

The background of the entire page is a photograph of a long, brightly lit hallway filled with blue lockers. The lockers are arranged in two rows, one on each side of the hallway. The perspective is from the end of the hallway, looking down its length. The lighting is bright and even, creating a clean and organized atmosphere. In the foreground, the focus is on a single blue locker door. It has a silver metal handle and a silver metal padlock. The padlock is attached to a metal shackle that is locked into the door. The locker door has a textured surface.

Sustainability data 2022

Sustainability data 2022

Reporting of Safestore's sustainability indicators based on the EPRA guidelines and supporting information, methods and assumptions behind the Sustainability information presented in the Safestore 2022 Annual Report.

EPRA Performance Measures

Safestore reports the company's sustainability indicators based on the EPRA (European Public Real Estate Association) latest recommendations (*EPRA Sustainability Best Practices Recommendations Guidelines, Third Version September 2017*). Safestore reports sustainability indicators for the majority of the 28 EPRA sBPR Performance Measures covering energy consumption, greenhouse gas (GHG) emissions, water, waste and social and governance indicators.

EPRA Overarching Recommendations

Organizational boundaries

Safestore limits its reporting to properties under its operational control. Properties where other parties are responsible for contracts relating to energy supply, water and waste removal are therefore excluded.

Coverage

Safestore endeavors to access and compile data for the properties owns and operates. Safestore enjoys good access to data for the majority of the store portfolio; the proportion of properties included is presented with each indicator. There are however instances where Safestore does not enjoy access (or timely access) to relevant data, typically when properties are newly built, acquired or disposed from the portfolio. Waste disposal data is a particular challenge because suppliers do not usually provide data at a sufficiently granular level which would allow reporting on a LFL basis.

Estimation of landlord-obtained utility consumptions

It is sometimes necessary to estimate consumption data for stores where data is unavailable. This basis for estimation is applying the average consumption intensity from the rest of the portfolio for which data is available.

Normalisation

Intensity indicators based on floor area (square foot) are provided for energy, GHG and water in the respective sections of the data

Segmental analysis

All data is for one property type (self storage facilities) so segmental analysis by type is not appropriate. Where possible, data is provided separately for the UK and France portfolios.

Third party assurance

Safestore' Sustainability Report (within the Strategic Report) is reviewed by Deloitte LLP as part of the Annual Report. See independent auditor's report, Annual Report 2022 p127-128 for a public assurance statement.

Disclosure on own offices

Data for Safestore Head Office is reported within the data for the Borehamwood location which is co-located with the Head Office

Narrative on performance

Please refer to the Sustainability section of the Safestore 2022 Annual Report

EPRA: Index

References for each applicable EPRA indicator

AR =Annual Report 2022, SD =Sustainability Data 2022

EPRA Code	Indicator	GRI Standard Indicator	Reference
Environmental Sustainability Performance Measures			
Elec-Abs	Total electricity consumption	302-1	SD p.4
Elec-Lfl	Like-for-like electricity consumption	302-1	SD p.4
DH&C-Abs		302-1	Not applicable, not reported
DH&C_Lfl		302-1	Not applicable, not reported
Fuel-Abs	Total fuel consumption	302-1	SD p.4
Fuel-Lfl	Like-for-like fuel consumption	302-1	SD p.4
Energy-Int	Building energy intensity	CRE1	SD p.4
GHG-Dir-Abs	Total direct greenhouse gas (GHG) emissions	305-1	SD p.4
GHG-Indir-Abs	Total indirect greenhouse gas (GHG) emissions	305-2	SD p.4
GHG-Int	Greenhouse gas (GHG) emissions intensity	CRE3	SD p.4
Water-Abs		303-1	SD p.5,
Water-Lfl		303-1	SD p.5,
Water-Int	Building water intensity	CRE2	SD p.5
Waste-Abs	Total weight of waste by disposal route	306-2	SD p.5, AR p.68
Waste-Lfl	Like-for-like total weight of waste by disposal route	306-2	Not available
Cert-Tot	Type and number of sustainably certified assets	CRE8	SD p.6
Social Performance Measures			
Diversity-Emp	Employee gender diversity	405-1	SD p.7, AR p.50
Diversity-Pay	Diversity pay	405-2	SD p.7, Gender Pay Report 2022
Emp-Training	Training & Development	404-1	SD p.7, AR p.52
Emp-Dev	Employee performance appraisals	403-1	SD p.7
H&S-Emp	Employee health & safety	403-2	SD p.7, AR p.51
H&S-Asset	Asset health & safety assessments	416-1	SD p.7
H&S-Comp	Asset health & safety compliance	416-2	SD p.7
Comty-Eng	Community engagement, impact assessment and development programmes	413-1	AR p.55-57
Governance Performance Measures			
Gov-Board	Composition of the highest governance body	102-22	SD p.8, AR p.76-77
Gov-Select	Nominating and selecting the highest governance body	102-24	SD p.9, AR p.83-84
Gov-Col	Process for managing conflicts of interest	102-25	SD p.10, AR p.81, p.118

Environmental Performance (1/3)

ENERGY & GREENHOUSE GAS EMISSIONS			ABSOLUTE MEASURES (Abs)					LIKE-FOR-LIKE (LFL)																
EPRA Code	Units of Measure	Indicator	Safestore Group					UK					France					Safestore Group						
			2018/19	2019/20	2020/21	2021/22	% change	2018/19	2019/20	2020/2021	2021/22	% change	2018/19	2019/20	2020/2021	2021/22	% change	2018/19	2019/20	2020/2021	2021/22	% change		
Elec-Abs																								
Elec-Lfl	MWh	Electricity	Total/ Lfl landlord-obtained electricity																					
			15,373	14,435	13,506	14,755	9.3	13,228	12,158	11,063	11,943	8.0	1,821	1,879	1,765	1,674	(5.2)	15,049	14,037	12,828	13,617	6.2		
			<i>145 of</i>	<i>156 of</i>	<i>159 of</i>	<i>179 of</i>		<i>116 of</i>	<i>116 of</i>	<i>116 of</i>	<i>116 of</i>		<i>26 of 26</i>	<i>26 of 26</i>	<i>26 of 26</i>	<i>26 of 26</i>		<i>142 of</i>	<i>142 of</i>	<i>142 of</i>	<i>142 of</i>			
			<i>148</i>	<i>156</i>	<i>159</i>	<i>179</i>		<i>116</i>	<i>116</i>	<i>116</i>	<i>116</i>		<i>26 of 26</i>	<i>26 of 26</i>	<i>26 of 26</i>	<i>26 of 26</i>		<i>142</i>	<i>142</i>	<i>142</i>	<i>142</i>			
			<i>1%</i>	<i>3%</i>	<i>3%</i>	<i>1%</i>		<i>1%</i>	<i>0.25%</i>	<i>2.18%</i>	<i>0.00%</i>		<i>3%</i>	<i>3.00%</i>	<i>3.00%</i>	<i>0%</i>		<i>1%</i>	<i>1.00%</i>	<i>2.00%</i>	<i>0.00%</i>			
			<i>Electricity disclosure coverage</i>																					
			<i>Proportion of electricity consumption estimated</i>																					
DH&C-Abs																								
DH&C-Lfl	MWh	District Heating & Cooling	Total/ Lfl landlord-obtained heating & cooling																					
			Not applicable (DH&C not used in any Group properties)																					
Fuels-Abs																								
Fuels-Lfl	MWh	Natural Gas	Total/ Lfl landlord-obtained fuels																					
			4,136	3,572	3,686	2,742	3.2	3,912	3,508	3,649	2,300	(37.0)	69	64	36	63	75.0	3,981	3,572	3,685	2,363	(35.9)		
			<i>55 of 56</i>	<i>50 of 50</i>	<i>50 of 50</i>	<i>64 of 64</i>		<i>49 of 49</i>	<i>49 of 49</i>	<i>49 of 49</i>	<i>49 of 49</i>		<i>1 of 1</i>	<i>1 of 1</i>	<i>1 of 1</i>	<i>1 of 1</i>		<i>50 of 50</i>	<i>50 of 50</i>	<i>50 of 50</i>	<i>50 of 50</i>			
			<i>7%</i>	<i>3%</i>	<i>6%</i>	<i>7%</i>		<i>7%</i>	<i>3%</i>	<i>0.1%</i>	<i>0.2%</i>		<i>0%</i>	<i>0%</i>	<i>0.0%</i>	<i>0.0%</i>		<i>7%</i>	<i>3%</i>	<i>0.1%</i>	<i>0.2%</i>			
			<i>Fuels disclosure coverage</i>																					
			<i>Proportion of fuels consumption estimated</i>																					
	MWh	Energy	Total energy use																					
			19,509	18,007	17,192	17,497	1.8	17,140	15,666	14,712	14,243	(3.2)	1,890	1,943	1,801	1,737	(3.5)	19,030	17,609	16,513	15,980	(3.2)		
Energy-Int	KWh/ Sq. Ft	Energy Intensity	Building energy intensity																					
			2.09	1.72	1.6	1.49	(8.2)	2.35	1.99	1.89	1.80	(4.6)	1.04	1.04	0.96	0.89	(8.2)	2.09	1.82	1.71	1.62	(5.3)		
GHG-Dir-Abs																								
GHG-Indir-Abs	Tonnes CO2	Greenhouse gas (GHG) emissions	Total direct/indirect greenhouse gas (GHG) emissions																					
			869	753	793	625	(21.2)	3,929	3,418	2,878	2,956	2.7												
			Total GHG emissions																					
			4,798	4,164	3,671	3,581	(2.5)																	
GHG-Int	Tonnes CO2/ thousand Sq. Ft	GHG emissions Intensity	GHG intensity																					
			0.5	0.4	0.35	0.30	(13.0)																	

Environmental Performance (2/3)

WATER			ABSOLUTE MEASURES (Abs)					LIKE-FOR-LIKE (LFL)															
EPRA Code	Units of Measure	Indicator	Safestore Group					UK		France				Safestore Group									
			2018/19	2019/20	2020/21	2021/22	% change	2018/19	2019/20	2020/2021	2021/22	% change	2018/19	2019/20	2020/2021	2021/22	% change	2018/19	2019/20	2020/2021	2021/22	% change	
Water-Abs																							
Water-Lfl	Cubic Metres	Water	Total/Lfl water consumption	55,113	51,125	47,503	53,024	11.6	50,145	43,241	35,963	41,570	15.6	4,451	4,773	4,482	1,899	(57.6)	54,596	48,014	40,445	43,470	7.5
<i>No. of applicable properties</i>			<i>Water disclosure coverage</i>	145 of 148	156 of 156	159 of 159	179 of 179		116 of 116	116 of 116	116 of 116	116 of 116		26 of 26	26 of 26	26 of 26	26 of 26		142 of 142	143 of 142	142 of 142	142 of 142	
<i>Proportion of water consumption estimated</i>				19%	21%	3%	9%		19%	15%	1.3%	1.0%		34%	24%	14.0%	0.0%		21%	16.00%	3.0%		
Water-Int	M3/ Sq. Ft	Water Intensity	Building water intensity	0.006	0.005	0.004	0.005	0.6	0.007	0.005	0.005	0.005	13.9	0.002	0.003	0.002	0.001	(59.6)	0.006	0.005	0.004	0.004	5.2

WASTE			ABSOLUTE MEASURES (Abs)					
EPRA Code	Units of Measure	Indicator	Safestore Group					
			2018/19	2019/20	2020/21	2021/22	% change	
Waste-Abs (Recycling)				586	1,448	1,488	1,517	2.0
Waste-Abs (Energy from Waste)	Tonnes	Waste	Total weight of waste by disposal route	1,321	1,124	831	696	(16.2)
Waste-Abs (Landfill)				44	58	57	43	(24.6)

Environmental Performance (3/3)

UK				
EPRA Code	Units of Measure	Indicator		2022
Cert-Tot	No. of properties certified	Type and number of sustainably certified assets	No. of properties certified	53
	% of building area		% of 2022 floor area (UK)	43%
			% of certified area by EPC rating:	
			A+	3%
			A	8%
			B	35%
			C	36%
			D	19%
			E	0.0%
			% of certified area by BREEAM rating:	
			Very Good	4%

SPAIN				
EPRA Code	Units of Measure	Indicator		2022
Cert-Tot	No. of properties certified	Type and number of sustainably certified assets	No. of properties certified	2
	% of building area		% of 2022 floor area (ES)	29%
			% of certified area by EPC rating:	
			A+	0%
			A	0%
			B	85%
			C	15%
			D	0%
			E	0%

GROUP				
EPRA Code	Units of Measure	Indicator		2022
Cert-Tot	No. of properties certified	Type and number of sustainably certified assets	No. of properties certified	55
	% of building area		% of 2022 floor area (Group)	42%
			% of certified area by EPC rating:	
			A+	3%
			A	8%
			B	35%
			C	35%
			D	19%
			E	0.0%

Social Performance

Units of Measure	Indicator	Safestore Group (31 October 2021)		Safestore Group (31 October 2022)		
		% Male	% Female	% Male	% Female	
% of employees	Employee gender diversity	Board Directors	63%	38%	63%	38%
		Senior Managers (excl.	80%	20%	79%	21%
		All colleagues	66%	34%	64%	36%

		Safestore UK	
Units of Measure	Indicator	2021	2022
Ratio of male:female pay	Diversity pay All relevant colleagues per UK Gender Pay Report	1.17:1	1.17:1
Average hours per employee	Training & Development	35	30
% of employees receiving at least one review	Employee performance appraisals	100%	100%

		Safestore UK	
Units of Measure	Indicator	2021	2022
Number of reportable injuries (RIDDOR)	Employee health & safety	1	0
Annual Injury Incident Rate per 100K colleagues		154	0
Number of Fire & H&S risk assessments carried out (# of properties assessed)	Asset health & safety assessments	58	39
Number of non-compliance incidents	Asset health & safety compliance	0	0

Governance (1/3)

6.1 Gov-Board - Composition of the Highest Governance Body			
EPRA Recommendation:	CORE: Companies must report the composition of the highest governance body by: <ol style="list-style-type: none"> 1. Number of executive board members; 2. Number of independent/non-executive board members; 3. Average tenure on the governance body; 4. Number of independent/non-executive board members with competencies relating to environmental and social topics. 		
Safestore's Position:	The Board of Directors of Safestore Holdings plc, is its highest Governance Body which is responsible for: <ol style="list-style-type: none"> (i) strategic guidance for the Safestore group; (ii) the effective monitoring of management; and (iii) the accountability of management to the broader organisation and its stakeholders. In addition the Board of Directors of Safestore Holdings plc is responsible for approving the group's gender pay gap reporting.		
	As at 31 October 2022	Public Disclosure: 2022 Annual Report	Public Disclosure: Corporate website
Highest Governance Body Board of Directors of Safestore Holdings plc, as noted above.	The Board has a formal schedule of matters specifically reserved for its decision.	<i>Corporate Governance Report:</i> Leadership – The role of the Board page 78 . Effectiveness – Activities of the Board page 79, including a summary of the key activities of the Board page 84.	
Composition of the Board: The Board considers Director independence in accordance with the UK Corporate Governance Code 2018 (Code Provision 10).	The Board comprised two executive directors, a Chair and five non-executive directors, determined by the Board to be independent.	<i>Corporate Governance Report:</i> Leadership – The Board and its independence page 80.	Pages: Governance Overview and Board of Directors The Company's website provides the current composition of the Board and updates the position disclosed in the 2022 Annual Report. The Board now has two executive directors, a Chair and five independent non-executive directors.
Average tenure of the Board of Directors.	Eight Directors serving approx. 43 years. Average tenure approx. 5.4 years.	<i>Corporate Governance Report:</i> Board of Directors - Pages 76 & 77 – Provides dates when each director commenced their role. Effectiveness – Appointment terms and election of directors page 81	Pages: Board of Directors Provides current composition of the Board of Directors.
Number of independent/non-executive board members with competencies relating to environmental and social topics			Pages: Board of Directors Laure Duhot (an independent non-executive director). Her biography references her experience relating to environmental and social topics

Governance (2/3)

6.2 Gov-Select - Nominating and selecting the highest governance body			
EPRA Recommendation:	CORE: Companies must describe the nomination and selection process for the highest governance body and its members, and the criteria used to guide the nomination and selection process.		
Safestore's Position:	The Board has delegated authority to its Nomination Committee to assess the composition of the Board and to make recommendations to the Board as the Committee considers necessary. The Committee operates in accordance with its Terms of Reference that are reviewed annually and approved by the Board. The Terms of Reference describe the nomination and selection process for the Board and its Committees and the criteria used to guide the process.		
EPRA Recommendation:	As at 31 October 2022	Public Disclosure: 2022 Annual Report	Public Disclosure: Corporate website
Report the nomination and selection processes for the Board and its Committees	<p>The Nomination Committee Report in the Company's 2022 Annual Report provides a summary of the Committee's activities during the year – Board and Committee composition.</p> <p>In addition further disclosure in relation to appointment and removal of directors, vacation of office and annual re-election is provided in the Directors' Report.</p>	<p><i>Nomination Committee Report:</i> Pages 83 & 84.</p> <p><i>Corporate Governance Report:</i> Effectiveness – Board Appointments page 81.</p> <p><i>Directors' Report:</i> Pages 118</p>	<p>Pages: Governance Documents - Terms of Reference of the Nomination Committee are available on the Company's website</p>
Director Independence	<p>Prior to appointment and annually the Board considers and determines director independence in accordance with the UK Corporate Governance Code 2018 Code (Provision 10).</p> <p>NB All non-executive directors were determined by the Board to be independent.</p>	<p><i>Corporate Governance Report:</i> Leadership – The Board and its independence page 78</p>	
Diversity	<p>The Company has an Equality, Diversity and Inclusion Policy, which includes a Board diversity policy and covers appointments.</p> <p>The Nomination Committee reviews and evaluates the diversity of the Board.</p>	<p><i>Corporate Governance Report:</i> Diversity – page 81</p> <p><i>Nomination Committee Report:</i> Diversity – page 84</p>	<p>Pages: Governance Documents - Terms of Reference of the Nomination Committee are available on the Company's website</p>

Governance (3/3)

6.3 Gov-Col Process for managing conflicts of interest Corporate-level performance measure			
EPRA Recommendation	CORE: Companies must describe their processes to ensure that conflicts of interest are avoided and managed in the highest governance body.		
Safestore's Position:	Conflicts are managed in accordance with the Companies Act 2006, the Company's Articles of Association and the UK Corporate Governance Code (Code Provision 7).		
EPRA Recommendation:	As at 31 October 2022	Public Disclosure: 2022 Annual Report	Public Disclosure: Corporate website
Report whether conflicts of interest are disclosed to stakeholders, including, as a minimum: - Cross-board membership; -Cross-shareholding with suppliers and other stakeholders; -Existence of controlling shareholder; -Related party disclosure.	<p>The Board has mechanisms in place to review a director's interests and other commitments which may give rise to an actual or potential conflict of interest with the interests of the Company. These mechanisms are in place prior to appointment and during a directors' term of office to report any record any such conflicts.</p> <p>The Board has determined that no director has an actual or potential interest or commitment that conflicts with the interests of the Company.</p> <p>Safestore has no conflicts of interest as set out in the EPRA recommendation.</p>	<p><i>Corporate Governance Report:</i></p> <p>Board of Directors - pages 77 & 77 – Includes details of directorships/commitments for each director.</p> <p>Leadership – The Board and its independence page 78 – confirms that the Board has determined that the Directors' commitments do not conflict with the interests of the Company.</p> <p>Effectiveness:</p> <ul style="list-style-type: none"> - A summary of the Key Activities of the Board – Governance and Risk page 79, 80 - Directors' Conflict of Interest page 81 <p>Directors' Report - Directors' interests in contracts and conflicts of interest page 118.</p>	<p>Pages: Board of Directors</p> <p>The Company's website provides the current composition of the Board and updates the position disclosed on pages 76 & 77 of the 2022 Annual Report.</p>