. Due to the complexity of the cyber insurance coverage and related claims, there is a time lag between the initial incurrence of costs and the recognition of anticipated insurance proceeds.

(\$ in millions, except per share amounts)	13 Weeks Ended		\$	%
	August 5, 2023	August 6, 2022		
Sales	\$ 8,075.5	\$ 7,937.6	\$ 137.9	1.7%
Gross profit <sup>(1)</sup>	2,074.5	1,977.9	96.6	4.9%
Operating income	456.5	344.1	112.4	32.7%
Adjusted operating income <sup>(1)</sup>	374.9	344.1	30.8	9.0%
EBITDA <sup>(1)</sup>	723.0	594.0	129.0	21.7%
Adjusted EBITDA <sup>(1)</sup>	641.4	594.0	47.4	8.0%
Finance costs, net	69.0	64.0	5.0	7.8%
Income tax expense	106.7	71.8	34.9	48.6%
Non-controlling interest	19.8	20.8	(1.0)	(4.8)%
Net earnings <sup>(2)</sup>	261.0	187.5	73.5	39.2%
Adjusted net earnings <sup>(1)(2)</sup>	196.2	187.5	8.7	4.6%
<b>Basic earnings per share</b>				
Net earnings <sup>(2)</sup>	\$ 1.04	\$ 0.72		
Adjusted net earnings <sup>(1)(2)</sup>	\$ 0.78	\$ 0.72		
Basic weighted average number of shares outstanding (in millions)	251.7	262.2		
<b>Diluted earnings per share</b>				
Net earnings <sup>(2)</sup>	\$ 1.03	\$ 0.71		
Adjusted net earnings <sup>(1)(2)</sup>	\$ 0.78	\$ 0.71		
Diluted weighted average number of shares outstanding (in millions)	252.2	263.0		
Dividend per share	\$ 0.183	\$ 0.165		

	13 Weeks Ended	
	August 5, 2023	August 6, 2022
Gross margin <sup>(1)</sup>	25.7%	24.9%
EBITDA margin <sup>(1)</sup>	9.0%	7.5%
Adjusted EBITDA margin <sup>(1)</sup>	7.9%	7.5%
Same-store sales <sup>(1)</sup> growth	3.0%	3.3%
Same-store sales growth, excluding fuel	4.1%	0.4%
Effective income tax rate	27.5%	25.6%

(1) See “Non-GAAP Financial Measures & Financial Metrics” section of this MD&A.

(2) Attributable to owners of the Company.

## Food Retailing

The following is a review of Empire's Food retailing segment's financial performance for the quarter ended August 5, 2023.

(\$ in millions)	13 Weeks Ended		\$	%
	August 5, 2023	August 6, 2022		
Sales	\$ 8,075.5	\$ 7,937.6	\$ 137.9	1.7%
Gross profit	2,074.5	1,977.9	96.6	4.9%
Operating income	449.1	330.9	118.2	35.7%
Adjusted operating income <sup>(1)(2)</sup>	367.5	330.9	36.6	11.1%
EBITDA <sup>(2)</sup>	715.4	580.7	134.7	23.2%
Adjusted EBITDA <sup>(1)(2)</sup>	633.8	580.7	53.1	9.1%
Net earnings <sup>(3)</sup>	271.1	178.3	92.8	52.0%
Adjusted net earnings <sup>(1)(2)(3)</sup>	206.3	178.3	28.0	15.7%

(1) See "Non-GAAP Financial Measures & Financial Metrics" section of this MD&A for a reconciliation of the adjusted metrics presented in this table.

(2) See "Non-GAAP Financial Measures & Financial Metrics" section of this MD&A.

(3) Attributable to owners of the Company.

## Empire Company Limited Operating Results

### Sales

Sales for the quarter ended August 5, 2023 increased by 1.7% primarily driven by strong performance across the business. This increase is offset by lower fuel sales due to elevated fuel prices in the prior year and one less week of fuel sales following the Western Canada Fuel Sale on July 30, 2023.

### Gross Profit

Gross profit for the quarter ended August 5, 2023 increased by 4.9% primarily driven by higher sales and favourability in our supply chain network.

Gross margin for the quarter increased to 25.7% from 24.9% in the prior year. Gross margin increased primarily as a result of the mix impact of lower fuel sales, and lower distribution costs driven primarily by efficiency initiatives in supply chain. Excluding the mix impact of fuel sales, gross margin was 19 basis points higher than the prior year.

### Operating Income

(\$ in millions)	13 Weeks Ended		\$	Change
	August 5, 2023	August 6, 2022		
Food retailing	\$ 449.1	\$ 330.9	\$ 118.2	
Investments and other operations:				
Crombie REIT	8.9	12.7	(3.8)	
Genstar	1.1	1.1	-	
Other operations, net of corporate expenses	(2.6)	(0.6)	(2.0)	
	7.4	13.2	(5.8)	
Operating income	\$ 456.5	\$ 344.1	\$ 112.4	
Adjustments:				
Western Canada Fuel Sale <sup>(1)</sup>	\$ (90.8)	\$ -	\$ (90.8)	
Cybersecurity Event <sup>(1)</sup>	(0.5)	-	(0.5)	
Restructuring <sup>(1)</sup>	9.7	-	9.7	
	(81.6)	-	(81.6)	
Adjusted operating income <sup>(2)</sup>	\$ 374.9	\$ 344.1	\$ 30.8	

(1) See "Non-GAAP Financial Measures & Financial Metrics" section of this MD&A for a description of the types of costs included.

(2) See "Non-GAAP Financial Measures & Financial Metrics" section of this MD&A.

For the quarter ended August 5, 2023, operating income from the Food retailing segment increased mainly due to higher sales and gross profit in the current year, as well as the gain on the Western Canada Fuel Sale, partially offset by higher selling and administrative expenses in the current year. Selling and administrative expenses increased mainly due to continued investment in business expansion (Farm Boy, Voilà and FreshCo), higher retail labour costs, and higher depreciation and amortization, partially offset by a decrease in project consultancy costs compared to the prior year.

For the quarter ended August 5, 2023, operating income from the Investments and other operations segment decreased primarily as a result of lower equity earnings from Crombie REIT due to higher general and administrative expenses, partially offset by higher development income.

## EBITDA

(\$ in millions)	13 Weeks Ended		\$
	August 5, 2023	August 6, 2022	
EBITDA <sup>(1)</sup>	\$ 723.0	\$ 594.0	\$ 129.0
Adjustments:			
Western Canada Fuel Sale <sup>(2)</sup>	(90.8)	-	(90.8)
Cybersecurity Event <sup>(2)</sup>	(0.5)	-	(0.5)
Restructuring <sup>(2)</sup>	9.7	-	9.7
	(81.6)	-	(81.6)
Adjusted EBITDA <sup>(1)(2)</sup>	\$ 641.4	\$ 594.0	\$ 47.4

(1) See "Non-GAAP Financial Measures & Financial Metrics" section of this MD&A.

(2) See "Non-GAAP Financial Measures & Financial Metrics" section of this MD&A for a description of the types of costs included.

For the quarter ended August 5, 2023, EBITDA increased to \$723.0 million from \$594.0 million in the prior year mainly as a result of the same factors affecting operating income (which excludes the increase in depreciation and amortization). Adjusted EBITDA margin increased to 7.9% from 7.5% in the prior year.

## Finance Costs

For the quarter ended August 5, 2023, net finance costs increased 7.8% from the prior year as a result of the impacts of increased credit facility borrowings and elevated interest rates on other financial liabilities at amortized cost.

## Income Taxes

The effective income tax rate for the quarter ended August 5, 2023 was 27.5% compared to 25.6% in the same quarter in the prior year. The effective tax rate was higher than the statutory rate primarily due to the revaluation of tax estimates, not all of which are recurring, partially offset by non-taxable capital items. The effective tax rate in the same quarter last year was lower than the statutory rate primarily due to the differing tax rates of various entities.

## Net Earnings

(\$ in millions, except per share amounts)	13 Weeks Ended		\$
	August 5, 2023	August 6, 2022	
Net earnings <sup>(1)</sup>	\$ 261.0	\$ 187.5	\$ 73.5
EPS (fully diluted)	\$ 1.03	\$ 0.71	
Adjustments (net of income taxes of \$16.8):			
Western Canada Fuel Sale <sup>(2)</sup>	(71.5)	-	(71.5)
Cybersecurity Event <sup>(2)</sup>	(0.4)	-	(0.4)
Restructuring <sup>(2)</sup>	7.1	-	7.1
	(64.8)	-	(64.8)
Adjusted net earnings <sup>(1)(2)(3)</sup>	\$ 196.2	\$ 187.5	\$ 8.7
Adjusted EPS <sup>(3)</sup> (fully diluted)	\$ 0.78	\$ 0.71	
Diluted weighted average number of shares outstanding (in millions)	252.2	263.0	

(1) Attributable to owners of the Company.

(2) See "Non-GAAP Financial Measures & Financial Metrics" section of this MD&A for a description of the types of costs included.

(3) See "Non-GAAP Financial Measures & Financial Metrics" section of this MD&A.

## Investments and Other Operations

(\$ in millions)	13 Weeks Ended				\$ Change
	August 5, 2023		August 6, 2022		
Crombie REIT	\$	8.9	\$	12.7	\$ (3.8)
Genstar		1.1		1.1	-
Other operations, net of corporate expenses		(2.6)		(0.6)	(2.0)
	\$	7.4	\$	13.2	\$ (5.8)

For the quarter ended August 5, 2023, income from Investments and other operations decreased primarily as a result of lower equity earnings from Crombie REIT due to higher general and administrative expenses, partially offset by higher development income.

## QUARTERLY RESULTS OF OPERATIONS

(\$ in millions, except per share amounts)	Fiscal 2024		Fiscal 2023				Fiscal 2022			
	Q1 (13 Weeks)	Q4 (13 Weeks)	Q3 (13 Weeks)	Q2 (13 Weeks)	Q1 (13 Weeks)	Q4 (14 Weeks)	Q3 (13 Weeks)	Q2 (13 Weeks)		
	Aug. 5, 2023	May 6, 2023	Feb. 4, 2023	Nov. 5, 2022	Aug. 6, 2022	May 7, 2022	Jan. 29, 2022	Oct. 30, 2021		
Sales	\$ 8,075.5	\$ 7,408.4	\$ 7,489.3	\$ 7,642.8	\$ 7,937.6	\$ 7,840.8	\$ 7,377.3	\$ 7,318.3		
Operating income	456.5	321.6	232.8	333.9	344.1	333.6	354.8	327.9		
Adjusted operating income <sup>(1)</sup>	374.9	328.1	285.4	333.9	344.1	333.6	354.8	327.9		
EBITDA <sup>(2)</sup>	723.0	592.3	492.5	584.2	594.0	586.2	597.5	565.2		
Adjusted EBITDA <sup>(1)(2)</sup>	641.4	598.8	545.1	584.2	594.0	586.2	597.5	565.2		
Net earnings <sup>(3)</sup>	261.0	182.9	125.7	189.9	187.5	178.5	203.4	175.4		
Adjusted net earnings <sup>(1)(3)</sup>	196.2	184.9	164.8	189.9	187.5	178.5	203.4	175.4		
<b>Per share information, basic</b>										
Net earnings <sup>(3)</sup>	\$ 1.04	\$ 0.72	\$ 0.49	\$ 0.73	\$ 0.72	\$ 0.68	\$ 0.77	\$ 0.66		
Adjusted net earnings <sup>(1)(3)</sup>	\$ 0.78	\$ 0.73	\$ 0.64	\$ 0.73	\$ 0.72	\$ 0.68	\$ 0.77	\$ 0.66		
Basic weighted average number of shares outstanding (in millions)	251.7	254.9	257.9	260.1	262.2	263.0	264.1	265.4		
<b>Per share information, diluted</b>										
Net earnings <sup>(3)</sup>	\$ 1.03	\$ 0.72	\$ 0.49	\$ 0.73	\$ 0.71	\$ 0.68	\$ 0.77	\$ 0.66		
Adjusted net earnings <sup>(1)(3)</sup>	\$ 0.78	\$ 0.72	\$ 0.64	\$ 0.73	\$ 0.71	\$ 0.68	\$ 0.77	\$ 0.66		
Diluted weighted average number of shares outstanding (in millions)	252.2	255.4	258.4	260.6	263.0	264.0	264.9	266.3		

(1) See "Non-GAAP Financial Measures & Financial Metrics" section of this MD&A for a reconciliation of the adjusted metrics presented in this table.

(2) EBITDA is reconciled to net earnings for the current and comparable period in the "Non-GAAP Financial Measures & Financial Metrics" section of this MD&A.

(3) Attributable to owners of the Company.

For the most recent eight quarters, results have fluctuated overall with sales consistently improving when comparing the same period year over year. Fluctuations in sales during fiscal 2022 were due to impacts of COVID-19 and the related shift in consumer shopping behaviour. Results in the fourth quarter of fiscal 2022 were impacted by an additional week of operations.

Sales are affected by fluctuations in inflation. Results are affected by seasonality, in particular during the summer months and over the holidays when retail sales trend higher and can result in stronger operating results. Sales, operating income, EBITDA and net earnings have all been influenced by the Company's strategic investment activities, the competitive environment, cost management initiatives, food prices and general industry trends, adjusted items, as well as other risk factors as outlined in the "Risk Management" section of the fiscal 2023 annual MD&A.

## LIQUIDITY AND CAPITAL RESOURCES

The table below highlights significant cash flow components for the relevant periods. For additional detail, please refer to the condensed consolidated statements of cash flows in the Company's unaudited interim condensed consolidated financial statements for the quarter ended August 5, 2023.

(\$ in millions)	13 Weeks Ended	
	August 5, 2023	August 6, 2022
Cash flows from operating activities	\$ 588.2	\$ 386.7
Cash flows used in investing activities	(64.5)	(174.0)
Cash flows used in financing activities	(413.6)	(653.5)
Increase (decrease) in cash and cash equivalents	\$ 110.1	\$ (440.8)

### Operating Activities

Cash flows from operating activities for the quarter ended August 5, 2023 increased versus prior year primarily as a result of higher taxes paid in the prior year driven by the timing of payment of taxes on higher fiscal 2022 net earnings, and favourable working capital changes compared to prior year. The working capital changes are impacted primarily by an increase in accounts payable and accrued liabilities and a decrease in accounts receivable, partially offset by an increase in inventory.

### Investing Activities

The table below outlines details of investing activities of the Company for the relevant periods:

(\$ in millions)	13 Weeks Ended	
	August 5, 2023	August 6, 2022
Increase in equity investments	\$ (2.9)	\$ -
Acquisitions of property, equipment, investment property and intangibles	(174.7)	(169.6)
Proceeds on disposal of assets <sup>(1)</sup>	105.6	2.7
Leases and other receivables, net	(6.6)	(12.0)
Other assets and other long-term liabilities	(4.5)	(4.6)
Business acquisitions	(4.0)	(12.4)
Payments received for finance subleases	22.3	20.9
Interest received	0.3	1.0
Cash flows used in investing activities	\$ (64.5)	\$ (174.0)

(1) Proceeds on disposal of assets include property, equipment and investment property.

Cash used in investing activities for the quarter ended August 5, 2023 decreased versus prior year primarily due to the receipt of proceeds on disposal of assets in relation to the Western Canada Fuel Sale of approximately \$100.0 million in fiscal 2024.

### Capital Expenditures

The Company invested \$123.6 million in capital expenditures<sup>(1)</sup> for the quarter ended August 5, 2023 (2023 – \$155.5 million), including store renovations, construction of new stores, investments in advanced analytics technology and other technology systems, and investments in Voilà CFCs.

In fiscal 2024, capital expenditures are expected to be approximately \$775 million, with approximately half of this investment allocated to store renovations and new store expansion, and approximately \$50 million allocated toward sustainability initiatives such as refrigeration system upgrades, HVAC system upgrades and other energy efficiency initiatives. The Company is planning to renovate approximately 20% to 25% of the network over the next three years.

(1) Capital expenditures are calculated on an accrual basis and includes acquisitions of property, equipment and investment properties, and additions to intangibles.

## Store Network Activity and Square Footage

The table below outlines details of investments by Sobeys in its store network:

# of stores	13 Weeks Ended	
	August 5, 2023	August 6, 2022
Opened/relocated/acquired <sup>(1)</sup>	7	5
Rebannered/redeveloped	3	1
Closed <sup>(1)(2)</sup>	9	1
Opened - FreshCo <sup>(3)</sup>	1	1

(1) Total impact excluding the expansion of Farm Boy and FreshCo.

(2) This number does not include 38 Safeway co-located fuel sites or 17 co-branded convenience fuel locations which were sold in the quarter ended August 5, 2023.

(3) Specific to converted Western Canada FreshCo stores, net of Safeway and Sobeys closures.

The following table shows changes in Sobeys' square footage:

Square feet (in thousands)	13 Weeks Ended	
	August 5, 2023	August 6, 2022
Opened	171	108
Closed - pending conversion	-	(3)
Closed	(68)	-
Net change before the impact of the expansion of Farm Boy and FreshCo	103	105
Opened - FreshCo <sup>(1)</sup>	54	39
Net change	157	144

(1) Specific to converted Western Canada FreshCo stores, net of Safeway and Sobeys closures.

At August 5, 2023, Sobeys' retail space totalled 42.1 million square feet, a 0.7% decrease compared to 42.4 million square feet at August 6, 2022.

## Financing Activities

Cash used in financing activities for the quarter ended August 5, 2023 decreased versus prior year primarily due to the repayment of the \$500.0 million Series 2013-2 Notes in the prior year, partially offset by repayment of credit facilities in the current year.

## Free Cash Flow

Management uses free cash flow as a measure to assess the amount of cash available for debt repayment, dividend payments and other investing and financing activities.

(\$ in millions)	13 Weeks Ended		\$
	August 5, 2023	August 6, 2022	
Cash flows from operating activities	\$ 588.2	\$ 386.7	\$ 201.5
Add: proceeds on disposal of assets <sup>(1)</sup>	105.6	2.7	102.9
Less: interest paid	(11.0)	(24.6)	13.6
payments of lease liabilities, net of payments received for finance subleases	(168.3)	(163.9)	(4.4)
acquisitions of property, equipment, investment property and intangibles	(174.7)	(169.6)	(5.1)
Free cash flow <sup>(2)</sup>	\$ 339.8	\$ 31.3	\$ 308.5

(1) Proceeds on disposal of assets include property, equipment and investment property.

(2) See "Non-GAAP Financial Measures & Financial Metrics" section of this MD&A.

Free cash flow for the quarter ended August 5, 2023 increased versus prior year primarily as a result of an increase in cash flows from operating activities, the receipt of proceeds from the Western Canada Fuel Sale of approximately \$100.0 million in the current year as well as lower interest paid in the current year due to the repayment of the \$500.0 million Series 2013-2 Notes in the prior year.



## Employee Future Benefit Obligations

For the quarter ended August 5, 2023, the Company contributed \$2.5 million (2023 – \$4.6 million) to its registered defined benefit plans. The Company expects to contribute approximately \$17.1 million to these plans in fiscal 2024.

## CONSOLIDATED FINANCIAL CONDITION

### Key Financial Condition Measures

(\$ in millions, except per share and ratio calculations)	August 5, 2023	May 6, 2023	August 6, 2022
Shareholders' equity, net of non-controlling interest	\$ 5,306.4	\$ 5,200.4	\$ 5,049.0
Book value per common share <sup>(1)</sup>	\$ 21.08	\$ 20.09	\$ 19.26
Long-term debt, including current portion	\$ 958.0	\$ 1,012.3	\$ 866.5
Long-term lease liabilities, including current portion	\$ 6,100.4	\$ 6,184.6	\$ 6,286.9
Funded debt to total capital <sup>(1)</sup>	57.1%	58.1%	58.6%
Funded debt to adjusted EBITDA <sup>(1)(2)</sup>	3.0x	3.1x	3.1x
Adjusted EBITDA to interest expense <sup>(1)(3)</sup>	8.8x	8.8x	8.5x
Trailing four-quarter adjusted EBITDA	\$ 2,369.5	\$ 2,263.0	\$ 2,342.9
Trailing four-quarter interest expense	\$ 268.0	\$ 263.1	\$ 276.9
Current assets to current liabilities	0.8x	0.8x	0.7x
Total assets	\$ 16,511.9	\$ 16,483.7	\$ 16,302.0
Total non-current financial liabilities	\$ 7,169.9	\$ 7,289.5	\$ 7,223.3

(1) See "Non-GAAP Financial Measures & Financial Metrics" section of this MD&A.

(2) Calculation uses trailing four-quarter adjusted EBITDA.

(3) Calculation uses trailing four-quarter adjusted EBITDA and interest expense.

Sobeys' credit rating remained unchanged from the prior quarter. The following table shows Sobeys' credit ratings as at September 13, 2023:

Rating Agency	Credit Rating (Issuer rating)	Trend/Outlook
DBRS Morningstar	BBB	Stable
S&P Global	BBB-	Stable

Empire has a \$150.0 million senior, unsecured revolving term credit facility with a maturity date of November 4, 2027. As of August 5, 2023, the outstanding amount of the credit facility was \$66.3 million (2023 – \$44.8 million). Interest payable on this facility fluctuates with changes in the Canadian prime rate or bankers' acceptance rates.

Sobeys' has a \$650.0 million senior, unsecured revolving term credit facility with a maturity date of November 4, 2027. As of August 5, 2023, the outstanding amount of the facility was \$249.4 million (2023 – \$200.0 million) and Sobeys' has issued \$70.7 million in letters of credit against the facility (2023 – \$71.7 million). Interest payable on this facility fluctuates with changes in the Canadian prime rate or bankers' acceptance rates.

Through the acquisition of Longo's on May 10, 2021, Sobeys' acquired their existing \$75.0 million demand operating line of credit. On July 20, 2023, Longo's amended this line of credit agreement from \$75.0 million to \$100.0 million. As of August 5, 2023, the outstanding amount of the facility was \$44.2 million (2023 – \$19.7 million). Interest payable on this facility fluctuates with changes in the Canadian prime rate.

The Company believes its cash and cash equivalents on hand as of August 5, 2023, together with approximately \$469.4 million in unutilized, aggregate credit facilities and cash generated from operating activities will enable the Company to fund future capital investments, pension plan contributions, working capital, current funded debt obligations and ongoing business requirements. The Company also believes it has sufficient funding in place to meet these requirements and other short and long-term financial obligations. The Company mitigates potential liquidity risk by ensuring its sources of funds are diversified by term to maturity and source of credit.

## Shareholders' Equity

The Company's share capital was comprised of the following on August 5, 2023:

	Number of Shares	
	Aug. 5, 2023	Aug. 6, 2022
<b>Authorized</b>		
2002 Preferred shares, par value of \$25 each, issuable in series	991,980,000	991,980,000
Non-Voting Class A shares, without par value	742,321,293	752,801,776
Class B common shares, without par value, voting	122,400,000	122,400,000

Issued and outstanding (\$ in millions)	Number of Shares		Share Capital	
	Aug. 5, 2023	Aug. 6, 2022	Aug. 5, 2023	Aug. 6, 2022
Non-Voting Class A shares	152,333,662	162,781,815	\$ 1,877.0	\$ 1,998.4
Class B common shares	98,138,079	98,138,079	7.3	7.3
Shares held in trust	(47,961)	(39,211)	(1.8)	(0.8)
Total			\$ 1,882.5	\$ 2,004.9

The Company's share capital on August 5, 2023 compared to the same period in the previous fiscal year is shown in the table below:

(Number of shares)	13 Weeks Ended	
	Aug. 5, 2023	Aug. 6, 2022
<b>Non-Voting Class A shares</b>		
Issued and outstanding, beginning of period	155,164,908	164,563,680
Issued during period	7,582	21,382
Purchased for cancellation	(2,838,828)	(1,803,247)
Issued and outstanding, end of period	152,333,662	162,781,815
Shares held in trust, beginning of period	(24,034)	(39,027)
Issued for future settlement of equity settled plans	121,144	-
Purchased for future settlement of equity settled plans	(145,071)	(184)
Shares held in trust, end of period	(47,961)	(39,211)
Issued and outstanding, net of shares held in trust, end of period	152,285,701	162,742,604
<b>Class B common shares</b>		
Issued and outstanding, beginning and end of period	98,138,079	98,138,079

During the quarter ended August 5, 2023, the Company paid common dividends of \$51.2 million (2023 – \$43.1 million) to its common shareholders. This represents a payment of \$0.183 per share (2023 – \$0.165 per share) for common shareholders.

As at September 12, 2023, the Company had Non-Voting Class A and Class B common shares outstanding of 151,912,608 and 98,138,079, respectively. Options to acquire 4,973,696 Non-Voting Class A shares were outstanding as of August 5, 2023 (August 6, 2022 – 4,386,510). As at September 12, 2023, options to acquire 4,945,535 Non-Voting Class A shares were outstanding (September 13, 2022 – 4,489,490).

### Normal Course Issuer Bid (“NCIB”)

On June 21, 2022, the Company renewed its NCIB by filing a notice of intention with the Toronto Stock Exchange (“TSX”) to purchase for cancellation up to 10,500,000 Non-Voting Class A shares (“Class A shares”) representing 7.0% of the 150,258,764 Class A shares outstanding. As at July 1, 2023, under this filing, the Company purchased 10,500,000 (July 1, 2022 – 5,659,764) Class A shares at a weighted average price of \$36.18 (July 1, 2022 – \$39.11) for a total consideration of \$379.9 million (July 1, 2022 - \$221.3 million).

On June 21, 2023, the Company renewed its NCIB by filing a notice of intention with the TSX to purchase for cancellation up to 12,600,000 Class A shares representing approximately 9.0% of the public float of 139,497,542 Class A shares outstanding as of June 19, 2023. The Company intends to repurchase approximately \$400.0 million of Class A shares in fiscal 2024. The purchases will be made through the facilities of the TSX and/or any alternative Canadian trading systems to the extent they are eligible. The price that the Company will pay for any such shares will be the market price at the time of acquisition. The Company believes that repurchasing shares at the prevailing market prices from time to time is a worthwhile use of funds and in the best interest of the Company and its shareholders. The NCIB expires on July 1, 2024.

Shares purchased during the quarter ended August 5, 2023 compared to the same periods of the previous fiscal year are shown in the table below:

(\$ in millions, except per share amounts)	13 Weeks Ended	
	Aug. 5, 2023	Aug. 6, 2022
Number of shares	2,838,828	1,803,247
Weighted average price per share	\$ 35.23	\$ 40.26
Cash consideration paid	\$ 100.0	\$ 72.6

The Company engages in an automatic share purchase plan with its designated broker allowing the purchases of Class A shares for cancellation under its NCIB program during trading black-out periods.

Including purchases made subsequent to the end of the quarter, as at September 12, 2023 the Company has purchased 3,263,092 Class A shares in fiscal 2024 (September 13, 2022 – 3,143,281) at a weighted average price of \$35.24 (September 13, 2022 – \$39.42) for a total consideration of \$115.0 million (September 13, 2022 – \$123.9 million).

## ACCOUNTING STANDARDS AND POLICIES

The unaudited interim condensed consolidated financial statements were prepared using the same accounting policies as disclosed in the Company's annual consolidated financial statements for the year ended May 6, 2023, with the exception of the following:

### Changes to Accounting Standards Adopted During Fiscal 2024

In May 2021, the IASB issued narrow-scope amendments to IAS 12, "Income Taxes". These amendments require deferred tax assets and liabilities to be recognized for transactions that result in both deductible and taxable temporary differences of the same amount at initial recognition. These amendments became effective for annual reporting periods beginning on or after January 1, 2023, with early adoption permitted. There was no impact on the Company's financial statements.

### Standards, Amendments and Interpretations Issued but not yet Adopted

In October 2022, the IASB issued Non-current Liabilities with Covenants (Amendments to IAS 1, "Presentation of Financial Statements") to clarify that covenants to be complied with after the reporting date for an entity's right to defer settlement of a liability does not affect the classification of the liability as current or non-current at the reporting date. These narrow-scope amendments aim to improve information an entity provides with regards to the covenants through additional disclosures. These amendments are effective for annual reporting periods beginning on or after January 1, 2024, with early adoption permitted. The Company is assessing the potential impact of these narrow-scope amendments.

In September 2022, the IASB issued narrow-scope amendments to IFRS 16, "Leases". These amendments clarify how a seller-lessee subsequently measures the lease liability that arises from a sale and leaseback transaction, the seller-lessee determines "lease payments" and "revised lease payments" in a way that does not result in the seller-lessee recognizing any amount of the gain or loss that relates to the right of use it retains. These amendments only apply to sale and leaseback transactions for which the lease payments include variable lease payments that do not depend on an index or a rate. The amendment is effective for annual reporting periods beginning on or after January 1, 2024 with early adoption permitted. The Company expects no impact from these amendments.

In January 2020, the IASB issued *Classification of Liabilities as Current or Non-Current (Amendments to IAS 1, "Presentation of Financial Statements")*. The narrow-scope amendment affects only the presentation of liabilities in the statement of financial position and not the amount or timing of recognition. Specifically, it clarifies:

- classification is unaffected by expectations about whether an entity will exercise its right to defer settlement of a liability; and
- that "settlement" refers to the transfer to the counterparty of cash, equity instruments, other assets or services.

These amendments are effective for annual periods beginning on or after January 1, 2024, with early adoption permitted. The Company is assessing the potential impact of this narrow-scope amendment.

### Critical Accounting Estimates

Critical accounting estimates used by the Company's management are discussed in detail in the fiscal 2023 annual MD&A.

## **Internal Control Over Financial Reporting**

Management of the Company, which includes the President & Chief Executive Officer and Chief Financial Officer, is responsible for establishing and maintaining disclosure controls and procedures and Internal Control over Financial Reporting (“ICFR”), as those terms are defined in National Instrument 52-109, “Certification of Disclosure in Issuers’ Annual and Interim Filings”. The control framework management used to design and assess the effectiveness of ICFR is “Internal Control Integrated Framework (2013)” published by the Committee of Sponsoring Organizations of the Treadway Commission.

There have been no changes in the Company’s ICFR during the quarter ending August 5, 2023 that have materially affected, or are reasonably likely to materially affect, the Company’s ICFR.

## **RELATED PARTY TRANSACTIONS**

The Company enters into related party transactions with Crombie REIT and key management personnel, including ongoing leases and property management agreements. As at August 5, 2023, the Company holds a 41.5% (August 6, 2022 – 41.5%) ownership interest in Crombie REIT and accounts for its investment using the equity method.

Crombie REIT has instituted a distribution reinvestment plan (“DRIP”) whereby Canadian resident REIT unitholders may elect to automatically have their distributions reinvested in additional REIT units. The Company has enrolled in the DRIP to maintain its economic and voting interest in Crombie REIT.

During the quarter ended August 5, 2023, Sobeys entered into an agreement with Crombie REIT to reassign certain subleases with third parties directly to Crombie REIT in exchange for a fee. This transaction resulted in pre-tax income of \$16.4 million and has been recognized in other income in the unaudited interim condensed consolidated statement of earnings.

## **CONTINGENCIES**

The Company is subject to claims and litigation arising out of the ordinary course of business operations. The Company’s management does not consider the exposure to such litigation to be material.

In the ordinary course of business, the Company is subject to ongoing audits by tax authorities. While the Company believes that its tax filing positions are appropriate and supportable, from time to time certain matters are reviewed and challenged by the tax authorities.

## **RISK MANAGEMENT**

Risk and uncertainties related to economic and industry factors and the Company’s management of risk are discussed in detail in the fiscal 2023 annual MD&A.

## **DESIGNATION FOR ELIGIBLE DIVIDENDS**

“Eligible dividends” receive favourable treatment for income tax purposes. To be considered an eligible dividend, a dividend must be designated as such at the time of payment.

Empire has, in accordance with the administrative position of CRA, included the appropriate language on its website to designate the dividends paid by Empire as eligible dividends unless otherwise designated.

## NON-GAAP FINANCIAL MEASURES & FINANCIAL METRICS

There are measures and metrics included in this MD&A that do not have a standardized meaning under generally accepted accounting principles (“GAAP”) and therefore may not be comparable to similarly titled measures and metrics presented by other publicly traded companies. Management believes that certain of these measures and metrics, including gross profit and EBITDA, are important indicators of the Company’s ability to generate liquidity through operating cash flow to fund future working capital requirements, service outstanding debt and fund future capital expenditures and uses these metrics for these purposes.

In addition, management adjusts measures and metrics, including operating income, EBITDA and net earnings in an effort to provide investors and analysts with a more comparable year-over-year performance metric than the basic measure by excluding certain items. These items may impact the analysis of trends in performance and affect the comparability of the Company’s core financial results. By excluding these items, management is not implying they are non-recurring.

### Financial Measures

The intent of non-GAAP financial measures is to provide additional useful information to investors and analysts. Non-GAAP financial measures should not be considered in isolation or used as a substitute for measures of performance prepared in accordance with GAAP. The Company’s definitions of the non-GAAP terms included in this MD&A are as follows:

- The Western Canada Fuel Sale adjustment includes the impact of the gain on sale which is comprised of the purchase price less the write off of tangible assets and goodwill, legal and professional fees as well as lease termination impacts.
- The Cybersecurity Event adjustment includes the impact of incremental direct costs such as inventory shrink, hardware and software restoration costs, legal and professional fees, labour costs and insurance recoveries. Management believes that the Cybersecurity Event adjustment results in a useful economic representation of the underlying business on a comparative basis. The adjustment does not include management’s estimate of the full financial impact of the Cybersecurity Event, as it excludes the net earnings impacts related to the estimated decline in sales and operational effectiveness from impacts such as the temporary loss of advanced planning, promotion and fresh item management tools, the temporary closure of pharmacies, and customers’ temporary inability to redeem gift cards and loyalty points.
- The Restructuring adjustment includes costs incurred to plan and implement strategies to optimize the organization and improve efficiencies, including professional fees.
- Gross profit is calculated as sales less cost of sales. Management believes cost of sales is a useful metric to monitor profitability on a product-level basis. Gross profit represents a supplementary metric to assess underlying operating performance and profitability.
- Adjusted operating income is operating income excluding certain items to assist in analyzing trends in performance. These items are excluded to allow for useful period over period comparison of ongoing operating results. Adjusted operating income is reconciled to operating income in its respective subsection of the “Summary Results – First Quarter” section.
- EBITDA is calculated as net earnings before finance costs (net of finance income), income tax expense, depreciation and amortization of intangibles. Management believes EBITDA represents a supplementary metric to assess profitability and measure the Company’s underlying ability to generate liquidity through operating cash flows.

The following table reconciles net earnings to EBITDA on a consolidated basis and for the Food retailing segment:

(\$ in millions)	13 Weeks Ended					
	August 5, 2023			August 6, 2022		
	Food retailing	Investment and other operations	Total	Food retailing	Investment and other operations	Total
Net earnings	\$ 290.9	\$ (10.1)	\$ 280.8	\$ 199.1	\$ 9.2	\$ 208.3
Income tax expense	90.7	16.0	106.7	68.1	3.7	71.8
Finance costs, net	67.5	1.5	69.0	63.7	0.3	64.0
Operating income	449.1	7.4	456.5	330.9	13.2	344.1
Depreciation	235.6	0.2	235.8	224.8	0.1	224.9
Amortization of intangibles	30.7	-	30.7	25.0	-	25.0
EBITDA	\$ 715.4	\$ 7.6	\$ 723.0	\$ 580.7	\$ 13.3	\$ 594.0

- Adjusted EBITDA is EBITDA excluding certain items to assist in analyzing trends in performance. These items are excluded to allow for useful period over period comparison of ongoing operating results. Adjusted EBITDA is reconciled to EBITDA in its respective subsection of the “Summary Results – First Quarter” section.
- Management calculates interest expense as interest expense on financial liabilities measured at amortized cost and interest expense on lease liabilities. Management believes that interest expense represents a true measure of the Company’s debt service expense, without the offsetting finance income.

The following table reconciles finance costs, net to interest expense:

(\$ in millions)	13 Weeks Ended	
	August 5, 2023	August 6, 2022
Finance costs, net	\$ 69.0	\$ 64.0
Plus: finance income, excluding interest income on lease receivables	1.2	1.3
Less: pension finance costs, net	(1.9)	(1.7)
Less: accretion expense on provisions	(0.2)	(0.4)
Interest expense	\$ 68.1	\$ 63.2

- Adjusted net earnings is net earnings, net of non-controlling interest, excluding certain items to assist in analyzing trends in performance. These items are excluded to allow for useful period over period comparison of ongoing operating results. Adjusted net earnings is reconciled in its respective subsection of the “Summary Results – First Quarter” section.
- Adjusted EPS (fully diluted) is calculated as adjusted net earnings divided by diluted weighted average number of shares outstanding.
- Free cash flow is calculated as cash flows from operating activities, plus proceeds on disposal of property, equipment and investment property and lease terminations, less acquisitions of property, equipment, investment property and intangibles, interest paid and payments of lease liabilities, net of payments received from finance subleases. Management uses free cash flow as a measure to assess the amount of cash available for debt repayment, dividend payments and other investing and financing activities. Free cash flow is reconciled to GAAP measures as reported on the consolidated statements of cash flows, and is presented in the “Free Cash Flow” section of this MD&A.
- Funded debt is all interest-bearing debt, which includes bank loans, bankers’ acceptances, long-term debt and long-term lease liabilities. Management believes that funded debt represents the most relevant indicator of the Company’s total financial obligations on which interest payments are made.
- Total capital is calculated as funded debt plus shareholders’ equity, net of non-controlling interest.

The following table reconciles the Company's funded debt and total capital to GAAP measures as reported on the balance sheets as at August 5, 2023, May 6, 2023 and August 6, 2022, respectively:

(\$ in millions)	August 5, 2023		May 6, 2023	August 6, 2022
Long-term debt due within one year	\$	76.2	\$ 101.0	\$ 283.0
Long-term debt		881.8	911.3	583.5
Lease liabilities due within one year		576.8	563.7	519.6
Long-term lease liabilities		5,523.6	5,620.9	5,767.3
Funded debt		7,058.4	7,196.9	7,153.4
Total shareholders' equity, net of non-controlling interest		5,306.4	5,200.4	5,049.0
Total capital	\$	12,364.8	\$ 12,397.3	\$ 12,202.4

### Food Retailing Segment Adjustments Reconciliation

The following tables adjust Empire's Food retailing segment operating income, EBITDA, and net earnings, net of non-controlling interest, for certain items to assist in analyzing trends in performance. These items are excluded to allow for useful period over period comparison of ongoing operating results.

(\$ in millions)	13 Weeks Ended	
	August 5, 2023	August 6, 2022
Operating income	\$ 449.1	\$ 330.9
Adjustments:		
Western Canada Fuel Sale	(90.8)	-
Cybersecurity Event	(0.5)	-
Restructuring	9.7	-
Adjusted operating income	\$ 367.5	\$ 330.9

(\$ in millions)	13 Weeks Ended	
	August 5, 2023	August 6, 2022
EBITDA	\$ 715.4	\$ 580.7
Adjustments:		
Western Canada Fuel Sale	(90.8)	-
Cybersecurity Event	(0.5)	-
Restructuring	9.7	-
Adjusted EBITDA	\$ 633.8	\$ 580.7

(\$ in millions)	13 Weeks Ended	
	August 5, 2023	August 6, 2022
Net earnings	\$ 271.1	\$ 178.3
Adjustments:		
Western Canada Fuel Sale	(71.5)	-
Cybersecurity Event	(0.4)	-
Restructuring	7.1	-
Adjusted net earnings	\$ 206.3	\$ 178.3



## Quarterly Results of Operations Adjustments Reconciliation

The following tables adjust Empire's operating income, EBITDA, and net earnings, net of non-controlling interest, for certain items to assist in analyzing trends in performance. These items are excluded to allow for useful period over period comparison of ongoing operating results.

(in millions)	Fiscal 2024		Fiscal 2023				Fiscal 2022			
	Q1	Q4	Q3	Q2	Q1	Q4	Q3	Q2		
	(13 Weeks) Aug. 5, 2023	(13 Weeks) May 6, 2023	(13 Weeks) Feb. 4, 2023	(13 Weeks) Nov. 5, 2022	(13 Weeks) Aug. 6, 2022	(14 Weeks) May 7, 2022	(13 Weeks) Jan. 29, 2022	(13 Weeks) Oct. 30, 2021		
Operating income	\$ 456.5	\$ 321.6	\$ 232.8	\$ 333.9	\$ 344.1	\$ 333.6	\$ 354.8	\$ 327.9		
Adjustments:										
Western Canada Fuel Sale	(90.8)	-	-	-	-	-	-	-		
Cybersecurity Event	(0.5)	(6.8)	52.6	-	-	-	-	-		
Restructuring	9.7	-	-	-	-	-	-	-		
Grocery Gateway Integration	-	13.3	-	-	-	-	-	-		
Adjusted operating income	\$ 374.9	\$ 328.1	\$ 285.4	\$ 333.9	\$ 344.1	\$ 333.6	\$ 354.8	\$ 327.9		
Operating income	\$ 456.5	\$ 321.6	\$ 232.8	\$ 333.9	\$ 344.1	\$ 333.6	\$ 354.8	\$ 327.9		
Depreciation	235.8	237.0	229.6	224.5	224.9	227.8	215.4	215.6		
Amortization of intangibles	30.7	33.7	30.1	25.8	25.0	24.8	27.3	21.7		
EBITDA	\$ 723.0	\$ 592.3	\$ 492.5	\$ 584.2	\$ 594.0	\$ 586.2	\$ 597.5	\$ 565.2		
Adjustments:										
Western Canada Fuel Sale	(90.8)	-	-	-	-	-	-	-		
Cybersecurity Event	(0.5)	(6.8)	52.6	-	-	-	-	-		
Restructuring	9.7	-	-	-	-	-	-	-		
Grocery Gateway Integration	-	13.3	-	-	-	-	-	-		
Adjusted EBITDA	\$ 641.4	\$ 598.8	\$ 545.1	\$ 584.2	\$ 594.0	\$ 586.2	\$ 597.5	\$ 565.2		
Net earnings	\$ 261.0	\$ 182.9	\$ 125.7	\$ 189.9	\$ 187.5	\$ 178.5	\$ 203.4	\$ 175.4		
Adjustments:										
Western Canada Fuel Sale	(71.5)	-	-	-	-	-	-	-		
Cybersecurity Event	(0.4)	(5.0)	39.1	-	-	-	-	-		
Restructuring	7.1	-	-	-	-	-	-	-		
Grocery Gateway Integration	-	7.0	-	-	-	-	-	-		
Adjusted net earnings	\$ 196.2	\$ 184.9	\$ 164.8	\$ 189.9	\$ 187.5	\$ 178.5	\$ 203.4	\$ 175.4		

## Financial Metrics

The intent of the following non-GAAP financial metrics is to provide additional useful information to investors and analysts. Management uses financial metrics for decision-making, internal reporting, budgeting and forecasting. The Company's definitions of the metrics included in this MD&A are as follows:

- Same-store sales are sales from stores in the same location in both reporting periods. Management believes same-store sales represents a supplementary metric to assess sales trends as it removes the effect of the opening and closure of stores.
- Same-store sales, excluding fuel are sales from stores in the same location in both reporting periods excluding the fuel sales from stores in the same location in both reporting periods. Management believes same-store sales, excluding fuel represents a supplementary metric to assess sales trends as it removes the effect of the opening and closure of stores and the volatility of fuel prices.
- Gross margin is gross profit divided by sales. Management believes that gross margin is an important indicator of profitability and can help management, analysts and investors assess the competitive landscape and promotional environment of the industry in which the Company operates. An increasing percentage indicates lower cost of sales as a percentage of sales.
- EBITDA margin is EBITDA divided by sales. Management believes that EBITDA margin is an important indicator of performance and can help management, analysts and investors assess the competitive landscape, promotional environment and cost structure of the industry in which the Company operates. An increasing percentage indicates higher EBITDA as a percentage of sales.
- Adjusted EBITDA margin is adjusted EBITDA divided by sales. Management believes that adjusted EBITDA margin is an important indicator of performance and can help management, analysts and investors assess the competitive landscape, promotional environment and cost structure of the industry in which the Company operates. An increasing percentage indicates higher adjusted EBITDA as a percentage of sales.

- Funded debt to total capital ratio is funded debt divided by total capital. Management believes that the funded debt to total capital ratio represents a measure upon which the Company's changing capital structure can be analyzed over time. An increasing ratio would indicate that the Company is using an increasing amount of debt in its capital structure.
- Funded debt to adjusted EBITDA ratio is funded debt divided by trailing four-quarter adjusted EBITDA. Management uses this ratio to partially assess the financial condition of the Company. An increasing ratio would indicate that the Company is utilizing more debt per dollar of adjusted EBITDA generated.
- Adjusted EBITDA to interest expense ratio is trailing four-quarter adjusted EBITDA divided by trailing four-quarter interest expense. Management uses this ratio to partially assess the coverage of its interest expense on financial obligations. An increasing ratio would indicate that the Company is generating more adjusted EBITDA per dollar of interest expense, resulting in greater interest coverage.
- Book value per common share is shareholders' equity, net of non-controlling interest, divided by total common shares outstanding.

The following table shows the calculation of Empire's book value per common share as at August 5, 2023, May 6, 2023 and August 6, 2022:

(\$ in millions, except per share information)	August 5, 2023		May 6, 2023		August 6, 2022
Shareholders' equity, net of non-controlling interest	\$	5,306.4	\$	5,200.4	\$ 5,049.0
Shares outstanding (basic)		251.7		258.8	262.2
Book value per common share	\$	21.08	\$	20.09	\$ 19.26

Additional financial information relating to Empire, including the Company's Annual Information Form, can be found on the Company's website [www.empireco.ca](http://www.empireco.ca) or on the SEDAR+ website for Canadian regulatory filings at [www.sedarplus.ca](http://www.sedarplus.ca).

Approved by Board of Directors: September 13, 2023  
Stellarton, Nova Scotia, Canada

**Empire Company Limited**  
**Condensed Consolidated Balance Sheets**  
**As At**  
**Unaudited (in millions of Canadian dollars)**

	August 5 2023	May 6 2023	August 6 2022
<b>ASSETS</b>			
Current			
Cash and cash equivalents	\$ 331.4	\$ 221.3	\$ 371.5
Receivables	678.1	683.4	609.7
Inventories (Note 4)	1,778.1	1,743.3	1,607.8
Prepaid expenses	166.2	131.0	163.3
Leases and other receivables	93.8	85.2	79.7
Income taxes receivable	83.1	90.8	74.3
	<u>3,130.7</u>	<u>2,955.0</u>	<u>2,906.3</u>
Leases and other receivables	586.2	587.0	536.5
Investments, at equity (Note 5)	696.2	701.9	663.8
Other assets	29.7	26.3	25.6
Property and equipment	3,327.3	3,338.1	3,191.8
Right-of-use assets	4,771.9	4,860.9	5,003.5
Investment property	166.5	166.8	146.7
Intangibles	1,363.1	1,375.6	1,332.7
Goodwill	2,059.8	2,067.8	2,067.0
Deferred tax assets	380.5	404.3	428.1
	<u>\$ 16,511.9</u>	<u>\$ 16,483.7</u>	<u>\$ 16,302.0</u>
<b>LIABILITIES</b>			
Current			
Accounts payable and accrued liabilities	\$ 3,082.0	\$ 3,028.6	\$ 2,985.1
Income taxes payable	56.2	61.3	69.9
Provisions	31.9	29.9	29.8
Long-term debt due within one year (Note 6)	76.2	101.0	283.0
Lease liabilities due within one year	576.8	563.7	519.6
Other liabilities due within one year	72.0	73.0	-
	<u>3,895.1</u>	<u>3,857.5</u>	<u>3,887.4</u>
Provisions	38.4	42.7	44.2
Long-term debt (Note 6)	881.8	911.3	583.5
Long-term lease liabilities	5,523.6	5,620.9	5,767.3
Other long-term liabilities	291.3	279.2	377.4
Employee future benefits	155.6	166.6	187.0
Deferred tax liabilities	279.2	268.8	263.9
	<u>11,065.0</u>	<u>11,147.0</u>	<u>11,110.7</u>
<b>SHAREHOLDERS' EQUITY</b>			
Capital stock (Note 7)	1,882.5	1,914.7	2,004.9
Contributed surplus	41.6	50.1	37.9
Retained earnings	3,362.5	3,216.0	2,991.7
Accumulated other comprehensive income	19.8	19.6	14.5
	<u>5,306.4</u>	<u>5,200.4</u>	<u>5,049.0</u>
Non-controlling interest	140.5	136.3	142.3
	<u>5,446.9</u>	<u>5,336.7</u>	<u>5,191.3</u>
	<u>\$ 16,511.9</u>	<u>\$ 16,483.7</u>	<u>\$ 16,302.0</u>

See accompanying notes to the unaudited interim condensed consolidated financial statements.

On Behalf of the Board

(signed) "James Dickson"  
 Director

(signed) "Michael Medline"  
 Director

**Empire Company Limited**  
**Condensed Consolidated Statements of Earnings**  
**Unaudited (in millions of Canadian dollars, except**  
**per share amounts)**

	<b>13 Weeks Ended</b>	
	<b>August 5 2023</b>	<b>August 6 2022</b>
Sales	\$ 8,075.5	\$ 7,937.6
Other income (Note 8)	113.2	4.3
Share of earnings from investments, at equity	9.7	13.4
Operating expenses		
Cost of sales	6,001.0	5,959.7
Selling and administrative expenses	1,740.9	1,651.5
Operating income	456.5	344.1
Finance costs, net (Note 9)	69.0	64.0
Earnings before income taxes	387.5	280.1
Income tax expense	106.7	71.8
Net earnings	<u>\$ 280.8</u>	<u>\$ 208.3</u>
Earnings for the period attributable to:		
Non-controlling interest	\$ 19.8	\$ 20.8
Owners of the Company	261.0	187.5
	<u>\$ 280.8</u>	<u>\$ 208.3</u>
Earnings per share (Note 10)		
Basic	\$ 1.04	\$ 0.72
Diluted	\$ 1.03	\$ 0.71
Weighted average number of common shares outstanding, in millions (Note 10)		
Basic	251.7	262.2
Diluted	252.2	263.0

See accompanying notes to the unaudited interim condensed consolidated financial statements.

Empire Company Limited Condensed Consolidated Statements of Comprehensive Income Unaudited (in millions of Canadian dollars)	13 Weeks Ended	
	August 5 2023	August 6 2022
Net earnings	\$ 280.8	\$ 208.3
Other comprehensive income (loss), net		
Items that will be reclassified subsequently to net earnings		
Unrealized losses on derivatives designated as cash flow hedges (net of tax - Note 11)	(0.4)	(1.0)
Share of other comprehensive income of investments, at equity (net of tax - Note 11)	0.6	1.5
	<u>0.2</u>	<u>0.5</u>
Items that will not be reclassified subsequently to net earnings		
Actuarial gains (losses) on defined benefit plans (net of tax - Note 11)	7.7	(8.5)
	<u>7.7</u>	<u>(8.5)</u>
Total comprehensive income	\$ <u>288.7</u>	\$ <u>200.3</u>
Total comprehensive income for the period attributable to:		
Non-controlling interest	\$ 19.8	\$ 20.8
Owners of the Company	<u>268.9</u>	<u>179.5</u>
	\$ <u>288.7</u>	\$ <u>200.3</u>

See accompanying notes to the unaudited interim condensed consolidated financial statements.

<b>Empire Company Limited</b>							
<b>Condensed Consolidated Statements of Changes</b>							
<b>in Shareholders' Equity</b>							
<b>Unaudited (in millions of Canadian dollars)</b>	<b>Capital</b>	<b>Contributed</b>	<b>Accumulated</b>	<b>Retained</b>	<b>Total</b>	<b>Non-</b>	<b>Total</b>
	<b>Stock</b>	<b>Surplus</b>	<b>Other</b>	<b>Earnings</b>	<b>Attributable</b>	<b>controlling</b>	<b>Equity</b>
			<b>Comprehensive</b>		<b>to Owners of</b>	<b>Interest</b>	
			<b>Income</b>		<b>the Company</b>		
<b>Balance at May 7, 2022</b>	\$ 2,026.1	\$ 37.2	\$ 14.0	\$ 2,914.2	\$ 4,991.5	\$ 142.4	\$ 5,133.9
Dividends declared on common shares	-	-	-	(43.1)	(43.1)	-	(43.1)
Equity based compensation, net	0.2	0.7	-	-	0.9	-	0.9
Repurchase of common shares (Note 7)	(21.4)	-	-	(51.2)	(72.6)	-	(72.6)
Capital transactions with structured entities	-	-	-	-	-	(17.4)	(17.4)
Revaluation of put options	-	-	-	(7.2)	(7.2)	(3.5)	(10.7)
Transactions with owners	(21.2)	0.7	-	(101.5)	(122.0)	(20.9)	(142.9)
Net earnings	-	-	-	187.5	187.5	20.8	208.3
Other comprehensive income (loss)	-	-	0.5	(8.5)	(8.0)	-	(8.0)
Total comprehensive income for the period	-	-	0.5	179.0	179.5	20.8	200.3
<b>Balance at August 6, 2022</b>	<b>\$ 2,004.9</b>	<b>\$ 37.9</b>	<b>\$ 14.5</b>	<b>\$ 2,991.7</b>	<b>\$ 5,049.0</b>	<b>\$ 142.3</b>	<b>\$ 5,191.3</b>
<b>Balance at May 6, 2023</b>	<b>\$ 1,914.7</b>	<b>\$ 50.1</b>	<b>\$ 19.6</b>	<b>\$ 3,216.0</b>	<b>\$ 5,200.4</b>	<b>\$ 136.3</b>	<b>\$ 5,336.7</b>
Dividends declared on common shares	-	-	-	(45.8)	(45.8)	-	(45.8)
Equity based compensation, net	0.1	(8.5)	-	-	(8.4)	-	(8.4)
Repurchase of common shares (Note 7)	(31.3)	-	-	(68.7)	(100.0)	-	(100.0)
Shares held in trust, net	(1.0)	-	-	-	(1.0)	-	(1.0)
Capital transactions with structured entities	-	-	-	-	-	(11.8)	(11.8)
Revaluation of put options	-	-	-	(7.7)	(7.7)	(3.8)	(11.5)
Transactions with owners	(32.2)	(8.5)	-	(122.2)	(162.9)	(15.6)	(178.5)
Net earnings	-	-	-	261.0	261.0	19.8	280.8
Other comprehensive income	-	-	0.2	7.7	7.9	-	7.9
Total comprehensive income for the period	-	-	0.2	268.7	268.9	19.8	288.7
<b>Balance at August 5, 2023</b>	<b>\$ 1,882.5</b>	<b>\$ 41.6</b>	<b>\$ 19.8</b>	<b>\$ 3,362.5</b>	<b>\$ 5,306.4</b>	<b>\$ 140.5</b>	<b>\$ 5,446.9</b>

See accompanying notes to the unaudited interim condensed consolidated financial statements.

Empire Company Limited Condensed Consolidated Statements of Cash Flows Unaudited (in millions of Canadian dollars)	13 Weeks Ended	
	August 5 2023	August 6 2022
<b>Operations</b>		
Net earnings	\$ 280.8	\$ 208.3
Adjustments for:		
Depreciation	235.8	224.9
Income tax expense	106.7	71.8
Finance costs, net (Note 9)	69.0	64.0
Amortization of intangibles	30.7	25.0
Net gain on disposal of net assets	(92.7)	(0.5)
Impairment (reversals) losses of non-financial assets, net	(0.1)	0.1
Amortization of deferred items	0.3	0.9
Equity in earnings of other entities, net of distributions received	9.0	19.5
Employee future benefits	(0.6)	(2.7)
Decrease in long-term provisions	(4.5)	(0.4)
Equity based compensation	1.1	3.1
Net change in non-cash working capital (Note 13)	25.4	(76.0)
Income taxes paid, net	(72.7)	(151.3)
Cash flows from operating activities	<u>588.2</u>	<u>386.7</u>
<b>Investment</b>		
Increase in equity investments	(2.9)	-
Property, equipment and investment property purchases	(152.4)	(156.6)
Intangible purchases	(22.3)	(13.0)
Proceeds on disposal of assets	105.6	2.7
Leases and other receivables, net	(6.6)	(12.0)
Other assets and other long-term liabilities	(4.5)	(4.6)
Business acquisitions (Note 14)	(4.0)	(12.4)
Payments received for finance subleases	22.3	20.9
Interest received	0.3	1.0
Cash flows used in investing activities	<u>(64.5)</u>	<u>(174.0)</u>
<b>Financing</b>		
Issuance of long-term debt	34.4	20.8
Repayments of long-term debt	(48.5)	(533.8)
(Repayments) advances on credit facilities, net	(40.3)	202.0
Interest paid	(11.0)	(24.6)
Payments of lease liabilities (principal portion)	(132.4)	(128.8)
Payments of lease liabilities (interest portion)	(58.2)	(56.0)
Repurchase of common shares (Note 7)	(100.0)	(72.6)
Dividends paid, common shares	(45.8)	(43.1)
Non-controlling interest	(11.8)	(17.4)
Cash flows used in financing activities	<u>(413.6)</u>	<u>(653.5)</u>
Increase (decrease) in cash and cash equivalents	110.1	(440.8)
Cash and cash equivalents, beginning of period	<u>221.3</u>	<u>812.3</u>
Cash and cash equivalents, end of period	<u>\$ 331.4</u>	<u>\$ 371.5</u>

See accompanying notes to the unaudited interim condensed consolidated financial statements.

**Empire Company Limited**  
**Notes to the Unaudited Interim Condensed Consolidated Financial Statements**  
**August 5, 2023**  
**(in millions of Canadian dollars, except share and per share amounts)**

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**1. Reporting entity**

Empire Company Limited (“Empire” or the “Company”) is a Canadian company whose key businesses are food retailing and related real estate. The Company is incorporated in Canada and the address of its registered office of business is 115 King Street, Stellarton, Nova Scotia, B0K 1S0, Canada. The unaudited interim condensed consolidated financial statements for the period ended August 5, 2023 include the accounts of Empire, all subsidiary companies, including 100% owned Sobeys Inc. (“Sobeys”), and certain enterprises considered structured entities where control is achieved on a basis other than through ownership of a majority of voting rights. Investments in which the Company has significant influence and its joint ventures are accounted for using the equity method. As at August 5, 2023, the Company’s business operations were conducted through its two reportable segments: Food retailing and Investments and other operations, as further described in Note 12, Segmented information. The Company’s Food retailing business is affected by seasonality and the timing of holidays. The Company’s fiscal year ends on the first Saturday in May.

**2. Basis of preparation**

**Statement of compliance**

The unaudited interim condensed consolidated financial statements have been prepared in accordance with International Accounting Standard (“IAS”) 34, “Interim Financial Reporting”, as issued by the International Accounting Standards Board (“IASB”). Accordingly, certain information and note disclosures normally included in the annual consolidated financial statements have been omitted or condensed. The unaudited interim condensed consolidated financial statements should be read in conjunction with the Company’s annual consolidated financial statements for the year ended May 6, 2023, which have been prepared in accordance with International Financial Reporting Standards (“IFRS”).

The unaudited interim condensed consolidated financial statements were authorized for issue by the Board of Directors on September 13, 2023.

**Basis of measurement**

The unaudited interim condensed consolidated financial statements are prepared on the historical cost basis, except the following assets and liabilities which are stated at their fair value: certain financial instruments (including derivatives) at fair value through profit and loss and cash settled stock-based compensation plans. Put option liabilities are carried at fair value through equity. Assets held for sale are stated at the lower of their carrying amount and fair value less costs to sell.

**Use of estimates, judgments and assumptions**

The preparation of the unaudited interim condensed consolidated financial statements requires management to make estimates, judgments and assumptions that affect the amounts reported on the condensed consolidated financial statements and accompanying notes. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

Estimates, judgments and assumptions that could have a significant impact on the amounts recognized in the unaudited interim condensed consolidated financial statements are summarized in the Company’s annual consolidated financial statements for the year ended May 6, 2023 and remain unchanged for the period ended August 5, 2023.

**3. Summary of significant accounting policies**

These unaudited interim condensed consolidated financial statements were prepared using the same accounting policies as disclosed in the Company’s annual consolidated financial statements for the year ended May 6, 2023, with the exception of the following:

**Change to accounting standard adopted during fiscal 2024**

In May 2021, the IASB issued narrow-scope amendments to IAS 12, “Income Taxes”. The amendments require deferred tax assets and liabilities to be recognized for transactions that result in both deductible and taxable temporary differences of the same amount at initial recognition. These amendments became effective for annual reporting periods beginning on or after January 1, 2023, with early adoption permitted. There was no impact on the Company’s financial statements.



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**Standards, amendments and interpretations issued but not yet adopted**

In October 2022, the IASB issued Non-current Liabilities with Covenants (Amendments to IAS 1, "Presentation of Financial Statements") to clarify that covenants to be complied with after the reporting date for an entity's right to defer settlement of a liability does not affect the classification of the liability as current or non-current at the reporting date. These narrow-scope amendments aim to improve information an entity provides with regards to the covenants through additional disclosures. These amendments are effective for annual reporting periods beginning on or after January 1, 2024, with early adoption permitted. The Company is assessing the potential impact of these narrow-scope amendments.

In September 2022, the IASB issued narrow-scope amendments to IFRS 16, "Leases". These amendments clarify how a seller-lessee subsequently measures the lease liability that arises from a sale and leaseback transaction, the seller-lessee determines "lease payments" and "revised lease payments" in a way that does not result in the seller-lessee recognizing any amount of the gain or loss that relates to the right of use it retains. These amendments only apply to sale and leaseback transactions for which the lease payments include variable lease payments that do not depend on an index or a rate. The amendment is effective for annual reporting periods beginning on or after January 1, 2024 with early adoption permitted. The Company expects no impact from these amendments.

In January 2020, the IASB issued Classification of Liabilities as Current or Non-Current (Amendments to IAS 1, "Presentation of Financial Statements"). The narrow-scope amendment affects only the presentation of liabilities in the statement of financial position and not the amount or timing of recognition. Specifically, it clarifies:

- classification is unaffected by expectations about whether an entity will exercise its right to defer settlement of a liability; and
- that "settlement" refers to the transfer to the counterparty of cash, equity instruments, other assets or services.

These amendments are effective for annual periods beginning on or after January 1, 2024, with early adoption permitted. The Company is assessing the potential impact of this narrow-scope amendment.

**4. Inventories**

The cost of inventories recognized as an expense during the period ended August 5, 2023 was \$6,001.0 (August 6, 2022 - \$5,959.7). The Company recorded an expense during the period ended August 5, 2023 of \$2.3 (August 6, 2022 - \$2.0) for the write-down of inventories below cost to net realizable value for inventories on hand.

**5. Investments, at equity**

	August 5 2023	August 6 2022
<b>Investment in associates and joint ventures</b>		
Crombie Real Estate Investment Trust ("Crombie REIT")	\$ 624.1	\$ 601.6
Canadian real estate partnerships	64.4	59.1
United States ("U.S.") real estate partnerships	0.6	0.3
Joint ventures	7.1	2.8
<b>Total</b>	<b>\$ 696.2</b>	<b>\$ 663.8</b>

The fair value of the investment in Crombie REIT, which is based on a published price quoted on the Toronto Stock Exchange ("TSX"), is as follows:

	August 5 2023	August 6 2022
Crombie REIT	\$ 1,024.8	\$ 1,221.3

The Canadian and U.S. real estate partnerships and joint ventures are not listed on a public stock exchange and hence published price quotes are not available.

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**6. Long-term debt**

The following table reconciles the changes in cash flows from financing activities for long-term debt:

	<b>13 Weeks Ended</b>	
	<b>August 5 2023</b>	<b>August 6 2022</b>
Opening balance	\$ 1,012.3	\$ 1,176.7
Issuance of debt	34.4	20.8
Repayments of long-term debt	(48.5)	(533.8)
(Repayments) advances on credit facilities, net	(40.3)	202.0
Total cash flow used in long-term debt financing activities	(54.4)	(311.0)
Deferred financing costs	0.1	0.8
Closing balance	<b>\$ 958.0</b>	<b>\$ 866.5</b>
Current	<b>\$ 76.2</b>	<b>\$ 283.0</b>
Non-current	<b>881.8</b>	<b>583.5</b>
Total	<b>\$ 958.0</b>	<b>\$ 866.5</b>

Through the acquisition of Longo's on May 10, 2021, Sobeys acquired their existing \$75.0 demand operating line of credit. On July 20, 2023, Longo's amended this line of credit agreement from \$75.0 to \$100.0. As of August 5, 2023, the outstanding amount of this facility was \$44.2 (August 6, 2022 - \$19.7). Interest payable on this facility fluctuates with changes in the Canadian prime rate.

Pursuant to an agreement dated November 3, 2022, the Company amended and restated its senior, unsecured revolving term credit agreement, extending the maturity date to November 4, 2027. The principal amount available was reduced from \$250.0 to \$150.0. As of August 5, 2023, the outstanding amount of this facility was \$66.3 (August 6, 2022 - \$44.8). Interest payable on this facility fluctuates with changes in the Canadian prime rate or bankers' acceptance rates.

Pursuant to an agreement dated November 3, 2022, Sobeys amended and restated its senior, unsecured revolving term credit agreement in the amount of \$650.0, extending the maturity date to November 4, 2027. As of August 5, 2023, the outstanding amount of this facility was \$249.4 (August 6, 2022 - \$200.0) and the Company has issued \$70.7 (August 6, 2022 - \$71.7) in letters of credit against the facility. Interest payable on this facility fluctuates with changes in the Canadian prime rate or bankers' acceptance rates.

**7. Capital stock**

On June 21, 2022, the Company renewed its normal course issuer bid ("NCIB") by filing a notice of intention with the TSX to purchase for cancellation up to 10,500,000 Non-Voting Class A shares representing 7.0% of the public float of 150,258,764 Non-Voting Class A shares outstanding. As of July 1, 2023, under this filing, the Company purchased 10,500,000 Non-Voting Class A shares at a weighted average price of \$36.18 (July 1, 2022 - \$39.11) for a total consideration of \$379.9 (July 1, 2022 - \$221.3).

On June 21, 2023, the Company renewed its NCIB by filing a notice of intention with the TSX to purchase for cancellation up to 12,600,000 Non-voting Class A shares representing 9.0% of the public float of 139,497,542 Non-voting Class A shares outstanding as of June 19, 2023. The purchases will be made through the facilities of the TSX and/or any alternative Canadian trading systems to the extent they are eligible. The price the Company will pay for any such shares will be the market price at the time of acquisition. Purchases were eligible to commence on July 2, 2023 and terminate not later than July 1, 2024.

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The following table reflects shares purchased under the NCIB:

	<b>13 Weeks Ended</b>	
	<b>August 5 2023</b>	<b>August 6 2022</b>
Number of shares	2,838,828	1,803,247
Weighted average price	\$ 35.23	\$ 40.26
Reduction of share capital	\$ 31.3	\$ 21.4
Premium charged to retained earnings	68.7	51.2
Cash consideration paid	\$ 100.0	\$ 72.6

The Company engages in an automatic share purchase plan with its designated broker allowing the purchases of Non-Voting Class A shares for cancellation under its NCIB program during trading black-out periods.

Subsequent to the period ended August 5, 2023, the Company purchased for cancellation 424,264 Non-Voting Class A shares at a weighted average price of \$35.36 for a total consideration of \$15.0.

The Company's issued and outstanding shares are as follows:

	<b>Number of Shares</b>		<b>Share Capital</b>	
	<b>13 Weeks Ended</b>		<b>13 Weeks Ended</b>	
	<b>August 5 2023</b>	<b>August 6 2022</b>	<b>August 5 2023</b>	<b>August 6 2022</b>
Balance, beginning of period, Non-Voting Class A shares	155,164,908	164,563,680	\$ 1,908.2	\$ 2,019.6
Repurchase of common shares	(2,838,828)	(1,803,247)	(31.3)	(21.4)
Issuance of shares for stock-based compensation	7,582	21,382	0.1	0.2
Balance, end of period, Non-Voting Class A shares	152,333,662	162,781,815	\$ 1,877.0	\$ 1,998.4
Class B common shares, without par value	98,138,079	98,138,079	\$ 7.3	\$ 7.3
Shares held in trust	(47,961)	(39,211)	(1.8)	(0.8)
Total capital stock			\$ 1,882.5	\$ 2,004.9

**8. Other income**

	<b>13 Weeks Ended</b>	
	<b>August 5 2023</b>	<b>August 6 2022</b>
Net gain on disposal of net assets	\$ 92.7	\$ 0.5
Lease income from owned property	4.0	3.8
Other (Note 17)	16.5	-
Total	\$ 113.2	\$ 4.3

During the period ended August 5, 2023, Empire completed the sale of its 56 retail fuel sites in Western Canada between a wholly owned subsidiary of Sobeys and Canadian Mobility Services Limited, a wholly owned subsidiary of Shell Canada. Total proceeds from this transaction was \$100.0, resulting in a pre-tax gain of \$90.8.

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**9. Finance costs, net**

	13 Weeks Ended	
	August 5 2023	August 6 2022
<b>Finance income</b>		
Interest income on lease receivables	\$ 5.5	\$ 5.2
Fair value gains on forward contracts	0.8	0.2
Interest income from cash and cash equivalents	0.3	1.0
Accretion income on leases and other receivables	0.1	0.1
<b>Total finance income</b>	<b>6.7</b>	<b>6.5</b>
<b>Finance costs</b>		
Interest expense on lease liabilities	58.2	56.0
Interest expense on other financial liabilities at amortized cost	15.4	12.4
Pension finance costs, net	1.9	1.7
Accretion expense on provisions	0.2	0.4
<b>Total finance costs</b>	<b>75.7</b>	<b>70.5</b>
<b>Finance costs, net</b>	<b>\$ 69.0</b>	<b>\$ 64.0</b>

**10. Earnings per share**

Basic earnings per share and diluted earnings per share were calculated using the following number of shares:

	13 Weeks Ended	
	August 5 2023	August 6 2022
Weighted average number of shares - basic	251,732,478	262,183,965
Shares deemed to be issued for no consideration in respect of stock-based payments	479,131	792,498
<b>Weighted average number of shares - diluted</b>	<b>252,211,609</b>	<b>262,976,463</b>

**Earnings per share**

Earnings attributable to Owners of the Company	\$ 261.0	\$ 187.5
Basic weighted average number of shares outstanding (in millions)	251.7	262.2
<b>Basic earnings per share</b>	<b>\$ 1.04</b>	<b>\$ 0.72</b>
Diluted weighted average number of shares outstanding (in millions)	252.2	263.0
<b>Diluted earnings per share</b>	<b>\$ 1.03</b>	<b>\$ 0.71</b>

**11. Income taxes recognized in other comprehensive income (loss)**

Income tax (benefit) expense recognized in other comprehensive income (loss) is as follows:

	13 Weeks Ended	
	August 5 2023	August 6 2022
Unrealized losses on derivatives designated as cash flow hedges	\$ (0.1)	\$ (0.3)
Share of other comprehensive income of investments, at equity	0.2	0.6
Actuarial gains (losses) on defined benefit plans	2.7	(3.0)
<b>Total</b>	<b>\$ 2.8</b>	<b>\$ (2.7)</b>

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**12. Segmented information**

The Company's reportable segments are Food retailing and Investments and other operations. The Food retailing segment is comprised of three operating segments: Sobeys National, Farm Boy and Longo's. These operating segments have been aggregated into one reportable segment, Food retailing, as they all share similar economic characteristics such as product offerings, customer base and distribution methods. The Investments and other operations segment principally consists of investments in Crombie REIT, real estate partnerships and various other corporate operations.

Segment results and assets include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

All inter-segment transfers are carried out at arm's length prices. The measurement policies the Company uses for segment reporting under IFRS 8, "Operating Segments", are the same as those used on its consolidated financial statements.

No asymmetrical allocations of income, expense or assets have been applied between segments.

All sales are generated by the Food retailing segment. Management assesses performance based on operating income generated by each of the Company's business segments which is summarized as follows:

	<b>13 Weeks Ended</b>	
	<b>August 5 2023</b>	<b>August 6 2022</b>
<b>Segmented operating income</b>		
Food retailing	\$ 449.1	\$ 330.9
Investments and other operations		
Crombie REIT	8.9	12.7
Real estate partnerships	1.1	1.1
Other operations, net of corporate expenses	(2.6)	(0.6)
	7.4	13.2
<b>Total</b>	<b>\$ 456.5</b>	<b>\$ 344.1</b>

Segment operating income can be reconciled to the Company's earnings before income taxes as follows:

	<b>13 Weeks Ended</b>	
	<b>August 5 2023</b>	<b>August 6 2022</b>
Total operating income	\$ 456.5	\$ 344.1
Finance costs, net	69.0	64.0
Earnings before income taxes	\$ 387.5	\$ 280.1

	<b>August 5 2023</b>	<b>August 6 2022</b>
<b>Total assets by segment</b>		
Food retailing	\$ 15,719.6	\$ 15,552.5
Investments and other operations	792.3	749.5
<b>Total</b>	<b>\$ 16,511.9</b>	<b>\$ 16,302.0</b>

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**13. Supplementary cash flow information**

Net change in non-cash working capital includes the following:

	13 Weeks Ended	
	August 5 2023	August 6 2022
Accounts receivable	\$ 5.3	\$ (50.7)
Inventories	(32.0)	(13.2)
Prepaid expenses	(35.2)	(35.7)
Accounts payable and accrued liabilities	100.7	11.9
Other	(13.4)	11.7
<b>Net change in non-cash working capital</b>	<b>\$ 25.4</b>	<b>\$ (76.0)</b>

**14. Business acquisitions**

During the period ended August 5, 2023, the Company completed the acquisitions of certain franchise and non-franchise stores. The results of these acquisitions have been included in the financial results of the Company since their acquisition dates and were accounted for through the use of the acquisition method.

The following table represents the amount of identifiable assets and liabilities resulting from these acquisitions for the periods ended:

	August 5 2023	August 6 2022
Receivables	\$ -	\$ 0.2
Inventories	2.8	3.1
Property, equipment and investment property	0.6	4.2
Right-of-use assets	-	6.4
Goodwill	0.6	8.0
Accounts payable and accrued liabilities	-	(3.0)
Income taxes payable	-	(0.1)
Lease liabilities	-	(6.4)
<b>Total consideration</b>	<b>\$ 4.0</b>	<b>\$ 12.4</b>

From the date of acquisition, the businesses acquired contributed sales of \$2.3 (August 6, 2022 - \$8.2) and net (loss) earnings of \$(0.1) (August 6, 2022 - \$0.7) which are included in the unaudited interim condensed consolidated financial statements.

Goodwill recorded on the acquisitions of franchise and non-franchise stores and other businesses relates to the acquired work force and customer base of the existing store location, along with the synergies expected from combining efforts of the acquired stores with existing stores. The estimated fair value of identifiable net assets and goodwill acquired have been determined provisionally and are subject to adjustment pending the finalization of the valuations and related accounting.

During the period ended August 6, 2022, the Company finalized the purchase price allocation for Longo's, a long-standing, family-built network of specialty grocery stores in the Greater Toronto Area, and its Grocery Gateway e-commerce business, acquired on May 10, 2021. No adjustments were made to the provisional amounts recognized in the annual audited consolidated financial statements for the fiscal year ended May 7, 2022.

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**15. Financial instruments**

The carrying amount of the Company's financial instruments approximates their fair values with the following exception:

<b>Long-term debt</b>	<b>August 5 2023</b>	<b>May 6 2023</b>	<b>August 6 2022</b>
Total carrying amount	\$ 958.0	\$ 1,012.3	\$ 866.5
Total fair value	\$ 989.0	\$ 1,061.9	\$ 912.5

The fair value of the non-controlling interest put liabilities associated with the acquisitions of Farm Boy and other acquisitions is equivalent to the present value of the non-controlling interest buyout price which is based on the estimated future earnings of these entities at a predetermined date. The fair value of the non-controlling interest put liability associated with the acquisition of Longo's was determined through a statistical simulation, which is based on the estimated future earnings of Longo's at a predetermined date. The fair value of these options is classified as Level 3 within the three-level hierarchy of IFRS 13. There are many inputs used to calculate the fair value, the most sensitive of which is EBITDA.

**16. Stock-based compensation**

**Performance share unit plan**

The Company awards performance share units ("PSUs") to certain employees. The number of PSUs that vest under an award, for the most part, is dependent on service over time and the achievement of specific performance measures. Upon vesting, each employee is entitled to receive Non-Voting Class A shares equal to the number of their vested PSUs. During the period ended August 5, 2023, the Company granted 349,498 (August 6, 2022 - 315,057) PSUs. The weighted average fair value of \$34.05 (August 6, 2022 - \$40.41) per PSU issued during the period ended August 5, 2023 was determined using the Black-Scholes model with the following weighted average assumptions:

Share price	\$35.80
Expected life	2.66 years
Risk-free interest rate	4.41%
Expected volatility	20.80%
Dividend yield	1.88%

At August 5, 2023, there were 973,017 (August 6, 2022 - 1,016,252) PSUs outstanding. The compensation (recovery) expense for the period ended August 5, 2023 related to PSUs was \$(0.6) (August 6, 2022 - \$1.3).

**Stock option plan**

During the period ended August 5, 2023, the Company granted 416,449 (August 6, 2022 - 452,961) options under the stock option plan for employees of the Company whereby options are granted to purchase Non-Voting Class A shares. The weighted average fair value of \$8.58 (August 6, 2022 - \$10.04) per option issued during the period ended August 5, 2023 was determined using the Black-Scholes model with the following weighted average assumptions:

Share price	\$34.50
Expected life	4.78 years
Risk-free interest rate	3.86%
Expected volatility	27.29%
Dividend yield	1.88%

The compensation expense for the period ended August 5, 2023 related to the issuance of options was \$1.7 (August 6, 2022 - \$1.8).

**Deferred stock unit plans**

Deferred stock units ("DSUs") issued to employees, under the Executive DSU Plan, vest dependent on time and the achievement of specific performance measures. During the period ended August 5, 2023, the Company granted 118,486 (August 6, 2022 - 126,160) DSUs. At August 5, 2023, there were 1,917,799 (August 6, 2022 - 1,920,609) DSUs outstanding and the total carrying amount of the liability was \$61.8 (August 6, 2022 - \$66.4). The compensation recovery for the period ended August 5, 2023 related to DSUs was \$(1.6) (August 6, 2022 - \$(4.4)).

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Members of the Board of Directors may elect to receive all or any portion of their fees in DSUs in lieu of cash. The number of DSUs received is determined by the market value of the Company's Non-Voting Class A shares on each directors' or employees' fee payment date. During the period ended August 5, 2023, the Company granted 14,928 (August 6, 2022 - 13,260) DSUs. At August 5, 2023, there were 501,700 (August 6, 2022 - 436,004) DSUs outstanding and the total carrying amount of the liability was \$17.6 (August 6, 2022 - \$16.7). During the period ended August 5, 2023, the compensation expense (recovery) recorded was \$0.5 (August 6, 2022 - \$(1.0)).

Under both DSU plans, vested DSUs cannot be redeemed until the employee has left the Company or the holder is no longer a director of the Company. The redemption value of a DSU equals the market value of an Empire Non-Voting Class A share at the time of redemption. On an ongoing basis, the Company values the DSU obligation at the current market value of a corresponding number of Non-Voting Class A shares and records any increase or decrease in the DSU obligation as selling and administrative expenses.

#### **17. Related party transactions**

The Company enters into related party transactions with Crombie REIT and key management personnel, including ongoing leases and property management agreements. As at August 5, 2023, the Company holds a 41.5% (August 6, 2022 - 41.5%) ownership interest in Crombie REIT and accounts for its investment using the equity method.

Crombie REIT has instituted a distribution reinvestment plan ("DRIP") whereby Canadian resident REIT unitholders may elect to automatically have their distributions reinvested in additional REIT units. The Company has enrolled in the DRIP to maintain its economic and voting interest in Crombie REIT.

During the period ended August 5, 2023, Sobeys entered into an agreement with Crombie REIT to reassign certain subleases with third parties directly to Crombie REIT in exchange for a fee. This transaction resulted in pre-tax income of \$16.4 and has been recognized in other income in the unaudited interim condensed consolidated statement of earnings.

#### **18. Employee future benefits**

During the period ended August 5, 2023, the net employee future benefits expense reported in net earnings was \$12.3 (August 6, 2022 - \$12.1). Actuarial gains (losses) before taxes on defined benefit pension plans for the period ended August 5, 2023 were \$10.4 (August 6, 2022 - \$(11.5)). These gains (losses) have been recognized in other comprehensive income (loss), net.



**Empire Company Limited**

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**Affiliated Company Web Address**

www.sobeyscorporate.com

**Investor Relations and Inquiries**

Shareholders, analysts and investors should direct their financial inquiries or requests to:

E-mail: investor.relations@empireco.ca

Communication regarding investor records including changes of address or ownership, lost certificates or tax forms, should be directed to the Company's transfer agent and registrar, TSX Trust Company.

**Transfer Agent**

TSX Trust Company  
Investor Correspondence  
P.O. Box 700, Station B  
Montreal, Québec  
H3B 3K3  
Telephone: 1-800-387-0825  
E-mail: shareholderinquiries@tmx.com

**Multiple Mailings**

If you have more than one account, you may receive a separate mailing for each. If this occurs, please contact TSX Trust Company at 1-800-387-0825 to eliminate the multiple mailings.

**Dividend Record and Payment Dates for Fiscal 2024**

<b>Record Date</b>	<b>Payment Date</b>
July 14, 2023	July 31, 2023
October 13, 2023	October 31, 2023
January 15, 2024*	January 31, 2024*
April 15, 2024*	April 30, 2024*

\*Subject to approval by the Board of Directors.

**Outstanding Shares****As at September 12, 2023**

Non-Voting Class A shares	151,912,608
Class B common shares, voting	98,138,079

**Stock Exchange Listing**

The Toronto Stock Exchange

**Stock Symbol**

Non-Voting Class A shares – EMP.A

**Solicitors**

Stewart McKelvey  
Halifax, Nova Scotia

**Auditor**

PricewaterhouseCoopers, LLP  
Halifax, Nova Scotia

