

Mandatory greenhouse gas (“GHG”) emissions reporting (wholly owned stores only)

This report was undertaken in accordance with the mandatory Greenhouse Gas (“GHG”) emissions reporting requirements outlined under the Companies Act 2006 (Strategic Report and Directors’ Report) Regulations 2013 (the ‘2013 Regulations’) and the Companies (Directors’ Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018 (the ‘2018 Regulations’). This requires Safestore Holdings plc (“Safestore”) to produce a Streamlined Energy and Carbon Report. This report contains our GHG disclosure for the 2019/20 reporting period.

We have 125 stores in the UK, 28 stores in France and four stores in Spain. During the 2019/20 reporting period we have purchased Fort Box Self Storage with two stores in Chelsea and St John’s Wood, and OhMyBox! in Spain with four stores located in Barcelona. In addition, we opened three new stores in Carshalton, Gateshead and Sheffield. This report contains the following environmental data for all our stores which were operational during the reporting period: GHG emissions, electricity consumption, electricity transmission and distribution, gas consumption, water consumption, waste generation, and business travel.

Methodology

Scope of analysis and data collection

Over 2019/20 we have collected primary data for all of our stores, including: building size (sq ft), electricity consumption (MWh), electricity transmission and distribution (“T&D”) (MWh losses), gas consumption (MWh), water consumption (m³), waste generation (tonnes by waste disposal method), and business travel (mileage). We do not have any refrigerant leakage to report for any of our stores in the UK, France or Spain. All primary data used within this report is from 1 September 2019 to 31 August 2020, covering the same reporting period as last year. Where electricity, gas or water consumption data is not available or incomplete, we have estimated consumption based on a combination of pro-rata methods including:

- pro-rata extrapolation from known reliable data
- average consumption per sq ft of lettable area of the stores where we have reliable data
- direct comparison using a corresponding period

KPI selection and calculation

For the purposes of this report stationary energy use (electricity and gas consumption), water consumption, waste generation, and business travel have been selected as the most appropriate key performance indicators (“KPIs”) for the Group. To ensure consistency in our reporting, particularly where there are differences between the UK, France and Spain, we are reporting all GHG emissions in units of CO₂e. We have used the 2020 GHG conversion factors published annually by Defra (Department for Environment, Food and Rural Affairs) and BEIS (Business, Energy and Industrial Strategy) with the exception of the French and Spanish CO₂e conversion factors associated with electricity consumption and T&D which are no longer published by BEIS. These were sourced from the International Energy Agency (“IEA”).

Mandatory greenhouse gas (“GHG”) emissions reporting (wholly owned stores only) *continued*

Methodology *continued*

GHG emissions scope

The Greenhouse Gas Protocol (“GHG Protocol”) differentiates between direct and indirect emissions using a classification system across three different scopes:

- **Scope 1 Emissions:** includes direct emissions from sources which Safestore owns or controls. This includes direct emissions from fuel combustion and industrial processes.
- **Scope 2 Emissions:** covers indirect emissions relating solely to the generation of purchased electricity that is consumed by the owned or controlled equipment or operations of Safestore.
- **Scope 3 Emissions:** covers other indirect emissions including third party-provided business travel.

GHG emissions – scopes included in this report

- **Scope 1 Emissions:** we are reporting our gas consumption and business mileage.
- **Scope 2 Emissions:** we are reporting our electricity consumption.
- **Scope 3 Emissions:** we are reporting our electricity transmission and distribution, waste generation and water consumption.

Group environmental performance

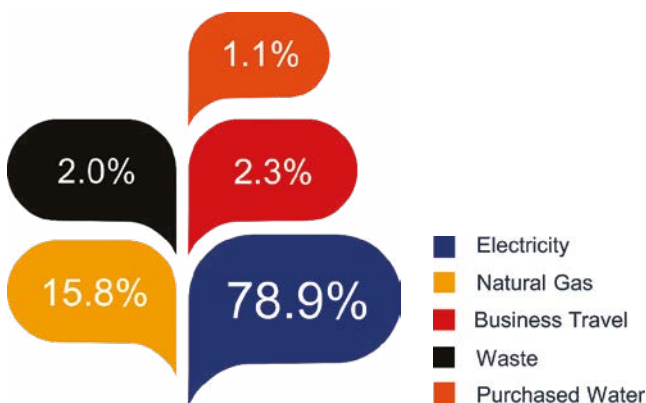
We recognise the importance of taking a proactive, strategic approach to environmental management and we aim to ensure that good environmental practices are applied throughout our stores, and that those working for or on behalf of Safestore are aware of the need to act responsibly and sustainably. Our most significant environmental impacts arise from the construction of new stores and the operational energy consumption of our existing stores.

Safestore is committed to the protection of the environment, the prevention of pollution and continually improving its environmental performance. We will comply with all relevant legislation and strive to exceed legal requirements where possible in order to avoid or minimise any potential environmental impacts.

The following table displays our total Group performance for electricity consumption, gas consumption, water consumption, waste generation (recycling, landfill, energy from waste) and business travel against the previous years.

Emissions source	Units	2015/16 (Sep–Aug)	2016/17 (Sep–Aug)	2017/18 (Sep–Aug)	2018/19 (Sep–Aug)	2019/20 (Sep–Aug)
Natural gas	MWh	1,887	2,349	4,358	4,136	3,572
Electricity	MWh	19,165	22,005	17,416	15,372	14,435
Purchased water	m ³	37,005	45,129	61,655	55,113	43,372
Recycling	tonnes	757	787	1,211	586	1,448
Landfill	tonnes	56	49	57	44	58
Energy from waste	tonnes	419	721	730	1,320	1,224
Business travel	miles	612,588	602,240	628,822	396,088	346,076

Breakdown of associated GHG emissions by source (2019/20)



Mandatory greenhouse gas (“GHG”) emissions reporting (wholly owned stores only) *continued*

Group environmental performance – analysis

We have analysed the year-on-year change in our performance and provided commentary on our Group environmental performance, as below:

Gas performance

We are continually seeking opportunities to reduce energy consumption to the lowest practicable levels appropriate with the operational needs of the business and to satisfy the needs of our customers. We are phasing out the use of gas in our stores wherever possible, but some of our stores still consume low volumes of gas for heating in reception and office locations. At the design and construction stage we seek opportunities to design efficient, low consuming working environments and are ensuring that all new stores are built and rely just on electricity.

Gas performance		2015/16	2016/17	2017/18	2018/19	2019/20*	% change
Year ended 31 August							
Gas use	MWh	1,887.9	2,349.3	4,358.3	4,136.2	3,572.0	(13.6)
Scope 1 Emissions	tCO ₂ e	347	434	801.8	760.4	656.8	(13.6)

* 2.9% of the 2020 consumption data has been estimated for stores where consumption data was incomplete.

Total gas consumption across all of our stores was 3,572.0 MWh, which is a 13.6% reduction compared with the previous financial year. This reduction can be attributed to our ongoing programme of replacing gas heating. We have replaced gas boilers and changed to electric in three of our stores in 2020.

Electricity performance

We are continuing to identify opportunities to reduce electricity consumption across our stores. To support this, we have installed smart meters across 92% of our UK stores to enable us to better accurately monitor our electricity consumption and identify further opportunities to improve energy efficiency.

Recognising that our electricity consumption is predominantly derived from our lighting requirements we have completed a portfolio wide LED lighting upgrade programme, across all of our UK stores.

Electricity performance		2015/16	2016/17	2017/18	2018/19	2019/20*	% change
Year ended 31 August							
Electricity use	MWh	19,165.2	22,005.2	17,416.0	15,372.7	14,434.9	(6.1)
Scope 2 (Market Based)	tCO ₂ e	6,707.7	6,563.3	4,376.7	3,527.0	3,022.5	(14.3)
Scope 2 (Location Based)	tCO ₂ e	n/a	n/a	n/a	n/a	171.1	n/a
Scope 3 Emissions	tCO ₂ e	604.0	613.6	371.4	299.1	261.4	(12.6)

* 2.7% of the 2020 consumption data has been estimated for stores where consumption data was incomplete.

Total electricity consumption across all of our stores was 14,434.9 MWh which is a 6.1% year-on-year reduction in consumption. This was achieved whilst adding nine stores to our portfolio.

This saving demonstrates the continued significant positive impact that the LED lighting installation has had on reducing our consumption. In addition, this demonstrates that we have been able to decrease our overall electricity use whilst adding stores and removing gas.

Water performance

Our stores consume very low volumes of water and we strive to further minimise our consumption of water wherever possible through the installation of efficiency schemes.

Water performance		2015/16	2016/17	2017/18	2018/19	2019/20	% change
Year ended 31 August							
Water use	m ³	37,005	45,129	61,655	55,113	43,372	(21.3)
Scope 3 Emissions	tCO ₂ e	38.9	47.5	64.9	58.0	45.6	(21.3)

Between September 2018 and August 2019, the total water consumption across all of our stores was 43,372 m³, which is a decrease of 21.3% compared to the previous financial year.

Waste performance

We produce a relatively small amount of waste and we are seeking opportunities to further reduce or avoid the use of natural resources and minimise waste production by promoting recycling where possible. We continue to improve our waste segregation at our stores and are actively enhancing our recycling facilities to divert waste from landfill.

Waste performance		2015/16	2016/17	2017/18	2018/19	2019/20	% change
Year ended 31 August							
Waste – recycling	tonnes	756.7	787.1	1,211.2	585.6	1,447.9	147.2
Waste – EFW	tonnes	419.2	721.6	730.0	1,320.5	1,124.1	(14.9)
Waste – landfill	tonnes	56.0	49.2	57.3	44.2	57.7	30.5
Scope 3 Emissions	tCO ₂ e	35.8	37.8	47.2	45.1	81.2	80.1

* 10.3% of the 2020 waste data has been estimated for stores where waste data was unavailable.

Mandatory greenhouse gas (“GHG”) emissions reporting (wholly owned stores only) *continued*

Waste performance *continued*

In the last 12 months to August 2020, a total of 2,629.6 tonnes of waste has been generated which is an increase compared with the previous year. We have completed a waste efficiency programme across our portfolio to ensure that we have the correct facilities onsite to enable our stores to minimise landfill waste and ensure that waste will be recycled where possible. As part of our waste efficiency programme, we are undertaking site audits to identify actions that we can take to further improve our site waste segregation facilities. This also includes looking at the waste our customers produce and encouraging a behavioural change to continue to progress our mission to reduce and recycle.

Business travel performance

We report on our business travel, which includes vehicles owned by Safestore and business mileage. We continue to promote public transport and car sharing where possible, notwithstanding the Covid-19 pandemic.

Business travel performance		2015/16	2016/17	2017/18	2018/19	2019/20	% change
Year ended 31 August							
Business travel	miles	612,588	602,240	628,822	396,088	346,076	(12.6)
Business travel	MWh	n/a	n/a	n/a	440.7	395.4	(10.3)
Scope 1 Emissions	tCO ₂ e	176.1	168.5	175.6	108.8	96.4	(11.4)

* 2018/19 business MWh has been estimated using 2020 BEIS SECR kWh factors as this has not been previously reported.

In our business we travelled 346,076 miles in the 12 months to 31 August 2020, resulting in a 12.6% decrease compared with the previous year. The primary reason for this is due to reduced staff movement during the Covid-19 pandemic.

Group GHG performance (mandatory GHG reporting)

We have used the Environmental Reporting Guidelines including Streamlined Energy and Carbon Reporting guidance¹ and Greenhouse Gas Protocol² methodology for compiling this GHG data and, for UK energy consumption and emissions, included the following material GHGs: CO₂, N₂O and CH₄. In accordance with the BEIS reporting guidelines and data conversion factors for Greenhouse Gas emissions, the equivalent reports on our French and Spanish properties used the CO₂e factors provided by the International Energy Agency (“IEA”³) for emissions associated with electricity consumption and T&D. Our GHG emissions for 2019/20 covered 100% of floor space. All of the data is from the UK and Spanish vehicle fleet, both directly controlled and owner-driven vehicles (Company mileage only). No data associated with business travel has been provided for France. We used the following GHG emission conversion factors:

¹ Streamlined Energy and Carbon Reporting guidance: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/850130/Env-reporting-guidance_inc_SECR_31March.pdf

² Greenhouse Gas Protocol: <https://ghgprotocol.org>

³ IEA (2019) Emission Factors: https://www.iea.org/t_c/termsandconditions

UK government GHG emission conversion factors for company reporting

Standard set for 2020 as this set covers the greatest proportion of the current GHG reporting year

Scope	Emissions source	Unit	Conversion factors
1	Natural gas (gross CV)	kWh	0.1839
1	Business travel (petrol)	miles	0.2805
1	Business travel (diesel)	miles	0.2711
1	Business travel (unknown)	miles	0.2758
2	UK electricity grid supply	kWh	0.2331
2	France electricity grid supply	kWh	0.0486
2	Spain electricity grid supply	kWh	0.2537
3	UK electricity transmission and distribution	kWh losses	0.0201
3	France electricity transmission and distribution	kWh losses	0.0048
3	Spain electricity transmission and distribution	kWh losses	0.0273
3	Water supply	m ³	0.3440
3	Water treatment	m ³	0.7080
3	Commercial waste – recycling	tonnes	21.3167
3	Commercial waste – energy from waste	tonnes	21.3167
3	Commercial waste – landfill	tonnes	458.1763

* The data for France has been produced using the Association of Issuing Bodies (“AIB”), European Residual Mixes 2018 and Production Mix conversion factor. (Note: Defra no longer provides overseas electricity generation conversion factors. The conversion factors are obtained directly from the IEA).

Mandatory greenhouse gas (“GHG”) emissions reporting (wholly owned stores only) *continued*

Streamlined Energy and Carbon Report (“SECR”) summary

In accordance with the Companies Act 2006 (Strategic Report and Directors’ Report) Regulations 2013 (the ‘2013 Regulations’) and the Companies (Directors’ Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018 (the ‘2018 Regulations’) we have reported our Streamlined Energy and Carbon Report disclosure for 2019/20.

UK – GHG emissions (tCO ₂ e)	Units							2019/20
Scope 1	tonnes CO ₂ e (UK)							741
Scope 2 (LB)	tonnes CO ₂ e (UK)							2,915
Scope 2 (MB)	tonnes CO ₂ e (UK)							47
Scope 3	tonnes CO ₂ e (UK)							349
Total GHG CO₂e (MB)	total tonnes CO₂e (UK)							4,005
Total GHG CO₂e (LB)	total tonnes CO₂e (UK)							1,137
GHG CO ₂ e intensity (MB)	tonnes CO ₂ e/floor space (UK – thousand sq ft)							0.5
GHG CO ₂ e intensity (MB)	tonnes CO ₂ e/floor space (UK – thousand sq m)							5.2
Offshore – GHG emissions (tCO ₂ e)	Units							2019/20
Scope 1	tonnes CO ₂ e (offshore)							12
Scope 2 (LB)	tonnes CO ₂ e (offshore)							107
Scope 2 (MB)	tonnes CO ₂ e (offshore)							125
Scope 3	tonnes CO ₂ e (offshore)							39
Total GHG CO₂e (MB)	total tonnes CO₂e (offshore)							159
Total GHG CO₂e (LB)	total tonnes CO₂e (offshore)							176
GHG CO ₂ e intensity (MB)	tonnes CO ₂ e/floor space (offshore thousand sq ft)							0.1
GHG CO ₂ e intensity (MB)	tonnes CO ₂ e/floor space (offshore thousand sq m)							0.8
UK – underlying energy use (MWh)	Units							2019/20
Scope 1	MWh (UK)							3,901
Scope 2	MWh (UK)							12,504
Total Scope 1 and 2	MWh (UK)							16,405
MWh intensity	MWh/floor space (UK – thousand sq ft)							2.0
MWh intensity	MWh/floor space (UK – thousand sq m)							21.2
Offshore – underlying energy use (MWh)	Units							2019/20
Scope 1	MWh (offshore)							66
Scope 2	MWh (offshore)							1,931
Total Scope 1 and 2	MWh (offshore)							1,997
MWh intensity	MWh/floor space (offshore – thousand sq ft)							0.9
MWh intensity	MWh/floor space (offshore – thousand sq m)							10.1
GHG emissions (tCO ₂ e)	Units	2015/16	2016/17	2017/18	2018/19	2019/20	% change	
Scope 1	tonnes CO ₂ e (UK, France, Spain)	524	602	977	869	753	(13.3)	
Scope 2 (LB)	tonnes CO ₂ e (UK, France, Spain)	6,708	6,563	4,376	3,527	3,022	(14.3)	
Scope 2 (MB)	tonnes CO ₂ e (UK, France, Spain)	n/a	n/a	n/a	n/a	171	–	
Scope 3	tonnes CO ₂ e (UK, France, Spain)	679	699	483	402	388	(3.4)	
Total GHG CO₂e (MB)	total tonnes CO₂e (UK, France, Spain)	7,911	7,864	5,836	4,798	4,164	(13.2)	
Total GHG CO₂e (LB)	total tonnes CO₂e (UK, France, Spain)	n/a	n/a	n/a	n/a	1,313	–	
GHG CO ₂ e intensity (MB)	tonnes CO ₂ e/floor space (thousand sq ft)	0.9	0.9	0.6	0.5	0.4	(16.9)	
GHG CO ₂ e intensity (MB)	tonnes CO ₂ e/floor space (thousand sq m)	–	9.8	6.6	5.2	4.3	(16.9)	

Mandatory greenhouse gas (“GHG”) emissions reporting (wholly owned stores only) *continued*

Streamlined Energy & Carbon Report (“SECR”) summary *continued*

Underlying Energy Use (MWh)	Units	2018/19	2019/20	% change
Scope 1	MWh (UK, France, Spain)	4,577	3,967	(13.3)
Scope 2	MWh (UK, France, Spain)	15,373	14,435	(6.1)
Total kWh	total MWh (UK, France, Spain)	19,950	18,402	(7.8)
MWh intensity	MWh/floor space (thousand sq ft)	2.0	1.8	(11.7)
MWh intensity	MWh/floor space (thousand sq m)	21.5	18.9	(11.7)

Energy efficiency narrative

Through a range of energy efficiency initiatives and a switch to 100% renewable electricity we have met our 2020 target to reduce our absolute energy use, with carbon emissions vs 2013 baseline reduced by 47%.

We have now been using renewable energy for two years and we are proud of the Certificate of Cleaner Power issued to us by British Power and Gas. In 117 of our UK wholly owned stores, 100% of our electricity is from renewable energy sources. The electricity for our UK owned portfolio is supplied by three different wind farms and three solar farms as of summer 2020. The largest contributors to our energy are New Rides Farm based in Kent which has four turbines producing 9.4 MW per annum and Burton Solar Farm based near Stratford upon Avon producing 4.6 MW per annum.

We have seen a 19% reduction in usage in the UK like-for-like. This is largely due to the installation of efficient LED lighting with built-in motion sensors across all existing and new stores. This project began in 2018 and since then, Safestore have installed 27,000 LED lights across the UK stores. The project was completed during 2019 and has been a major contributing factor in the reduction of energy use across our UK store portfolio. The new Safestore branded luminaires have an operating range of 10–90%, meaning that each light remains illuminated at 10% until individually activated by movement. This luminaire has been adopted as the default fitting in all our new builds, extensions and renovations across the Group.

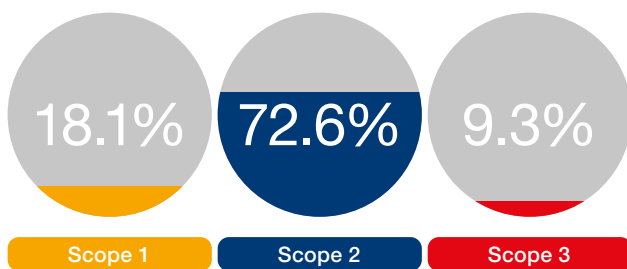
This year we have also continued our programme of replacement of gas boilers across our estate with more efficient alternative heating sources. During this financial year, we replaced three boilers with electric heat pump alternatives; the remainder of our summer upgrade programme was impacted by the Covid-19 pandemic and will be addressed in 2021.

Procurement of renewable energy

We are actively pursuing renewable energy within our purchasing decisions. During 2019/20, 86% of our global electricity or 99% of our UK electricity consumption in our 117 wholly owned stores (100% like-for-like) was purchased from Ofgem accredited renewable sources and is covered with associated renewable energy certificates. The energy sources that we use include onshore wind farms and solar fields. Our objective here is to help meet our sustainability goals and to reduce our market-based GHG emissions. We are in the process of transitioning to 100% renewable energy for our UK owned stores (100% like-for-like) purchased electricity supply.

Group GHG performance (mandatory GHG reporting) analysis

Total GHG emissions for Scope 1, Scope 2 and Scope 3 for the 12 month period to 31 August 2020 have decreased by 13.2% (or 634 tonnes CO₂e) to 4,164 tonnes CO₂e. Of the total GHG emissions Scope 1 accounts for 18.1%, Scope 2 accounts for 72.6% and Scope 3 accounts for 9.3%.



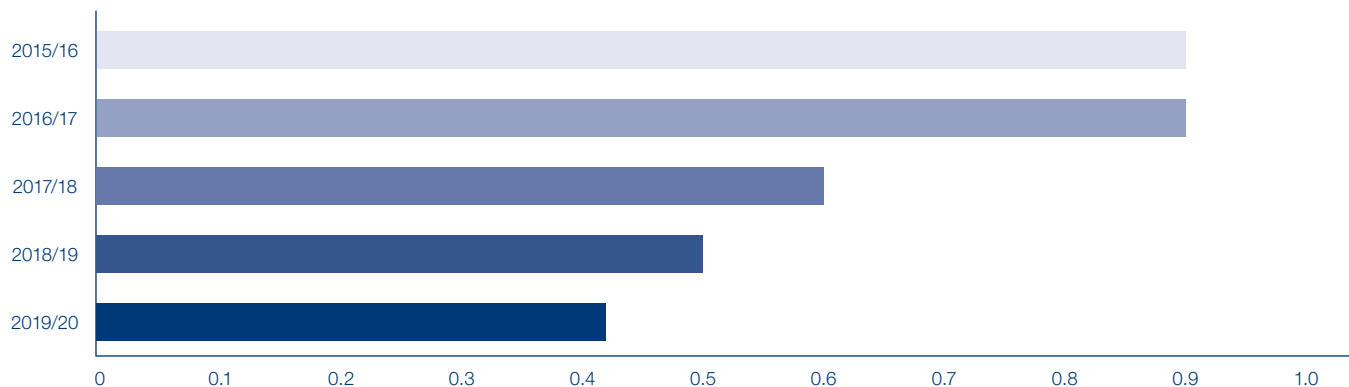
The reductions we have achieved in reducing electricity and gas consumption across our sites have translated into significant reductions in our GHG emissions. Our reduction activities completed during 2019/20 include the completion of LED lighting installation, along with additional smart metering.

Our overall floor space has increased from 10,009,960 sq ft (2018/19) to 10,456,066 sq ft (2019/20).

The reduction in our GHG emissions, particularly Scope 2 Emissions (purchased electricity), is also partially attributed to rebasing of the GHG conversion factors. The rebasing of GHG conversion factors has seen the GHG emissions conversion factor for electricity reduced by 8.8%. This reflects changes to the UK’s energy mix during 2019/20 which saw a further reduction in the use of coal-powered electricity generation and increases in the generation of gas and renewables.

Our GHG emissions CO₂e intensity has decreased from 0.5 tonnes CO₂e per thousand sq ft in 2018/19 to 0.4 tonnes CO₂e per thousand sq ft in 2019/20, which is a decrease of 16.9%.

Mandatory greenhouse gas (“GHG”) emissions reporting (wholly owned stores only) *continued*
Our GHG emissions in tCO₂e per '000 sq ft floor area since 2015



British Independent Utilities (“BiU”) has collated the data set covering Scope 1–3 emissions for the period 1 September 2019 to 31 August 2020. BiU has direct visibility of the raw data used to calculate ~94% of the total global Scope 1–3 emissions and as such is able to provide confirmation on the completeness and accuracy of these emissions as well as around the emissions factors applied, their relevance and source; reference to these has been provided within this report. Where estimations have been made these have been noted within this report and efforts continue to be made to improve the quality of the data used within our annual energy and emissions report.