

Consolidated Statement of Comprehensive Income

Year ended 31 March 2026

	Note	2026 £000	2025 £000
Revenue	3	209,084	204,495
Cost of sales		(63,526)	(62,126)
Gross profit		145,558	142,369
Administrative expenses		(15,044)	(15,763)
Operating profit before fair value changes on property assets		130,514	126,606
Gain on the revaluation of investment properties	14a,15	7,574	79,667
Gain on disposal of non-current asset	14a	–	8,754
Operating profit		138,088	215,027
Other income	3	196	4,047
Share of profit of joint venture	13d	139	–
Investment income – interest receivable	7	179	161
– fair value movement on derivatives	7	1,164	547
Finance costs – interest payable	8	(13,554)	(15,928)
Profit before taxation		126,212	203,854
Taxation	9	(1,299)	(1,963)
Profit for the year (attributable to equity shareholders)	5	124,913	201,891
Total comprehensive income for the year (attributable to equity shareholders)		124,913	201,891
Basic earnings per share	12	63.8p	103.2p
Diluted earnings per share	12	63.4p	102.8p

Adjusted earnings per share are shown in Note 12.

All items in the statement of comprehensive income relate to continuing operations.

The accompanying notes on **pages 140 to 174** form part of the financial statements.

Consolidated Balance Sheet

31 March 2026

	Note	2026 £000	2025 £000
Non-current assets			
Investment property	14a	2,944,495	2,807,535
Investment property under construction	14a	166,650	185,225
Right-of-use assets	14a	18,126	15,651
Plant, equipment, and owner-occupied property	14b	3,919	3,813
Intangible assets	14c	1,433	1,433
Investment in joint venture	14d	1,737	–
Investment	14d	–	588
		3,136,360	3,014,245
Current assets			
Inventories		377	437
Trade and other receivables	16	8,208	5,822
Cash and cash equivalents		9,224	8,765
		17,809	15,024
Total assets		3,154,169	3,029,269
Current liabilities			
Trade and other payables	17	(52,820)	(52,109)
Borrowings	19	(3,658)	(3,483)
Obligations under lease liabilities	21	(1,635)	(1,857)
		(58,113)	(57,449)
Non-current liabilities			
Borrowings	19	(478,557)	(389,769)
Obligations under lease liabilities	21	(18,174)	(15,222)
Derivative financial instruments	18c	(119)	(1,283)
		(496,850)	(406,274)
Total liabilities		(554,963)	(463,723)
Net assets		2,599,206	2,565,546
Equity			
Share capital	22	19,682	19,671
Share premium account		398,509	398,444
Reserves		2,181,015	2,147,431
Equity shareholders' funds		2,599,206	2,565,546

The financial statements were approved by the Board of Directors and authorised for issue on 18 May 2026. They were signed on its behalf by

Jim Gibson **John Trotman**
Director Director

Company Registration No. 03625199

The accompanying notes on pages 140 to 174 form part of the financial statements.

Consolidated Statement of Changes in Equity

Year ended 31 March 2026

	Share capital £000	Share premium account £000	Other non-distributable reserve £000	Capital redemption reserve £000	Retained earnings £000	Own shares £000	Total £000
At 1 April 2025	19,671	398,444	74,950	1,795	2,071,485	(799)	2,565,546
Total comprehensive income for the year	–	–	–	–	124,913	–	124,913
Issue of share capital	11	65	–	–	–	–	76
Dividend	–	–	–	–	(93,223)	–	(93,223)
Use of own shares to satisfy share options	–	–	–	–	(19)	19	–
Credit to equity for equity-settled share-based payments	–	–	–	–	1,894	–	1,894
At 31 March 2026	19,682	398,509	74,950	1,795	2,105,050	(780)	2,599,206

The other non-distributable reserve arose in the year ended 31 March 2015 following the placing of 14.35 million ordinary shares.

The issue of share capital is net of expenses.

Year ended 31 March 2025

	Share capital £000	Share premium account £000	Other non-distributable reserve £000	Capital redemption reserve £000	Retained earnings £000	Own shares £000	Total £000
At 1 April 2024	19,620	397,686	74,950	1,795	1,955,316	(997)	2,448,370
Total comprehensive income for the year	–	–	–	–	201,891	–	201,891
Issue of share capital	51	758	–	–	–	–	809
Dividend	–	–	–	–	(88,379)	–	(88,379)
Use of own shares to satisfy share options	–	–	–	–	(198)	198	–
Credit to equity for equity-settled share-based payments	–	–	–	–	2,855	–	2,855
At 31 March 2025	19,671	398,444	74,950	1,795	2,071,485	(799)	2,565,546

The accompanying notes on **pages 140 to 174** form part of the financial statements.

Consolidated Cash Flow Statement

Year ended 31 March 2026

	Note	2026 £000	2025 £000
Cash generated from operations	26	132,210	134,623
Bank interest paid		(22,126)	(21,657)
Interest on obligations under lease liabilities		(747)	(557)
Interest received		141	142
Other operating income received		196	4,047
Tax paid		(788)	(2,024)
Cash flows from operating activities		108,886	114,574
Investing activities			
Purchase of non-current assets		(100,840)	(58,258)
Investment in joint venture		(1,010)	–
Disposal of non-current asset		–	30,591
Cash flows from investing activities		(101,850)	(27,667)
Financing activities			
Issue of share capital		76	809
Payment of lease liabilities		(1,307)	(1,816)
Equity dividends paid		(93,243)	(88,542)
Loan arrangement fees paid		(620)	(632)
Increase in borrowings	26b	88,517	2,683
Cash flows used in financing activities		(6,577)	(87,498)
Net increase/(decrease) in cash and cash equivalents		459	(591)
Opening cash and cash equivalents		8,765	9,356
Closing cash and cash equivalents		9,224	8,765

The accompanying notes on pages 140 to 174 form part of the financial statements.

Notes to the Financial Statements

Year ended 31 March 2026

1. General information

Big Yellow Group PLC is a Company incorporated in the United Kingdom under the Companies Act 2006, with registration number 03625199, and limited by shares. The address of the registered office is 2 The Deans, Bridge Road, Bagshot, Surrey, GU19 5AT. The nature of the Group's operations and its principal activities are set out in note 4 and in the Strategic Report on **pages 18 to 51**.

2. Significant accounting policies

Basis of preparation of financial statements

The Group financial statements have been prepared in accordance with UK-adopted international accounting standards.

The Group financial statements consolidate those of the Company and its subsidiaries (together referred to as the "Group"). The accounting policies adopted are consistent with those of the previous financial year, except as noted below.

The financial statements are presented in Sterling, being the currency of the primary economic environment in which the Group operates. Unless otherwise stated, figures are rounded to the nearest thousand.

New accounting standards

The Group has adopted amendments to IFRS 9 in the current year, specifically Derecognition of Financial Assets settled with cash via electronic payment system. These amendments clarified that a receivable should be derecognised on the date that the contractual right to receive cash flows from the receivable expires.

Adopting the amendments resulted in a change in the accounting policy for the derecognition of financial assets settled with cash via electronic payment systems. The Group's accounting policy for the derecognition of financial assets applies equally to trade receivables settled with cash using an electronic payment system. An outstanding receivable which will be settled with cash via an electronic payment system does not qualify as a cash equivalent while the cash transits through the system because treating it as such would have a similar effect as derecognising the receivable before the cash is received. Such receivables are derecognised only on completion of the settlement.

As a result of the change the Group derecognises trade receivables and recognises cash later. The amendments apply retrospectively; however, the Group was not required to restate prior periods to reflect their application under the transitional provisions. In addition, the change in accounting policy did not have a material effect on the Group's consolidated financial statements for the periods presented. The impact on the current year financial statements was to increase trade receivables by £1.2 million, reduce cash by £4.3 million, and reduce deferred income by £3.1 million. If the adjustment had been posted in the prior year, the impact would have been to increase trade receivables by £0.8 million, reduce cash by £1.9 million, and reduce deferred income by £1.1 million.

The Group has also adopted Amendments to IAS 21 – The Effects of Changes in Foreign Exchange Rates. There was no impact on the financial statements of adopting this standard.

With the exception of IFRS 18 – Presentation and Disclosure in Financial Statements, new accounting standards, amendments to standards and IFRIC interpretations which have been published but are not yet effective, were either not relevant or are not expected to have a material impact on the Group's results or net assets. IFRS 18 introduces new requirements for the presentation and disclosure of information in financial statements, pending UK endorsement. The standard will influence how information is reported, particularly in the income statement, and may also affect the level of detail disclosed in the notes to the financial statements. The Group is currently evaluating the impact of the standard which applies for accounting periods beginning on, or after, 1 January 2027 and will apply to comparative information.

2. Significant accounting policies *continued*

Basis of accounting

The financial statements have been prepared on the historical cost basis, except for the revaluation of investment properties and derivative financial instruments. Historical cost is generally based on the fair value of the consideration given in exchange for the assets. The principal accounting policies adopted, which have been applied consistently to the results, other gains and losses, assets, liabilities, and cash flows of entities included in the consolidated financial statements in the current and preceding year, are set out below:

Going concern

A review of the Group's business activities, together with the factors likely to affect its future development, performance and position are set out in the Strategic Report. The financial position of the Group, its cash flows, liquidity position and borrowing facilities are shown in the balance sheet, cash flow statement and accompanying notes to the financial statements. Further information concerning the Group's objectives, policies, and processes for managing its capital; its financial risk management objectives; details of its financial instruments and hedging activities; and its exposures to credit risk and liquidity risk can be found in this Report and in the notes to the financial statements.

At 31 March 2026 the Group had available liquidity of approximately £92 million, from a combination of cash and undrawn bank debt facilities. In addition, since the year end, the Group put in place a \$225 million credit approved shelf facility with Pricoa Private Capital to be drawn in fixed sterling notes. The Group can draw the debt in minimum tranches of £10 million with terms of between 7 and 15 years at short notice, typically 10 days. The Group is cash generative and for the year ended 31 March 2026, had cash flow from operating activities (after net finance costs and pre-working capital movements) of £111.5 million, with capital commitments at the balance sheet date of £54.3 million. The Group has net current liabilities at the balance sheet date and draws on its Revolving Credit Facility (current headroom of £83 million) as required, as it is inefficient for the Group to hold significant amounts of cash.

The Directors have prepared cash flow forecasts for a period of 18 months from the date of approval of these financial statements, taking into account the Group's operating plan and budget for the year ending 31 March 2027 and projections contained in the longer-term business plan which cover the 18 month going concern assessment period. After reviewing these projected cash flows together with the Group's and Company's cash balances, borrowing facilities and covenant requirements, and potential property valuation movements over that period, the Directors believe that, taking account of severe but plausible downsides, the Group and Company will have sufficient funds to meet their liabilities as they fall due for that period.

In making their assessment, the Directors have carefully considered the outlook for the Group's trading performance and cash flows as a result of the current economic environment, taking into account the trading performance of the Group over the recent dislocations in the global economy from Covid-19, the Russian invasion of Ukraine, the impact of rising inflation and the war in Iran. The Directors have also considered the performance of the business during the Global Financial Crisis. The Directors modelled several different scenarios, including material reductions in the Group's occupancy rates and property valuations, and assessed the impact of these scenarios against the Group's liquidity and the Group's banking covenants. The scenarios considered did not lead to breaching any of the banking covenants, and the Group retained sufficient liquidity to meet its financial obligations as they fall due.

Consequently, the Directors continue to adopt the going concern basis in preparing the Group and Company financial statements.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company made up to 31 March each year. Control is achieved where the Company has the power to direct the relevant activities of an investee entity so as to obtain benefits from its activities.

The Group consolidates the financial results and balance sheets of Big Yellow Group PLC and all of its subsidiaries at the year-end using acquisition accounting principles. All intra-group transactions, balances, income, and expenses are eliminated on consolidation. Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with those used by the Group. The results of subsidiaries acquired or disposed of during the year are included in the statement of comprehensive income from the effective date of acquisition or up to the effective date of disposal, as appropriate.

The acquisition of subsidiaries is accounted for using the acquisition method. The cost of the acquisition is measured at the aggregate of the fair values, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the Group in exchange for control of the acquiree. Any costs directly attributable to the business combination are recognised in the statement of comprehensive income. The acquiree's identifiable assets, liabilities and contingent liabilities that meet the conditions for recognition under IFRS 3 are recognised at their fair value at the acquisition date, except for non-current assets (or disposal groups) that are classified as held for sale in accordance with IFRS 5 Non-Current Assets Held for Sale and Discontinued Operations, which are recognised and measured at the lower of their carrying amount and fair value less costs to sell (excluding investment property which is measured at fair value).

Notes to the Financial Statements

Year ended 31 March 2026

2. Significant accounting policies *continued*

Intangible assets

Intangible assets acquired in a business combination and recognised separately from goodwill are initially recognised at their fair value at their acquisition date (which is typically regarded as their cost). Subsequent to their initial recognition, intangible assets with indefinite useful lives are carried at cost less accumulated impairment losses. Intangible assets with finite useful lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognised on a straight line basis over their estimated useful lives. The estimated useful life and amortisation method are reviewed at the end of each reporting period with the effect of any changes in estimate being accounted for on a prospective basis.

Investment in joint venture

A joint venture is an entity over which the Group is in a position to exercise joint control, but not full control, through participation in the financial and operating policy decisions of the investee.

The results and assets and liabilities of joint ventures are incorporated in these financial statements using the equity method of accounting except when classified as held for sale. Investments in joint ventures are carried in the balance sheet at cost as adjusted by post-acquisition changes in the Group's share of the net assets of the associate, less any impairment in the value of individual investments. Losses of a joint venture in excess of the Group's interest in that joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the joint venture) are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the joint venture. Where necessary, adjustments are made to the financial statements of joint ventures to bring the accounting policies used into line with those used by the Group. Where a Group Company transacts with a joint venture of the Group, profits and losses are eliminated to the extent of the Group's interest in the relevant joint venture. Losses may provide evidence of an impairment of the asset transferred in which case appropriate provision is made for impairment.

Revenue recognition

Revenue represents amounts derived from the provision of services which fall within the Group's ordinary activities after deduction of trade discounts and any applicable value added tax. Self storage income is recognised over the period for which the storage room is occupied by the customer on a straight-line basis. Any future revenue is recognised as deferred income at the balance sheet date. The opening offer discount of 50% off for up to 8 weeks is spread evenly over the term of the discount period.

Other storage related income comprises:

- packing material sales are recognised at the point of sale, as there is no further ongoing performance obligation beyond the point of sale; and
- enhanced liability service income which is recognised on a straight-line basis over the period a customer occupies their room. The Group recognises ELS income as a principal, as the ELS contract is between the Group and the customer.

Under the Group's ELS policy, routine customer claims (with an individual customer limit of £75,000) under the policy are settled by the Group directly, but in the event of a major loss, the Group has third party insurance in place which will pay the aggregate customer claims to the extent that they exceed £250,000.

The Group recognises non-storage income, which is principally rental income from tenants of properties awaiting development, on a straight-line basis over the period in which it is earned.

Borrowings

Interest-bearing loans and overdrafts are initially measured at fair value, net of direct issue costs. Premiums payable on settlement or redemption and direct issue costs are accounted for on an accruals basis in the statement of comprehensive income using the effective interest rate method and are added to the carrying value amount of the instrument to the extent that they are not settled in the period in which they arise. Borrowings are subsequently held at amortised cost.

2. Significant accounting policies *continued*

Finance costs and income

All borrowing costs are recognised in the statement of comprehensive income in the period in which they are incurred, unless the costs are incurred as part of the development of a qualifying asset, when they will be capitalised. Commencement of capitalisation is the date when the Group incurs expenditure for the qualifying asset, incurs borrowing costs and undertakes activities that are necessary to prepare the assets for their intended use when it is probable that they will result in future economic benefits to the entity and the costs can be measured reliably. In the case of suspension of activities during extended periods, the Group suspends capitalisation. The Group ceases capitalisation of borrowing costs when substantially all of the activities necessary to prepare the asset for use are complete, typically when a store opens.

Interest income is accrued on a time basis, by reference to the principal outstanding and the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount.

The Group classifies finance costs and income as operating cash flow in the cash flow statement.

Debt modification

A change in debt carried at amortised cost that is considered substantial is accounted for as an extinguishment, which means that the original debt is derecognised, with any gain or loss recorded in the statement of comprehensive income, and a new financial liability recorded based on the new terms. If the change is not considered to be substantial (substantial is defined as a change in the net present value of the cash flows of more than 10%), the original debt remains on the books and any modification gain or loss arising will be recognised in the statement of comprehensive income.

Operating profit

Operating profit is stated after gains and losses on surplus land, movements on the revaluation of investment properties and before the share of results of associates, investment income and finance costs.

Taxation

The Group is a REIT and as a result does not pay UK corporation tax on the profits and gains from its qualifying rental business in the UK provided that it meets certain conditions. Non-qualifying profits and gains of the Group are subject to corporation tax as normal. The tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from the net profit as reported in the statement of comprehensive income because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary differences arise from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries and associates except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates substantively enacted at the balance sheet date that are expected to apply in the period when the liability is settled, or the asset is realised. Deferred tax is charged or credited in the statement of comprehensive income, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities, and when the deferred tax assets and liabilities have been levied by the same taxation authority on either the same taxable entity or different taxable entities which intend either to settle current tax liabilities on a net basis or to realise the assets and settle the liabilities simultaneously in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

Notes to the Financial Statements

Year ended 31 March 2026

2. Significant accounting policies continued

Leases

The Group recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease, or if that rate cannot be readily determined, the Group's incremental borrowing rate. Generally, the Group uses its incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or rate, initially measured using the index or rate at the commencement date;
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Group is reasonably certain to exercise, lease payments in an optional renewal period if the Group is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Group is reasonably certain not to terminate early.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee, or if the Group changes its assessment of whether it will exercise a purchase, extension, or termination option.

Where the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Alternative Performance Measures (APMs)

The Group uses a number of APMs to monitor the performance of the business. Adjusted profit before tax and adjusted earnings per share are the Group's primary profit measures and reflect underlying profit by excluding capital and non-recurring items such as revaluation movements, gains or losses on the disposal of properties and the fair value movement of interest derivatives in accordance with EPRA guidelines. In addition, the Group adjusts for items such as refinancing costs and insurance proceeds on the fit-out of stores.

These adjusted measures should not be considered in isolation from, or as substitutes for, or superior to the financial measures prepared in accordance with IFRS.

Plant, equipment, and owner occupied property

All property, plant, and equipment, not classified as investment property, is carried at historic cost less depreciation and any recognised impairment loss.

Depreciation is charged so as to write off the cost or valuation of assets, other than land and investment properties, less any residual value over their estimated useful lives, using the straight-line method, on the following bases:

Freehold property	50 years
Leasehold improvements	over period of the lease
Plant and machinery	10 years
Motor vehicles	4 years
Fixtures and fittings	5 years
Computer equipment	3 to 5 years

The gain or loss arising on the disposal or retirement of an asset is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in the statement of comprehensive income.

2. Significant accounting policies continued

Investment property

The criteria used to distinguish investment property from owner-occupied property is to consider whether the property is held for rental income and/or for capital appreciation. Where this is the case, the Group recognises these owned or leased properties as investment properties. Investment property is initially recognised at cost and revalued at the balance sheet date to fair value as determined by professionally qualified external valuers. In accordance with IAS 40, investment property held as a leasehold is stated gross of the recognised right-of-use liability.

Gains or losses arising from the changes in fair value of investment property are included in the statement of comprehensive income for the period in which they arise. In accordance with IAS 40, as the Group uses the fair value model, no depreciation is provided in respect of investment properties including integral plant.

Leasehold properties are classified as investment properties and included in the balance sheet at fair value. The obligation to the lessor for the buildings element of the leasehold is included in the balance sheet at the present value of the minimum lease payments at inception and is shown within note 21. Note 21 does also include leases which are not classified as investment properties.

When the Group redevelops an existing investment property for continued future use as investment property, the property remains an investment property measured at fair value and is not reclassified.

Investment property under construction

Investment property under construction is initially recognised at cost and revalued at the balance sheet date to fair value as determined by professionally qualified external valuers.

Gains or losses arising from the changes in fair value of investment property under construction are included in the statement of comprehensive income in the period in which they arise.

Impairment of assets

At each balance sheet date, the Group reviews the carrying amounts of its assets (excluding investment property and derivative financial instruments which are carried at fair value) to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). The recoverable amount is the higher of an asset's net selling price and its value-in-use (i.e. the net present value of its future cash flows discounted at the Group's average pre-tax interest rate that reflects the borrowing costs and risk for the asset).

Inventories

Inventories, representing the cost of packing materials, are stated at the lower of cost and net realisable value.

Financial instruments

Financial assets and financial liabilities are recognised on the Group's balance sheet when the Group becomes a party to the contractual provisions of the instrument. Financial assets at fair value through profit and loss ("FVTPL") are stated at fair value, with any gains or losses arising on re-measurement recognised in the statement of comprehensive income. The net gain or loss recognised in the statement of comprehensive income incorporates any dividend or interest earned on the financial asset and is included in the 'other gains and losses' line item in the statement of comprehensive income.

A – Derivative financial instruments

The Group's activities expose it primarily to the financial risks of interest rates. The Group uses interest rate swap contracts to hedge these exposures. The Group does not use derivative financial instruments for speculative purposes. The use of financial derivatives is governed by the Group's policies approved by the Board of Directors. The policy in respect of interest rates is to maintain a balance between flexibility and the hedging of interest rate risk.

Derivatives are initially recognised at fair value and are subsequently reviewed at each balance sheet date. The fair value of interest rate derivatives at the reporting date is determined by discounting the future cash flows using the forward curves at the reporting date and the credit risk inherent in the contract.

Changes in the fair value of derivative financial instruments are recognised in the statement of comprehensive income as they arise. The Group has not adopted hedge accounting.

Notes to the Financial Statements

Year ended 31 March 2026

2. Significant accounting policies *continued*

B – Financial assets

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Company becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

On initial recognition, a financial asset is classified as measured at: amortised cost; Fair Value Through Other Comprehensive Income ("FVOCI") – debt investment; FVOCI – equity investment; or FVTPL.

Financial assets are not reclassified subsequent to their initial recognition unless the Company changes its business model for managing financial assets in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

A financial asset is measured at amortised cost if it meets both of the following conditions:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A debt investment is measured at FVOCI if it meets both of the following conditions:

- it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in OCI. This election is made on an investment-by-investment basis.

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets.

Subsequent measurement and gains and losses

Financial assets at FVTPL – these assets (other than derivatives designated as hedging instruments) are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.

Financial assets at amortised cost – these assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Debt investments at FVOCI – these assets are subsequently measured at fair value. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.

Equity investments at FVOCI – these assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are never reclassified to profit or loss.

2. Significant accounting policies continued

C – Impairment of financial assets

Loss allowances for trade receivables are always measured at an amount equal to lifetime expected credit losses (“ECLs”). When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company’s historical experience and informed credit assessment and including forward-looking information. The Company considers a financial asset to be in default when the borrower is unlikely to pay its credit obligations to the Company in full.

Measurement of ECLs

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Company expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

Write-offs

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery.

D – Cash and cash equivalents

Cash and cash equivalents comprises cash on hand and demand deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value. The carrying amounts of these assets approximate to the fair value.

E – Financial liabilities and equity

Financial instruments issued by the Company are treated as equity only to the extent that they meet the following two conditions:

- a) they include no contractual obligations upon the Company to deliver cash or other financial assets or to exchange financial assets or financial liabilities with another party under conditions that are potentially unfavourable to the Company; and
- b) where the instrument will or may be settled in the Company’s own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the Company’s own equity instruments or is a derivative that will be settled by the Company exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments.

To the extent that this definition is not met, the proceeds of issue are classified as a financial liability. Where the instrument so classified takes the legal form of the Company’s own shares, the amounts presented in these financial statements for called up share capital and share premium account exclude amounts in relation to those shares.

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

Retirement benefit costs

Pension costs represent contributions payable to defined contribution schemes and are charged as an expense to the statement of comprehensive income as they fall due. The assets of the schemes are held separately from those of the Group.

Notes to the Financial Statements

Year ended 31 March 2026

2. Significant accounting policies continued

Share-based payments

The Group issues equity-settled share-based payments to certain employees. These are measured at fair value at the date of grant. The fair value determined at the grant date of the share-based payment is expensed on a straight-line basis over the vesting period, based on the Group's estimate of shares that will eventually vest.

Fair value is measured by use of the Black-Scholes model and excludes the effect of non-market-based vesting conditions. The expected life used in the model has been adjusted, based on management's best estimate, for the effects of non-transferability, exercise restrictions, and behavioural considerations. At each balance sheet date, the Group revises its estimate of the number of equity instruments expected to vest as a result of the effect of non-market-based vesting conditions. The impact of the revision of the original estimates, if any, is recovered in the statement of comprehensive income such that the cumulative expense reflects the revised estimate with a corresponding adjustment to equity reserves.

For cash-settled share-based payments, a liability is recognised for the goods or services acquired, measured initially at the fair value of the liability. At each balance sheet date until the liability is settled, and at the date of settlement, the fair value of the liability is re-measured, with any changes in fair value recognised in the statement of comprehensive income for the year.

Climate change

In preparing the financial statements, the Directors have considered the impact of climate change, particularly in the context of the climate change risks identified in the Sustainability section of the Strategic Report and the Group's stated target of a 70% reduction in Scope 1 and 2 emissions against the 2019/20 baseline by 2032. These considerations did not have a material impact on the financial reporting judgements and estimates in the current year. This reflects the conclusion that climate change is not expected to have a significant impact on the Group's short-term or medium-term cash flows including those considered in the going concern and viability assessments, the valuation of the Group's investment property portfolio, the carrying value of non-current assets and the estimates of future profitability used in our assessment of the recoverability of deferred tax assets.

Critical accounting estimates and judgements

In the application of the Group's accounting policies, which are described above, the Directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Estimate of fair value of Investment Properties and Investment Property under Construction (critical accounting estimate)

The Group's self storage centres and stores under development are valued using a discounted cash flow methodology which is based on projections of net operating income. The Group employs expert external valuers, JLL, who report on the values of the Group's stores on an annual basis. The principal assumptions underlying the estimation of the fair value are those related to: stabilised occupancy levels; expected future growth in storage rents; capitalisation rates; and discount rates. For investment property under construction, the Group estimates the total costs to complete the construction of each store based on its latest assessment of costs for each development, which is based off the most recent market evidence the Group obtains from tender returns and discussion with key suppliers. JLL also consider climate change in their valuations, and the impacts that this could have on each of the Group's investment properties. A more detailed explanation of the background and methodology adopted in the valuation of the Group's investment properties is set out in note 15 to the financial statements.

The Directors have also considered a number of other judgements made in the preparation of the financial statements. The Directors have concluded that there are not significant levels of judgements involved.

3. Revenue

Analysis of the Group's operating revenue can be found below and in the Portfolio Summary on **page 33**.

	2026 £000	2025 £000
Open stores		
Self storage income	181,072	177,823
Enhanced liability service income	18,901	18,563
Packing materials income	2,644	2,815
Other income from storage customers	2,577	2,285
Ancillary store rental income	2,421	1,638
Total store revenue	207,615	203,124
Non-storage income	1,469	1,371
Total revenue	209,084	204,495

Non-storage income derives principally from rental income earned from tenants of properties awaiting development.

The Group earned other income of £0.2 million in the current year from a payment for dilapidations on a development property. In the prior year the Group earned other income of £4.0 million. This related to insurance proceeds for loss of income following the destruction of the Group's Cheadle store by fire in 2022, with the claim having been settled with the insurers in 2025.

The Group has considered IFRS 17 in respect of our sale of the Enhanced Liability Service and concluded any impact from IFRS 17 would be immaterial in both the current and prior year.

4. Segmental information

IFRS 8 requires operating segments to be identified on the basis of internal reports about components of the Group that are regularly reviewed by the Chief Executive to allocate resources to the segments and to assess their performance. Given the nature of the Group's business, there is one segment, which is the provision of self storage and related services.

Revenue represents amounts derived from the provision of self storage and related services which fall within the Group's ordinary activities after deduction of trade discounts and value added tax. The Group's non-current assets, revenue and profit before tax are attributable to one activity, the provision of self storage and related services. These all arise in the United Kingdom in the current year and prior year.

Notes to the Financial Statements

Year ended 31 March 2026

5. Profit for the year

a) Profit for the year has been arrived at after charging/(crediting):

	Note	2026 £000	2025 £000
Depreciation of plant, equipment, and owner-occupied property	14b	922	837
Depreciation of interest in leasehold properties		1,473	1,624
Gain on the revaluation of investment property		(7,574)	(79,667)
Cost of inventories recognised as an expense		1,293	1,310
Employee costs	6	25,277	25,826

b) Analysis of auditor's remuneration:

	2026 £000	2025 £000
Fees payable to the Company's auditor for the audit of the Company's annual accounts	612	587
Fees payable to the Company's auditor for the subsidiaries' annual accounts	56	54
Total audit fees	668	641
Audit related assurance services – interim review	68	65
Total non-audit fees	68	65
Total audit and non-audit fees paid to KPMG LLP	736	706

6. Employee costs

The average monthly number of full-time equivalent employees (including Executive Directors) was:

	2026 Number	2025 Number
Sales	389	396
Administration	64	63
	453	459

At 31 March 2026 the total number of Group employees was 482 (2025: 485). The average number of employees for the year was 484 (2025: 496).

	2026 £000	2025 £000
Their aggregate remuneration comprised:		
Wages and salaries	19,243	19,138
Social security costs	3,269	2,981
Other pension costs	871	852
Share-based payments	1,894	2,855
	25,277	25,826

Details of Directors' Remuneration is given on **pages 96 to 117**. The Directors are the employees assessed as key management personnel.

7. Investment income

	2026 £000	2025 £000
Bank interest receivable	179	161
Fair value movement on derivatives	1,164	547
Total investment income	1,343	708

8. Finance costs

	2026 £000	2025 £000
Interest on bank borrowings	23,382	23,269
Capitalised interest	(10,575)	(7,898)
Interest on obligations under lease liabilities	747	557
Total interest payable	13,554	15,928

Notes to the Financial Statements

Year ended 31 March 2026

9. Taxation

As a REIT, the Group does not pay UK corporation tax on the profits and gains from its qualifying rental business in the UK provided that it meets certain conditions. Non-qualifying profits and gains of the Group are subject to corporation tax as normal. The Group monitors its compliance with the REIT conditions. There have been no breaches of the conditions to date.

	2026 £000	2025 £000
UK current tax		
- Current year	2,427	2,504
- Prior year	(1,128)	(541)
	1,299	1,963

A reconciliation of the tax charge is shown below:

	2026 £000	2025 £000
Profit before tax	126,212	203,854
Tax charge at 25% (2025 – 25%) thereon	31,553	50,964
Effects of:		
Revaluation of investment properties	(1,893)	(19,917)
Share of results of joint venture	35	–
Other permanent differences	229	(8)
Utilisation of brought forward losses	(35)	–
Profits from the tax-exempt business	(27,462)	(28,535)
Current year tax charge	2,427	2,504
Prior year adjustment	(1,128)	(541)
Total tax charge	1,299	1,963

The prior year adjustment arose due to prudent assumptions made during the assessment of the corporation tax provision for the prior year accounts. On completion of the tax computations for the prior year, the actual charge was £1.1 million lower than had been provided in the accounts. (2025: £0.5 million lower).

At 31 March 2026 the Group has unutilised tax losses from the non-REIT taxable business of £34.2 million (2025: £34.2 million) available for offset against certain types of future taxable profits. All losses can be carried forward indefinitely. The losses have not been recognised as a deferred tax asset, as there is no certainty over their future use.

10. Adjusted profit

	2026 £000	2025 £000
Profit before tax	126,212	203,854
Gain on revaluation of investment properties	(7,574)	(79,667)
Gain on disposal of non-current asset	–	(8,754)
Change in fair value of interest rate derivatives	(1,164)	(547)
EPRA adjusted profit before tax	117,474	114,886
Costs associated with closure of Slough leasehold store	–	694
Adjusted profit before tax	117,474	115,580
Tax	(1,299)	(1,963)
Adjusted profit after tax	116,175	113,617

Adjusted profit before tax which excludes gains and losses on the revaluation of investment properties, changes in fair value of interest rate derivatives, net gains and losses on disposal of investment property, and material non-recurring items of income and expenditure have been disclosed as, in the Board's view, this provides a clearer understanding of the Group's underlying trading performance.

11. Dividends

	2026 £000	2025 £000
Amounts recognised as distributions to equity holders in the year:		
Final dividend for the year ended 31 March 2025 of 23.8p (2024: 22.6p) per share.	46,602	44,135
Interim dividend for the year ended 31 March 2026 of 23.8p (2025: 22.6p) per share.	46,621	44,244
	93,223	88,379
Proposed final dividend for the year ended 31 March 2026 of 23.4p (2025: 23.8p) per share.	45,892	46,608

Subject to approval by shareholders at the Annual General Meeting to be held on 20 July 2026, the final dividend will be paid on 24 July 2026. The ex-div date is 2 July 2026 and the record date is 3 July 2026.

The Property Income Distribution ("PID") payable for the year is 47.2 pence per share (2025: 46.4 pence per share).

12. Earnings per share

	Year ended 31 March 2026			Year ended 31 March 2025		
	Earnings £m	Shares million	Pence per share	Earnings £m	Shares million	Pence per share
Basic	124.9	195.9	63.8	201.9	195.6	103.2
Dilutive share options	–	1.0	(0.4)	–	0.8	(0.4)
Diluted	124.9	196.9	63.4	201.9	196.4	102.8
Adjustments:						
Gain on revaluation of investment properties	(7.5)	–	(3.8)	(79.7)	–	(40.6)
Gain on disposal of non-current asset	–	–	–	(8.7)	–	(4.5)
Change in fair value of interest rate derivatives	(1.2)	–	(0.6)	(0.6)	–	(0.3)
EPRA earnings	116.2	196.9	59.0	112.9	196.4	57.4
Costs associated with closure of Slough leasehold store	–	–	–	0.7	–	0.4
Adjusted – diluted	116.2	196.9	59.0	113.6	196.4	57.8
Adjusted – basic	116.2	195.9	59.3	113.6	195.6	58.1

The calculation of basic earnings is based on profit after tax for the year. The weighted average number of shares used to calculate diluted earnings per share has been adjusted for the conversion of share options.

EPRA earnings and adjusted earnings per ordinary share have been disclosed to give a clearer understanding of the Group's underlying trading performance.

Notes to the Financial Statements

Year ended 31 March 2026

13. Net assets per share

EPRA's Best Practices Recommendations guidelines for Net Asset Value (NAV) metrics are EPRA Net Tangible Assets (NTA), EPRA Net Reinstatement Value (NRV) and EPRA Net Disposal Value (NDV).

EPRA NTA is considered to be most consistent with the nature of Big Yellow's business which provides sustainable long-term progressive returns. EPRA NTA is shown in the table below. This measure is further adjusted by the adjustment the Group makes for purchaser's costs, which is the Group's Adjusted Net Asset Value (or Adjusted NAV).

Net assets per share are equity shareholders' funds divided by the number of shares at the year end. The shares currently held in the Group's Employee Benefit Trust are excluded from both net assets and the number of shares. Adjusted net assets per share include the effect of those shares issuable under employee share option schemes and the effect of alternative valuation methodology assumptions (see note 15).

	Year ended 31 March 2026			Year ended 31 March 2025		
	Equity attributable to ordinary shareholders £000	Shares	Pence per share	Equity attributable to ordinary shareholders £000	Shares	Pence per share
Basic NAV	2,599,206	195,959,174	1,326.4	2,565,546	195,833,336	1,310.1
Share and save as you earn schemes	695	2,467,439	[16.1]	584	2,022,198	[13.1]
Diluted NAV	2,599,901	198,426,613	1,310.3	2,566,130	197,855,534	1,297.0
Fair value of derivatives	119	–	–	1,283	–	0.6
Intangible assets	[1,433]	–	[0.7]	[1,433]	–	[0.7]
EPRA NTA	2,598,587	198,426,613	1,309.6	2,565,980	197,855,534	1,296.9
Valuation methodology assumption (see note 15) (£000)	120,730	–	60.8	116,110	–	58.7
Adjusted NAV	2,719,317	198,426,613	1,370.4	2,682,090	197,855,534	1,355.6

14. Non-current assets

a) Investment property, investment property under construction and right-of-use assets

	Investment property £000	Investment property under construction £000	Right-of-use assets £000	Total £000
At 31 March 2024	2,718,525	146,485	17,152	2,882,162
Additions	14,955	55,280	101	70,336
Transfer on opening	17,394	(17,394)	–	–
Disposal	(22,152)	–	(112)	(22,264)
Revaluation (see note 15)	78,813	854	–	79,667
Depreciation	–	–	(1,490)	(1,490)
At 31 March 2025	2,807,535	185,225	15,651	3,008,411
Additions	8,183	102,566	3,821	114,570
Transfer on opening	113,038	(113,038)	–	–
Reclassification from plant, equipment and owner-occupied property	62	–	–	62
Revaluation (see note 15)	15,677	(8,103)	–	7,574
Depreciation	–	–	(1,346)	(1,346)
At 31 March 2026	2,944,495	166,650	18,126	3,129,271

The right-of-use assets represent the present value of minimum lease payments for leasehold properties that meet the definition of IAS 40 and are accounted for as investment properties – see note 21 for further details of the obligations under lease liabilities. The fair value of the leasehold properties (including long leaseholds), on which the Group pays rent, of £74.4 million (2025: £72.3 million) is included within the investment property total.

The transfer on opening during the year is our four new stores and the Staines Industrial Scheme moving from investment property under construction to investment property.

The disposal of investment property in the prior year was the sale of land adjacent to our Battersea store for £30.9 million for residential development. The gain on disposal of non-current assets is shown in the comprehensive statement of income and has been excluded from the Group's adjusted profit before tax for that year.

The income from self storage accommodation earned by the Group from its investment property is disclosed in note 3. Direct operating expenses, which are all applied to generating rental income, arising on the investment property in the year are disclosed in the Portfolio Summary on **page 33**. Included within additions is £10.6 million of capitalised interest (2025: £7.9 million), calculated at the Group's average borrowing cost for the year of 5.0%. 96 of the Group's investment properties are pledged as security for loans, with a total external value of £2.4 billion.

The difference between additions to investment property above and the purchase of non-current assets in the cash flow statement is principally due to capitalised interest of £10.6 million.

Notes to the Financial Statements

Year ended 31 March 2026

14. Non-current assets continued

b) Plant, equipment, and owner-occupied property

	Freehold property £000	Leasehold improvements £000	Plant and machinery £000	Motor vehicles £000	Fixtures, fittings & office equipment £000	Right of use assets £000	Total £000
Cost							
At 31 March 2024	2,369	59	769	32	1,521	1,006	5,756
Retirement of fully depreciated assets	–	–	(98)	(32)	(560)	–	(690)
Additions	80	–	79	40	722	–	921
Disposals	–	–	(7)	–	(15)	–	(22)
At 31 March 2025	2,449	59	743	40	1,668	1,006	5,965
Retirement of fully depreciated assets	–	–	(265)	–	(763)	(219)	(1,247)
Additions	1	–	186	–	803	227	1,217
Transfer to investment property	(62)	–	–	–	–	–	(62)
At 31 March 2026	2,388	59	664	40	1,708	1,014	5,873
Depreciation							
At 31 March 2024	(732)	(24)	(258)	(32)	(283)	(557)	(1,886)
Retirement of fully depreciated assets	–	–	98	32	560	–	690
Charge for the year	(51)	(3)	(176)	(6)	(601)	(134)	(921)
Disposals	–	–	4	–	11	–	15
At 31 March 2025	(783)	(27)	(332)	(6)	(313)	(691)	(2,152)
Retirement of fully depreciated assets	–	–	265	–	763	219	1,247
Charge for the year	(51)	(4)	(155)	(10)	(702)	(127)	(1,049)
At 31 March 2026	(834)	(31)	(222)	(16)	(252)	(599)	(1,954)
Net book value							
At 31 March 2026	1,554	28	442	24	1,456	415	3,919
At 31 March 2025	1,666	32	411	34	1,355	315	3,813

c) Intangible assets

The intangible asset relates to the Big Yellow brand, which was acquired through the acquisition of Big Yellow Self Storage Company Limited in 1999. The carrying value remains unchanged from the prior year as there is considered to be no impairment in the value of the asset. The asset has an indefinite life and is tested annually for impairment or more frequently if there are indicators of impairment.

14. Non-current assets continued

d) Investment and investment in joint venture

At the start of the year, the Group had a £0.6 million investment (34% of the equity) in Doncaster Security Operations Centre Limited ("DSOC"), a company which provides out-of-hours monitoring and alarm receiving services, including for the Group's stores. On 1 August 2025 the Group increased its investment in DSOC and now owns 74% of the ordinary share capital of the Company. The investment is treated as a joint venture, as the Group has joint control over DSOC with the minority founder shareholder. The investment is measured using the equity method of accounting.

The company is incorporated in England and Wales and its registered office is 5 Hayfield Business Park Field Lane, Auckley, Doncaster, England, DN9 3FL.

	31 March 2026 £000
At the beginning of the year	–
Transfer from investment	588
Acquisition of additional shares	1,010
Share of results	139
Investment in joint venture	1,737

	Period from 1 August 2025 to 31 March 2026
100%	
Revenue	1,243
Cost of sales	(449)
Administrative expenses	(590)
Operating profit	204
Finance costs	(16)
Profit attributable to shareholders	188

	Period from 1 August 2025 to 31 March 2026
Group share (74%)	
Revenue	920
Cost of sales	(332)
Administrative expenses	(437)
Operating profit	151
Finance costs	(12)
Profit attributable to shareholders	139

Notes to the Financial Statements

Year ended 31 March 2026

15. Valuation of investment property

	Deemed cost £000	Revaluation on deemed cost £000	Valuation £000
Freehold (including long leasehold)			
At 31 March 2025	1,089,575	1,695,060	2,784,635
Transfer from investment property under construction	119,092	(6,054)	113,038
Transfer from plant, equipment and owner-occupied property	62	–	62
Movement in year	7,861	15,699	23,560
At 31 March 2026	1,216,590	1,704,705	2,921,295
Leasehold			
At 31 March 2025	21,112	1,788	22,900
Movement in year	322	(22)	300
At 31 March 2026	21,434	1,766	23,200
Total investment property			
At 31 March 2025	1,110,687	1,696,848	2,807,535
Transfer from investment property under construction	119,092	(6,054)	113,038
Transfer from plant, equipment and owner-occupied property	62	–	62
Movement in year	8,183	15,677	23,860
At 31 March 2026	1,238,024	1,706,471	2,944,495
Investment property under construction			
At 31 March 2025	215,360	(30,135)	185,225
Transfer to investment property	(119,092)	6,054	(113,038)
Movement in year	102,566	(8,103)	94,463
At 31 March 2026	198,834	(32,184)	166,650
Valuation of all investment property			
At 31 March 2025	1,326,047	1,666,713	2,992,760
Movement in year	110,811	7,574	118,385
At 31 March 2026	1,436,858	1,674,287	3,111,145

The Group has classified the fair value investment property and the investment property under construction within Level 3 of the fair value hierarchy. There has been no transfer to or from Level 3 in the year.

The Group's freehold and leasehold investment properties have been valued at 31 March 2026 by external valuers, Jones Lang Lasalle ("JLL"). The Valuation has been prepared in accordance with the version of the RICS Valuation – Global Standards (incorporating the International Valuation Standards) and the UK national supplement ("the Red Book") current as at the valuation date. The valuation of each of the investment properties and the investment properties under construction has been prepared on the basis of either Fair Value or Fair Value as a fully equipped operational entity, having regard to trading potential, as appropriate.

The valuation has been provided for financial reporting purposes and as such, is a Regulated Purpose Valuation as defined in the Red Book. In compliance with the disclosure requirements of the Red Book, JLL have confirmed that:

- this is JLL's fifth annual valuation for these purposes on behalf of the Group;
- JLL do not provide other significant professional or agency services to the Group;
- in relation to the preceding financial year of JLL, the proportion of the total fees payable by the Group to the total fee income of the firm is less than 5%; and
- the fee payable to JLL is a fixed amount per asset and is not contingent on the appraised value.

15. Valuation of investment property *continued*

The self storage properties have been valued on the basis of Fair Value as fully equipped operational entities, having regard to trading potential. Due to the specialised nature and use of the buildings, the approach is to adopt a profits method of valuation in an explicit Discounted Cash Flow calculation and then consider the results in the context of recent comparable evidence of transactions in the sector.

The profits method requires an estimate of the future cash flow that can be generated from the use of the building as a self storage facility, assuming a reasonably efficient operator. Judgements are made as to the trading potential and likely long term sustainable occupancy. Stable occupancy depends upon the nature of demand, size of property and nearby competition, and allows for a reasonable vacancy rate to enable the operator to sell units to new customers. The cash flow runs for an explicit period of 10 years, after which it is capitalised at an all risks yield which reflects the implicit future growth of the business, or a hypothetical sale. This is a valuer's shortcut: maintaining the cash flow into perpetuity would provide the same result. The comparison with recent transactions requires the evidence to be considered in terms of the multiple on net operating profit (or EBITDA/EBITDAR), value per square foot, yield profile etc and then adjusted to reflect differences in location, building factors, tenure, trading maturity and trading risk.

This mirrors the typical approach of purchasers in the self storage market. However, in view of the relatively limited availability of comparable market evidence this requires a degree of valuer judgment. In particular, most of the transactions have comprised share sales due to the nature of the asset class and the terms of those transactions have mostly been kept confidential between the parties.

Portfolio Premium

JLL's valuation report confirms that the properties have been valued individually but that if the portfolio was to be sold as a single lot or in selected groups of properties, the total value could differ. JLL state that in current market conditions they are of the view that there could be a portfolio premium.

Assumptions

- A.** Net operating income is based on projected revenue received less projected operating costs, which include a management fee to take account of central/head office costs. The initial net operating income is calculated by estimating the net operating income in the first 12 months following the valuation date.
- B.** The net operating income in future years is calculated assuming either straight-line absorption from day one actual occupancy or variable absorption over years one to five of the cash flow period, to an estimated stabilised/mature occupancy level. In the valuation the assumed stabilised occupancy level for the 113 trading stores (both freeholds and leaseholds) open at 31 March 2026 averages 87% (31 March 2025: 87%). The projected revenues and costs have been adjusted for estimated cost inflation and revenue growth.
- C.** The future rental growth incorporated into the valuation averages 2.2% per annum (2025: 2.3% per annum)
- D.** The capitalisation rates applied to existing and future net cash flow have been estimated by reference to underlying yields for asset types such as industrial, distribution and retail warehousing, yields for other trading property types such as student housing and hotels, bank base rates, ten-year money rates, inflation and the available evidence of transactions in the sector. The valuation included in the accounts assumes rental growth in future periods. The net initial yield for the 113 stores is 4.7% (31 March 2025: 5.0%). The weighted average exit capitalisation rate adopted (for both freeholds and leaseholds) is 5.5% (31 March 2025: 5.5%).
- E.** The future net cash flow projections (including revenue growth and cost inflation) have been discounted at a rate that reflects the risk associated with each asset. The weighted average annual discount rate adopted (for both freeholds and leaseholds) is 7.1% (31 March 2025: 7.1%).
- F.** Purchaser's costs of 6.8% have been adopted reflecting current progressive Stamp Duty Land Tax rates.

Short leasehold

The same methodology has been used as for freeholds, but the exit capitalisation rate is adjusted to reflect the unexpired lease term at exit. The average unexpired term of the Group's five short leasehold properties is 13.4 years (31 March 2025: 11.4 years unexpired).

Notes to the Financial Statements

Year ended 31 March 2026

15. Valuation of investment property *continued*

Sensitivities

As noted in 'Significant judgements and key estimates' on **page 148**, self storage valuations are complex, derived from data which is not widely publicly available and involve a degree of judgement. For these reasons we have classified the valuations of our property portfolio as Level 3 as defined by IFRS 13. Inputs to the valuations, some of which are 'unobservable' as defined by IFRS 13, include capitalisation yields, stable occupancy rates, and rental growth rates. The existence of an increase of more than one unobservable input would augment the impact on valuation. The impact on the valuation could be mitigated by the inter-relationship between unobservable inputs moving in opposite directions. For example, an increase in stable occupancy may be offset by an increase in yield, resulting in no net impact on the valuation. A sensitivity analysis showing the impact on the investment property valuation of changes in yields and stable occupancy is shown below:

	Impact of a change in capitalisation rates		Impact of a change in stabilised occupancy assumption	
	25 bps decrease	25 bps increase	1% increase	1% decrease
2026	4.9%	[4.5%]	1.0%	[1.1%]
2025	4.9%	[4.5%]	1.0%	[1.1%]

A sensitivity analysis has not been provided for a change in the rental growth rate adopted as there is a relationship between this measure and the discount rate adopted. So, in theory, an increase in the rental growth rate could give rise to a corresponding increase in the discount rate and the resulting value impact would be limited.

Investment properties under construction

JLL have valued the stores in development adopting the same methodology as set out above but on the basis of the cash flow projection expected for the store at opening and after allowing for the outstanding costs to take each scheme from its current state to completion and full fit-out. JLL have allowed for holding costs and construction contingency, as appropriate. Two of the schemes valued do not yet have planning consent and JLL have reflected the planning risk in their valuation (Bethnal Green has not been valued as the Group has not yet completed the acquisition of the site). The cost to complete for the investment property under construction amounts to £169.9 million (2025: £218.2 million).

Valuation assumption for purchaser's costs

The Group's investment property assets have been valued for the purposes of the financial statements after deducting notional weighted average purchaser's cost of 6.8% on the net value, as if they were sold directly as property assets. The valuation is an asset valuation which is entirely linked to the operating performance of the business. The assets would have to be sold with the benefit of operational contracts, employment contracts and customer contracts, which would be very difficult to achieve except in a corporate structure. This approach follows the logic of the valuation methodology in that the valuation is based on a capitalisation of the net operating income after allowing a deduction for operational cost and an allowance for central administration costs. Sale in a corporate structure would result in a reduction in the assumed Stamp Duty Land Tax but an increase in other transaction costs reflecting additional due diligence resulting in a reduced notional purchaser's cost of 2.75% of gross value. All the significant sized transactions that have been concluded in the UK in recent years were completed in a corporate structure. The Group therefore instructed JLL to carry out an additional valuation on the above basis, and this results in a higher property valuation at 31 March 2026 of £3,231.8 million (£120.7 million higher than the value recorded in the financial statements) translating to 60.8 pence per share. We have included this revised valuation in the adjusted diluted net asset calculation (see note 13).

Valuer rotation

On 19 October 2023 the RICS published guidelines on a new time-limited, mandatory rotation cycle for regulated purposes valuations. Rules are effective from 1 May 2024, and require, after a two-year transition period, a valuation firm to be rotated after 10 consecutive years of valuing a given asset. These guidelines match our existing voluntary policy of 10 yearly valuation rotation, therefore our planned valuer rotation cycle remains unchanged.

16. Trade and other receivables

	31 March 2026 £000	31 March 2025 £000
Current		
Trade receivables	2,131	1,580
Other receivables	460	505
Prepayments and accrued income	5,617	3,737
	8,208	5,822

Trade receivables are net of a bad debt provision of £479,000 (2025: £622,000). The Directors consider that the carrying amount of trade and other receivables approximates their fair value.

Trade receivables

The Group does not typically offer credit terms to its customers, requiring them to pay in advance of their storage period and hence the Group is not exposed to significant credit risk. A late charge of 10% is applied to a customer's account if they are more than 10 days overdue in their payment. The Group provides for receivables on a specific basis. There is a right of lien over the customers' goods, so if they have not paid within a certain time frame, we have the right to sell the items they store to recoup the debt owed. Trade receivables that are overdue are provided for based on estimated irrecoverable amounts determined by reference to past default experience.

For individual storage customers, the Group does not perform credit checks, however this is mitigated by the fact that these customers are required to pay in advance, and also to pay a deposit ranging from one week to four weeks' storage income. Before accepting a new national customer, the Group uses an external credit rating to assess the potential customer's credit quality and defines credit limits by customer. There are no customers who represent more than 5% of the total balance of trade receivables.

Included in the Group's trade receivables balance are debtors with a carrying amount of £823,000 (2025: £771,000) which are past due at the reporting date for which the Group has not provided as there has not been a significant change in credit quality and the amounts are still considered recoverable. The average age of these receivables is 19 days past due (2025: 15 days past due).

The creation and release of credit loss allowances have been included in cost of sales in the income statement.

The Group measures the loss allowance for the trade receivables at an amount equal to lifetime expected credit loss. The expected credit losses on trade receivables are estimated using a provision matrix by reference to past default experience of the debtor.

The Group writes off a trade receivable when there is information indicating that the debtors are in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings.

Notes to the Financial Statements

Year ended 31 March 2026

16. Trade and other receivables continued

The following table details the risk profile of trade receivables based on the Group's provision matrix:

Year ended 31 March 2026	Not past due	<31 days	31-45 days	>45 days	Total
Expected credit loss rate (%)	1.2%	11.1%	21.7%	50%	18.4%
Gross carrying amount (£000)	903	930	83	694	2,610
Lifetime ECL (£000)	(11)	(103)	(18)	(347)	(479)
Net trade receivables at 31 March 2026	892	827	65	347	2,131

Year ended 31 March 2025	Not past due	<31 days	31-45 days	>45 days	Total
Expected credit loss rate (%)	2.0%	33.5%	34.7%	50.0%	28.2%
Gross carrying amount (£000)	814	468	72	848	2,202
Lifetime ECL (£000)	(16)	(157)	(25)	(424)	(622)
Net trade receivables at 31 March 2025	798	311	47	424	1,580

The above balances are short term and therefore the difference between the book value and the fair value is not significant. Consequently, these have not been discounted.

Movement in the credit loss allowance

	2026 £000	2025 £000
Balance at the beginning of the year	622	579
Amounts provided in year	142	326
Amounts written off as uncollectible	(285)	(283)
Balance at the end of the year	479	622

The concentration of credit risk is limited due to the customer base being large and unrelated. Accordingly, the Directors believe that there is no further credit provision required in excess of the credit loss allowance.

17. Trade and other payables

	31 March 2026 £000	31 March 2025 £000
Current		
Trade payables	4,911	9,006
Other payables	16,115	14,624
Accruals and deferred income	31,794	28,479
	52,820	52,109

The Group has financial risk management policies in place to ensure that all payables are paid within the credit terms. The Directors consider the carrying amount of trade and other payables and accruals and deferred income approximates fair value. The main items within other payables are VAT, customer deposits and withholding tax on the PID.

The Group invoices its customers in advance, and hence any deferred income balance primarily relates to amounts paid by customers for rental periods beyond the balance sheet date. The Group's deferred income balance at 31 March 2026 was £11.3 million, a decrease of 14% from 31 March 2025 (£13.1 million), with the reduction due to the adoption of IFRS 9 (Derecognition of Financial Assets settled with cash via electronic payment system) in the year (see note 2).

Within trade payables is £2,521,000 of invoices relating to the Group's construction programme (2025: £4,104,000).

18. Financial instruments

The Group manages its capital to ensure that entities in the Group will be able to continue as going concerns while maximising the return to stakeholders through the optimisation of the debt and equity balance. The capital structure of the Group consists of debt, which includes the borrowings disclosed in note 19, cash and cash equivalents and equity attributable to equity holders of the parent, comprising issued capital, reserves and retained earnings.

With the exception of derivative instruments which are classified as a financial liability at fair value through the statement of comprehensive income, financial liabilities are categorised under amortised cost. The Group has the following classes of financial assets:

- Trade and other receivables – trade receivables are initially recognised at transaction price. Other receivables are initially recognised at fair value. Subsequently these assets are measured at amortised cost using the effective interest method, less provision for expected credit losses.
- Cash and cash equivalents – cash and cash equivalents represent only liquid assets with maturity of 90 days or less. Bank overdrafts that cannot be offset against other cash balances are shown with borrowings in current liabilities on the balance sheet. Cash and cash equivalents are also classified as amortised cost. They are subsequently measured at amortised cost. Cash and cash equivalents include cash in hand, deposits at call with banks, and other short term highly liquid investments with original maturities of three months or less.

Exposure to credit and interest rate risks arise in the normal course of the Group's business. Derivative financial instruments are used to manage exposure to fluctuations in interest rates but are not employed for speculative purposes.

A. Balance sheet management

The Group's Board reviews the capital structure on an ongoing basis. As part of this review, the Board considers the cost of capital and the risks associated with each class of capital. The Group seeks to have a conservative gearing ratio (the proportion of net debt to equity). The Board considers at each review the appropriateness of the current ratio in light of the above. The Board is currently satisfied with the Group's gearing ratio.

The gearing ratio at the year-end is as follows:

	2026 £000	2025 £000
Debt	(485,968)	(397,451)
Cash and cash equivalents	9,224	8,765
Net debt	(476,744)	(388,686)
Balance sheet equity	2,599,206	2,565,546
Net debt to equity ratio	18.3%	15.2%

B. Debt management

The Group currently borrows through a senior term loan, secured on 61 self storage assets, a loan with Aviva Commercial Finance Limited secured on a portfolio of 20 self storage assets, a £120 million loan from M&G Investments Limited secured on a portfolio of 15 self storage assets. The Group also has a \$225 million shelf facility available from Pricoa Private Capital (see note 19). Borrowings are arranged to ensure an appropriate maturity profile and to maintain short-term liquidity. Funding is arranged through banks and financial institutions with whom the Group has a strong working relationship.

C. Interest rate risk management

The Group is exposed to interest rate risk as entities in the Group borrow funds at both fixed and floating interest rates. The risk is managed by the Group by maintaining an appropriate mix between fixed and floating rate borrowings, and by the use of interest rate swap contracts. Hedging activities are evaluated regularly to align with interest rate views and defined risk appetite; ensuring optimal hedging strategies are applied, by either positioning the balance sheet or protecting interest expense through different interest rate cycles.

Notes to the Financial Statements

Year ended 31 March 2026

18. Financial instruments continued

At 31 March 2026 the Group had two interest rate derivatives in place

- £35 million fixed at 4.5% (excluding the margin on the underlying debt instrument) until September 2029; and
- £30 million fixed at 3.7% (excluding the margin on the underlying debt instrument) until September 2029, with a callable option for the derivative party to cancel the swap in March 2027.

Under interest rate swap contracts, the Group agrees to exchange the difference between fixed and floating rate interest amounts calculated on agreed notional principal amounts. Such contracts enable the Group to mitigate the risk of changing interest rates on the fair value of issued fixed rate debt held and the cash flow exposures on the issued variable rate debt held. The fair value of interest rate swaps at the reporting date is determined by discounting the future cash flows using the curves at the reporting date and the credit risk inherent in the contract and is disclosed below. The average interest rate is based on the outstanding balances at the end of the financial year.

The £35 million interest rate swap settles on a three-monthly basis. The floating rate on the interest rate swap is three month SONIA. The Group settles the difference between the fixed and floating interest rate on a net basis.

The £30 million interest rate swap settles on a monthly basis. The floating rate on the interest rate swap is one month SONIA. The Group settles the difference between the fixed and floating interest rate on a net basis.

The Group does not hedge account for its interest rate swaps and states them at fair value, with changes in fair value included in the statement of comprehensive income. A reconciliation of the movement in derivatives is provided in the table below:

	2026 £000	2025 £000
At 1 April	(1,283)	(1,830)
Fair value movement in the year	1,164	547
At 31 March	(119)	(1,283)

The interest rate derivative liability is shown within non-current liabilities at the year end, as the interest rate derivatives expire in 2029.

The tables below reconcile the opening and closing balances of the Group's finance related liabilities for the current and prior year:

	Financial liabilities measured at amortised cost		Financial liabilities measured at fair value	Total £000
	Loans £000	Obligations under lease liabilities £000	Interest rate derivatives £000	
At 1 April 2025	(397,451)	(17,079)	(1,283)	(415,813)
Cash movement in the year	(88,517)	1,307	–	(87,210)
Lease variations	–	(4,037)	–	(4,037)
Fair value movement	–	–	1,164	1,164
At 31 March 2026	(485,968)	(19,809)	(119)	(505,896)

The difference between the loans balance above and the balance sheet is loan arrangement fees of £3,753,000.

18. Financial instruments continued

	Financial liabilities measured at amortised cost		Financial liabilities measured at fair value	Total £000
	Loans £000	Obligations under lease liabilities £000	Interest rate derivatives £000	
At 1 April 2024	(394,768)	(18,727)	(1,830)	(415,325)
Cash movement in the year	(2,683)	1,816	–	(867)
Lease variations	–	(168)	–	(168)
Fair value movement	–	–	547	547
At 31 March 2025	(397,451)	(17,079)	(1,283)	(415,813)

The difference between the loan balances above and the balance sheet is loan arrangement fees of £4,199,000

D. Interest rate sensitivity analysis

In managing interest rate risks the Group aims to reduce the impact of short-term fluctuations on the Group's earnings, without jeopardising its flexibility. Over the longer term, permanent changes in interest rates may have an impact on consolidated earnings. At 31 March 2026, it is estimated that an increase of 0.25 percentage points in interest rates would have reduced the Group's adjusted profit before tax and net equity by £680,000 (2025: reduced adjusted profit before tax by £525,000) and a decrease of 0.25 percentage points in interest rates would have increased the Group's adjusted profit before tax and net equity by £680,000 (2025: increased adjusted profit before tax by £525,000). The sensitivity has been calculated by applying the interest rate change to the variable rate borrowings, net of interest rate swaps, at the year end.

The Group's sensitivity to interest rates has increased during the year, following the increase in the amount of floating rate debt. The Board monitors closely the exposure to the floating rate element of our debt.

E. Cash management and liquidity

Ultimate responsibility for liquidity risk management rests with the Board of Directors, who have built an appropriate liquidity risk management framework for the management of the Group's short, medium, and long-term funding and liquidity management requirements. The Group manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities. Included in note 19 is a description of additional undrawn facilities that the Group has at its disposal to further reduce liquidity risk.

Short term money market deposits are used to manage liquidity whilst maximising the rate of return on cash resources, giving due consideration to risk.

F. Foreign currency management

The Group does not have any foreign currency exposure.

G. Credit risk

The credit risk management policies of the Group with respect to trade receivables are discussed in note 16. The Group has no significant concentration of credit risk, with exposure spread over 71,000 occupied rooms in our stores.

The credit risk on liquid funds is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

Notes to the Financial Statements

Year ended 31 March 2026

18. Financial instruments *continued*

H. Financial maturity analysis

In respect of interest-bearing financial liabilities, the following table provides a maturity analysis for individual elements.

2026 Maturity	Total £000	Less than one year £000	One to two years £000	Two to five years £000	More than five years £000
Debt					
Aviva loan	148,968	3,658	310	145,000	–
M&G loan payable at variable rate	85,000	–	–	85,000	–
M&G loan fixed by interest rate derivatives	35,000	–	–	35,000	–
Bank loan payable at variable rate	187,000	–	–	187,000	–
Bank loan fixed by interest rate derivatives	30,000	–	–	30,000	–
Total	485,968	3,658	310	482,000	

2025 Maturity	Total £000	Less than one year £000	One to two years £000	Two to five years £000	More than five years £000
Debt					
Aviva loan	152,451	3,483	3,658	145,310	–
M&G loan payable at variable rate	85,000	–	–	85,000	–
M&G loan fixed by interest rate derivatives	35,000	–	–	35,000	–
Bank loan payable at variable rate	125,000	–	–	125,000	–
Total	397,451	3,483	3,658	390,310	–

I. Fair values of financial instruments

The fair values of the Group's cash and short-term deposits and those of other financial assets equate to their book values. Details of the Group's receivables at amortised cost are set out in note 16. The amounts are presented net of provisions for doubtful receivables, and allowances for impairment are made where appropriate. Trade and other payables, including bank borrowings, are carried at amortised cost. Obligations under lease liabilities are included at the present value of their minimum lease payments. Derivatives are carried at fair value.

For those financial instruments held at valuation, the Group has categorised them into a three-level fair value hierarchy based on the priority of the inputs to the valuation technique in accordance with IFRS 7. The hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). If the inputs used to measure fair value fall within different levels of the hierarchy, the category level is based on the lowest priority level input that is significant to the fair value measurement of the instrument in its entirety. The fair value of the Group's outstanding interest rate derivatives, as detailed in note 18C, have been estimated by calculating the present value of future cash flows, using appropriate market discount rates, representing Level 2 fair value measurements as defined by IFRS 7. There are no financial instruments which have been categorised as Level 1 or Level 3. The fair value of the Group's debt equates to its book value.

18. Financial instruments *continued*

J. Maturity analysis of financial liabilities

The contractual maturities based on market conditions and expected yield curves prevailing at the year-end date are as follows:

	Trade and other payables £000	Interest rate swaps £000	Borrowings and interest £000	Obligations under lease liabilities £000	Total £000
2026					
From five to twenty years	–	–	–	24,169	24,169
From two to five years	–	(31)	515,539	4,759	520,267
From one to two years	–	40	22,863	1,657	24,560
Due after more than one year	–	9	538,402	30,585	568,996
Due within one year	21,026	89	26,309	1,657	49,081
Total	21,026	98	564,711	32,242	618,077
	Trade and other payables £000	Interest rate swaps £000	Borrowings and interest £000	Obligations under lease liabilities £000	Total £000
2025					
From five to twenty years	–	–	–	20,315	20,315
From two to five years	–	(485)	429,640	3,067	432,222
From one to two years	–	(232)	28,528	1,878	30,174
Due after more than one year	–	(717)	458,168	25,260	482,711
Due within one year	23,630	(131)	23,465	1,878	48,842
Total	23,630	(848)	481,633	27,138	531,553

K. Reconciliation of maturity analyses

The maturity analysis in note 18J shows non-discounted cash flows for all financial liabilities including interest payments. The table below reconciles the borrowings column in note 19 with the borrowings and interest column in the maturity analysis presented in note 18J.

	Borrowings £000	Interest £000	Unamortised borrowing costs £000	Borrowings and interest £000
2026				
From five to twenty years	–	–	–	–
From two to five years	482,000	29,786	3,753	515,539
From one to two years	310	22,553	–	22,863
Due after more than one year	482,310	52,339	3,753	538,402
Due within one year	3,658	22,651	–	26,309
Total	485,968	74,990	3,753	564,711
	Borrowings £000	Interest £000	Unamortised borrowing costs £000	Borrowings and interest £000
2025				
From five to twenty years	–	–	–	–
From two to five years	390,310	35,131	4,199	429,640
From one to two years	3,658	24,870	–	28,528
Due after more than one year	393,968	60,001	4,199	458,168
Due within one year	3,483	19,982	–	23,465
Total	397,451	79,983	4,199	481,633

Notes to the Financial Statements

Year ended 31 March 2026

19. Borrowings

	31 March 2026 £000	31 March 2025 £000
Secured borrowings at amortised cost		
Current liabilities		
Aviva loan	3,658	3,483
	3,658	3,483
Non-current liabilities		
Bank borrowings	217,000	125,000
Aviva loan	145,310	148,968
M&G loan	120,000	120,000
Unamortised loan arrangement costs	(3,753)	(4,199)
Total non-current borrowings	478,557	389,769
Total borrowings	482,215	393,252

The weighted average interest rate paid on the borrowings during the year was 5.0% (2025: 5.7%).

The Group has £83 million in undrawn committed bank borrowing facilities at 31 March 2026, which expire after between two and three years (2025: £175 million expiring after between two and three years).

The Group has a £149 million fixed rate loan with Aviva Commercial Finance Limited, expiring in September 2028. The loan is secured over a portfolio of 20 freehold self storage centres. The annual fixed interest rate on the loan is 3.3%. The loan has a remaining amortising element of £4 million which runs to April 2027.

The Group has a secured £300 million Sustainability-linked revolving bank facility with Lloyds, HSBC and Barclays expiring in December 2028, with a current margin of 1.2%.

The Group has a £120 million loan with M&G Investments Limited, with a bullet repayment in September 2029. The loan is secured over a portfolio of 15 freehold self storage centres.

In addition to the facilities above the Group has a \$225 million credit approved shelf facility with Pricoa Private Capital ("Pricoa"), to be drawn in fixed sterling notes. The Group can draw the debt in minimum tranches of £10 million over the next three years with terms of between 7 and 15 years at short notice.

The movement in the Group's loans are shown net in the cash flow statement as the bank loan is a revolving facility and is repaid and redrawn each month. The movement has been shown net in the cash flow statement. The other Group loans are not revolving, and any movements in those loans are disclosed in a footnote to note 26b.

The Group was in compliance with its banking covenants at 31 March 2026 and throughout the year. As stated in the going concern review, we forecast compliance with our covenants going forward. We therefore do not consider it likely that these loans would become repayable within 12 months. The principal covenants are summarised in the table below:

Covenant	Covenant level	At 31 March 2026
Consolidated EBITDA to net finance costs	Minimum 1.5x	6.2x
Consolidated net tangible assets	Minimum £500m	£2,599.2m
Bank loan interest cover	Minimum 1.75x	7.9x
Net debt to EBITDA ratio	Maximum 8x	3.7x
Aviva loan interest service cover ratio	Minimum 1.5x	6.7x
Aviva loan debt service cover ratio	Minimum 1.2x	3.9x
M&G interest cover	Minimum 1.5x	3.2x

The Consolidated EBITDA covenant is calculated by dividing the consolidated EBITDA generated by the Group's stores by the Group's consolidated net finance costs.

The bank loan interest cover, the Aviva loan interest service cover ratio and the M&G interest cover covenants are calculated by dividing the EBITDA generated by each loan's security pool by the interest payable for each loan for each defined time period. The Aviva loan debt service cover ratio is calculated by taking the EBITDA generated by the Aviva security pool and dividing by the Aviva loan interest payable and facility amortisation. The Aviva and M&G loans consolidated net tangible assets covenant is a minimum of £250 million.

19. Borrowings continued

Interest rate profile of financial liabilities

	Total £000	Floating rate £000	Fixed rate £000	Weighted average interest rate	Period for which the rate is fixed	Weighted average period until maturity
At 31 March 2026						
Gross financial liabilities	485,968	272,000	213,968	4.7%	2.7 years	2.8 years
At 31 March 2025						
Gross financial liabilities	397,451	210,000	187,451	5.0%	3.6 years	3.5 years

All monetary liabilities, including short-term receivables and payables are denominated in sterling. The weighted average interest rate includes the effect of the Group's interest rate derivatives. The Directors have concluded that the carrying value of borrowings approximates to its fair value.

Narrative disclosures on the Group's policy for financial instruments are included within the Strategic Report and in note 18.

20. Deferred tax

At 31 March 2026 the Group had unrecognised corporation tax losses of £25.9 million (2025: £25.9 million) available for offset against future non-REIT corporation tax profits, unrecognised capital allowances in excess of depreciation £0.9 million (2025: £0.5 million) available for offset against future non-REIT corporation tax profits, future share based payments of £0.3 million (2025: £0.8 million) available for offset against future non-REIT corporation tax profits and unrecognised capital losses of £8.6 million (2025: £8.6 million) available for offset against future capital gains, but which are not expected to be used, giving rise to an unrecognised deferred tax asset calculated at 25% of £8.9 million (2025: £8.9 million).

21. Obligations under lease liabilities

	Minimum lease payments		Present value of minimum lease payments	
	2026 £000	2025 £000	2026 £000	2025 £000
Amounts payable under lease liabilities:				
Within one year	1,657	1,878	1,635	1,857
Between one and five years inclusive	6,416	4,945	5,710	4,533
Greater than five years	24,169	20,315	12,464	10,689
	32,242	27,138	19,809	17,079
Less: future finance charges	(12,433)	(10,059)		
Present value of lease liabilities	19,809	17,079		

During the year the Group extended the lease on its Dagenham store by 15 years. This has increased the minimum lease payments from the prior year.

All obligations under lease liabilities are denominated in sterling. Interest rates are fixed at the contract date. All leases are on a fixed repayment basis and no arrangements have been entered into for contingent rental payments. The carrying amount of the Group's lease obligations approximates their fair value.

Notes to the Financial Statements

Year ended 31 March 2026

22. Share capital

	Called up, allotted, and fully paid	
	2026 £000	2025 £000
Ordinary shares of 10 pence each	19,682	19,671
Movement in issued share capital		
Number of shares at 31 March 2024		196,195,287
Exercise of share options – Share option schemes		519,409
Number of shares at 31 March 2025		196,714,696
Exercise of share options – Share option schemes		103,875
Number of shares at 31 March 2026		196,818,571

The share capital of the Company consists only of fully paid ordinary shares with a nominal (par) value of £0.10 per share. There are no restrictions on the ability of shareholders to receive dividends, nor on the repayment of capital. All ordinary shares are equally eligible to receive dividends and the repayment of capital in accordance with the Company's Articles of Association and represent one vote at shareholders' meetings of the Company.

At 31 March 2026 options in issue to Directors and employees were as follows:

Date option Granted	Option price per ordinary share	Type of option	Date first exercisable	Date on which the exercise period expires	Number of ordinary shares 2026	Number of ordinary shares 2025
21 July 2015	nil p	LTIP	21 July 2018	21 July 2025	–	239
22 July 2016	nil p	LTIP	22 July 2019	21 July 2026	665	1,415
2 August 2017	nil p	LTIP	2 August 2020	2 August 2027	606	2,320
24 July 2018	nil p	LTIP	24 July 2021	24 July 2028	1,552	1,552
19 July 2019	nil p	LTIP	19 July 2022	19 July 2029	7,545	16,824
5 August 2020	nil p	LTIP	5 August 2023	5 August 2030	152,579	165,313
22 July 2021	nil p	LTIP	22 July 2024	22 July 2031	113,131	130,662
21 July 2022	nil p	LTIP	21 July 2025	21 July 2032	50,617	349,364
8 August 2022	1060.3p	SAYE	1 September 2025	1 March 2026	–	45,660
20 July 2023	nil p	LTIP	20 July 2026	19 July 2033	543,721	570,838
1 August 2023	891.5p	SAYE	1 September 2026	1 March 2027	50,853	65,553
10 July 2024	945.1p	SAYE	1 September 2027	1 March 2028	49,304	80,726
18 July 2024	nil p	LTIP	18 July 2027	17 July 2034	522,579	548,499
9 July 2025	801.6p	SAYE	1 September 2028	1 March 2029	86,439	–
1 August 2025	nil p	LTIP	1 August 2028	31 July 2035	761,938	–
					2,341,529	1,978,965

Own shares

The own shares reserve represents the cost of shares in Big Yellow Group PLC purchased in the market and held by the Big Yellow Group PLC Employee Benefit Trust, along with shares issued directly to the Employee Benefit Trust. 859,397 shares are held in the Employee Benefit Trust (2025: 881,360), and no shares are held in treasury.

23. Share-based payments

The Company has three equity share-based payment arrangements, namely an LTIP scheme (with approved and unapproved components), an Employee Share Save Scheme ("SAYE") and a Deferred Bonus Plan. The Group recognised a total expense in the year related to equity-settled share-based payment transactions of £1,894,000 (2025: £2,855,000).

Equity-settled share option plans

Since 2004 the Group has operated an Employee Share Save Scheme ("SAYE") which allows any employee who has more than six months service to purchase shares at a 20% discount to the average quoted market price of the Group shares at the date of grant. The associated savings contracts are three years at which point the employee can exercise their option to purchase the shares or take the amount saved, including interest, in cash. The scheme is administered by Globalshares.

On an annual basis since 2004 the Group awarded nil-paid options to senior management under the Group's Long Term Incentive Plan ("LTIP"). The awards are conditional on the achievement of challenging performance targets as described on **page 98** of the Remuneration Report. The weighted average share price at the date of exercise for options exercised in the year was £10.09 (2025: £12.60).

LTIP scheme	2026 No. of options	2025 No. of options
Outstanding at beginning of year	1,787,026	1,705,303
Granted during the year	790,205	566,193
Lapsed during the year	(322,298)	(41,171)
Exercised during the year	(100,000)	(443,299)
Outstanding at the end of the year	2,154,933	1,787,026
Exercisable at the end of the year	326,695	254,826

The weighted average fair value of options granted during the year was £2,460,000 (2025: £1,708,000).

Participants pay the nominal value of the shares when exercising options under the LTIP scheme.

Options outstanding at 31 March 2026 had a weighted average contractual life of 8.0 years (2025: 8.0 years).

Notes to the Financial Statements

Year ended 31 March 2026

23. Share-based payments continued

Employee Share Save Scheme ("SAYE")	2026		2025	
	No. of options	Weighted average exercise price (£)	No. of options	Weighted average exercise price (£)
Outstanding at beginning of year	191,939	£9.54	214,442	£9.41
Granted during the year	93,964	£8.02	86,354	£9.45
Forfeited during the year	(95,432)	£9.74	(32,747)	£9.63
Exercised during the year	(3,875)	£10.08	(76,110)	£9.01
Outstanding at the end of the year	186,596	£8.64	191,939	£9.54
Exercisable at the end of the year	–	–	–	–

Options outstanding at 31 March 2026 had a weighted average contractual life of 2.0 years (2025: 2.0 years).

The inputs into the Black-Scholes model for the options granted during the year are as follows:

	LTIP	SAYE
Expected volatility	n/a	26%
Expected life	3 years	3 years
Risk-free rate	0%	4.08
Expected dividends	4.1%	5.5%

Expected volatility was determined by calculating the historical volatility of the Group's share price over the year prior to grant.

Deferred bonus plan

The Executive Directors receive awards under the Deferred Bonus Plan. This is accounted for as an equity instrument. The plan was set up in July 2018. The vesting criteria and scheme mechanics are set out in the Directors' Remuneration Report.

24. Capital commitments

At 31 March 2026 the Group had £54.3 million of amounts contracted but not provided in respect of the Group's properties (2025: £77.5 million of capital commitments).

25. Events after the balance sheet date

In May 2026, the Group obtained planning consent for its proposed store at Old Kent Road, London.

In May 2026, the Group renewed its \$225 million credit approved shelf facility with Pricoa Private Capital to be drawn in fixed sterling notes.

In May 2026, the Group exchanged contracts to acquire a site in Acton, West London for £11.5 million.

26. Cash flow notes

a) Reconciliation of profit after tax to cash generated from operations

	Note	2026 £000	2025 £000
Profit after tax		124,913	201,891
Taxation		1,299	1,963
Other income	3	(196)	(4,047)
Share of profit of joint venture		(139)	–
Investment income		(1,343)	(708)
Finance costs		13,554	15,928
Operating profit		138,088	215,027
Gain on the revaluation of investment properties	14a, 15	(7,574)	(79,667)
Gain on disposal of non-current asset	14a	–	(8,754)
Depreciation of plant, equipment, and owner-occupied property	14b	922	837
Depreciation of right-of-use assets	14a,14b	1,473	1,701
Employee share options	6	1,894	2,855
Cash generated from operations pre working capital movements		134,803	131,999
Decrease in inventories		60	49
Increase in receivables		(1,380)	(1,024)
(Decrease)/increase in payables		(1,273)	3,599
Cash generated from operations		132,210	134,623

b) Reconciliation of net cash flow movement to net debt

	Note	2026 £000	2025 £000
Net increase/(decrease) in cash and cash equivalents in the year		459	(591)
Cash flow from increase in debt financing ⁽¹⁾		(88,517)	(2,683)
Change in net debt resulting from cash flows		(88,058)	(3,274)
Movement in net debt in the year		(88,058)	(3,274)
Net debt at the start of the year		(388,686)	(385,412)
Net debt at the end of the year	18A	(476,744)	(388,686)

⁽¹⁾ Made up of a net increase of £92.0 million in the RCF facility and repayments of the Aviva facility of £3.5 million (2025: Made up of a net increase of £6.0 million in the RCF facility and repayments of the Aviva facility of £3.3 million).

Notes to the Financial Statements

Year ended 31 March 2026

27. Related party transactions

Transactions between the Company and its subsidiaries, which are related parties, have been eliminated on consolidation and are not disclosed in this note.

Key management personnel remuneration

Key management personnel are made up of our Executive and Non-Executive Directors. The Group's COO was appointed to the Board on 17 July 2025, and his remuneration is shown in full in both years below. The remuneration of the key management personnel of the Group, is set out below in aggregate. Further information on the remuneration of individual Directors is found in the audited part of the Directors' Remuneration Report on pages 106 to 115.

	31 March 2026 £000	31 March 2025 £000
Short term employee benefits	2,193	2,146
Post-employment benefits	104	99
Share-based payments	1,408	1,836
	3,705	4,081

AnyJunk Limited

Jim Gibson is a Non-Executive Director and shareholder in AnyJunk Limited. During the year AnyJunk Limited provided waste disposal services to the Group on normal commercial terms, amounting to £25,000 (2025: £25,000). At 31 March 2026 a balance of £1,000 was included in trade payables for amounts owing to AnyJunk Limited (2025: £3,000).

London Children's Ballet

The Group signed a Section 106 agreement with Wandsworth Council relating to the development of our Battersea store, which required the Group to provide cultural space to Wandsworth Borough Council. In 2021, the Group granted a twenty year lease over this space to London Children's Ballet at a peppercorn rent, who in turn have agreed to enter into a Social Agreement with Wandsworth Borough Council coterminous with the lease. Jim Gibson is the Chairman of Trustees of the London Children's Ballet. London Children's Ballet rent storage space from the Group on normal commercial terms, amounting to £4,000 during the year (2025: £4,000). The Group sponsored a London Children's Ballet development programme during the year, amounting to £10,000 (2025: £8,000).

Doncaster Security Operations Centre Limited ("DSOC")

The Group owns 74% of DSOC. DSOC provided alarm and CCTV monitoring services to the Group under normal commercial terms during the year, amounting to £336,000 (2025: £358,000). At 31 March 2026 and 31 March 2025 there were no amounts included in trade payables for amounts owing to DSOC.

Treepoints Limited

Jim Gibson is a Non-Executive Director and an investor in City Stasher Limited, which in turn has a minority investment in Treepoints Limited. Treepoints Limited provided offsetting tree planting services in respect of our online packing material sales, under normal commercial terms during the period, amounting to £2,000 (2025: £2,000). At 31 March 2026 and 31 March 2025 there were no amounts included in trade payables for amounts owing to Treepoints Limited.

Universal Sponsorship Pathway UK

Nicholas Vetch and Heather Savory are trustees of a charity called Universal Sponsorship Pathway UK ("USPUK"). In the current year, the Group has provided free office space to USPUK worth £16,000 (2025: £10,000).

Landmark Trust and Ruth Strauss Foundation

Dr Anna Keay is the CEO of the Landmark Trust. There were no transactions in the current year, but during the prior year the Company provided free storage to the Landmark Trust with a total value of £400.

Vince Niblett is a Trustee of the Ruth Strauss Foundation. During the year the Company provided free storage to the Ruth Strauss Foundation with a total value of £6,000 (2025: £8,000).

No other related party transactions took place during the years ended 31 March 2026 and 31 March 2025.

Company Balance Sheet

Year ended 31 March 2026

	Note	2026 £000	2025 £000
Non-current assets			
Plant, equipment, and owner-occupied property	30a	1,694	1,534
Investment in subsidiary companies	30b	43,916	42,022
Amounts owed by Group undertakings	31	859,442	697,204
Derivative financial instruments		352	–
		905,404	740,760
Current assets			
Trade and other receivables	31	989	962
Cash and cash equivalents		1	1
		990	963
Total assets		906,394	741,723
Current liabilities			
Trade and other payables	32a	(7,856)	(7,303)
Amounts owed to Group undertakings	32a	(38,639)	(15,683)
Obligations under lease liabilities		(30)	(16)
		(46,525)	(23,002)
Non-current liabilities			
Obligations under lease liabilities		(194)	–
Bank borrowings	32b	(214,035)	(121,948)
		(214,229)	(121,948)
Total liabilities		(260,754)	(144,950)
Net assets		645,640	596,773
Equity			
Share capital	22	19,682	19,671
Share premium account		398,509	398,444
Reserves	28	227,449	178,658
Equity shareholders' funds		645,640	596,773

The Company reported a gain for the financial year ended 31 March 2026 of £140.1 million (2025: gain of £40.5 million). The financial statements and the income statement were approved by the Board of Directors and authorised for issue on 18 May 2026. They were signed on its behalf by:

Jim Gibson

Director

John Trotman

Director

Company Registration No. 03625199

The accompanying notes form part of the financial statements.

Company Statement of Changes in Equity

Year ended 31 March 2026

	Share capital £000	Share premium account £000	Other non- distributable reserve £000	Capital redemption reserve £000	Retained earnings £000	Own shares £000	Total £000
At 1 April 2025	19,671	398,444	74,950	1,795	102,712	(799)	596,773
Total comprehensive gain for the year	–	–	–	–	140,120	–	140,120
Issue of share capital	11	65	–	–	–	–	76
Dividend	–	–	–	–	(93,223)	–	(93,223)
Use of own shares to satisfy share options	–	–	–	–	(19)	19	–
Credit to equity for equity-settled share-based payments	–	–	–	–	1,894	–	1,894
At 31 March 2026	19,682	398,509	74,950	1,795	151,484	(780)	645,640

The Company's share capital is disclosed in note 22.

The own shares balance represents amounts held by the Employee Benefit Trust (see note 22).

Year ended 31 March 2025

	Share capital £000	Share premium account £000	Other non- distributable reserve £000	Capital redemption reserve £000	Retained earnings £000	Own shares £000	Total £000
At 1 April 2024	19,620	397,686	74,950	1,795	147,901	(997)	640,955
Total comprehensive gain for the year	–	–	–	–	40,533	–	40,533
Issue of share capital	51	758	–	–	–	–	809
Dividend	–	–	–	–	(88,379)	–	(88,379)
Use of own shares to satisfy share options	–	–	–	–	(198)	198	–
Credit to equity for equity-settled share-based payments	–	–	–	–	2,855	–	2,855
At 31 March 2025	19,671	398,444	74,950	1,795	102,712	(799)	596,773

The accompanying notes form part of the financial statements.

28. Gain for the year

As permitted by section 408 of the Companies Act 2006, the statement of comprehensive income of the Company is not presented as part of these financial statements. The gain for the year attributable to equity shareholders dealt with in the financial statements of the Company was £140.1 million (2025: gain of £40.5 million).

29. Basis of accounting

These financial statements were prepared in accordance with Financial Reporting Standard 101 Reduced Disclosure Framework ("FRS 101"). In preparing these financial statements, the Company applies the recognition, measurement and disclosure requirements of UK-adopted international accounting standards ("Adopted IFRSs"), but makes amendments where necessary in order to comply with Companies Act 2006 and has set out below where advantage of the FRS 101 disclosure exemptions has been taken:

- Cash Flow Statement and related notes;
- Comparative period reconciliations for plant, equipment and owner-occupied property and investment properties;
- Disclosures in respect of transactions with wholly owned subsidiaries;
- Disclosures in respect of capital management;
- The effects of new but not yet effective IFRSs; and
- Disclosures in respect of the compensation of Key Management Personnel.

As the consolidated financial statements include the equivalent disclosures, the Company has also taken the exemptions under FRS 101 available in respect of the following disclosures:

- IFRS 2 Share-Based Payments in respect of Group settled share-based payments; and
- Certain disclosures required by IFRS 13 Fair Value Measurement and the disclosures required by IFRS 7 Financial Instrument Disclosures.

The financial statements have been prepared on the historic cost basis except that derivative financial instruments are stated at fair value. The Company's principal accounting policies are the same as those applied in the Group financial statements.

The parent Company financial statements present information about the Company as a separate entity and not about its Group.

Going concern

See note 2 for the review of going concern for the Group and the Company.

Investment in subsidiaries

These are recognised at cost less provision for any impairment.

Bank borrowings

This is the Revolving Credit Facility Loan which is held by the Company. Please see note 19 for further information.

IFRIC 11, IFRS 2 Group and Treasury Share Transactions

The Company makes equity settled share-based payments to certain employees of certain subsidiary undertakings. Equity settled share-based payments that are made to the employees of the Company's subsidiaries are treated as increases in equity over the vesting period of the award, with a corresponding increase in the Company's investments in subsidiaries, based on an estimate of the number of shares that will eventually vest. This is the only addition to investment in subsidiaries in the current year.

Notes to the Financial Statements

Year ended 31 March 2026

30. Non-current assets

a) Plant, equipment, and owner-occupied property

	Freehold property £000	Leasehold improvements £000	Fixtures, fittings & office equipment £000	Right-of-use assets £000	Total £000
Cost					
At 31 March 2025	2,243	46	9	177	2,475
Additions	1	–	–	226	227
At 31 March 2026	2,244	46	9	403	2,702
Accumulated depreciation					
At 31 March 2025	(768)	(10)	(5)	(158)	(941)
Charge for the year	(45)	(1)	(1)	(20)	(67)
At 31 March 2026	(813)	(11)	(6)	(178)	(1,008)
Net book value					
At 31 March 2026	1,431	35	3	225	1,694
At 31 March 2025	1,475	36	4	19	1,534

b) Investments in subsidiary companies

	Investment in subsidiary undertakings £000
Cost	
At 31 March 2025	42,022
Additions	1,894
At 31 March 2026	43,916

The additions in the year relate to the capitalisation of share-based payments in accordance with IFRS 2.

The Directors assessed the carrying value of the investment in subsidiary undertakings for indicators of impairment. There were no indications of impairment.

30. Non-current assets continued

The Group's subsidiaries are all wholly-owned, the Group holds 100% of the voting power and the companies are incorporated, registered, and operate in England and Wales. The registered office of all subsidiaries is 2 The Deans, Bridge Road, Bagshot, Surrey, GU19 5AT. All subsidiaries are included in the consolidated accounts. The subsidiaries at 31 March 2026 are listed below:

Name of subsidiary	Principal activity
Apollo Self Storage Limited	Self storage
Armadillo Self Storage Limited	Self storage
Armadillo Self Storage 2 Limited	Self storage
Armadillo Storage Holding Company Limited	Dormant
Armadillo Storage Holding Company 2 Limited	Dormant
Armadillo Storage One Limited	Holding Company
.Big Yellow Self Storage (GP) Limited	General Partner
.Big Yellow Self Storage Company Limited	Self storage
Big Yellow (Battersea) Limited	Self storage
The Big Yellow Construction Company Limited	Construction management
The Big Yellow Holding Company Limited	Dormant
Big Yellow Limited Partnership	Self storage
Big Yellow Nominee No. 1 Limited	Dormant
Big Yellow Nominee No.2 Limited	Dormant
Big Yellow Self Storage Company 1 Limited	Dormant
Big Yellow Self Storage Company 2 Limited	Dormant
Big Yellow Self Storage Company 3 Limited	Dormant
Big Yellow Self Storage Company 4 Limited	Dormant
Big Yellow Self Storage Company A Limited	Self storage
Big Yellow Self Storage Company M Limited	Self storage
Big Yellow (Wapping 2) Limited	Self storage
BYRCO Limited	Property management
BYSSCO A Limited	Dormant
BYSSCO Limited	Self storage
The Last Mile Company Limited	Holding Company
Quickstore Storage Limited	Self storage

In addition, the Group has a 100% interest in Pramerica Bell Investment Trust Jersey, a trust registered in Jersey, its registered office is First Island House, Peter Street, St Helier, Jersey, Channel Islands, JE2 4SP.

The Group is also a joint venture partner in Doncaster Security Operations Centre Limited, a company registered in England and Wales. Its registered office is 5 Hayfield Business Park Field Lane, Auckley, Doncaster, England, DN9 3FL.

Audit exemption statement

All subsidiary undertakings of Big Yellow Group PLC are included in the consolidated Financial Statements of the Group. The subsidiary undertakings noted below are exempt from the Companies Act 2006 (the 'Act') requirements relating to the audit of their individual accounts by virtue of Section 479A of the Act, as Big Yellow Group PLC has guaranteed the liabilities of them under Section 479C of the Act. The members of these companies have not required them to obtain an audit of their financial statements for the year ended 31 March 2026:

Apollo Self Storage Limited	Big Yellow Nominee No.2 Limited
Armadillo Self Storage Limited	Big Yellow Self Storage Company 1 Limited
Armadillo Self Storage 2 Limited	Big Yellow Self Storage Company 2 Limited
Armadillo Storage Holding Company Limited	Big Yellow Self Storage Company 3 Limited
Armadillo Storage Holding Company 2 Limited	Big Yellow Self Storage Company 4 Limited
Armadillo Storage One Limited	Big Yellow (Wapping 2) Limited
.Big Yellow Self Storage (GP) Limited	BYRCO Limited
Big Yellow (Battersea) Limited	BYSSCO Limited
The Big Yellow Construction Company Limited	BYSSCO A Limited
The Big Yellow Holding Company Limited	The Last Mile Company Limited
Big Yellow Nominee No. 1 Limited	Quickstore Storage Limited

Notes to the Financial Statements

Year ended 31 March 2026

30. Non-current assets continued

Under paragraph 7 of SI 2008 No 569 Big Yellow Limited Partnership is exempt from the requirement under paragraph 4 of that SI to prepare their annual accounts and reports, and have them audited, on the basis that the partnership is dealt with on a consolidated basis in the consolidated financial statements of the Company.

31. Trade and other receivables

	31 March 2026 £000	31 March 2025 £000
Non-current		
Amounts owed by Group undertakings	859,442	697,204
Current		
Prepayments and accrued income	989	962

Amounts owed by Group undertakings are unsecured. The Company recharges its external interest cost to its subsidiaries. Amounts owed by Group undertakings have historically had immaterial levels of bad debt, and the Directors have assessed for Expected Credit Losses and concluded that it is immaterial and has therefore not been recognised.

32a. Trade and other payables

	31 March 2026 £000	31 March 2025 £000
Current (all due within one year)		
Other payables	6,923	6,936
Amounts owed to Group undertakings	38,639	15,683
Accruals and deferred income	933	367
	46,495	22,986

Amounts owed to Group undertakings are repayable on demand and accrues interest bi-annually at a rate of 1.25% over the Bank of England base rate during the period, based on the average outstanding balance during the period.

32b. Bank borrowings

	31 March 2026 £000	31 March 2025 £000
Bank loan	217,000	125,000
Unamortised loan arrangement costs	(2,965)	(3,052)
	214,035	121,948

33. Glossary

Absorption	The rate of growth in occupancy assumed within the external property valuations from the current occupancy level to the assumed stable occupancy level.
Adjusted earnings	The IFRS profit after taxation attributable to shareholders of the Company excluding investment property revaluations, one-off items of income and costs, gains/losses on investment property disposals and changes in the fair value of financial instruments.
Adjusted earnings growth	The increase in adjusted eps year-on-year.
Adjusted NAV	EPRA NTA adjusted for an investment property valuation carried out at purchasers' costs of 2.75%, see note 13.
Adjusted earnings per share	Adjusted earnings divided by the average number of shares in issue during the financial year, see note 12.
Adjusted Profit Before Tax	The Company's pre-tax EPRA earnings measure with additional Company adjustments, see note 10.
APMs	Additional performance measures that help financial statement users to better understand the Group's performance and position.
Average net achieved rent per sq ft	Storage revenue divided by average occupied space over the financial year.
Average occupancy	The average space occupied by customers divided by the MLA expressed as a %.
Average rental growth	The growth in average net achieved rent per sq ft year-on-year.
BREEAM	An environmental rating assessed under the Building Research Establishment's Environmental Assessment Method.
Cap rates	The exit capitalisation rates used in the external investment property valuation.
Carbon intensity	Carbon emissions divided by the Group's average occupied space.
Closing net rent per sq ft	Annual storage revenue generated from in-place customers divided by occupied space at the balance sheet date.
Closing occupancy %	The space occupied by customers divided by the MLA at the balance sheet date expressed as a %.
Closing occupancy sq ft	The space occupied by customers at the balance sheet date in sq ft.
Committed facilities	Available undrawn debt facilities plus cash and cash equivalents.
Consolidated EBITDA	Consolidated EBITDA calculated in accordance with the terms of the Group's Revolving Credit Facility Agreement.
Debt	Long-term and short-term borrowings, as detailed in note 19, excluding lease liabilities and debt issue costs.
Earnings per share (eps)	Profit for the financial year attributable to equity shareholders divided by the average number of shares in issue during the financial year.
EBITDA	Earnings before interest, tax, depreciation, and amortisation.
EPRA	The European Public Real Estate Association, a real estate industry body. This organisation has issued Best Practice Recommendations with the intention of improving the transparency, comparability, and relevance of the published results of listed real estate companies in Europe.
EPRA earnings	The IFRS profit after taxation attributable to shareholders of the Company excluding investment property revaluations, gains/losses on investment property disposals and changes in the fair value of financial instruments.
EPRA earnings per share	EPRA earnings divided by the average number of shares in issue during the financial year, see note 12.
EPRA NTA per share	EPRA NTA divided by the diluted number of shares at the year end.
EPRA net tangible asset value (EPRA NTA)	IFRS net assets excluding the mark-to-market on interest rate derivatives, deferred taxation on property valuations where it arises, and intangible assets. It is adjusted for the dilutive impact of share options.
Equity	All capital and reserves of the Group attributable to equity holders of the Company.
Gross property assets	The sum of investment property and investment property under construction.
Gross value added	The measure of the value of goods and services produced in an area, industry, or sector of an economy.
Interest cover	The ratio of operating cash flow divided by interest paid (before working capital movements, exceptional finance costs, capitalised interest, and changes in fair value of interest rate derivatives). This metric is provided to give readers a clear view of the Group's financial position.
Like-for-like store operating costs	Store operating costs excluding one-off items and the operating costs of a store opened in the preceding or current financial year.
Like-for-like occupancy	Excludes the closing occupancy of new stores acquired, opened, or closed in the current financial year in both the current financial year and comparative figures. In 2026 this excludes Staines, Queensbury, Slough Bath Road and Wembley.
Like-for-like store revenue	Excludes the impact of new stores acquired, opened or stores closed in the current or preceding financial year in both the current year and comparative figures. In 2026 this excludes Staines, Queensbury, Slough Bath Road and Wembley.
LTV (loan to value)	Net debt expressed as a percentage of the external valuation of the Group's investment properties.
Maximum lettable area (MLA)	The total square foot (sq ft) available to rent to customers.
Move-ins	The number of customers taking a storage room in the defined period.
Move-outs	The number of customers vacating a storage room in the defined period.
NAV	Net asset value.
Net debt	Gross borrowings less cash and cash equivalents.

Notes to the Financial Statements

Year ended 31 March 2026

33. Glossary continued

Net initial yield	The forthcoming year's net operating income expressed as a percentage of capital value, after adding notional purchaser's costs pre administrative expenses.
Net operating income	Store EBITDA after an allocation of central overhead.
Net operating income on stabilisation	The projected net operating income delivered by a store when it reaches a stable level of occupancy.
Net promoter score (NPS)	The Net Promoter Score is an index ranging from -100 to 100 that measures the willingness of customers to recommend a company's products or services to others. The Company measures NPS based on surveys sent to all its move-ins and move-outs.
Net Renewable Energy Positive	Our strategy as set out in https://corporate.bigyellow.co.uk/index.php/sustainability/strategy .
Net rent per sq ft	Storage revenue generated from in place customers divided by occupancy.
Net Zero Strategy	The Group's published strategy to have Net Zero Scope 1 and 2 Emissions.
Non like-for-like stores	Stores excluded from like-for-like metrics, as they were acquired, opened or closed in the current or preceding financial year. In 2026 these stores are Staines, Queensbury, Slough Bath Road and Wembley.
Occupancy	The space occupied by customers divided by the MLA expressed as a %.
Occupied space	The space occupied by customers in sq ft.
Other storage related income	Packing materials, insurance, and other storage related fees.
Pipeline	The Group's development sites.
Property Income Distribution (PID)	A dividend, generally subject to withholding tax, that a UK REIT is required to pay from its tax-exempt property rental business, and which is taxable for UK-resident shareholders at their marginal tax rate.
REG	Renewable Energy Guarantees of Origin
REIT	Real Estate Investment Trust. A tax regime which in the UK exempts participants from corporation tax both on UK rental income and gains arising on UK investment property sales, subject to certain conditions.
REVPAF	Total store revenue divided by the average maximum lettable area in the year.
Store EBITDA	Store earnings before interest, tax, depreciation, and amortisation, see reconciliation in the portfolio summary on page 33 .
Store revenue	Revenue earned from the Group's open self storage centres.
TCFD	Task Force on Climate Related Financial Disclosure.
Total shareholder return (TSR)	The growth in value of a shareholding over a specified period, assuming dividends are reinvested to purchase additional units of shares.

Ten Year Summary

	2026 £m	2025 £m	2024 £m	2023 £m	2022 £m	2021 £m	2020 £m	2019 £m	2018 £m	2017 £m
Results										
Revenue	209.1	204.5	199.6	188.8	171.3	135.2	129.3	125.4	116.7	109.1
Operating profit before gains and losses on property assets	130.5	126.6	128.4	120.0	106.6	81.5	80.0	76.7	70.9	65.3
Cash flow from operating activities	108.9	114.6	104.8	112.0	107.1	76.7	73.6	72.2	63.0	55.9
Profit before taxation	126.2	203.9	241.0	75.3	698.9	265.8	93.4	126.9	134.1	99.8
Adjusted profit before taxation	117.5	115.6	107.3	106.0	96.8	74.6	71.0	67.5	61.4	54.6
Net assets	2,599.2	2,565.5	2,448.4	2,182.4	2,184.4	1,453.9	1,163.9	1,123.9	981.1	890.4
Diluted adjusted earnings per share	59.0p	57.8p	55.9p	56.5p	52.5p	42.4p	42.1p	41.4p	38.5p	34.5p
Declared total dividend per share	47.2p	46.4p	45.2p	45.2p	42.0p	34.0p	33.8p	33.2p	30.8p	27.6p
Key statistics										
Number of stores open**	113	109	109	108	105	78	75	74	74	73
Store MLA (000 sq ft)	6,721	6,421	6,419	6,292	6,098	4,930	4,688	4,622	4,631	4,551
Sq ft occupied (000)**	4,985	5,056	5,029	5,088	5,107	4,201	3,781	3,810	3,730	3,551
Occupancy (decrease)/increase in year (000 sq ft)*	(71)	27	(59)	(19)	906	420	(29)	80	179	188
Closing net rent per sq ft**	£36.28	£35.17	£34.14	£32.48	£29.92	£28.71	£28.15	£27.28	£26.74	£26.03
Number of occupied rooms**	71,000	73,000	73,000	73,000	73,000	62,000	56,500	56,000	55,000	52,500
Average number of employees during the year**	453	459	464	465	427	370	361	347	335	329

* the occupancy growth in 2017, 2022 and 2023 includes the acquisition of existing stores

** from 2022 this includes the Armadillo stores, which the Group acquired the remaining 80% of which it did not previously own on 1 July 2021

This report is printed on paper certified in accordance with the FSC® (Forest Stewardship Council®) and is recyclable and acid-free.

Pureprint Ltd is FSC certified and ISO 14001 certified showing that it is committed to all round excellence and improving environmental performance is an important part of this strategy.

Pureprint Ltd aims to reduce at source the effect its operations have on the environment and is committed to continual improvement, prevention of pollution and compliance with any legislation or industry standards.

Pureprint Ltd is a Carbon / Neutral® Printing Company.

Designed and produced by MAGEE.

info@magee.co.uk



Big Yellow Group PLC

2 The Deans, Bridge Road, Bagshot, Surrey GU19 5AT

01276 470190 info@bigyellow.co.uk

You can access more information about us on our website

bigyellow.co.uk

