

Assurance Statement

SGS United Kingdom Ltd's report on selected KPIs pertaining to sustainability activities in the sustainability report 2025/26 of Big Yellow Group PLC for the review period 1st April 2025 to 31st March 2026



Nature of the assurance/verification

SGS United Kingdom Ltd (hereinafter referred to as SGS) was commissioned by Big Yellow Group PLC (hereinafter referred to as Big Yellow) to conduct an independent assurance of selected KPIs included in the report 'Sustainability Report 2025/26' (herein referred to as the report).

Intended users of this assurance statement

This Assurance Statement is provided with the intention of informing all of the Big Yellow Group PLC's Stakeholders.

Responsibilities

The information in the Report and its presentation are the responsibility of the Directors and the management of Big Yellow Group PLC, and SGS has not been involved in the preparation of any of the material included in the Report. Our responsibility is to express an opinion on the text, data, graphs and statements within the scope of verification with the intention to inform all of the Big Yellow Group PLC's stakeholders.

Assurance standards, type and level of assurance

This assurance engagement had been carried out according to the ISAE3000 (Revised, International Standard on Assurance Engagements) Assurance Engagements Other than Audits or Reviews of Historical Financial Information and standard EN ISO14064-3:2019 Specification with guidance for the validation and verification of Greenhouse Gas assertions, to establish conformance with the requirements of the applicable reporting criteria.

As indicated within this statement against each assured KPI, a 'reasonable' and 'limited' level of assurance was obtained.

Reporting criteria

Reporting Criteria – GHG & Environmental KPIs

- 1 WRI/WBCSD GHG Protocol – A Corporate Accounting & Reporting Standard and its amendments
- 2 WRI/WBCSD GHG Protocol – Corporate Value Chain (Scope 3) Accounting and Reporting Standard

Reporting Criteria – Social & Governance KPIs

- 1 Internal Policies & Procedures of Big Yellow Group PLC

Scope of assurance

The scope of the assurance included assessment of specified performance information for the following KPIs as per the level of assurance indicated below:

GHG & Environmental KPIs – reasonable level of assurance

- Total electricity consumption (MWh)
- Like-for-like total electricity consumption (MWh)
- Total fuel consumption (MWh)
- Like-for-like total fuel energy consumption (MWh)
- Total amount of energy used in yr by current lettable area (MWh/m²/year)
- Total direct (scope 1) GHG emissions (tCO₂e)
- Total indirect (scope 2) GHG emissions location-based (tCO₂e)
- Total indirect (scope 2) GHG emissions market-based (tCO₂e)
- Total Scope 1 & 2 Abs all operations – location based (tCO₂e)
- Scope 1 & 2 location- based intensity by current lettable area (tCO₂e/m²/year)
- Number of estate EPCs with a B or above
- Total installed renewables capacity (kWh)
- Number of solar retrofit stores installed between 1st April 2022 and 31st March 2026
- Number of energy efficiency projects completed

GHG & Environmental KPIs – limited level of assurance

- Total water withdrawal by source (m³)
- Like-for-like total water consumption (m³)
- Building water intensity (m³/m²/year)
- Total installed renewables capacity (kW)
- Total weight of waste by disposal route (metric tonnes)
- Like-for-like total weight of waste by disposal route (metric tonnes)
- Proportion of Scope 3 Cat 1 & 2 data using primary rather than spend data (%)
- Scope 3 SBT Boundary (Cat 1 construction/facilities/stock, Cat 2 and Cat 3) Carbon intensity by CLA (tCO₂e /ft2/year)

Assurance Statement continued

Social & Governance Indicators – limited level of assurance

Material Objective	Indicator Title / KPI	Unit of Reporting	Male	Female
Emp-Training	Employee training and development – Ave	hr	43.489	46.22
Emp-Dev	Employee performance appraisals	%	98.72%	99.46%
Diversity-Emp	Employee gender diversity	%	54.62%	45.38%
Gov-Board	Composition of the highest governance body	#	6	3

Material Objective	Indicator Title / KPI	Unit of Reporting	Value Reported
Emp-Training	Employee training and development – total	hr	21875
Emp-Turnover	New hires rate	%	26%
Emp-Turnover	Turnover rate	%	15.6%
H&S-Emp-Injury	Employee health and safety – Injury rate	injury rate	0.1
H&S-Emp-Absent	Employee health and safety – Absentee rate	absentee rate	3.8
H&S-Emp-Fatal	Employee health and safety – Number of work-related fatalities	#	0
H&S-Asset	Store asset health and safety assessments	%	1
H&S-Comp	Total number of raised incidents	#	3
Community Eng.	% Assets offering free space donated for community or charity use	%	98.23%
Free-Space	Free space donated for community or charity use	£	£1,210,308.09
Matched-Funds	Foundation matched funds from customer donations	£	£466,857.70
Security-Breaches	Reportable information security breaches	#	1

Assurance methodology

GHG & Environmental KPIs

CO₂ emissions from own operations and value chain were verified at a reasonable or limited level of assurance as detailed above according to standard EN ISO 14064-3:2019 Specification with Guidance for the Validation and Verification of Greenhouse Gas Assertions, to establish conformance with the requirements of Big Yellow's reporting methodology as stated in its 'Basis of Reporting 2025/26' and the WRI/WBCSD GHG Protocol – A Corporate Accounting and Reporting Standard ('The WRI/WBCSD GHG Protocol'), within the scope of the verification. The materiality required of the verification was considered by SGS to be below 5% for a reasonable level of assurance and below 10% for a limited level of assurance, based on the needs of the intended user.

The engagement included verification of emissions from anthropogenic sources of greenhouse gases included within the organisation's boundary and meeting the requirements of Big Yellow's 'Basis of Reporting 2025/26' and the WRI/WBCSD GHG Protocol. The organisational boundary was established following the operational control approach.

- Description of activities: Self-Storage services
- Location/boundary of the activities: United Kingdom
- Physical infrastructure, activities, technologies and processes of the organisation: Self-storage stores and administrative offices
- GHG sources, sinks and/or reservoirs included:
 - Scope 1 – stationary combustion, mobile combustion and fugitive emissions;
 - Scope 2 – purchased electricity;
 - Scope 3 – category 1 (PG&S), category 2 (Capital Goods), category 3 (FERA), and category 5 (Waste in Operations).
- Types of GHGs included: CO₂, N₂O, CH₄, HFCs (PFCs, SF₆ and NF₃ are excluded)
- Directed actions: none

Data and information supporting the CO₂ equivalent statement were historical in nature and proven by evidence or estimated based on the best available data and in accordance with the methodologies defined within Big Yellow's 'Basis of Reporting 2025/26' and the criteria listed above.

Social & Governance KPIs

The assurance comprised a combination of:

- Preliminary research and desk-based reviews.
- Remote interviews with the head of sustainability, data compliance officer, financial accountant, the managers with responsibility for risk assessment, control, and reporting processes associated with the KPIs, metrics, and disclosures.
- Remote interviews with the managers responsible for internal data collection for each KPI.
- Document review of relevant management systems, policies and procedures.
- Remote interrogation of and testing of relevant data collection systems and procedures, including interviews with relevant data analysts and data accuracy checking.
- Final data verification checks to ensure KPI data is accurate and aligns with expectations.
- Reviewing Report content against our findings and making recommendations for improvement.

Verification was conducted upon all KPIs within the verification scope as an evaluation of historical data and information to determine whether the reported KPI data is materially correct and conforms to the criteria described above. SGS' approach is risk-based, drawing on an understanding of the risks associated with modelling KPI information and the controls in place to mitigate these risks. Our examination included assessment, on a sample basis, of evidence relevant to the voluntary reporting of KPIs, including emission information.

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Limitations and mitigation

Financial data drawn directly from independently audited financial accounts has not been checked back to source as part of this assurance process. The reliability of the assured information is subject to inherent uncertainties, given the available methods for determining, calculating, estimating or testing of the verified information.

Statement of independence and competence

The SGS Group of companies is the world leader in inspection, testing and verification, operating in more than 140 countries and providing services including management systems and service certification; quality, environmental, social and ethical auditing and training; environmental, social and sustainability report assurance. SGS affirm our independence from the Big Yellow Group PLC, being free from bias and conflicts of interest with the organisation, its subsidiaries and stakeholders.

In conducting assurance engagements, SGS is governed by the 'SGS Code of Conduct' and the 'SAGSP Assurance Ethics', which has been established with the requirements of the IESSA (International Ethics Standard for Sustainability Assurance), which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

At SGS assurance quality control is governed through the Sustainability Assurance Global Systems Procedure (SAGSP). This quality management system complements the requirements of ISAEs and are designed to be as demanding as quality control requirements stipulated by ISO17029:2019, and the ISQM1.

The assurance team was assembled based on their knowledge, experience and qualifications for this assignment, and comprised auditors registered with relevant bodies. The assurance team comprised of; Lead Assurance Practitioners / Assessors – Indika Edussuriya, Laura Berns, Assurance Practitioner – Elisa Zandanel and Technical Reviewers – Finn Han & Abdullah Buhidma.

Assurance opinion

GHG & Environmental KPIs

Big Yellow provided the GHG assertion based on the requirements of its 'Basis of Reporting 2025/26' and the WRI/WBCSD GHG Protocol. The GHG information for the period 1st April 2025 to 31st March 2026 disclosing gross emissions of 26,490 metric tonnes of CO₂ equivalent (Location-Based) and 25,047 metric tonnes of CO₂ equivalent (Market-Based) are verified by SGS to a reasonable level of assurance for scope 1 and 2 and to a limited level of assurance for scope 3, consistent with the agreed verification scope, objectives, and criteria.

Verified emissions by scope are as follows:

Scope 1 – 23 tCO₂e

Scope 2 (location-based) – 1,443 tCO₂e

Scope 2 (market-based) – 0 tCO₂e

Scope 3 Category 1 (PG&S) – 4,680 tCO₂e

Scope 3 Category 2 (Capital Goods) – 19,772 tCO₂e

Scope 3 Category 3 (FERA) – 562 tCO₂e

Scope 3 Category 5 (Waste in Operations) – 10 tCO₂e

SGS' approach is risk-based, drawing on an understanding of the risks associated with modelling GHG emission information and the controls in place to mitigate these risks. Our examination included assessment, on a sample basis, of evidence relevant to the voluntary reporting of emissions information.

SGS concludes with reasonable assurance that the presented KPIs listed on pages 1 and 2, and the scope 1 and scope 2 CO₂ equivalent assertion is materially correct and is a fair representation of the KPI and CO₂ equivalent data and information and is prepared following the requirements of Big Yellow's 'Basis of Reporting 2025/26' and the WRI/WBCSD GHG Protocol.

SGS concludes with limited assurance that there is no evidence to suggest that the presented KPIs listed on page 2, and the scope 3 CO₂ equivalent assertion is not materially correct and is not a fair representation of the CO₂ equivalent data and information and is not prepared following the requirements of Big Yellow's 'Basis of Reporting 2025/26' and the WRI/WBCSD GHG Protocol and its amendments.

We planned and performed our work to obtain the information, explanations, and evidence that we considered necessary to provide a reasonable level of assurance for scope 1 and 2 and the KPIs listed in pages 1 and 2, and a limited level of assurance for scope 3 and the KPIs listed in page 2, that the CO₂ equivalent emissions and environmental KPIs for the period 1st April 2025 to 31st March 2026 are fairly stated. This statement shall be interpreted with the CO₂ equivalent assertion of Big Yellow as a whole.

Social & Governance KPIs

On the basis of the methodology described and the verification work performed, nothing has come to our attention that causes us to believe that the specified performance information included in the scope of assurance is not fairly stated and has not been prepared, in all material respects, in accordance with the reporting criteria.

Signed for and on behalf of SGS UNITED KINGDOM LTD:

Terry Coyle

Sustainability Services Manager Frimley, Surrey, 08th May 2026.

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