

This letter is important and requires your immediate attention. Please read everything in this letter and the appendix carefully.

**Lok'nStore Group PLC
112 Hawley Lane
Farnborough
GU14 8JE
United Kingdom**

To: Participants ("**SIP Participants**") in the Lok'nStore Group PLC Lok'nStore Group PLC Share Incentive Plan (the "**SIP**")

17 May 2024

Dear SIP Participant,

RECOMMENDED CASH ACQUISITION OF LOK'NSTORE GROUP PLC BY SHURGARD SELF STORAGE LIMITED

Introduction

As you know, the boards of Shurgard Self Storage Limited ("**Shurgard**") and Lok'nStore Group PLC ("**Lok'nStore**") announced on 11 April 2024 that they had reached agreement on the terms and conditions of a recommended cash offer to be made by Shurgard to acquire the entire issued and to be issued ordinary share capital of Lok'nStore (the "**Acquisition**").

The purpose of this letter is to explain the consequences of the Acquisition on the awards you hold under the SIP (the "**SIP Awards**").

A summary of the Acquisition and the impact on your SIP Awards is set out below. There are also a series of Q&A's which you can find in the Appendix, which provide further detail.

The Acquisition

The Acquisition is intended to be effected by a Court-sanctioned scheme of arrangement (the "**Scheme**"). To become effective, the Scheme must be approved by the Lok'nStore Shareholders and sanctioned by the Court (the "**Court Order**") on a date referred to in this letter as the "**Court Order Date**". See Q&A 1 in the Appendix for further information about the Scheme.

The terms of the Acquisition are set out in full in the Scheme Document which is available on the Lok'nStore website at <https://www.loknstore.co.uk/investors/recommended-cash-offer/> (the "**Scheme Document**").

In summary, under the terms of the Acquisition, if the Scheme becomes effective, Lok'nStore Shareholders will receive 1,110 pence (i.e. £11.10) in cash (the "**Consideration**") for each Lok'nStore Share they hold.

Summary of the impact of the Acquisition on SIP Awards

Subject to the Court Order Date and conditional on the Court Order being issued (see Q&A 1 in the Appendix), you will receive a **net payment** (after the deduction of PAYE income tax and employee National Insurance contributions) (the "**SIP Payment**") will be no less than:

- the number of Lok'nStore Shares referable to your SIP Awards (this will include Partnership, Matching, Free and Dividend shares referable to your SIP Award) (the "**SIP Shares**")

multiplied by
- the Consideration amount (i.e. £11.10 per share).

The SIP Payment will be made to you in full and final satisfaction of your entitlement in relation to your SIP Awards and participation in the SIP. By receiving and accepting the SIP Payment you agree that you have no further rights (including, but not limited to, any other payment in relation your SIP Awards or any claim of any kind in connection with your SIP Award or future right to participate in the SIP).

SIP contributions

You will not be able to make any new contributions to the SIP after 28 June 2024, being the last payroll date ahead of the Court Order Date scheduled for mid July.

If the Acquisition does not happen for any reason, your SIP Awards will continue as before.

Q&As

The Appendix to this letter contains some Q&As which explain the impact of the Acquisition on your SIP Awards, including a summary of the UK tax consequences.

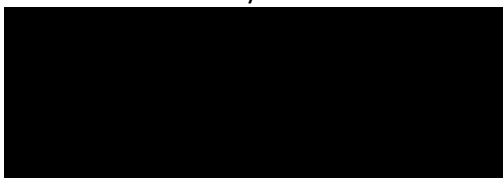
Do I have to do anything to receive the SIP Payment?

No. Subject to the Acquisition completing (shortly after the Court Order Date) you will receive the SIP Payment due to you. Payment will be made via payroll as soon as possible and assuming that the Court Order is issued before 1 August 2024, you will receive payment as soon as possible in August 2024.

Who should I ask any questions I have in relation to the content of this letter?

To the extent that you have questions, please contact raydavies@lokncstore.co.uk or via telephone at 01252 521010. Please note that we will not be able to give you any investment, financial or tax advice. If you are in any doubt as to the action you should take, you are recommended to seek your own personal financial advice immediately.

Yours faithfully



Andrew Jacobs

for and on behalf of Lok'nStore Group PLC

APPENDIX 1

Q&AS

1. **What's happening?**

As noted in the letter, the boards of Lok'nStore and Shurgard have reached an agreement in relation to the Acquisition by Shurgard of Lok'nStore. The Acquisition is intended to be effected via the Scheme.

If the Scheme becomes effective, each Lok'nStore Shareholder will receive the Consideration for each Lok'nStore Share they hold.

The timing of the Acquisition will depend on a number of factors, including approval by the Lok'nStore Shareholders. Subject to certain conditions relating to the Acquisition being satisfied, it is currently expected that the date on which Acquisition will complete (the "**Effective Date**") on 1 August 2024. From the Effective Date Lok'nStore will be fully owned by Shurgard.

The terms of the Acquisition are set out in full in the Scheme Document.

2. **How many SIP Shares are referable to my SIP Award?**

You should have received a statement confirming the number of Lok'nStore Shares referable to your SIP Awards in March 2024. This number will increase or decrease to reflect any cashouts or further contributions you make between the date of this letter and the date on which the Acquisition takes place.

3. **What do I have to do to receive the SIP Payment in relation to my SIP Award?**

You do not need to do anything in order to receive the SIP Payment. Subject to the Acquisition completing (shortly after the Court Order Date) you will receive the SIP Payment due to you.

4. **When will I receive the SIP Payment?**

The SIP Payment will be made to you via payroll as soon as possible following the completion of the Acquisition on the Effective Date. Assuming the Effective Date is on 1 August 2024, you will be paid as soon as possible in August 2024.

5. **What are the tax implications?**

The SIP Payment will be subject to the deduction of a PAYE income tax and employee National Insurance contributions liability. The net payment you receive (after the deduction of PAYE, income tax and employee National Insurance contributions) will be no less than the number of SIP Shares referable to your SIP Awards multiplied by the Consideration amount (i.e. £11.10 per share).

6. **Are my employment rights affected by anything in this letter?**

No.

7. What if I leave Lok'nStore prior to the Court Order Date?

The leaver provisions set out in the SIP will apply in the normal way.

8. What if the Scheme is not approved by the Court?

If the Scheme is not approved by the Court, your SIP Award will remain unaffected and will continue as before.

9. What if I participate in other Lok'nStore share plans?

If you participate in other Lok'nStore share plans, you will receive a separate letter about your other awards. Please read those letters carefully as the treatment of any options or awards under those plans may be different from the treatment of your SIP Awards.

Notes

1. Receipt of documents will not be acknowledged. Documents sent to or by a SIP Participant will be sent at the individual's own risk.
2. The contents of this letter shall be governed by and construed in accordance with English law.
3. A copy of the SIP rules is available for inspection at Lok'nStore Group PLC, 112 Hawley Lane, Farnborough, GU14 8JE, United Kingdom during usual business hours or upon request to Lok'nStore's Company Secretary Dentons Secretaries Limited at the same address.
4. Unless the context otherwise requires, words and expressions defined in the Scheme Document have the same meaning in this letter.
5. In the event of any differences between this letter and the SIP rules, this letter will prevail.
6. The tax implications, as summarised in Q&A 5 in the Appendix are subject to confirmation from HM Revenue & Customs. You will be notified if the tax implications are different to that set out in Q&A 5.
7. Accidental omission to despatch this letter to, or any failure to receive the same by, any person to whom the proposal is or should be made, shall not invalidate the contents of the letter in any way.