

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 2020/21 reporting period.

We have 125 stores in the UK, 28 stores in France and 4 stores in Spain. During the 2020/21 reporting period we opened new stores in Birmingham Middleway and Paris Magenta; we also closed Birmingham Digbeth. This report contains the following environmental data for all our stores which were operational at the beginning of the financial year: 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 2020/21 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 2020 to 31 August 2021, 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 the Department for Environment, Food and Rural Affairs (“Defra”) and Business, Energy and Industrial Strategy (“BEIS”) 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”).

GHG emissions scope

The Greenhouse Gas Protocol (the “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.

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

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, gas and water consumption, waste generation (recycling, landfill, Energy from Waste) and business travel against the previous years.

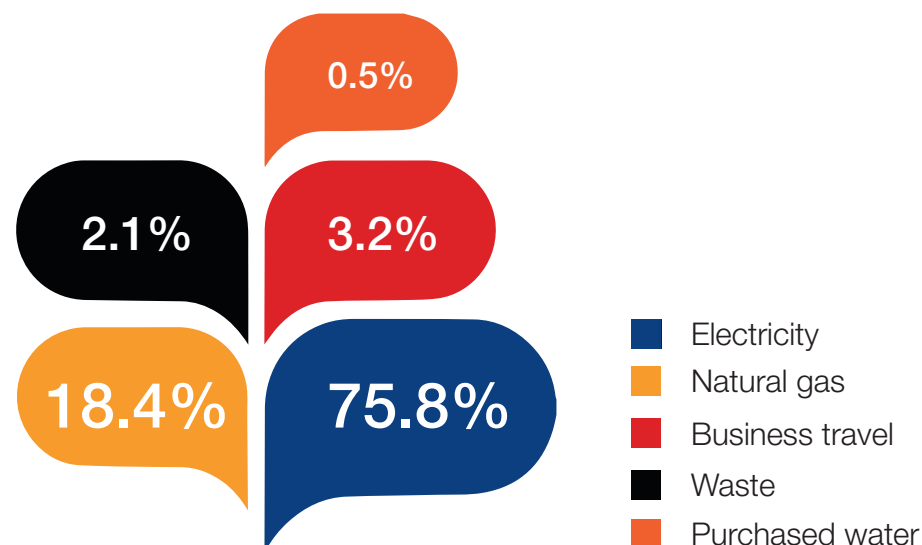
Breakdown of consumption by source (2016–2021)

Emissions source	Units	2016/17 (Sep–Aug)	2017/18 (Sep–Aug)	2018/19 (Sep–Aug)	Reported 2019/20 (Sep–Aug)	Restated 2019/20 (Sep–Aug)	2020/21 (Sep–Aug)
Natural gas	MWh	2,349	4,358	4,136	3,572	3,572	3,686
Electricity	MWh	22,005	17,416	15,372	14,435	14,435	13,506
Purchased water	m ³	45,129	61,655	55,113	43,372	51,125*	47,503
Recycling	tonnes	787	1,211	586	1,448	1,448	1,487
Landfill	tonnes	49	57	44	58	58	57
Energy from waste	tonnes	721	730	1,320	1,124	1,124	831
Business travel	miles	602,240	628,822	396,088	346,076	346,076	421,829

Note

* Restated figure for 2019/20. Actual data has since become available where estimates were used previously.

Breakdown of associated GHG emissions by source (2020/21)



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 and have removed it from eleven sites during this period, but some of our stores still consume low volumes of gas for heating in reception and office locations. We seek opportunities to design efficient, low consuming working environments, ensuring that all new stores are built to rely solely on electricity.

Gas performance		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21*	% change
Year ended 31 August								
Gas use	MWh	1,887.9	2,349.3	4,358.3	4,136.2	3,572.0	3,685.5	3.2%
Scope 1 emissions	tCO ₂ e	347.0	434.0	801.8	760.4	656.8	675.0	2.8%

Note

* 0.1% of the 2021 consumption data has been estimated for stores where consumption data was incomplete.

Total gas consumption across all our stores was 3,686 MWh, which is a 3.2% increase compared with the previous financial year.

This increase can be attributed to the easing of Covid-19 restrictions with customers returning to use their offices. Out of the 29 stores that had an increase in gas usage in 2021, 22 (76%) of these stores have offices.

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 accurately monitor our electricity consumption and identify further opportunities to improve energy efficiency.

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

Electricity performance		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21*	% change
Year ended 31 August								
Electricity use	MWh	19,165.2	22,005.2	17,416.0	15,373.0	14,435.0	13,506.0	(6.4%)
Scope 2 emissions (LB)	tCO ₂ e	6,707.7	6,563.3	4,376.7	3,527.0	3,022.0	2,555.0	(15.5%)
Scope 2 emissions (MB)	tCO ₂ e	n/a	n/a	n/a	n/a	171.0	153.0	(10.3%)
Scope 3 emissions	tCO ₂ e	604.0	613.6	371.4	299.0	261.0	228.0	(12.8%)

Notes

(LB) – location based. (MB) – market based.

* 2% of the 2021 consumption data has been estimated for stores where consumption data was incomplete.

Total electricity consumption across all of our stores was 13,506 MWh which is a 6.4% year-on-year reduction in consumption.

This saving demonstrates the continued impact lighting upgrades have had on reducing our consumption, despite growth in the store portfolio.

Water performance

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

Water performance		2016/17	2017/18	2018/19	Reported 2019/20	Restated 2019/20	2020/21*	% change
Year ended 31 August								
Water use	m ³	45,129	61,655	55,113	43,372	51,125**	47,503	(7.1%)
Scope 3 emissions	tCO ₂ e	47.5	64.9	58.0	45.6	53.8**	20.0	(62.8%)

Notes

* 3% of the 2021 consumption data has been estimated for stores where consumption data was unavailable or incomplete. The figures for 2020/21 now include data for Spain.

** Restated figures for 2019/20. Actual data has since become available where estimates were used previously.

Between September 2020 and August 2021, the total water consumption across all of our stores was 47,503m³, which is a decrease of 7.1% compared to the previous financial year.

The large decrease in emissions of 62.8% is due to significant change in the UK conversion factor from 2020 to 2021.

For water supply, the 2020 conversion factor was 0.344 kg CO₂e; for 2021 this figure is 0.15 kg CO₂e.

For water treatment, the 2020 conversion factor was 0.708 kg CO₂e; for 2021 this figure is 0.272 kg CO₂e.

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

Waste performance

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

Waste performance		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21*	% change
Year ended 31 August								
Waste – recycling	tonnes	756.7	787.7	1,211.2	585.6	1,447.9	1,487.5	2.7%
Waste – EfW	tonnes	419.2	721.6	730.0	1,320.5	1,124.1	831.1	(26.1%)
Waste – landfill	tonnes	56.0	49.2	57.3	44.2	57.7	56.5	(2.0%)
Scope 3 emissions	tCO ₂ e	35.8	37.8	47.2	45.1	81.2	75.8	(6.7%)

Note

* The figures for 2020/21 Waste – landfill include data for Spain

In the twelve months to August 2021, a total of 2,375 tonnes of waste was generated (recycling, Energy from Waste and landfill) which was a decrease of 9.7% compared with the previous year. We continue to work on a Waste Efficiency Programme across our portfolio to ensure that we have the correct facilities on site to enable our stores to minimise diversion to landfill, recycling waste where possible.

Business travel performance

We report on our business mileage in both Company-owned and personal vehicles. 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	2020/21*	% change
Year ended 31 August								
Business travel	miles	612,588	602,240	628,822	396,088	346,076	421,829	22.0%
Business travel	MWh	n/a	n/a	n/a	440.7	395.4	484.3	22.5%
Scope 1 emissions	tCO ₂ e	176.1	168.5	175.6	108.8	96.4	117.7	22.1%

Note

* The figures for 2020/21 include data for Spain.

We travelled 421,829 business miles in the twelve months to 31 August 2021, resulting in a 22% increase compared with the previous year. The primary reason for this is due to increased travel following the relaxation of Covid-19 restrictions on travel during this period.

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 GHG 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 2020/21 covered 100% of floor space. Business mileage covers the UK and Spanish vehicle fleets, 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.

Notes

1 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/850130/Env-reporting-guidance_inc_SECR_31March.pdf

2 <https://ghgprotocol.org/>

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

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

UK government GHG emission conversion factors for company reporting

Standard set for 2021 (this set covers the greatest proportion of the current GHG reporting year)

Scope	Emissions source	Unit	Conversion factors
1	Natural gas (gross CV)	kWh	0.18316
1	Business travel (petrol)	miles	0.28053
1	Business travel (diesel)	miles	0.27108
1	Business travel (unknown)	miles	0.27596
2	UK electricity grid supply	kWh	0.21233
2	France electricity grid supply	kWh	0.4860
2	Spain electricity grid supply	kWh	0.25370
3	UK electricity transmission and distribution	kWh losses	0.01879
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	0.1490
3	Water treatment	m ³	0.27200
3	Commercial waste – recycling	tonnes	21.29357
3	Commercial waste – Energy from Waste	tonnes	21.29357
3	Commercial waste – landfill	tonnes	467.046

Note

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

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 2020/21.

UK – GHG emissions (tCO ₂ e)	Units	2019/20	2020/21
Scope 1	tonnes CO ₂ e (UK)	741	786
Scope 2 (LB)	tonnes CO ₂ e (UK)	2,915	2,437
Scope 2 (MB)	tonnes CO ₂ e (UK)	47	12
Scope 3	tonnes CO ₂ e (UK)	357*	281
Total GHG CO₂e (LB)	total tonnes CO₂e (UK)	4,012*	3,504
Total GHG CO₂e (MB)	total tonnes CO₂e (UK)	1,144*	1,079
GHG CO ₂ e intensity (LB)	kg CO ₂ e/floor space (UK – sq ft)	0.5	0.4
GHG CO ₂ e intensity (LB)	kg CO ₂ e/floor space (UK – sq m)	5.2	4.5

France and Spain – GHG emissions (tCO ₂ e)	Units	2019/20	2020/21
Scope 1	tonnes CO ₂ e (France and Spain)	12	7
Scope 2 (LB)	tonnes CO ₂ e (France and Spain)	107	118
Scope 2 (MB)	tonnes CO ₂ e (France and Spain)	125	141
Scope 3	tonnes CO ₂ e (France and Spain)	39	42
Total GHG CO₂e (LB)	total tonnes CO₂e (France and Spain)	159	167
Total GHG CO₂e (MB)	total tonnes CO₂e (France and Spain)	176	190
GHG CO ₂ e intensity (LB)	kg CO ₂ e/floor space (France and Spain – sq ft)	0.1	0.1
GHG CO ₂ e intensity (LB)	kg CO ₂ e/floor space (France and Spain – sq m)	0.8	0.8

Note

* Restated figures for 2019/20. Actual data has since become available where estimates were used previously.

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

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

UK – underlying energy use (MWh)	Units	2019/20	2020/21
Scope 1	MWh (UK)	3,901	4,133
Scope 2	MWh (UK)	12,504	11,476
Total Scope 1 and 2	MWh (UK)	16,405	15,609
MWh intensity	MWh/floor space (UK – thousand sq ft)	2.0	1.9
MWh intensity	MWh/floor space (UK – thousand sq m)	21.2	20.0

France and Spain – underlying energy use (MWh)	Units	2019/20	2020/21
Scope 1	MWh (France and Spain)	66	37
Scope 2	MWh (France and Spain)	1,931	2,030
Total Scope 1 and 2	MWh (France and Spain)	1,997	2,067
MWh intensity	MWh/floor space (France and Spain – thousand sq ft)	0.9	0.9
MWh intensity	MWh/floor space (France and Spain – thousand sq m)	10.1	10.1

GHG emissions	Units	2016/17	2017/18	2018/19	Reported 2019/20	Restated 2019/20	2020/21	% change
Scope 1	tonnes CO ₂ e (UK, France and Spain)	602	977	869	753	753	793	5.3%
Scope 2 (LB)	tonnes CO ₂ e (UK, France and Spain)	6,563	4,376	3,527	3,022	3,022	2,555	(15.5%)
Scope 2 (MB)	tonnes CO ₂ e (UK, France and Spain)	n/a	n/a	n/a	171	171	153	(10.3%)
Scope 3	tonnes CO ₂ e (UK, France and Spain)	699	483	402	388	396*	323	(18.4%)
Total GHG CO ₂ e (LB)	total tonnes CO ₂ e (UK, France and Spain)	7,864	5,836	4,798	4,164	4,171*	3,671	(12.0%)
Total GHG CO ₂ e (MB)	total tonnes CO ₂ e (UK, France and Spain)	n/a	n/a	n/a	1,313	1,320*	1,269	(3.8%)
GHG CO ₂ e intensity	kg CO ₂ e/floor space (sq ft)	0.91	0.61	0.48	0.40	0.40	0.35	(13.0%)
GHG CO ₂ e intensity	kg CO ₂ e/floor space (sq m)	9.8	6.6	5.2	4.3	4.3	3.7	(13.0%)

Energy consumed	Units	2018/19	2019/20	2020/21	% change
Scope 1	MWh (UK, France and Spain)	4,577	3,967	4,170	5.1%
Scope 2	MWh (UK, France and Spain)	15,373	14,435	13,506	(6.4%)
Total kWh	Total MWh (UK, France and Spain)	19,950	18,402	17,676	(4.0%)
MWh intensity	MWh/floor space (thousand sq ft)	2.0	1.8	1.7	(5.3%)
MWh intensity	MWh/floor space (thousand sq m)	21.5	19.0	18.0	(5.3%)

Note

* Restated figures for 2019/20. Actual data has since become available where estimates were used previously.

Energy efficiency narrative

Through a range of energy efficiency initiatives and a switch to 100% renewable electricity we have reduced our absolute energy use, with carbon emissions vs 2013 baseline reduced by 53%.

We have now been using renewable energy for three years. In 116 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 multiple renewable sources. The two largest contributors are Hook Valley Solar Farm in Somerset, which produces 15.3 MW per annum, and Kype Muir Wind Farm in Scotland, which produces 104 MW per annum.

We have seen a 9% reduction in usage in the UK like-for-like, 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 has installed 27,000 LED lights across UK stores; the project was completed during 2019 and continues to contribute to the reduction of energy use across our UK store portfolio. This luminaire has been adopted as the default fitting in all our new builds, extensions and renovations across the Group.

During this financial year we replaced gas boilers in eleven stores with a high efficiency electric alternative; further upgrades are scheduled over the coming years.

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

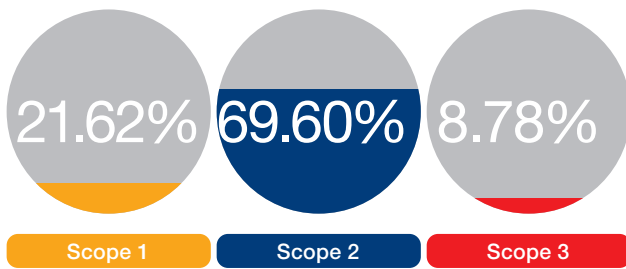
Procurement of renewable energy

We are actively pursuing renewable energy within our purchasing decisions. During 2020/21, 99% of our global electricity (125 stores across the UK) or 100% of our UK electricity consumption in our 116 wholly owned stores (100% like-for-like) was purchased from 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.

Group GHG performance (mandatory GHG reporting) analysis

Total GHG emissions for Scope 1, Scope 2 and Scope 3 for the twelve-month period to 31 August 2021 have decreased by 12% (or 500 tonnes CO₂e) to 3,671 tonnes CO₂e. Of the total GHG emissions, Scope 1 accounts for 22%, Scope 2 accounts for 70% and Scope 3 accounts for 9%.

Breakdown of emissions scopes 2020/21

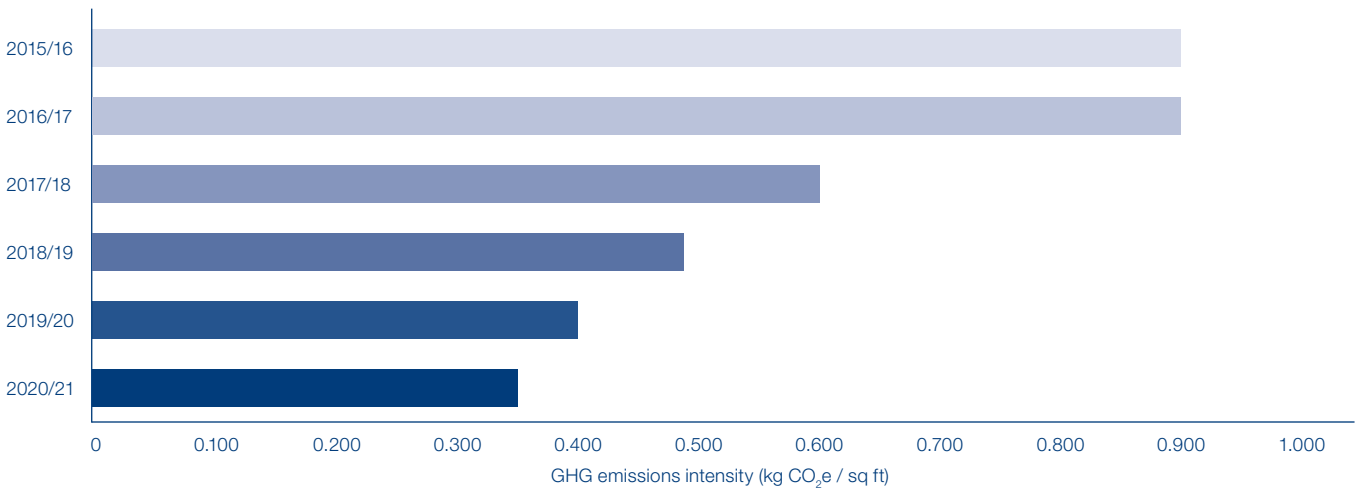


Our overall floor space has increased from 10,008,172 sq ft (2018/19) to 10,597,241 sq ft (2020/21).

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 2020/21 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 0.4 kg CO₂e per sq ft in 2019/20 to 0.35 kg CO₂e per sq ft in 2020/21, which is a decrease of 13%.

Our GHG emissions in kg CO₂e per 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 2020 to 31 August 2021. BiU has direct visibility of the raw data used to calculate ~94% of the total global Scope 1–3 emissions and as such can 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.