

we are **BIG** on we are **SPACE**

Delivering state-of-the-art facilities

We are continuing with our strategy to deliver an unrivalled portfolio of large, purpose-built freehold self storage centres focused on London, the South East and other large urban conurbations. Our customers like our modern, brightly lit stores and the fact they are situated in visible locations, easily accessible from main roads.





“ **Great facilities, clean and safe with easy access and modern security.**

(Big Yellow Uxbridge Customer)

Investing in our pipeline

Big Yellow now has a pipeline comprising 11 development sites with a cost to complete of approximately £186 million.

These store openings are expected to add approximately 0.9 million sq ft of storage space to the portfolio, an increase of 15% from the current maximum lettable area of the Group's portfolio.

Our current estimate of net operating income at stabilisation, at today's prices for the 11 store pipeline is approximately £31.5 million, representing an 8.6% return on cost.

Continuing our strategy to reduce our leasehold exposure we have acquired freehold sites at Farnham Road, Slough and Staples Corner in London for replacement stores. We also acquired the freehold of our Oxford store.

Seven of the 13 total new stores (including the replacement stores) have planning and eight are in London.



Our buildings are
purpose-built

We believe in
bright spaces

Stress-free
large lifts and wide corridors

Storage rooms to suit everyone

from wardrobe to warehouse sized spaces