

**BUILDING
FUTURES
BY...**



Camberwell

Planning consent was granted in April 2018 for our 77,000 sq ft Camberwell store. Construction started in November 2018 with the store opening in Spring 2020. The store will include 7,000 sq ft of flexi-offices.

77,000 sq ft



2020

Battersea

Planning granted for redevelopment of original 34,000 sq ft store and of adjoining retail into a mixed use residential led scheme. Demolition has started on the Big Yellow storage facility with construction to commence in July 2019 with a view to the store re-opening in Summer 2020.

**70,000
to 75,000 sq ft**

OUR INVESTING IN PIPELINE

We are pleased to report the acquisition of seven high quality development sites since March 2018.

Five of the sites were in London: in Uxbridge (West London), Queensbury (North West London), Hayes (West London), Wembley (North West London), and North Kingston (South West London). The remaining two were in Slough (just outside the M25, west of London) and Hove (west of Brighton).

Big Yellow now has a pipeline comprising 12 development sites with a cost to complete of approximately £106 million. These store openings are expected to add approximately 820,000 sq ft of storage space to the portfolio, an increase of 18% 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 this increase in capacity is in excess of £19 million per annum. The total development cost including cost incurred to date is estimated to be approximately £213 million implying an 8.9% net operating income return on cost.

2020

Bracknell

We acquired a site in Bracknell in February 2018. Planning consent was granted in January 2019 for self storage and other trade uses. Construction will commence in August 2019 with a view to the store opening in Summer 2020.

57,000 sq ft

