

# Expanding.

With four new store openings next year, and a further eight more in our development pipeline, Big Yellow will expand our maximum lettable area from 6.7 million sq ft to 7.6 million sq ft.

## Recent openings driving urban growth

Big Yellow's most recent store openings at Staines, Queensbury, Slough Bath Road and Wembley, are all in, or close to London. Combined, these stores have added approximately 300,000 sq ft of new capacity in a single year. All are large freehold assets located in prominent, high-density areas. This reinforces the Group's strategy of concentrating investment in supply-constrained urban markets, where scale, visibility and strong locations align with the Big Yellow operating model and continue to reinforce our market-leading brand presence.



**Staines, July 2025** MLA – 70,000 sq ft



**Queensbury, October 2025** MLA – 72,000 sq ft









**Slough Bath Road, February 2026** MLA – 80,000 sq ft



**Wembley, March 2026** MLA – 73,000 sq ft

## What's coming next in our London pipeline

Location	Status
 <p><b>Staples Corner, London</b></p>	<p>Replacement store for existing leasehold. Construction commenced with planned store opening in August 2026.</p> <p><i>Additional 18,000 sq ft</i></p>
 <p><b>Epsom, London</b></p>	<p>Construction commenced with planned store opening in September 2026.</p> <p><i>59,000 sq ft</i></p>
 <p><b>Kentish Town, London</b></p>	<p>Construction commenced, with planned store opening in September 2026.</p> <p><i>70,000 sq ft</i></p>
 <p><b>Wapping, London</b></p>	<p>Construction commenced with planned store opening in December 2026.</p> <p><i>Additional 95,000 sq ft</i></p>
 <p><b>West Kensington, London</b></p>	<p>Demolition of existing building completed, with store opening anticipated in spring 2029.</p> <p><i>176,000 sq ft</i></p>
 <p><b>Old Kent Road, London</b></p>	<p>Site acquired in June 2022. Planning application submitted in October 2023, with planning consent granted in May 2026.</p> <p><i>79,000 sq ft</i></p>

### Positioning for growth in supply constrained locations

Big Yellow is accelerating its expansion through 2026-2027 and laying the groundwork for sustained growth well beyond this period. The Group's strategy centres on increasing store numbers in high-demand, supply-constrained urban locations, particularly London and its key commuter towns that generate the majority of our revenue. The development pipeline includes major new flagship schemes – most notably the forthcoming Staples Corner store, which will be one of the Group's most prominent and visually distinctive buildings – alongside a series of additional openings designed to strengthen coverage across densely populated regions.

At the same time, Big Yellow continues to advance a longer-term pipeline, with several sites currently at earlier planning, acquisition and feasibility stages. These opportunities are concentrated in London and the South East, where barriers to entry remain high and long-term market fundamentals are strongest. By securing and progressing sites well ahead of development, the Group ensures a consistent flow of future openings, supports brand visibility, and enhances the long-term quality and resilience of its portfolio.