



2023

PriceSmart, Inc.

Overview Presentation
Issued October 2023

NASDAQ: PSMT



Forward Looking Statements:

This presentation may contain forward-looking statements concerning the Company's anticipated future revenues and earnings, adequacy of future cash flows, omni-channel initiatives, proposed warehouse club openings, the Company's performance relative to competitors, the outcome of tax proceedings and related matters. These forward-looking statements include, but are not limited to, statements containing the words "expect," "believe," "will," "may," "should," "project," "estimate," "anticipated," "scheduled," "intend," and like expressions, and the negative thereof. These statements are subject to risks and uncertainties that could cause actual results to differ materially including, but not limited to: various political, economic and compliance risks associated with our international operations, adverse changes in economic conditions in the Company's markets, natural disasters, volatility in currency exchange rates and illiquidity of certain local currencies in our markets, competition, consumer and small business spending patterns, political instability, increased costs associated with the integration of online commerce with our traditional business, whether the Company can successfully execute strategic initiatives, our reliance on third-party service providers, including those who support transaction and payment processing, data security and other technology services, cybersecurity breaches that could cause disruptions in our systems or jeopardize the security of member or business information, cost increases from product and service providers, interruption of supply chains, novel coronavirus (COVID-19) related factors and challenges, exposure to product liability claims and product recalls, recoverability of moneys owed to PriceSmart from governments, and other important factors discussed in the Risk Factors section of the Company's most recent Annual Report on Form 10-K, and other factors discussed from time to time in other filings with the SEC, which are accessible on the SEC's website at www.sec.gov, including Quarterly Reports on Form 10-Q and Current Reports on Form 8-K. Forward-looking statements speak only as of the date that they are made, and the Company does not undertake to update them, except as required by law.

Non-GAAP Financial Measures:

In addition to relevant GAAP measures, we also provide non-GAAP measures including adjusted net income, adjusted net income per diluted share, adjusted EBITDA and net merchandise sales - constant currency because management believes these metrics are useful to investors and analysts by excluding items that we do not believe are indicative of our core operating performance. These measures are customary for our industry and commonly used by competitors. These non-GAAP financial measures should not be reviewed in isolation or considered as an alternative to any other performance measure derived in accordance with GAAP. In addition, adjusted net income, adjusted net income per diluted share, adjusted EBITDA and net merchandise sales – constant currency may not be comparable to similarly titled measures used by other companies in our industry or across different industries. A reconciliation of these non-GAAP financial measures to the most comparable GAAP financial measures are included in the Appendix to this presentation.

BUSINESS OVERVIEW



OUR ORIGINS



FedMart

Founded in San Diego, California in 1954
Founders: Sol Price and local investors

Founding Principles: Duty to our Customers

- Customers come first
- Sell only quality merchandise
- Keep prices consistently low
- Price all merchandise fairly
- Offer private label for additional value
- Treat all customers the same with courtesy and attentiveness
- Label and package merchandise honestly

By 1971 FedMart had 43 stores with annual sales in excess of \$350 million

PRICE CLUB®

Founded the wholesale club industry in 1976 in San Diego
Founders: Sol Price and Robert Price

Founding Principles: The Six Rights

- **The Right Merchandise:** Basic, Seasonal and Exciting new items.
- **The Right Time:** Merchandise must be “fresh” and in tune with current seasons and trends.
- **The Right Place:** Position merchandise to maximize the sales of each item.
- **The Right Condition:** Sell only 1st quality merchandise.
- **The Right Quantity:** Purchase merchandise in quantities that allow for efficient handling and lower acquisition cost.
- **The Right Price:** Price merchandise as low as possible. Constantly Every Day Low Prices.

Price Club had 96 locations with \$7.6 billion in sales when it merged operations with Costco Wholesale in 1993.

FOUNDED
1954



Price Club and Costco Merger in 1993

- Merger created the second largest membership warehouse chain.
- 195 Warehouses upon merger with revenue of approximately \$16 Billion.

FOUNDED
1993



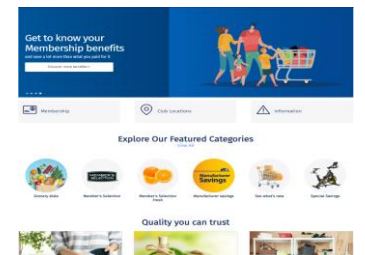
FOUNDED
1996

Founded in San Diego in 1996
Founders: Sol Price and Robert Price

Founding Principles:

- Operating under the guiding principles established by FedMart and Price Club.
- Provides a U.S. Style Membership shopping experience for Members providing U.S., international, regional and locally sourced merchandise primarily in emerging markets.

PriceSmart currently operates warehouse clubs in 12 countries and one U.S. territory and has over 1.8 million members.



OUR HISTORY

1996

First Location
in Panama

1997

PriceSmart
Listed on
NASDAQ:
PSMT

1999

Expansion
into
Caribbean
Market

2008

PriceSmart
\$1 Billion
in annual
revenue

2011

PriceSmart
Enters
Colombia
Market

2012

PriceSmart
\$2 Billion in
annual
revenue

2013

1 Million
PriceSmart
Membership
Accounts &
Launch of
Platinum
Membership

2017

PriceSmart
opens new
Miami
distribution
center

2018

Launch of
Direct Farm
for locally
sourced
produce

2019

Launch of
PriceSmart
Optical and
initiation of
wellbeing
services

2020

- Launch of PriceSmart.com, online catalogue, in club pickup, and delivery in all markets
- Opening of our Costa Rica produce distribution center
- Launch of the mobile app

2021

- Addition of PriceSmart Pharmacy & Audiology to wellbeing services
- ESR Committee established
- Healthcare for all employees

2022

- Opening of 50th club – Portmore, Jamaica
- PriceSmart \$4 Billion in annual revenue

2023

- Opening of 51st club – San Miguel, El Salvador
- Release of FY2022 ESR Report
- Creation of Chief Transformation Officer role
- Achieved a 4.9% penetration rate of total net merchandise sales through omni-channel platforms

2024

- Opening of 52nd club – El Poblado (Medellín), Colombia
- Expected opening of Panama Fulfillment center and two new clubs

Note: The years above are referring to the fiscal year calendar for PriceSmart.

Values



Integrity

Always do the right thing.



Respect

Treat employees, suppliers and Members the way you want to be treated.



Accountability

Deliver on commitments you make to your team and the company.



Passion

Operate great warehouse clubs while putting Members first.



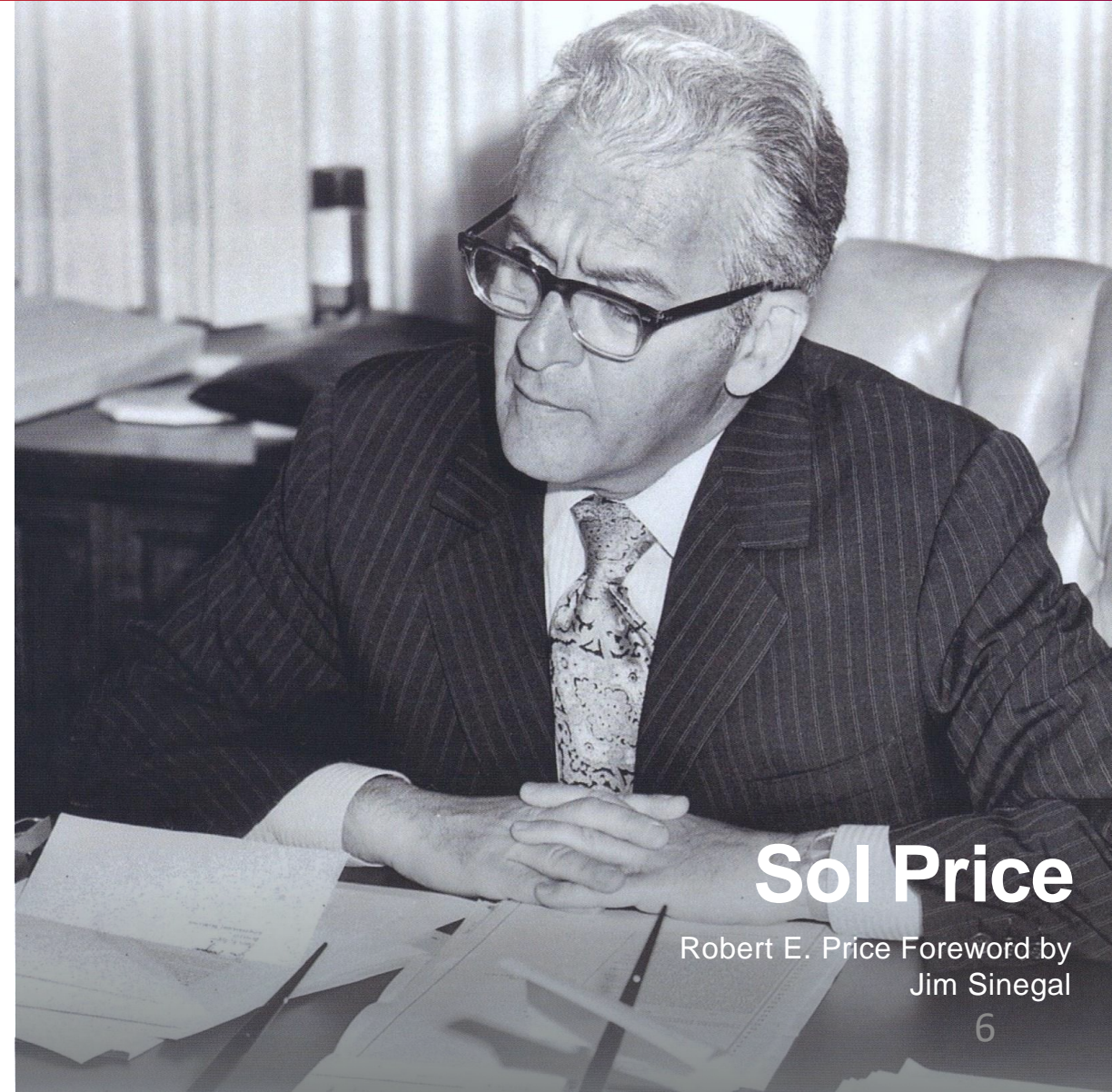
Community

Support and improve the communities we serve.



Continuous Improvement

Try to make things better every day.



Sol Price

Robert E. Price Foreword by
Jim Sinegal

OUR MISSION



PriceSmart exists to improve the lives and businesses of our Members, our employees and our communities through the responsible delivery of the best quality goods and services at the lowest possible prices. Our mission is to serve as a model company, which operates profitably and provides a good return to our investors, by providing Members in emerging and developing markets with exciting, high-quality merchandise sourced from around the world and valuable services at compelling prices in safe U.S. style clubs and through PriceSmart.com. We prioritize the well-being and safety of our Members and employees. We provide good jobs, fair wages and benefits and opportunities for advancement. We strive to treat our suppliers right and empower them when we can, including both our regional suppliers and those from around the world. We conduct ourselves in a socially responsible manner as we endeavor to improve the quality of the lives of our Members and their businesses, while respecting the environment and the laws of all the countries in which we operate. We also believe in facilitating philanthropic contributions to communities in which we do business. We charge Members an annual membership fee that enables us to operate our business with lower margins than traditional retail stores. As we continue to invest in technological capabilities, we are increasing our tools to drive sales and operational efficiencies. We believe we are well positioned to blend the excitement and appeal of our brick-and-mortar business with the convenience and additional benefits of online shopping and services and, meanwhile, enhance Member experience and engagement.

OUR SIX RIGHTS VALUE PROPOSITION



Squeeze Out Inefficiencies

- ✓ Limited SKU Selection
- ✓ Efficient Distribution with Regional and Domestic Distribution Centers
- ✓ Low Margins to Pass Savings onto Members
- ✓ Leverage Volume Buying

Reinvest in Membership Value

- ✓ Commitment to Quality
- ✓ Co-Branded Credit Card and Loyalty Rewards
- ✓ Enhance Services (omnichannel options, optical, pharmacy, audiology, etc.)
- ✓ No Charge Optical Exams

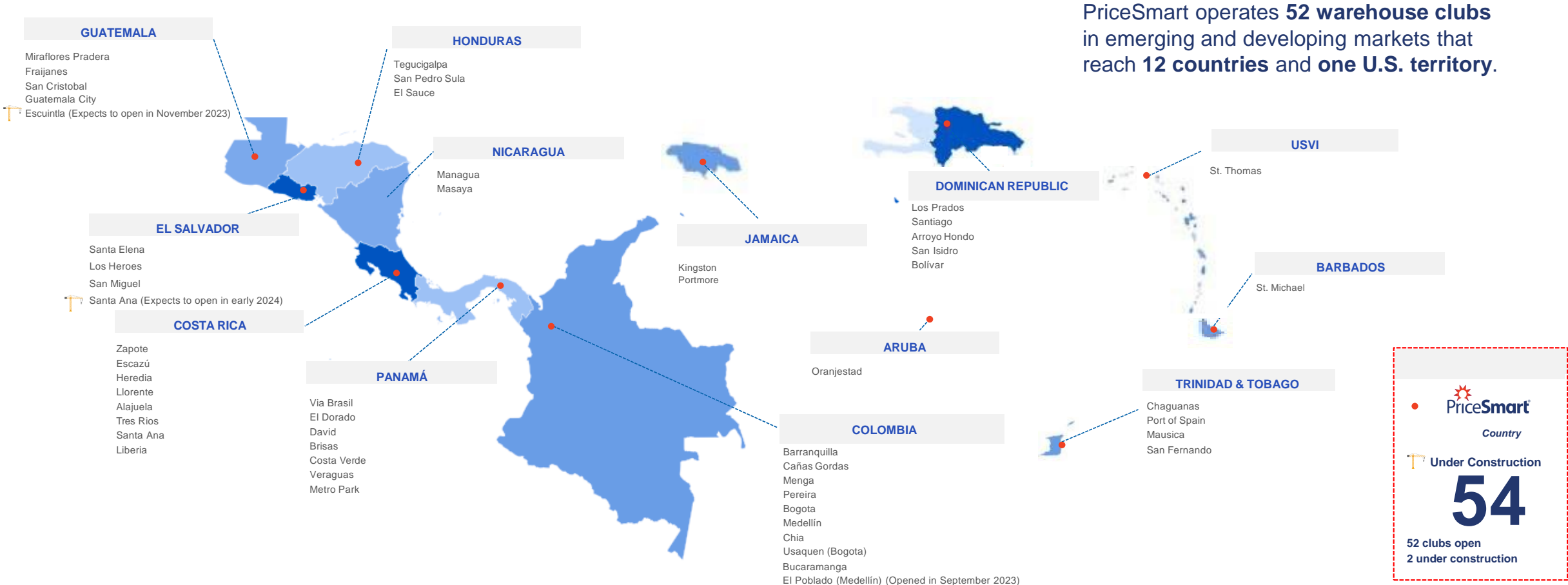
Membership Loyalty

- ✓ 86.9% Renewal Rate⁽¹⁾
- ✓ 1.8 Million Members⁽²⁾

⁽¹⁾ For the trailing twelve-month period ended 08/31/2023

⁽²⁾ As of 08/31/2023

OUR CLUB LOCATIONS



\$4.4 Billion

TTM Revenue⁽¹⁾

1.8 Million

Memberships⁽²⁾

Over 2.5 Million sqf

Sales Floor⁽²⁾

86.9% Membership

Renewal Rate⁽¹⁾

⁽¹⁾ For the trailing twelve-month period ended 08/31/2023
⁽²⁾ As of 8/31/2023

PriceSmart

Country

Under Construction

54

52 clubs open

2 under construction

OUR DISTRIBUTION NETWORK



During the fiscal year 2023:

- 78.8% of net merchandise sales were in currencies other than the U.S. dollar.
- Out of those sales, 48.4% consisted of imported merchandise that we purchased in U.S. dollars.



OUR GROWTH PLAN



- **Invest in Remodeling Current PriceSmart Clubs, Adding New PriceSmart Locations and Opening More Distribution Centers.**
- **Increase Membership Value for both Retail and Business Members, which drives Membership Income and Merchandise Sales.**
- **Increase Sales via PriceSmart.com and Enhanced Online, Digital and Technological Capabilities.**

RECENT CLUB OPENINGS



December 2020
Usaquén
8th Club in Colombia



October 2021
Guatemala City
5th Club Guatemala



November 2021
Floridablanca
9th Club Colombia



April 2022
Portmore
2nd Club Jamaica



May 2023
San Miguel
3rd Club El Salvador



September 2023
El Poblado (Medellín)
10th Club Colombia

REAL ESTATE GROWTH (Expected Openings)



ENHANCED MEMBERSHIP VALUE



26.3% Private Label Penetration
of Total Net Merchandise Sales*



Continued growing of
Member Wellness Offerings:
Pharmacy, Optical and Audiology.

Our popular Member's Selection
Product Line-up keeps expanding!



Continued focus on Philanthropy
and Environmental/Sustainability

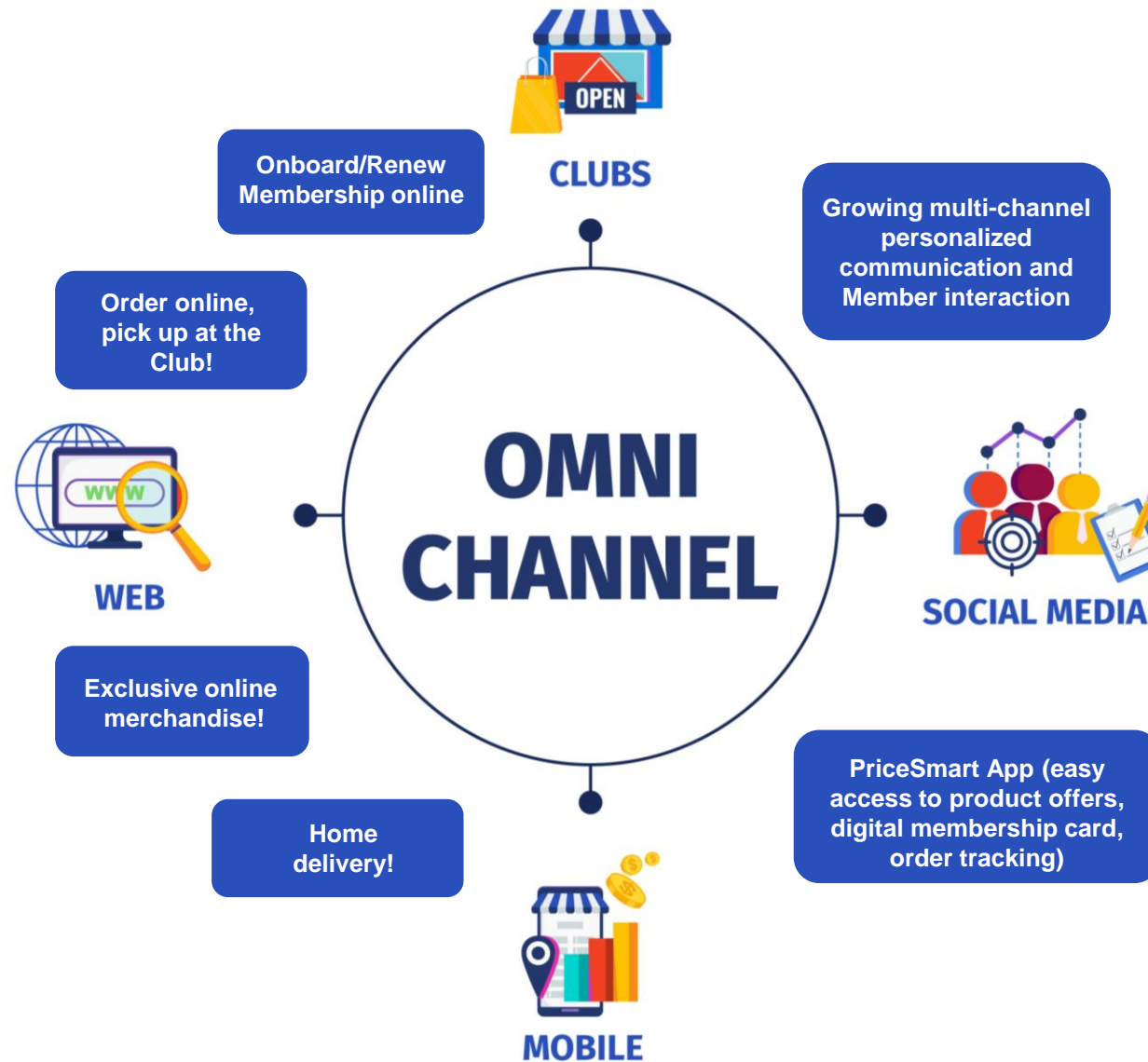


**Helping
communities
thrive. Together.**

We partner with the PriceSmart foundation to seek to support and strengthen our communities by investing in youth development, economic opportunity, and community and environmental resilience.

* For the trailing twelve-month period ended 08/31/2023

OMNI-CHANNEL PLATFORM



Our Environmental Initiatives

Sustainable facilities focused on reducing and minimizing PriceSmart's environmental impact

- ✓ Solar Panels
- ✓ Lighting Systems
- ✓ Hot Water Reclamation Systems
- ✓ Waste Management
- ✓ Sustainable Fisheries
- ✓ Food Bank Partnerships
- ✓ Recycling Centers

Our Social Impacts

Driving principle and philosophy focusing on our employees

- Employee Healthcare
- PriceSmart Foundation and other Philanthropic Partnerships
- Diversified Employee Base
- Developing the Next Generation of Female Business Leaders
- Community Contributions and more...



Check out our [FY2022 ESR Report](#) and the [PriceSmart Foundation](#) website for more details!

WORKPLACE RANKINGS

We are ranked:

- [PriceSmart in the Top 100 Global Most Loved Workplaces for 2023 by Newsweek's Magazine](#)
- [2nd Best Workplace in Colombia within the Retail Sector by job portal Computrabajo](#)





FINANCIALS



Q4 FY23 FINANCIAL HIGHLIGHTS



\$15.4 Million**

Net Income attributable to
PriceSmart, Inc.

\$20.4 Million**

Adjusted Net Income
attributable to
PriceSmart, Inc. *

\$57.2 Million**

Adjusted EBITDA*

10.0%

Net Merchandise Sales
Growth

\$1.09 Billion

Net Merchandise Sales

\$32.1 Million**

Operating Income

10.6%

Membership Income
Growth

\$17.2 Million

Membership Income

6.4%

Net Merchandise
Sales – Constant
Currency Growth*

4.9%

Omni-Channel Sales
Penetration
of
Total Net Merchandise Sales

\$0.49**

Earnings per diluted
Share

\$0.65**

Adjusted Earnings per
diluted Share *

9.5%

Total Revenue
Growth

\$1.12 Billion

Total Revenue

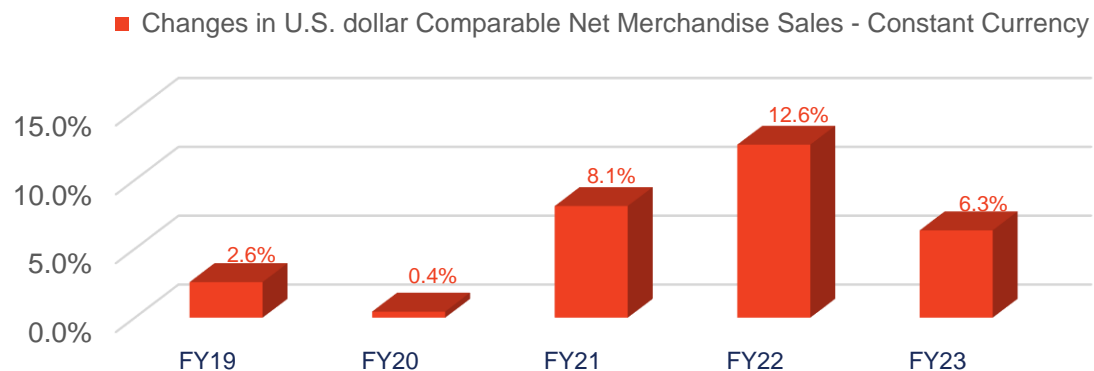
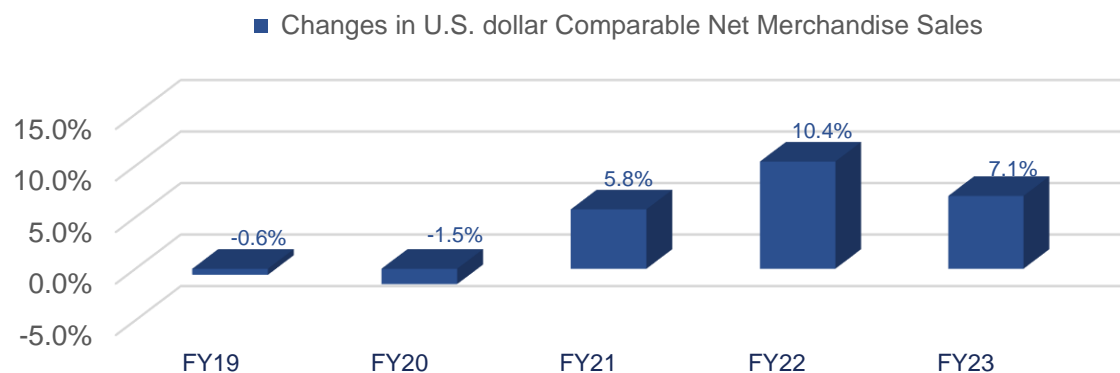
As of and for the three months ended 08/31/2023

* Refer to the Appendix for a reconciliation of non-GAAP measures

** Net of a charge of \$9.2 million or \$0.30 per diluted share for costs related to the reserve for a tax settlement.

STRONG SALES

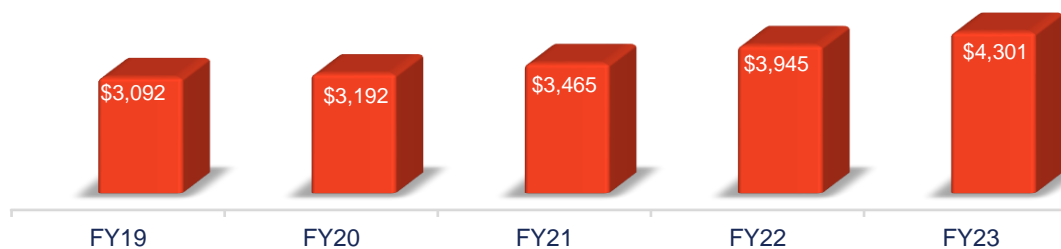
Comparable Club Sales



Net Merchandise Sales

(\$ in Millions)

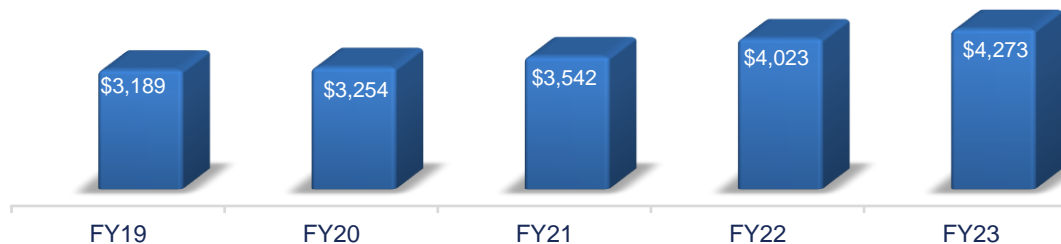
CAGR 8.6%



Net Merchandise Sales - Constant Currency*

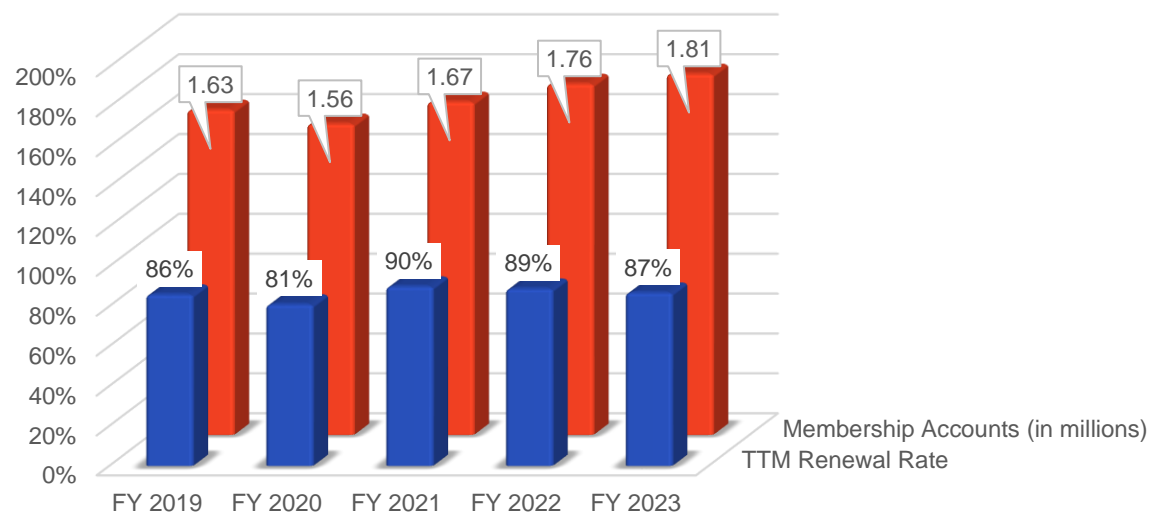
(\$ in Millions)

CAGR 7.6%



* Refer to the Appendix for a reconciliation of non-GAAP measures

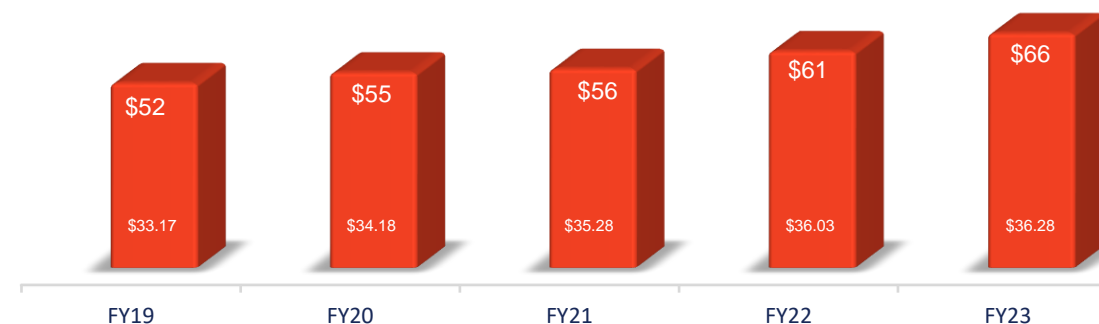
Membership Renewal Rate & Membership Accounts



■ TTM Renewal Rate ■ Membership Accounts (in millions)

TTM = Trailing 12 months

Membership Fee Income (\$ in millions) & Average Fee **CAGR 6.2%**



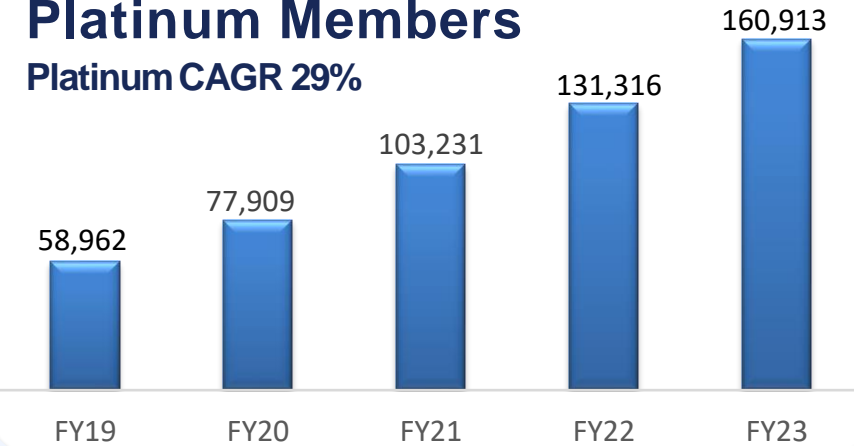
INVESTING IN MEMBERSHIP EXPERIENCE

Learn about the benefits of your Membership
and save much more than what you paid for it.

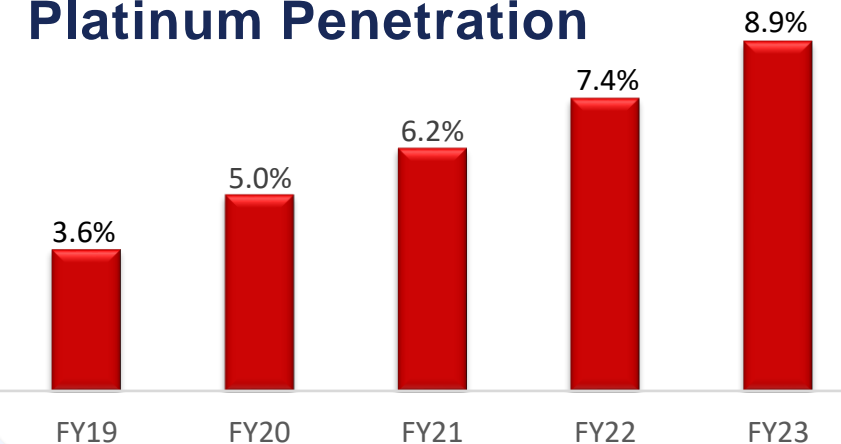


Platinum Members

Platinum CAGR 29%



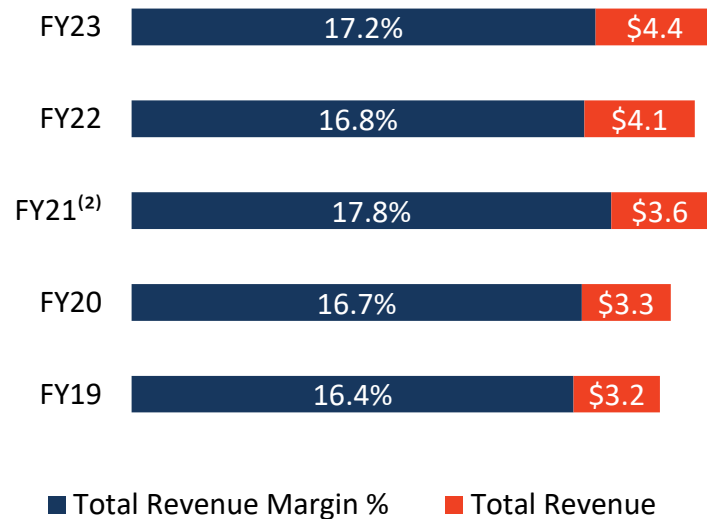
Platinum Penetration



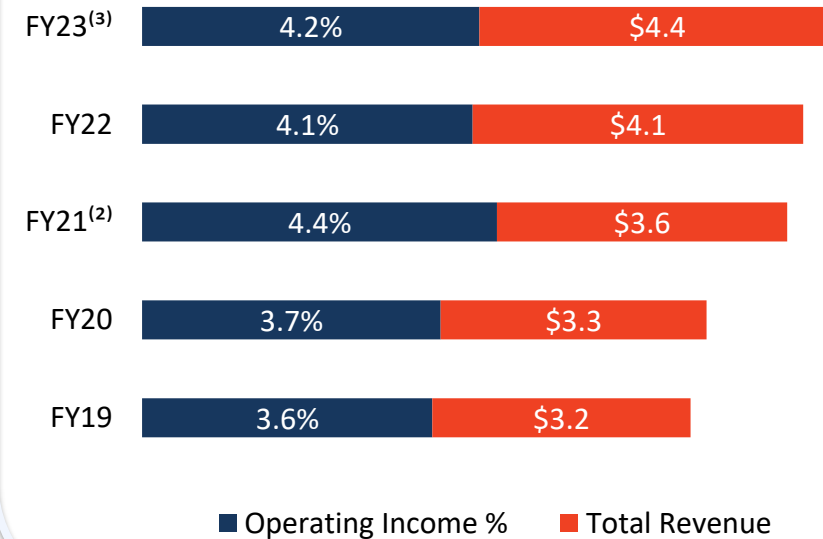
**Our Diamond Members generally pay an annual membership fee of approximately \$35 and our Platinum Members generally pay \$75 per year.*

MARGINS AND OPERATING INCOME

Total Revenue Margin%⁽¹⁾ and Total Revenue (\$ in billions)



Operating Income % and Total Revenue (\$ in billions)



⁽¹⁾ Defined as net merchandise sales, 3rd party export sales, membership income, and other revenue less cost of goods sold divided by total revenue.

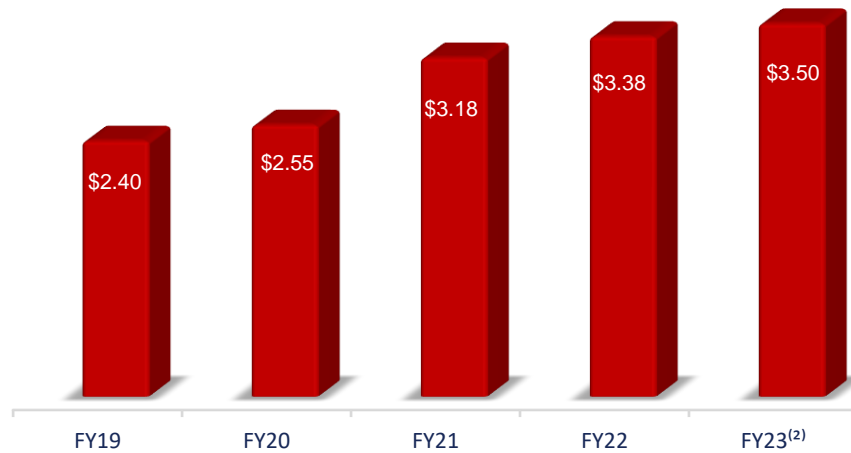
⁽²⁾ Increase primarily the result of pricing actions taken to offset foreign currency exchange costs on imported merchandise into our Trinidad market.

⁽³⁾ Operating income was impacted negatively by \$9.2 million (0.2% of total revenue) for costs related to the reserve for a tax settlement and \$5.7 million (0.1% of total revenue) of asset impairment and closure costs.

EARNINGS PER DILUTED SHARE

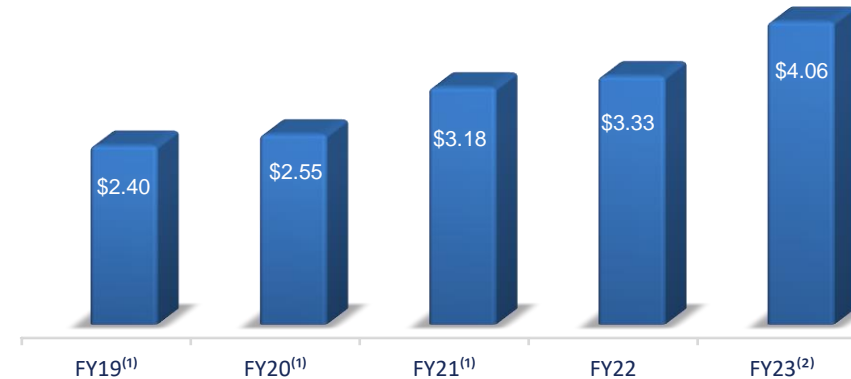
Earnings Per Diluted Share

CAGR 9.9%



Adjusted Earnings Per Diluted Share

CAGR 14.0%



⁽¹⁾ For Adjusted Earnings per Diluted Share FY19 to FY21 did not have any adjustments and are GAAP earnings.

⁽²⁾ FY23 is net of a charge of \$0.30 per diluted share for costs related to the reserve for a tax settlement.

STRONG FINANCIAL METRICS



(Amounts in thousands, except Number of Warehouse Clubs)	Selected Financial Data				
	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Amounts Held by Foreign Subsidiaries	\$ 98,964	\$ 203,598	\$ 160,808	\$ 203,952	\$ 139,050
Amounts Held Domestically	7,272	100,173	54,671	47,421	113,152
Total Cash and Cash Equivalents, including Restricted Cash	106,236	303,771	215,479	251,373	252,202
Cash Flow From Operations	170,332	259,268 ⁽¹⁾	127,166	121,829	257,331
CAPEX	145,667	104,247	106,108	122,342	143,912
Dividends Paid (paid semi-annually)	21,654	21,527	21,988	26,559	28,540
Current Assets	491,896	699,002	697,204	773,579	877,107
Current Liabilities	407,454	568,275	533,552	579,456	634,477
Working Capital	84,442	130,727	163,652	194,123	242,630
Total Assets	1,296,411	1,656,825	1,705,790	1,808,400	2,005,608
Current Debt	25,875	19,437	19,395	33,715	20,193
Long Term Debt	\$ 63,711	\$ 112,610	\$ 110,110	\$ 103,556	\$ 119,487
Number of Warehouse Clubs	43	46	47	50	51

	Liquidity Metrics				
	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023
Current Ratio	1.2	1.2	1.3	1.3	1.4
Debt to Equity⁽²⁾	11%	16%	14%	14%	13%

⁽¹⁾ The large increase in net cash provided by operating activities was primarily due to net working capital improvements, which resulted from a decrease in merchandise inventories and an increase in accounts payable during the twelve-months ended August 31, 2020 compared to the prior year.

⁽²⁾ Defined as: total debt divided by total equity.



GAAP to Non-GAAP Reconciliations



Adjusted Net Income, Adjusted Net Income per Diluted Share, and Adjusted EBITDA

Adjusted Net Income and Adjusted Net Income per Diluted Share	
(Amounts in thousands, except Earnings Per Diluted Share)	Three Months Ended August 31, 2023
Net income attributable to PriceSmart as reported	\$ 15,381
Adjustments:	
Asset impairment and closure costs ⁽¹⁾	5,658
Gain on acquisition of building ⁽²⁾	(948)
Tax impact of adjustments to net income ⁽³⁾	266
Adjusted net income attributable to PriceSmart	\$ 20,357
Net income attributable to PriceSmart per diluted share	\$ 0.49
Asset impairment and closure costs	0.18
Gain on acquisition of building	(0.02)
Adjusted net income per diluted share	\$ 0.65

Adjusted EBITDA	
(Amounts in thousands)	Three Months Ended August 31, 2023
Net income attributable to PriceSmart as reported	\$ 15,381
Adjustments:	
Interest expense	2,710
Provision for income taxes	15,304
Depreciation and amortization	19,434
Interest income	(3,611)
Other expense, net ⁽⁴⁾	2,361
Asset impairment and closure costs ⁽¹⁾	5,658
Adjusted EBITDA	\$ 57,237

(1) Reflects \$5.7 million of impairment charges primarily related to the write down of assets in connection with our decision in the fourth quarter of fiscal year 2023 to seek to sell our Trinidad sustainable packaging plant.

(2) Reflects a \$950,000 gain related to a building we acquired upon the early termination of a lease in which we were the lessor of the land on which the building was constructed by and abandoned by one of our tenants.

(3) Reflects the tax effect of the above-mentioned adjustments.

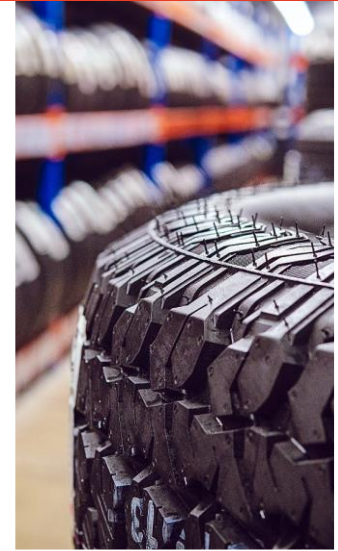
(4) Primarily consists of foreign currency losses or gains due to the revaluation of monetary assets and liabilities (primarily U.S. dollars). This line item includes a gain of \$950,000 associated with the acquisition of a building upon a lease termination in the fourth quarter of fiscal year 2023.

Constant Currency Reconciliations

(Amounts in millions)	Net Merchandise Sales and Net Merchandise Sales - Constant Currency Reconciliation		
	Net Merchandise Sales	Net Merchandise Sales - Constant Currency	Impact of Foreign Currency Exchange
FY 19	\$ 3,092	\$ 3,189	\$ (97)
FY 20	3,192	3,254	(62)
FY 21	3,465	3,542	(77)
FY 22	3,945	4,023	(78)
FY 23	4,301	4,273	28

Three Months Ended August 31, 2023		
Net Merchandise Sales Growth	Net Merchandise Sales - Constant Currency Growth	% Impact of Foreign Currency Exchange
10.0%	6.4%	3.6%

INVESTOR RELATIONS



Investor Relations Contact

Michael McCleary
Executive Vice President
and Chief Financial
Officer

ir@pricesmart.com
858-404-8826

