Big Yellow Group PLC

Results for the Year ended 31 March 2017

THE BIG YELLOW SELF STORAGE COMPANY

Proven Model

Attractive Market Dynamics	• UK self storage penetration in key urban conurbations remains relatively low • Very limited new supply coming onto the market • Resilient through the downturn • Sector growth is positive, with increasing domestic demand
Our Competitive Advantage	• UK industry's most recognised brand • Prominent stores on arterial or main roads, with extensive frontage & high visibility • Largest share of web traffic from mobile and desktop platforms • Strong customer satisfaction and NPS scores reflecting excellent customer service • Largest UK footprint by MLA capacity (Big Yellow and Armadillo combined) • Primarily freehold estate, concentrated in London and South East and other large metropolitan cities • Larger average store capacity – economies of scale, higher operating margins • Secure financing structure with strong balance sheet
Evergreen Income Streams	• 52,500 customers from diverse base – individuals, SMEs and National Accounts • Average length of stay for existing customers of 24 months • 30% of customers in portfolio greater than 2 year length of stay • Low bad debt expense (0.1% of revenue in the year)
Strong Growth Opportunities	• Opportunities to drive further occupancy growth • Yield management as occupancy increases • Densification of living and scarcity of flexible business space drives demand • Growth in National Accounts and business customer base • Increasing the platform financed from internal resources • Growth in our Armadillo joint venture platform
Conversion Into Quality Returns	• Freehold assets for high operating margins and operational advantage • Low technology and obsolescence product, maintenance capex fully expensed • Annual compound adjusted eps growth of 17% since 2004/05 • Annual compound cash flow growth of 16% since 2004/05 • Dividend payout ratio of 80% of adjusted eps

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Key Metrics

	2017	2016	
Like-For-Like Closing Occupancy	**78.1%**	75.3%	2.8 ppts
Average Achieved Net Rent Per Sq Ft	**£26.16**	£25.73	2%
Revenue	**£109.1 million**	£101.4 million	8%
Like-For-Like Revenue	**£107.3 million**	£101.4 million	6%
Free Cash Flow (Post Interest and Pre Working Capital)	**£58.3 million**	£53.3 million	10%
Adjusted Profit Before Tax	**£54.6 million**	£49.0 million	11%
Adjusted EPRA Diluted Earnings Per Share	**34.5 pence**	31.1 pence	11%
Final Dividend Per Share	**14.1 pence**	12.8 pence	10%
Full Year Dividend Per Share	**27.6 pence**	24.9 pence	11%

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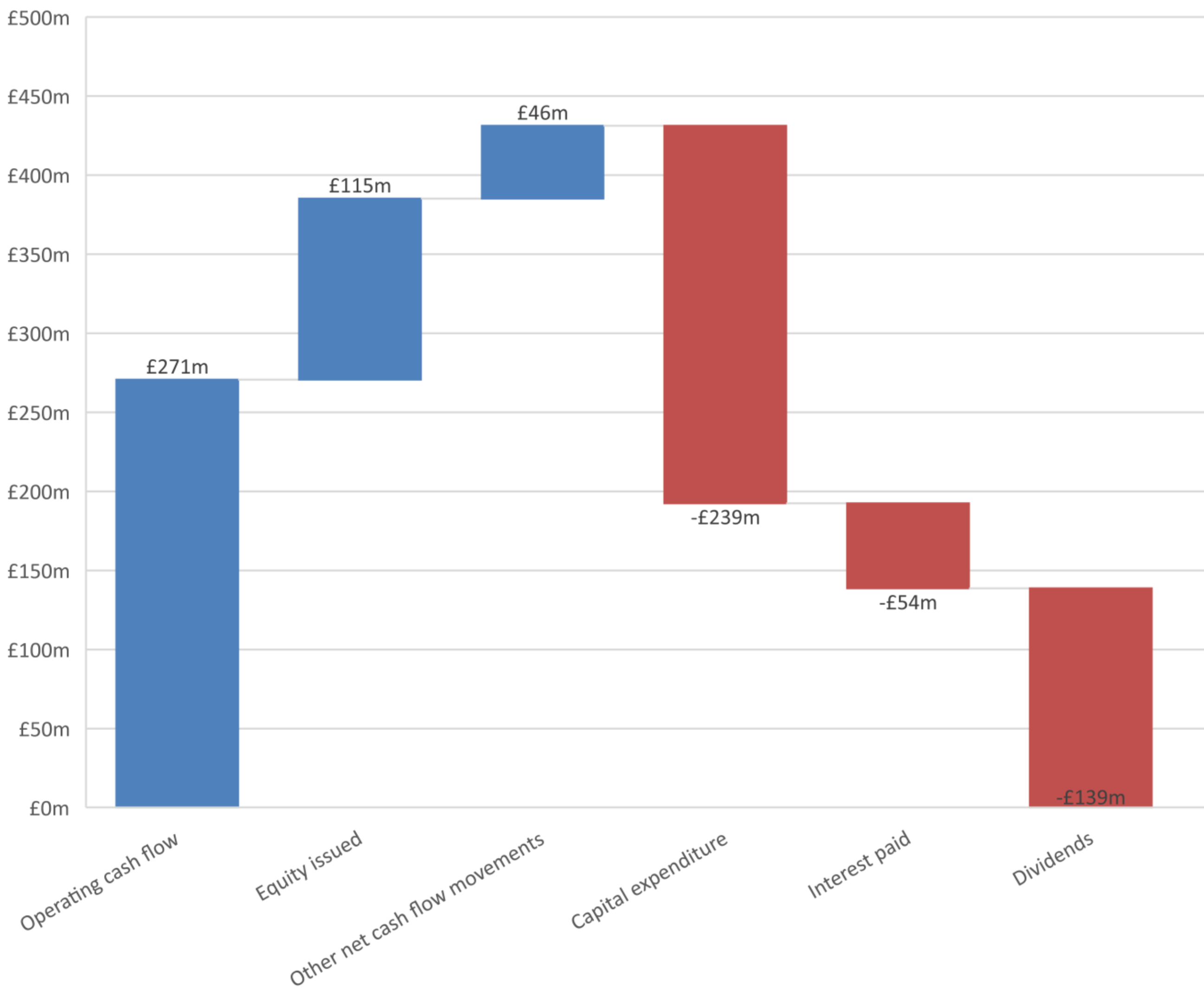
Highlights

- Like-for-like occupancy increased by 2.8ppts to 78.1%
- 11% increase in adjusted earnings per share and total dividend
- Free cash flow (post interest and pre working capital) up 10% to £58.3 million
- Acquisition of four store Lock and Leave portfolio in April 2016 for £21 million
  - Nine Elms and Twickenham acquired by Big Yellow (combined MLA of 87,000 sq ft)
  - Canterbury and West Molesey acquired by Armadillo (combined MLA of 65,000 sq ft)
- Acquisition by Armadillo of three stores from the Quickstore portfolio (Exeter, Plymouth and Torquay, combined MLA 92,000 sq ft) in April 2017 for £4.75 million
- Acquisition in May 2017 of prime London site on The Highway in Wapping for future redevelopment

Five Year Summary Cash Flow



Over the five years:

- Total interest and dividends 1.4x covered by operating cash flow
- Cash flow interest cover has increased to 6.2x from 3.3x
- Maintenance expenditure of £11 million fully expensed in the income statement
- Adjusted eps has increased by 79%
- Dividend per share has increased by 151%
- Other net cash flow movements principally comprises sales of surplus land and an increase in net debt of £24 million

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FINANCIAL REVIEW

Portfolio Summary

- Like-for-like occupancy 78.1%, an increase of 2.8 ppts
- Occupancy at 22 May 2017 increased to 79.2%
- Occupancy growth of 188,000 sq ft for the year (2016: 185,000 sq ft)
- Includes 76,000 sq ft acquired with Nine Elms and Twickenham 2
- Average net rent growth for the year 1.7% (2016: 2.5%)
- Like-for-like revenue up 6% on the year
- Store operating expenses up £1.6 million – largely due to new stores (£0.9 million)
- Increase in property rates for 2017/18 – in part offset by VAT saving
- Store EBITDA margin 68.5% (2016: 68.0%)

Portfolio Summary – Big Yellow Stores

Store Age at 1 April 2016	March 2017 Mature >6 years	March 2017 Established 3-6 years	March 2017 Developing <3 years	**March 2017 Total**	March 2016 Mature >6 years	March 2016 Established 3-6 years	March 2016 Developing <3 years	**March 2016 Total**
Number Of Stores	64	6	3	73	62	6	3	71
At 31 March:								
Total Capacity (Sq Ft)	3,955,000	406,000	190,000	4,551,000	3,868,000	406,000	190,000	4,464,000
Occupied Space (Sq Ft)	3,111,000	315,000	125,000	3,551,000	2,988,000	290,000	85,000	3,363,000
Percentage Occupied	78.7%	77.6%	65.8%	78.0%	77.2%	71.4%	44.7%	75.3%
Net Rent Per Sq Ft	£26.32	£24.50	£22.40	£26.03	£26.12	£24.35	£22.54	£25.90
For the year:								
REVPAF	£24.23	£21.82	£14.67	£23.62	£23.30	£19.76	£11.57	£22.59
Average Annual Net Rent psf	£26.43	£24.83	£22.33	£26.16	£25.92	£24.58	£22.07	£25.73
	£000	**£000**	**£000**	**£000**	**£000**	**£000**	**£000**	**£000**
Total Store Revenue	95,667	8,860	2,788	107,315	90,120	8,024	1,678	99,822
Direct Store Operating Costs	(27,929)	(2,510)	(1,278)	(31,717)	(26,592)	(2,508)	(986)	(30,086)
Short and Long Leasehold Rent	(2,126)	-	-	(2,126)	(1,893)	-	-	(1,893)
Store EBITDA	65,612	6,350	1,510	73,472	61,635	5,516	692	67,843
Store EBITDA Margin	68.6%	71.7%	54.2%	68.5%	68.4%	68.7%	41.2%	68.0%

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Store Operating Expenses

Category	Year Ended 31.03.17 £000	Year Ended 31.03.16 £000	%	% of store operating costs in year
Cost of Sales	2,391	2,149	11%	7%
Staff Costs	8,572	8,001	7%	27%
General & Admin	1,196	1,183	1%	4%
Utilities	1,470	1,406	5%	5%
Property Rates	10,044	9,544	5%	32%
Marketing	4,152	3,865	7%	13%
Repairs / Maintenance	2,539	2,240	13%	8%
Insurance	893	992	(10)%	3%
Computer Costs	443	440	1%	1%
Irrecoverable VAT	17	266	(94)%	0%
Total	**31,717**	**30,086**	**5%**	

- £0.9 million of £1.6 million increase due to new stores
- Cost of sales impacted by IPT increase
- Insurance reduction following re-tender
- Remaining increase inflationary
- Property rates to increase by 9% (£0.9 million) in 2017/18
- New VAT recovery method agreed with HMRC – saving £0.3 million per annum

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Consolidated Income Statement

	Year Ended 31.03.17 £m	31.03.16 £m
Revenue	109.1	101.4
Cost Of Sales	(34.1)	(32.6)
Admin Expenses	(9.7)	(8.9)
Underlying Operating Profit	65.3	59.9
Revaluation Gain	43.7	58.0
Net Finance Costs	(11.4)	(11.6)
Fair Value Movement On Derivatives	0.7	-
Share Of Associates' Profit	1.5	1.1
Profit Before Tax	99.8	112.2
Taxation	(0.3)	(0.2)
Profit For The Year	99.5	112.0
Adjusted Profit Before Tax	54.6	49.0
Adjusted EPS	34.5p	31.1p

- Revenue up 8%, like-for-like revenue up 6%
- Cost of sales increase due to new stores (£0.9 million), in part offset by credit of £0.3 million for prior year VAT recovery
- Admin expenses increase due to Lock and Leave acquisition costs (£0.3 million) and increased investment in cyber security
- Net finance costs have reduced due to lower average cost of debt

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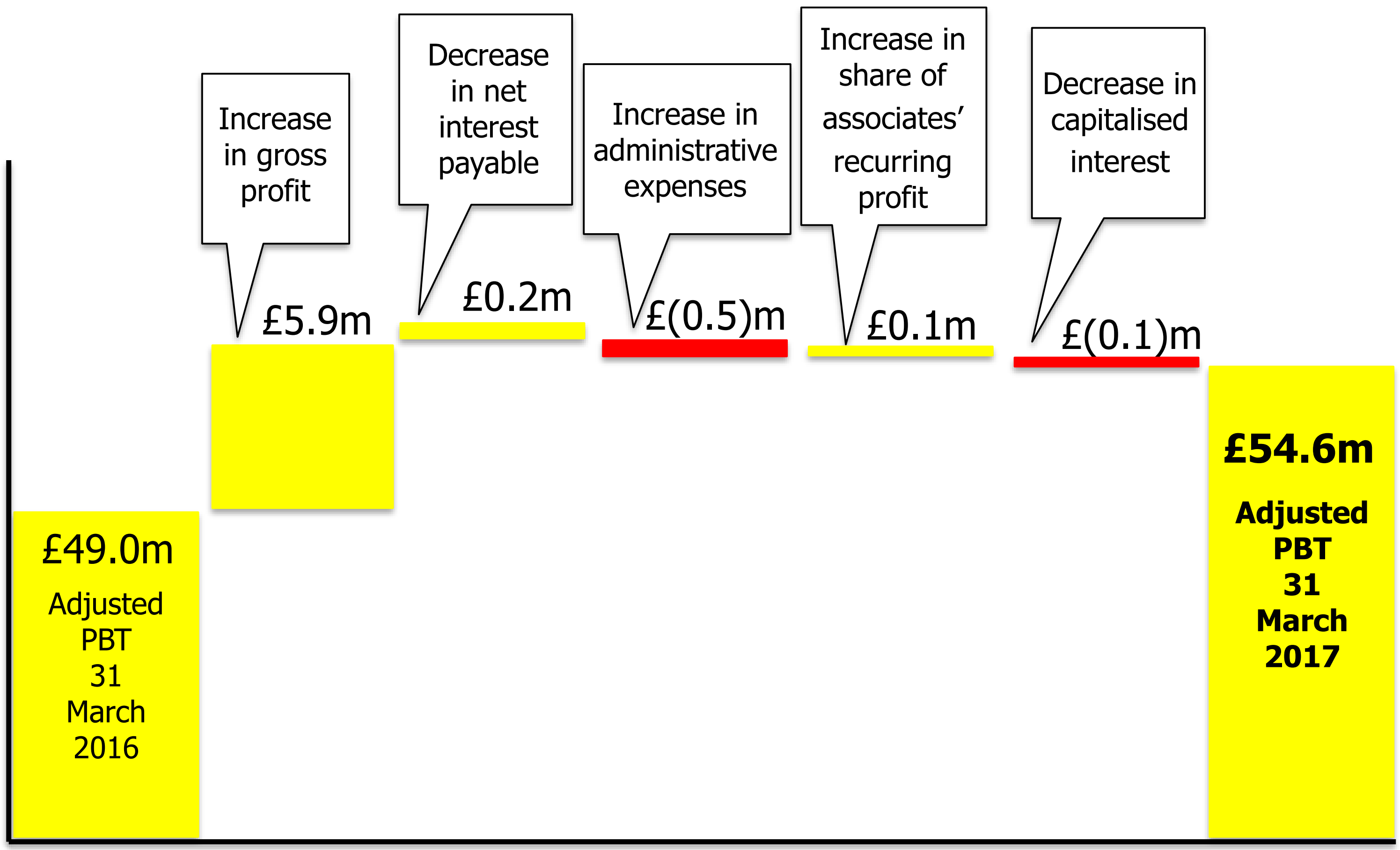
Adjusted PBT Bridge



- Non recurring items and revaluation movements are not included in adjusted profit

Cash Flow and Net Debt Movement

	Year Ended	
	31.03.17	31.03.16
	£m	£m
Opening Net Debt	(295.0)	(277.1)
Operating Cash Flow (pre working capital)	69.5	64.0
Interest (Net)	(11.2)	(10.7)
Free Cash Flow	**58.3**	**53.3**
Working Capital Movements	(2.3)	2.2
Dividends Paid	(41.2)	(36.4)
Total Capital Expenditure	(21.7)	(45.7)
Sale Of Surplus Land	0.3	7.8
Receipt From Capital Goods Scheme	2.9	0.2
Issue Of Share Capital	0.3	0.4
Dividends Received From Associates	0.4	0.3
Closing Net Debt	(298.0)	(295.0)

- 10% growth in free cash flow due to growth in EBDAT
- Capex is principally the acquisition of Nine Elms and Twickenham 2 from Lock and Leave
- Committed capex for next year of £20 million (acquisition of Wapping and construction of Guildford Central and Wandsworth extension)
- Total of £7.2 million received from Capital Goods Scheme to date, further £6.8 million due, majority in the next three years

Capital Structure

	31.03.17	31.03.16
Net Debt / Gross Property Assets	25%	26%
Net Debt / Adjusted Net Assets	31%	33%
Pre-Interest Operating Cash Flow Cover	6.2x	6.0x

		31 March 2017		
Debt	**Expiry**	**Facility**	**Drawn**	**Average Cost**
Aviva Loan	April 2027	£90 million	£90 million	4.9%
M&G Loan	June 2022	£70 million	£70 million	3.7%
Bank Loan	October 2021	£190 million	£145 million	1.8%
Total	Average term 5.9 years	£350 million	£305 million	3.2%

- The Group's bank loan is provided by Lloyds and HSBC
- The Group's average cost of debt for the year was 3.3%

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Armadillo

Big Yellow 20% Interest	Armadillo 1	Armadillo 2
	£000	£000
Investment At 1 April 2016	4,173	2,233
Share Of Operating Profit	569	462
Net Interest Payable	(144)	(146)
Acquisition Costs Written Off	(63)	-
Fair Value Of Derivatives	2	(10)
Gain On Revaluation	745	64
Tax	(16)	(21)
Share Of Associates' Profit	1,093	349
Dividends Paid	(218)	(178)
Share Of Net Assets At 31 March 2017	5,048	2,404
Equity Invested	1,920	1,789

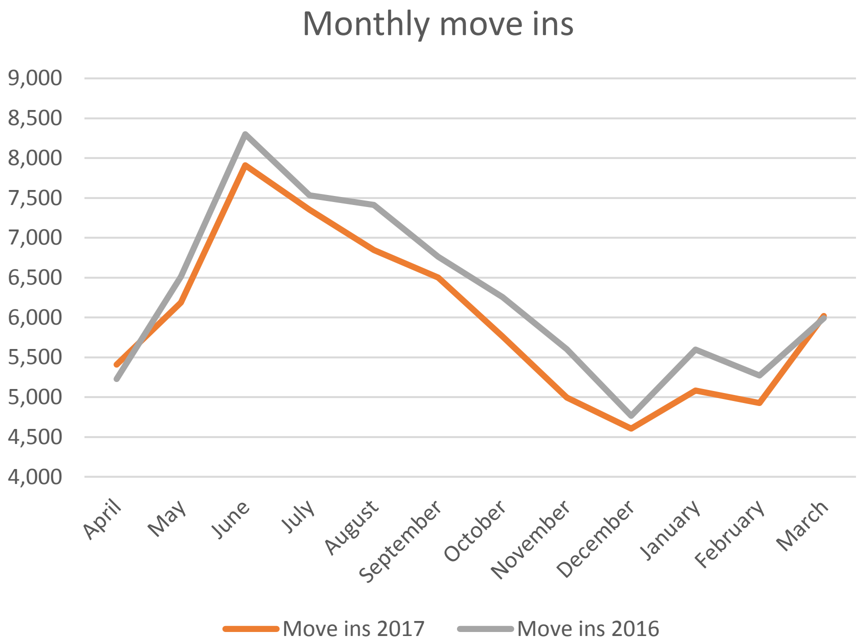
MARKETING AND OPERATIONAL REVIEW

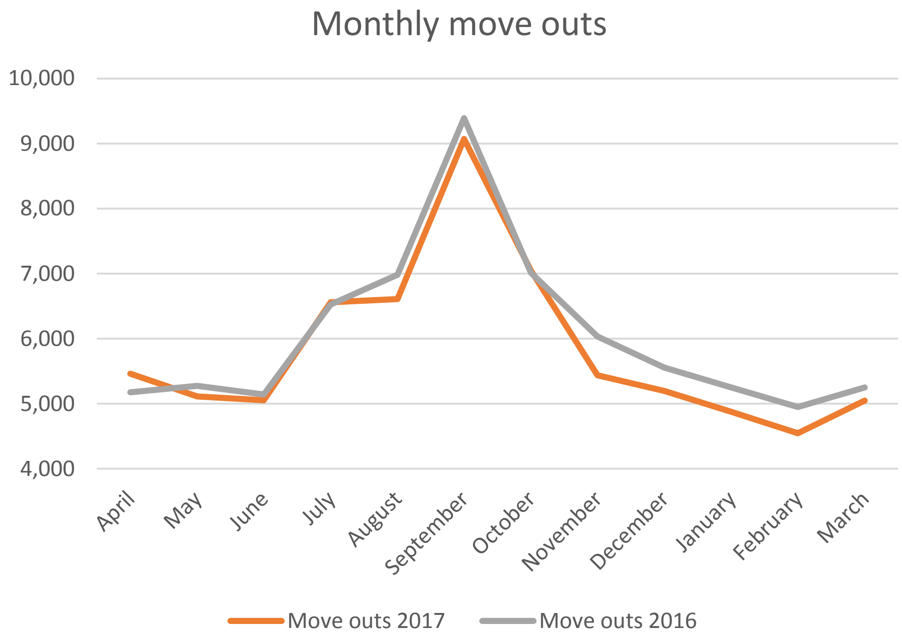
Marketing and Sales Overview

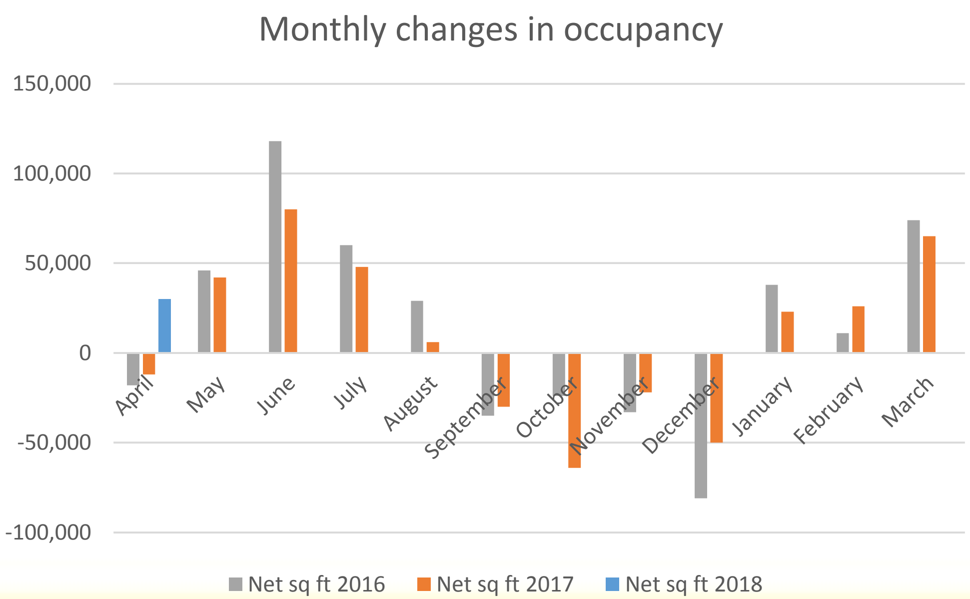
- Big Yellow brand remains strong. Seven times higher unprompted awareness of nearest competitor across UK (Source: YouGov Survey April 2017)
- Awareness continues to grow with increased use. 15% in our recent YouGov survey had used self storage (11% in 2014)
- Driving sales through digital channels key to our success (84% of £4.2 million marketing budget) – 87% of prospects online
- Strong traction from improved mobile site – 56% of web traffic from mobile devices in March 2017 (2016: 50%)
- Complexity and cost of digital sales – an increased barrier to competition
- Highest market share of web visits at 31-38% against 36 largest UK operators (Source: Connexity Hitwise UK April 2016 to March 2017)
- Consumer PR, social media, sponsorship of community projects and charitable activities

Operations Overview

- Prospects in line with last year – demand segments broadly unchanged although moving related activity was down slightly (see page 39)
- Average length of stay up slightly to 8.4 months (all customers) and existing customers now 24.3 months
- Operational target is to drive occupancy to 85% through price management and selling standards
- Ongoing investment in digital customer satisfaction programme and training
- Focus on NPS scores and customer satisfaction – satisfied customers as referrers are a key sales tool – average NPS score of 77 over the year
- Lock and Leave stores now fully absorbed into our operating platform and rebranded
- Limited new store openings expected in the short to medium term in our areas of operation







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Rental Growth Analysis

Average occupancy in the year	Number of Stores	Average net rent per sq ft growth over the year
0 to 75%	22	(1.0)%
75 to 80%	20	1.7%
80 to 85%	20	2.0%
Above 85%	8	2.1%

- Focus remains on driving occupancy with rate a by-product of yield management
- Higher occupancy drives better rental growth as less churn, fewer opening offers and discount promotions with system increasing prices where units are in scarce supply
- Table excludes Cambridge (opened January 2016), Nine Elms and Twickenham 2 (acquired April 2016)

PROPERTY REVIEW

New Site Development

- Portfolio approaching 80% occupancy (current target 85%) - increased focus on new development
- Acquisition of prime site in Wapping, East London
- Development pipeline is in excess of 450,000 sq ft with estimated cost to complete of £70 million
- Guildford expected opening is in March 2018, Wandsworth extension April 2018
- £35-40 million capex per annum financeable from existing resources
- Investment discipline of maintaining greater than 5x interest cover paramount
- Retain focus on freehold, current percentage of freehold by value is 96% and keep weighting of London and the South East at over 80% by revenue

Development Pipeline

Site	Location	Status	Anticipated Capacity
Guildford	Prime location in centre of Guildford on Woodbridge Meadows	Construction commenced, store due to open in March 2018, cost to complete of £4.4 million	56,000 sq ft
Wandsworth, London	Extension to existing 47,000 sq ft store	Construction commenced, extension due to open in April 2018, cost to complete of £4.2 million	Additional 25,000 sq ft
Manchester	Prime location on Water Street in central Manchester	Planning application to be submitted in June 2017	60,000 to 65,000 sq ft
Camberwell, London	Located in prominent location on Southampton Way	Planning application refused. Appeal submitted with a decision due by December 2017	55,000 to 60,000 sq ft
Kings Cross, London	Prominent location on York Way	Planning application currently being prepared to be submitted this year	100,000 to 110,000 sq ft
Battersea, London	Prominent location on junction of Lombard Road and York Road (South Circular)	Potential redevelopment to increase size of existing 34,000 sq ft Big Yellow store. Redevelopment of adjoining retail into a mixed use led residential scheme. Ongoing detailed planning discussions with the Borough Council	Up to an additional 40,000 sq ft
Newcastle	Prime location on Scotswood Road	Negotiations ongoing with existing long lease tenant to obtain vacant possession	50,000 to 60,000 sq ft
Wapping, London	Prominent location on the Highway	Site recently acquired. We will convert part into self storage and collect income from the other tenancies with a view to achieving a more comprehensive self storage centre in the longer term	50,000 to 90,000 sq ft

Total committed capacity, subject to planning > 450,000 sq ft, estimated cost to complete £70 million

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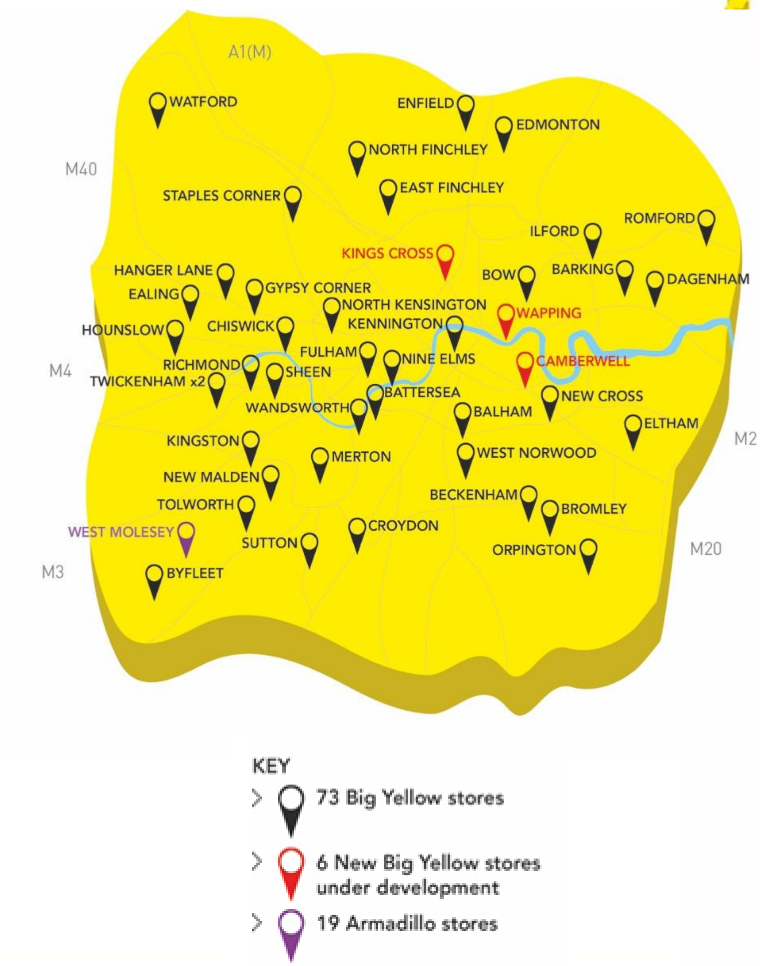
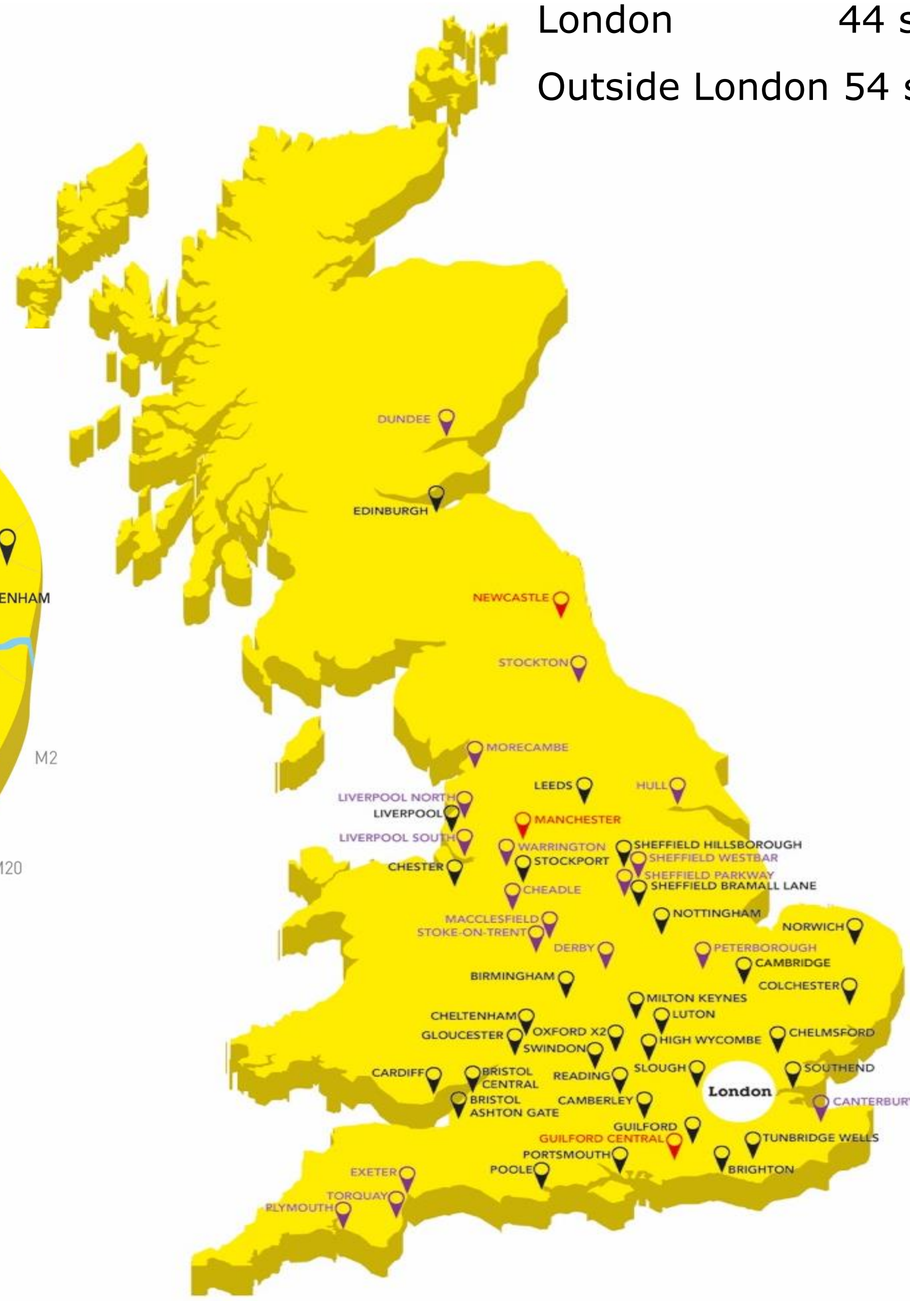
Our Portfolio
May 2017

London 44 stores and sites

Outside London 54 stores and sites





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Strategic Summary

- Focus on driving occupancy, revenue and cash flow growth
- Secure capital structure, high interest cover - business well placed to cope with current uncertainty
- Supply remains constrained, particularly in London and other large conurbations
- Looking to selectively acquire Big Yellow development sites and existing stores to grow Big Yellow/Armadillo portfolios

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APPENDIX
Additional Financial Information
Marketing Review
Operations
Store Portfolio

Per Store Analysis

Year Ended 31 March 2017	Mature Stores	Established Stores	Developing Stores	All Stores
Number of Stores	64	6	3	73
Average Store Capacity	61,800	67,700	63,300	62,300
Closing Sq Ft Occupied Per Store	48,600	52,500	41,700	48,650
% Occupancy	78.7%	77.6%	65.8%	78.0%
Annualised Revenue Per Store (£000)	1,495	1,477	929	1,470
Annualised EBITDA Per Store (£000)	1,025	1,058	503	1,006
EBITDA Margin	68.6%	71.7%	54.2%	68.5%

- The margin for the 57 freehold mature stores is 70.5%, the margin for the 7 leasehold mature stores is 49.8%
- Our Big Yellow stores are larger than the UK average of approximately 43,000 sq ft, with our average sq ft occupied, these stores would be 113% occupied

Resilient Positioning

- Supportive Trends
  - Growing awareness of self storage
  - Densification of metropolitan living expected to continue
  - Trend towards self-employment and start-ups
  - Mortgage availability and low interest rates
  - Low unemployment and healthy employment levels

- High Barriers to Entry
  - Strength of Big Yellow brand
  - Established digital and mobile digital platform – significant ongoing investment
  - Competition for land and complexity of planning – limiting growth in new supply

- Robust Business Model
  - 78% occupancy across portfolio (September 2008: 48 stores open 60% occupied)
  - Portfolio concentrated in London, South East and other metropolitan areas
  - Business model stress-tested during GFC – proved resilient
  - Diversified and large customer base of 52,500
  - Strong capital structure with high cash flow cover

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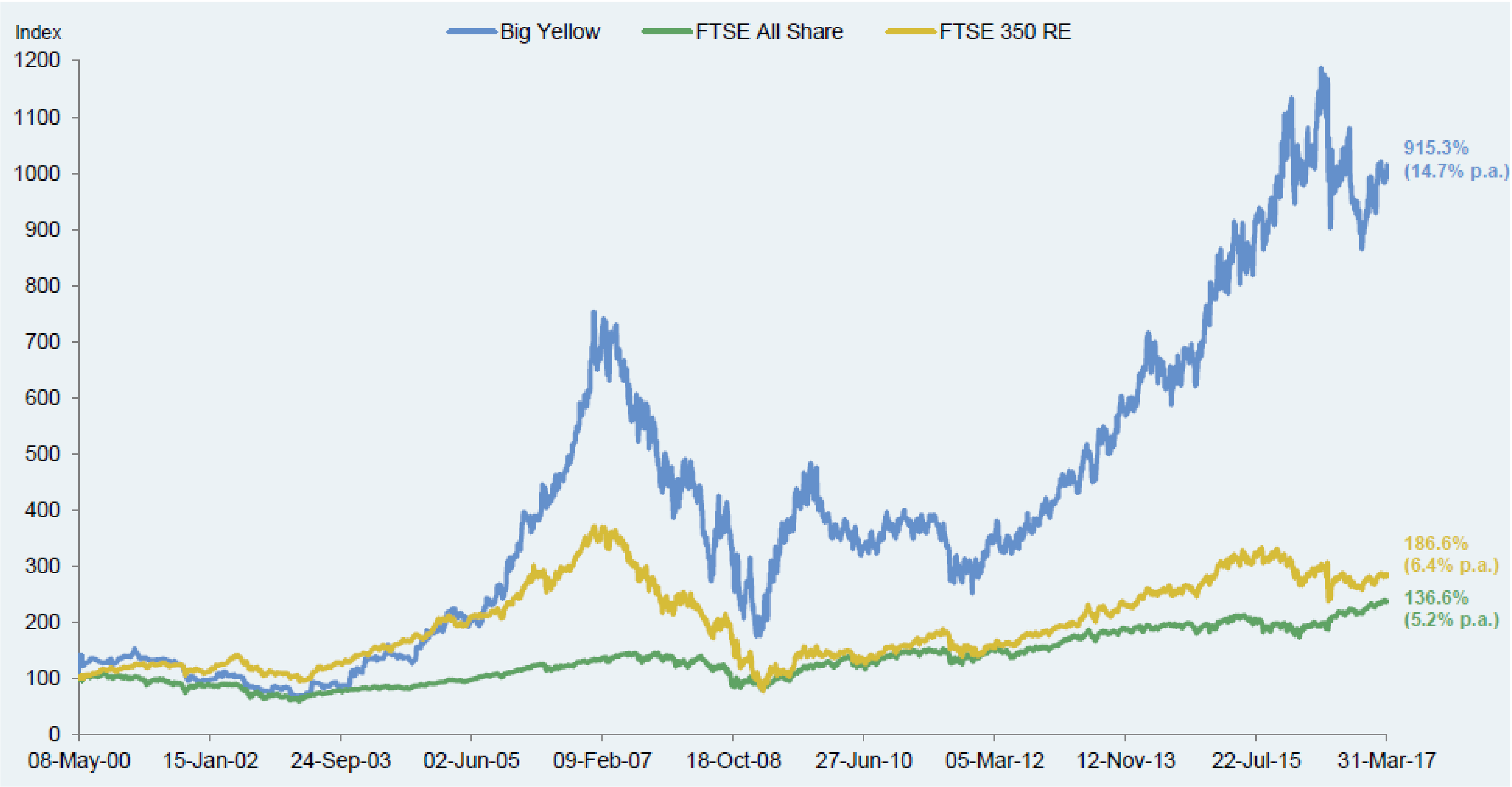
Big Yellow Relative TSR Performance



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Armadillo Self Storage

- A lower frills brand in smaller towns and cities – 20% joint ventures
- Intention to grow portfolio through acquisition of existing stores
- Consolidated into Big Yellow operating platform – improving efficiency and national coverage
- 10 store Armadillo platform acquired in April 2014, an additional 4 stores acquired in January 2015, a further 2 stores acquired in April 2016 and a further 3 stores acquired in April 2017
- Platform now comprises 19 stores and 830,000 sq ft
- Five year JV structures with total annual management fees of £0.8 million on a pro-forma basis
- Armadillo current year dividend yield of 11% on original equity investment. With fees included, return rises to over 30% per annum

Research of Brand and Market Awareness

- YouGov commissioned survey by Big Yellow run annually for the last 10 years
- Monitors our brand awareness
- Statistically robust based on omnibus survey across all adult demographic groups
  - 1,043 sample size London
  - 2,028 sample size for the rest of the UK
- The UK Self Storage Association also commissioned their own YouGov survey in January 2017

Britain's favourite self storage company

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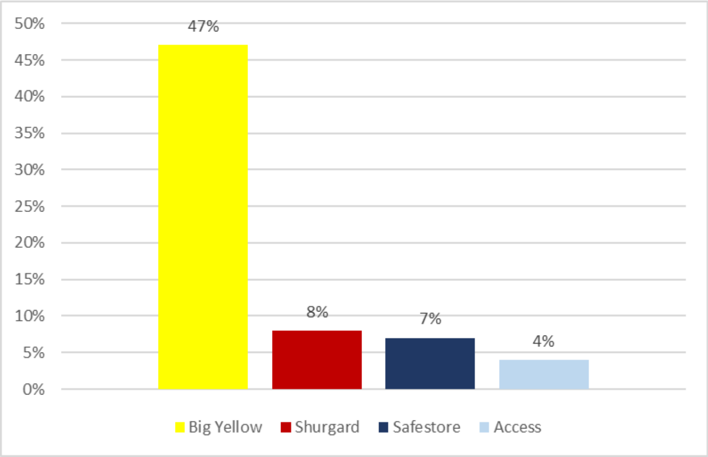
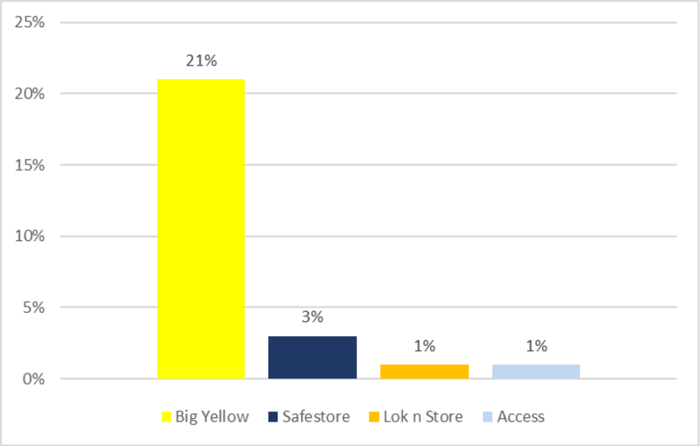
Unprompted Awareness

"What are the names of any self storage companies you can think of?"

London

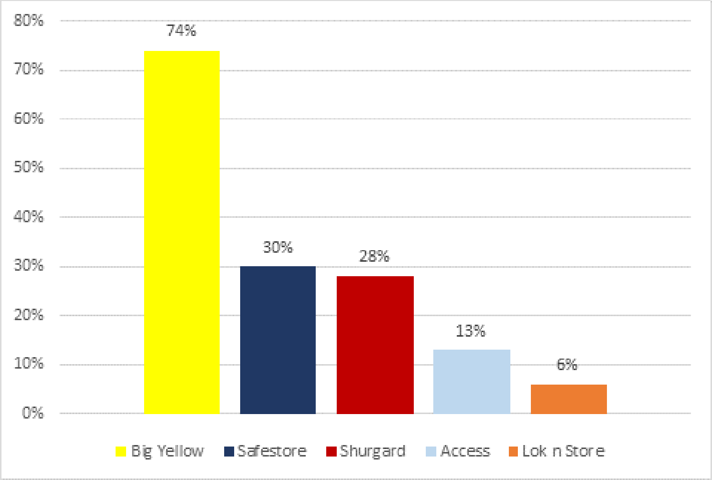


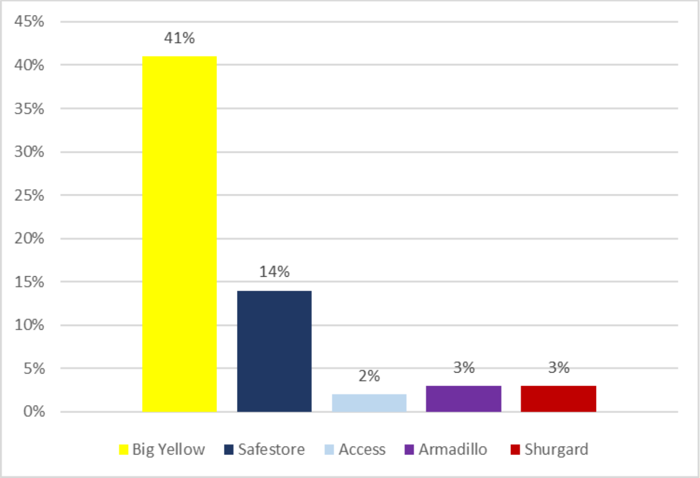
Rest of the UK excluding NI



Prompted Awareness

"Which, if any, of the following self storage companies have you heard of?"





Source: YouGov Survey April 2017

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High Brand Awareness = High Online Market Share

- 87% of our prospects came from our digital platforms in the year

- A significant proportion of these web visits come from people searching for our brand
  - Lower cost of acquisition
  - More likely to convert

- High brand awareness leads to more clicks and web visits when people search for generic terms e.g. "self storage" and recognise the Big Yellow URL

- Highest market share of web visits at 31-38% against 36 largest UK operators

(Source: Connexity Hitwise UK April 2016 to March 2017)

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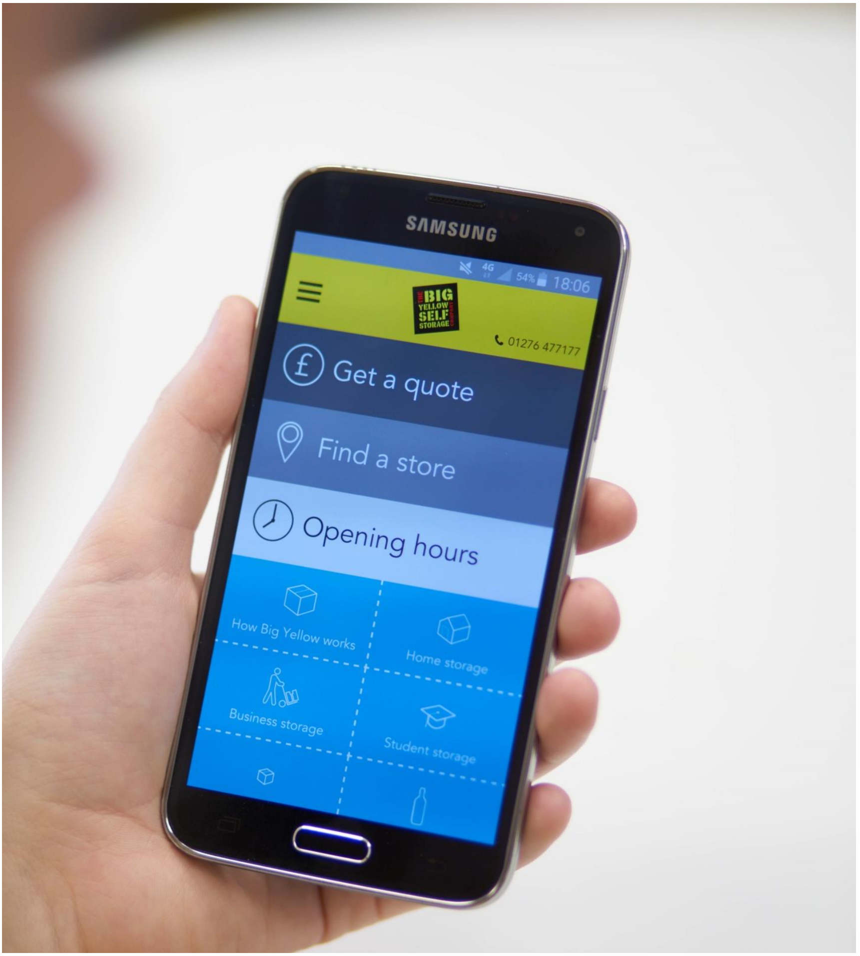
Big Yellow on Mobile



- 56% of our web traffic in March 2017 (March 2016: 50%) came from mobile devices (including tablets and smartphones)
- 45% from smartphones
- Mobile Site
  - Finger friendly usability
  - Clean design
  - Online pricing, reservation and check-in

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The Growth Opportunity

- 15% of those surveyed have used self storage before (source: YouGov Survey April 2017) compared to 11% in 2014
- Only 2% of those surveyed were currently using self storage and 8% were thinking of using self storage in the next year (source: YouGov Survey April 2017)
- Low historic use with 75% of Big Yellow's customers using self storage for the first time
- Increasing customer repeat use and referrals
- Self storage awareness continues to grow with advertising and new first-time customers. 65% of those surveyed have a good awareness of self storage versus 58% in 2014 (London) and 57% versus 45% in 2014 (rest of the UK)

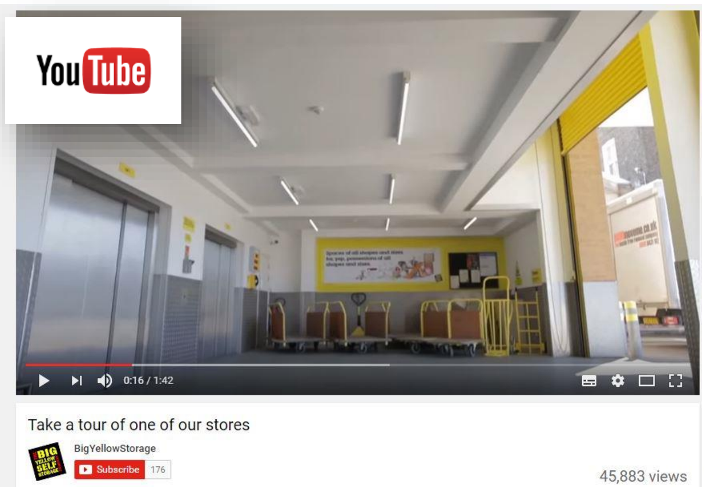
Customer Insights

- Wide ranging demographic and customer base; extended families, couples, singles, renters, students, downsizers, business customers, space constrained home and apartment dwellers
- 75% are aged 25-54
- 58% of those using Big Yellow because they are moving, own the property they are moving out of
- 50% of our customers travel to our stores in a private car or van. 17% use a rental car or van and 17% use a removal company*

* Big Yellow customer survey 2017 London stores only

PR and Social Media

- Generating local PR through store network, based on charitable giving and customer and staff activities
- YouTube: We use videos to demonstrate both the product and service Big Yellow provides
- Twitter: Listening and conversational tool when people have comments or questions aimed at Big Yellow. Also used as a medium to educate and entertain



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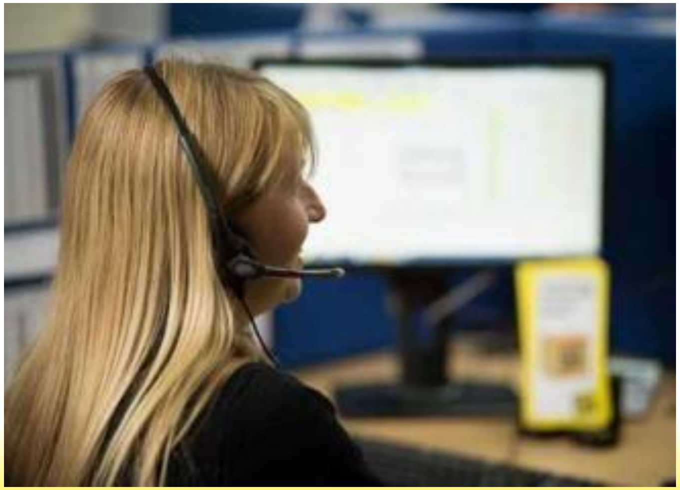
Customer Support Centre

- Over 116,000 calls answered in the year ended 31 March 2017
- 1.3 million sq ft reserved by the Customer Support Centre
- Customer Support Centre service levels remain high
  - 92% of calls answered within 20 seconds
  - Average mystery shop score of 98% over the year
  - Average net promoter score ("NPS") of 76



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National Accounts

- Businesses can store at multiple locations nationwide through one dedicated point of contact

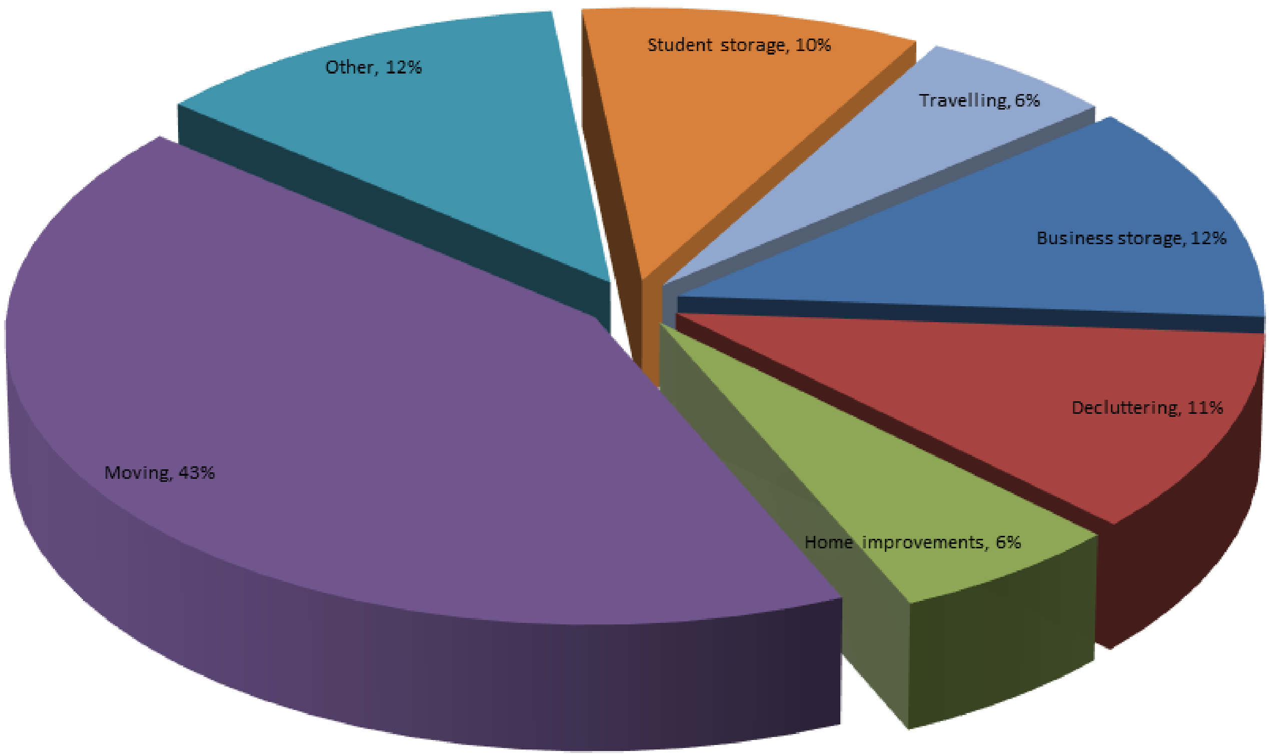
- Our extended network of third party providers enables customers to have a single self storage supplier relationship

- We provide a range of business services. These include accepting deliveries so customers need not be on site

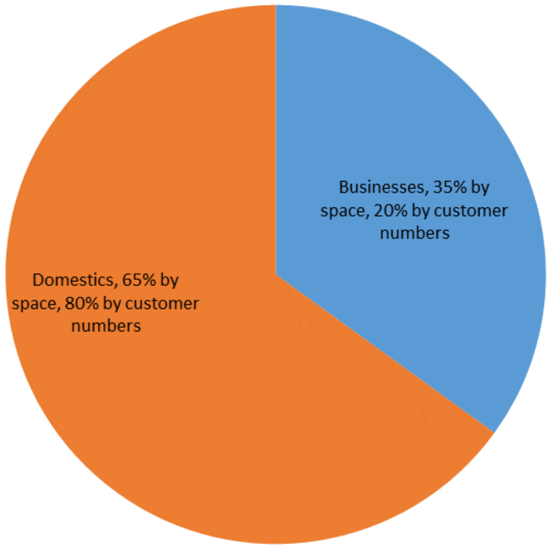
- Revenue from National Accounts is up 9% compared to the previous year

Reasons For Using Self Storage

Demand Profile of Move-ins only
April 2016 to March 2017



Overall Occupied Space
31 March 2017



April 2015 to March 2016

Moving	46%
Business storage	11%
Decluttering	11%
Other	11%
Student storage	10%
Home improvements	6%
Travelling	5%

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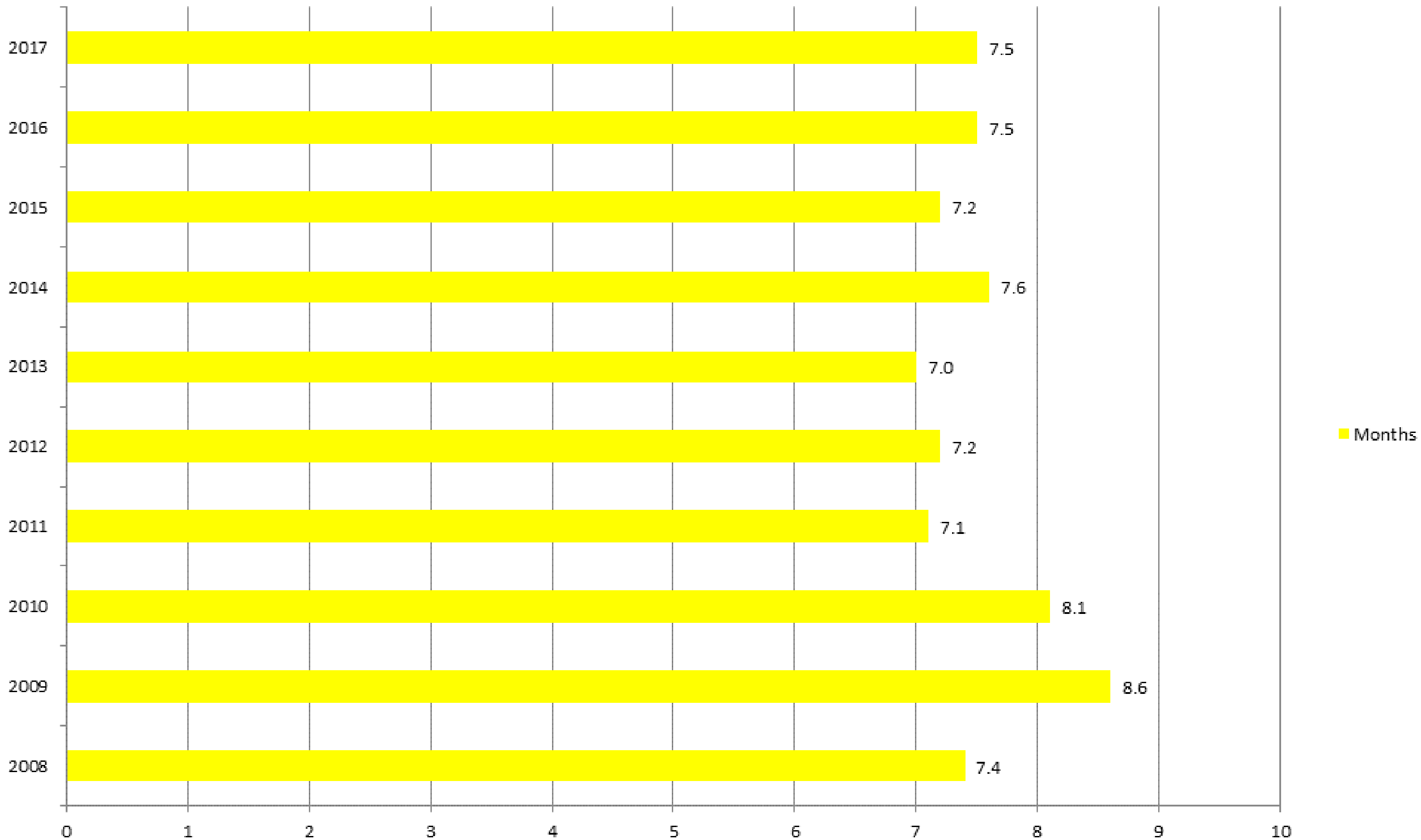
Length of Stay of Customers Vacating in Financial Year



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Customer Average Length of Stay

As at 31.03.17		Stores (Nº of Months)				
		0-3 Years	**3-6 Years**	**>6 Years**	**Portfolio**	**31.03.16**
Nº of Stores		**3**	**6**	**64**	**73**	**71**
Business	Existing	8.4	19.5	30.3	**29.2**	27.8
	Vacated	3.1	7.1	11.3	**11.1**	11.1
	Total	5.8	10.4	13.3	**13.2**	13.1
Domestic	Existing	5.9	13.8	24.1	**23.2**	21.0
	Vacated	2.9	4.6	6.8	**6.8**	6.7
	Total	3.7	5.8	7.8	**7.8**	7.6
Student	Existing	6.0	13.1	13.4	**13.2**	12.2
	Vacated	2.1	2.7	2.9	**2.9**	2.8
	Total	2.4	2.9	3.1	**3.1**	3.0
All	Existing	6.4	15.0	25.3	**24.3**	22.2
	Vacated	2.9	4.8	7.3	**7.2**	7.1
	Total	4.0	6.3	8.4	**8.4**	8.2

Self Storage Market

Key Influencers

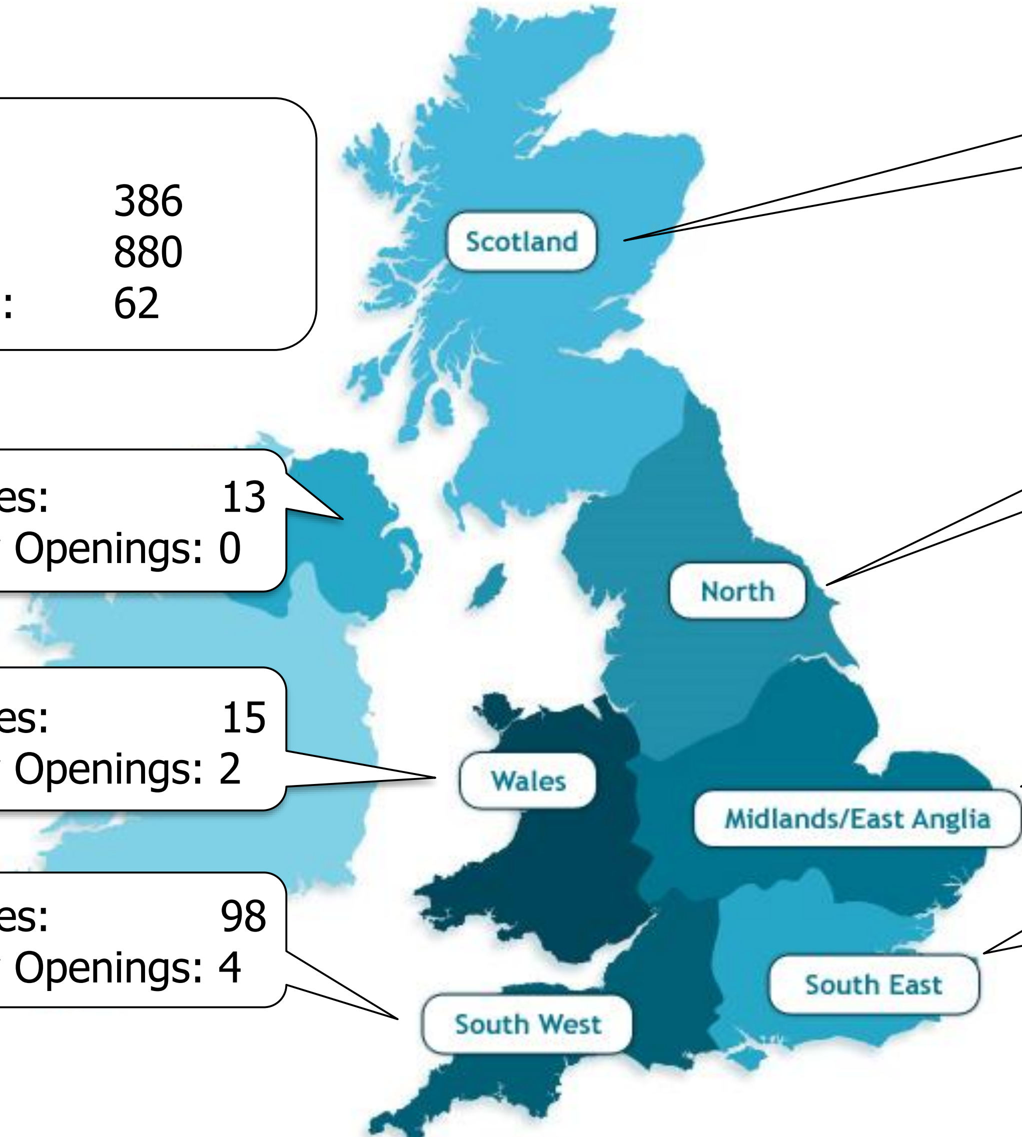
- Growing public awareness
- Change in economic activity and GDP growth
- Population mobility and investment in existing homes
- Physical planning and constraints, smaller homes
- Focus on high density development on brownfield sites
- Housing demand, divorce, single parent families, single living
- Business formation/expansion/e-tailing requiring flexible, convenient space

Self Storage Market

- US Market (2016 Fedessa Report)
  - Population 324 million
  - 51,000 self storage centres
  - 3.0 billion sq ft – 9.2 sq ft per person
- Australian Market (2016 Fedessa Report)
  - Population 23.9 million
  - 1,300 self storage centres
  - 43.6 million sq ft – 1.8 sq ft per person
- UK Market (2017 SSA Survey / Cushman & Wakefield)
  - Population 66 million
  - 1,432 self storage centres (including 317 container operators)
  - 42.2 million sq ft – 0.64 sq ft per person
- European Market Excluding UK (2016 Fedessa Report)
  - Population 423.1 million
  - 1,669 self storage centres
  - 46.1 million sq ft – 0.1 sq ft per person

UK Self Storage Market – Growth Since 2014

Total UK
Operators: 386
Stores: 880
New Openings: 62



Stores: 59
New Openings: 2

Stores: 194
New Openings: 11

Stores: 13
New Openings: 0

Stores: 157
New Openings: 14
Closures: 1

Stores: 15
New Openings: 2

Stores: 344
New Openings: 29
Closures: 5

Stores: 98
New Openings: 4

- Excludes containers and stores less than 20,000 sq ft
- New openings since 2014, 1-2% growth per annum

Source: Big Yellow database

Twickenham 2, April 2016
MLA - 22,000 sq ft

Nine Elms, April 2016
MLA - 65,000 sq ft

Cambridge, January 2016
MLA - 60,000 sq ft

Enfield, April 2015
MLA - 60,000 sq ft

Chester, February 2015
MLA - 69,000 sq ft

Oxford 2, July 2014
MLA - 35,000 sq ft

Gypsy Corner, April 2014
MLA - 70,000 sq ft

Chiswick, April 2012
MLA - 75,000 sq ft

New Cross, February 2012
MLA - 62,000 sq ft

Stockport, September 2011
MLA - 65,000 sq ft

Eltham, April 2011
MLA - 70,000 sq ft

Camberley, January 2011
MLA - 68,000 sq ft

High Wycombe, June 2010
MLA - 60,000 sq ft

Reading, December 2009
MLA - 62,000 sq ft

Sheffield Bramall Lane, September 2009 MLA - 60,000 sq ft

Poole, August 2009
MLA - 55,000 sq ft

Nottingham, August 2009
MLA - 67,000 sq ft

Edinburgh, July 2009
MLA - 63,000 sq ft

Twickenham, May 2009
MLA - 73,000 sq ft

Liverpool, March 2009
MLA - 60,000 sq ft

Bromley, March 2009
MLA - 71,000 sq ft

Birmingham, February 2009
MLA - 60,000 sq ft

Sheen, December 2008
MLA - 64,000 sq ft

Sheffield Hillsborough, October 2008 MLA - 60,000 sq ft

Kennington, May 2008
MLA - 66,000 sq ft

Merton, March 2008
MLA - 70,000 sq ft

Fulham, March 2008
MLA - 139,000 sq ft

Balham, March 2008
MLA - 61,000 sq ft

Barking, November 2007
MLA - 64,000 sq ft

Ealing Southall, November 2007
MLA - 57,000 sq ft

Sutton, July 2007
MLA - 70,000 sq ft

Gloucester, December 2006
MLA - 50,000 sq ft

Edmonton, October 2006
MLA - 75,000 sq ft

Kingston, August 2006
MLA - 62,000 sq ft

Bristol Ashton Gate, July 2006
MLA - 61,000 sq ft

Finchley East, May 2006
MLA - 54,000 sq ft

Tunbridge Wells, April 2006
MLA - 57,000 sq ft

Bristol Central, March 2006
MLA - 64,000 sq ft

North Kensington, December 2005 MLA - 51,000 sq ft

Leeds, July 2005
MLA - 76,000 sq ft

Beckenham, May 2005
MLA - 71,000 sq ft

Tolworth, November 2004
MLA - 56,000 sq ft

Watford, August 2004
MLA - 64,000 sq ft

Swindon, April 2004
MLA - 53,000 sq ft

Orpington, December 2003
MLA - 64,000 sq ft

Byfleet, November 2003
MLA - 48,000 sq ft

Chelmsford, April 2003
MLA - 54,000 sq ft

Finchley North, March 2003
MLA - 62,000 sq ft

West Norwood, January 2003
MLA - 57,000 sq ft

Colchester, December 2002
MLA - 54,000 sq ft

Bow, November 2002
MLA - 132,000 sq ft

Brighton, October 2002
MLA - 59,000 sq ft

Guildford, June 2002
MLA - 55,000 sq ft

New Malden, May 2002
MLA - 81,000 sq ft

Hounslow, December 2001
MLA - 54,000 sq ft

Battersea, December 2001
MLA - 34,000 sq ft

Ilford, November 2001
MLA - 58,000 sq ft

Cardiff, October 2001
MLA - 74,000 sq ft

Portsmouth, October 2001
MLA - 61,000 sq ft

Norwich, September 2001
MLA - 47,000 sq ft

Dagenham, July 2001
MLA - 51,000 sq ft

Wandsworth, April 2001
MLA - 47,000 sq ft

Luton, March 2001
MLA - 41,000 sq ft

Southend, March 2001
MLA - 57,000 sq ft

Staples Corner, March 2001
MLA - 112,000 sq ft

Romford, November 2000
MLA - 70,000 sq ft

Milton Keynes, September 2000
MLA - 61,000 sq ft

Cheltenham, April 2000
MLA - 50,000 sq ft

Slough, February 2000
MLA - 67,000 sq ft

Hanger Lane, October 1999
MLA - 66,000 sq ft

Oxford, August 1999
MLA - 33,000 sq ft

Croydon, July 1999
MLA - 80,000 sq ft

Richmond, May 1999
MLA - 35,000 sq ft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