

**SAFESTORE HOLDINGS PLC**  
**TAX POLICY**  
**UPDATED – 17 SEPTEMBER 2025**

**1. Introduction**

This document presents the strategic tax objectives of Safestore Holdings plc and its subsidiaries (“Safestore” or “the Group”).

In this regard, the Group’s primary objective is to be compliant with all requirements imposed by tax legislation in the jurisdictions in which it operates. This includes making timely and accurate returns based on the Group’s economic activities which reflect Safestore’s fiscal obligations to Governments, whilst applying all legislative concessions and reliefs in the manner intended.

Safestore strives to minimise its total tax liability within the framework of legislative reliefs whilst operating within the letter and spirit of tax legislation at all times. Safestore does not use artificial tax avoidance schemes or operate from tax havens to reduce the Group’s tax liabilities.

The systems, processes and controls which support the delivery of the Group’s strategic tax objectives are regularly reviewed, updated and documented.

Our approach to tax has been published in accordance with paragraph 16(2), Schedule 19 of the Finance Act 2016, and relates to accounting periods ended 31 October 2025 and 31 October 2026.

**1.1 Scope**

The tax strategy and strategic objectives are intended to apply to the Group.

The strategy applies to:

- REIT compliance;
- Corporate income taxes including in respect of transfer pricing;
- Indirect taxes (VAT, Stamp Taxes);
- Employment taxes;
- Other relevant tax matters.

**1.2 Ownership and approval**

The tax strategy is prepared and revised by the CFO, in conjunction with the Group Tax Manager and is approved by the Board. Overall execution of the strategy is within the remit of the Board, with operational responsibility delegated to the CFO.

The strategy applies to all Group staff that have a responsibility for tax compliance.

It will be reviewed and amended as necessary on an annual basis, taking into account changes to the Group’s structure or how it does business.

## **2. Tax strategy and strategic objectives**

### **2.1 Strategic principles**

The Group operates self-storage businesses in the UK, France, Netherlands, Spain, Germany, Belgium and Italy. The Group manages its assets with a view to long-term rental growth and capital appreciation. Tax is a consequence of the activities the Group undertakes.

### **2.2 Tax strategy and attitude to tax risk**

The Group's tax strategy is compliance orientated; its strategy is to account for tax on an accurate and timely basis and meet all compliance and reporting obligations applicable to each territory in which it operates or otherwise has a taxable presence.

The Group seeks to undertake its commercial activities in a cost efficient manner, including costs relating to taxation. When structuring corporate investment and the financing and operational arrangements of its businesses, the Group will actively consider legitimate tax efficient arrangements aligned with its economic and commercial objectives,

We operate in a low risk manner, aggressive tax planning that is not aligned with our economic and commercial priorities is not part of our strategy.

Central to our tax policy is the maintenance and development of strong and constructive working relationships with HMRC and other tax authorities based on trust and cooperation. As a consequence Safestore strives to be regarded as a low risk and responsible taxpayer.

We strive to maintain open and constructive relationships with the tax authorities in UK and other jurisdictions in which our self-storage businesses operate, with a view to identifying and solving issues promptly wherever possible.

Where disputes arise with tax authorities in areas of doubt, or where legal interpretations differ, then we aim to tackle the matter promptly and resolve it in a responsible manner.

Safestore achieved "Low Risk" status with HMRC in 2020 and retained this in January 2024 following the triennial BRR+ risk assessment. It is our objective to maintain "Low Risk" status in future. From FY22 Safestore's UK group companies have been subject to the Senior Accounting Officer (SAO) regime, an integral component of HMRC's risk assessment process.

## **3. Governance and resources**

The tax strategy is delivered by our tax operating model (the internal systems, processes and controls for processing information effectively for tax purposes, together with the staff we employ in the business with responsibility for tax compliance and the external advisers we engage to support them). Our tax operating model is underpinned by appropriate accounting processes and controls to ensure that we remain tax compliant.

Compliance with the ongoing conditions imposed by the UK REIT tax legislation is monitored monthly and tested quarterly with formal reporting prior to the consideration of the bi-annual dividend payments.

The Safestore Audit Committee, which is made up of independent non-executive directors, is responsible for overseeing our policies on tax and reviews alignment with our tax strategy every six months via regular assessments of tax risks/exposures. The Committee receives an annual report on the management of the Group’s tax affairs, with any major issues arising in the intervening period brought to their attention at the half year stage separately.

**3.1 Roles and responsibilities**

Simon Clinton, CFO, is responsible for ensuring the Group’s compliance with the Tax Policy.

The CFO has overall responsibility for the execution of the strategy. However, on a day to day basis, preparation of information and returns together with payments of tax are handled by the Group Tax Manager and finance teams in UK and local geographies:

	<b>UK</b>	<b>France</b>	<b>Spain</b>	<b>Benelux, Germany &amp; Italy</b>
REIT compliance	Group Tax Manager	N/A	N/A	N/A
Corporate income taxes	Group Tax Manager	FR Finance Director	ES Finance Director	Group Tax Manager
Indirect taxes (VAT, Stamp taxes)	Group Tax Manager	FR Finance Director	ES Finance Director	Group Tax Manager
Employment taxes	Group Payroll Group Tax Manager	FR Finance Director	ES Finance Director	Group Payroll
Transfer pricing and international tax matters	Group Tax Manager	Group Tax Manager	Group Tax Manager	Group Tax Manager
Other relevant tax matters	Group Tax Manager	FR Finance Director	ES Finance Director	Group Tax Manager

**3.2 Risk identification and management**

The tax risk identification and management process is documented in the Risk and Internal Control document.

Risk and controls are reviewed on a six-monthly basis and are reported on to the Audit Committee and the Board as part of overall reporting of risk and controls. At each review, tax risks included in the Group risk register are considered and amended as appropriate.

Items to be reported to the Board by the CFO:

- Significant tax risks;
- REIT compliance;
- Changes in legislation which are likely to have a significant impact on the Group;

- Major commercial transactions which have a significant tax impact. Generally, this will relate to acquisitions, developments and disposals which are subject to a formal reporting process to the Board by the Property Director, to include input on tax matters from the CFO and Group Tax Manager;
- Tax audits and litigation.

### **3.3 Training**

Members of staff responsible for tax compliance are either appropriately qualified to undertake these activities or engage suitable professional advisors to do so. They undertake relevant training and Continuing Professional Development (CPD) activities on an ongoing basis, in order to perform their duties effectively at all times.

### **3.4 Professional advisers**

Where necessary, appropriate professional advice and support will be sought in undertaking tax compliance activities and resolving significant tax issues or queries.

Professional opinion is required from reputable independent external advisers on any matters where the amount of tax involved is significant and the tax treatment materially uncertain.

### **3.5 Change management**

The Group Tax Manager is responsible for monitoring changes in tax legislation and providing timely updates to the CFO, business departments and individuals responsible for tax compliance activities.

Changes to tax legislation which affect the Group are discussed with the Group's tax advisors on an ongoing basis. These are then considered in the risks review noted in 3.2 above.

### **3.6 Document retention**

Records and documents used to review REIT compliance, tax returns and other relevant tax calculations or positions will be retained for at least the period required by the law in each jurisdiction (generally 6 years from the end of the accounting period).

Name and position: SIMON CLINTON (CFO)  
For Safestore Holdings plc  
Date: 17 September 2025