

Slavery and Human Trafficking Statement Pursuant to the Modern Slavery Act 2015

The Modern Slavery Act 2015 requires any commercial organisation in any sector, which supplies goods or services, and carries on a business or part of a business in the United Kingdom, and is above a specified total turnover, to produce and publish an annual slavery and human trafficking statement.

Safestore Holdings plc (“Safestore” or “Company” or “Group”) acknowledges responsibility to the Modern Slavery Act 2015 and the relating definitions set out within.

Introduction

Safestore is committed to maintaining and improving systems and processes to avoid complicity in human rights violations related to our own operations and our supply chain. We realise that slavery and human trafficking can occur in many forms, such as forced labour, child labour, domestic servitude, sexual exploitation, and workplace abuse. The expression “slavery and human trafficking” encompasses these various forms of coerced labour.

This statement relates to actions and activities during the financial year 1 November 2015 to 31 October 2016. The group is committed to the prevention of the use of forced labour and has a zero tolerance policy for human trafficking and slavery.

Our Business

Safestore is a FTSE 250 Real Estate Investment Trust. We are an owner and operator of self storage facilities and the group’s head office is located in the UK. The Group’s annual turnover is in the region of £125 million.

Safestore employs more than 500 personnel in self storage centres throughout the UK and France. We are legally compliant with all relevant employment legislation and our employment procedures guarantee that we conduct appropriate checks on all staff to ensure eligibility for employment.

Our business is predominantly within the UK and France and accordingly our geographic risk of slavery and human trafficking is considered to be low. We see our main sector risks as being construction, security, cleaning and maintenance. We contract with a number of suppliers in these areas.

Policies

We are committed to ensuring that there is no modern slavery or human trafficking in our supply chain or in any part of our business. Our Anti-Slavery Policy reflects our

commitment to acting ethically and with integrity in all our business relationships and to implementing and enforcing effective systems and controls to ensure slavery and human trafficking is not taking place anywhere in our supply chains.

Safestore will not use or allow the use of forced, compulsory labour, slavery, servitude or human trafficking in the course of its business. This includes sexual exploitation, securing services by force, threats or deception and securing services from children and vulnerable persons.

As a Group, we have a zero-tolerance approach to modern slavery. We are committed to acting ethically and with integrity in all our business dealings and relationships and to implementing and enforcing effective systems and controls to ensure modern slavery is not taking place anywhere in our businesses or those of our suppliers.

Steps for the prevention of modern slavery

We are committed to ensuring there is transparency in our own business and in our approach to tackling modern slavery throughout our supply chains, consistent with our disclosure obligations under the Modern Slavery Act 2015. We expect the same high standards from all of our contractors, suppliers, and other business partners and we are evolving and updating our contractual processes to include specific prohibitions against the use of forced, compulsory or trafficked labour, or anyone held in slavery or servitude, whether adults or children. We expect our suppliers to hold their own suppliers to the same high standards.

All team members have an obligation to familiarise themselves with our procedures to help in the identification and prevention of modern slavery and to conduct business in a manner such that the opportunity for and incidence of modern slavery is prevented. Adherence to this policy forms part of a team members' obligations under their contract of employment.

Whilst recognising our statutory obligation to set out the steps we have taken to ensure that modern slavery and human trafficking is not taking place in our supply chains, we acknowledge that we do not control the conduct of individuals and organisations in our supply chains. To underpin our compliance with practical steps, we intend to implement the following measures:

- i. Conduct risk assessments to determine which parts of the business and which of our suppliers are most at risk of modern slavery so that efforts can be focused on those areas.
- ii. Engage with our suppliers both to convey to them our Anti-Slavery Policy and to gain an understanding of the measures taken by them to ensure modern slavery is not occurring in their business.

- iii. Where appropriate, as informed by our risk assessment, seek to introduce supplier pre-screening (for example as part of our tender process) and self-reporting for our suppliers on safeguarding controls.
- iv. Introduce contractual provisions for our suppliers to confirm their adherence to this policy and accept our right to audit their activities and (where practicable) relationships, both routinely and at times of reasonable suspicion.

Responsibility for the Policy

Ultimate responsibility for the prevention of modern slavery rests with the Company's leadership. The board of directors of the Company has overall responsibility for ensuring this policy and its implementation comply with our legal and ethical obligations.

Team leaders at all levels are responsible for ensuring those reporting to them understand and comply with this policy and are given adequate and regular training on it and the issue of modern slavery.

Actions to report modern slavery or human trafficking

The Company's whistleblowing procedure is intended to provide guidance on how concerns can be communicated to the Company. Concerns about suspected modern slavery associated with the Company or our suppliers may be reported by employees in this manner.

The Company encourages members of the public or people not employed by us to write in confidence to the Company Secretary at Britannic House to raise any concern, issue or suspicion of modern slavery in any part of our business or related supply chain.

Safeguards

We aim to encourage openness and will support anyone who raises genuine concerns in good faith under this policy, even if they turn out to be mistaken. We are committed to ensuring no one suffers any detrimental treatment as a result of reporting in good faith their suspicion that modern slavery of whatever form is or may be taking place in any part of our own business or in any of our supply chains.

The Company will accept and take seriously concerns communicated anonymously. However, retention of anonymity does render investigations and validation more difficult and can make the process less effective. Individuals are therefore encouraged to put their names to allegations.

Communication and awareness of this policy

Our zero-tolerance approach to modern slavery must be communicated to all suppliers, contractors and business partners at the outset of our business relationship with them and reinforced as appropriate thereafter.

Review

Following its initial adoption, this Anti-Slavery and Human Trafficking Policy will be reviewed by the Company's Board of Directors on a regular basis (at least annually) and may be amended from time to time. This policy will be used to inform our Statement on Slavery and Human Trafficking.

Notwithstanding the steps Safestore is already taking to help prevent slavery and human trafficking, Safestore views the steps being taken as an evolving process and will continue to monitor and review its risk profile and the steps being taken to improve and strengthen its practices.

Approval

This statement is made with respect to the financial year ended 31 October 2016 in accordance with section 54(1) of the Modern Slavery Act 2015 and signed by a Director of Safestore Holdings plc.

Frederic Vecchioli

Chief Executive Officer

Safestore Holdings plc

20 February 2017