

We have a varied customer base, an extensive portfolio of 105 stores and a development pipeline of 12 new stores. In addition, our market-leading brand and digital platforms plus our excellent customer service, all help to provide us with income security and resilience, even during challenging times.

Our strong capital structure provides an extra layer of stability as we look forward to future growth.

well positioned for the future

Secure financing structure with a strong balance sheet



Interest cover for the year
10.5 times

Net Debt to Adjusted Net Assets
18%

Annual compound adjusted eps growth of
14% since 2004/05

Dividend pay-out ratio of a minimum of
80%



Harrow, opening Summer 2022

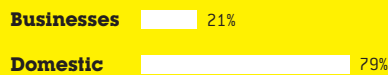


New store development pipeline

- 12 stores in the development pipeline
- Adding 1.0 million sq ft of storage space
- 7 of the 12 new stores have planning
- 10 of the new stores are in London
- Our current estimate of net operating income at stabilisation, at today's prices, for the 12 store pipeline is approximately £30 million
- Additionally, there is available capacity for growth in the current store portfolio of 1.0 million sq ft

Our diverse customer base

% of customer numbers by type



% of storage space occupied by customer type



Average space occupied by customer type



Reasons people used our storage during the year

