storage king

FY26 RESULTS

PRESENTATION

14 AUGUST 2026

ASX: SKG

STORAGE KING GROUP FY26 RESULTS

Agenda

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FY26 highlights & growth drivers

Nikki Lawson, CEO

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Evan Goodridge, CFO

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Nikki Lawson, CEO

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Nikki Lawson, CEO

FY26 HIGHLIGHTS & GROWTH DRIVERS

NIKKI LAWSON

CROYDON, NSW

FY26 HIGHLIGHTS & GROWTH DRIVERS

Positioned to capitalise on the market leading brand under a new structure

storage king

Operating performance

+2.7% Australian RevPAM growth, to $348 psm[2]

+3.0% Australian rent growth, to $384 psm

90.7% Australian occupancy (↓ 30bps on FY25)

Internalisation of management positions SKG for the next phase of growth

Record year for new developments

34,500sqm (or 5%) of NLA delivered from developments and expansions in FY26.

Development pipeline of 16 assets, to add further 110,000sqm (or 15%) to NLA over the short to medium term.

Platform Enhancements

Rollout of RMS complete across all owned stores, with sophisticated data set foundations to power future pricing and analytics capability.

Continuing to invest in Storage King's position as the most recognised Self Storage brand in Australia and New Zealand[3]

Disciplined acquisition execution

Acquired three operating stores and three development sites for $78 million, adding an additional 10,000sqm (or 1%) of NLA.

1. Australian established portfolio metrics for FY26 vs FY25 (for comparison purposes FY25 Australian established portfolio has been restated to include 88 mature stores trading since 1 July 2024). Metrics exclude one established store due to mixed site composition.
2. Including New Zealand, RevPAM growth was 0.7%.
3. Self Storage Association Australasia's State of the Industry 2024 report.

INTERNALISATION

SKG is now the only vertically integrated, owned, operated and managed Self Storage REIT on the ASX

Aligned Governance

Management incentives now linked directly to SKG's performance, rather than an external management fee agreement

Retained Expertise

Key leadership and staff transferred to SKG, retaining deep institutional knowledge of the platform, assets and customers

Cost Efficiency

Estimated FY27 external management fees of ~$20m – internalisation will result in $7m cost savings per annum

Platform for Growth

Designed to capture the full benefit of scaling with strategic flexibility to support the development pipeline, future acquisitions and the Storage King operating platform

ASK → SKG
Name changed to Storage King Group
ASX ticker to SKG – Effective 6 July 2026

Transitional Services
6 months transition with ABG[1]

Implementation
Effective 30 June 2026

1. Extendable by 3 months.

FY26 BUSINESS METRICS

Established portfolio remains resilient as the platform transitions to internalisation

Total Assets	WACR[1]	Gearing	Net Tangible Assets	Statutory Profit
$3.9bn	5.42%	33.7%	$1.77ps	$154.3m
↑ 8.1% on FY25	↓ 3 bps on FY25	↑ 440 bps on FY25	↑ 1.7 % on FY25	↓ $134.7m on FY25

Established[2] Occupancy	Established[2] REVPAM	Funds from Operations (FFO)	FFO per Security	Distribution per Security
90.2%	$341psm	$82.1m	6.24cps	6.20cps
↓ 100 bps on FY25[3]	↑ 0.7% on FY25[3]	↓ 3.4% on FY25	↓ 3.6% on FY25	Flat on FY25

1. Weighted average cap rate applied to investment properties of $3,348m.
2. For comparison purposes, FY25 established portfolio has been restated to include 103 mature stores trading since 1 July 2024. Metrics exclude one established store due to mixed site use composition.

BENEFITS OF SELF STORAGE

Key advantages of investing in Self Storage

Flexible Contracts

Monthly rental agreements provide agility to respond rapidly to changing inflationary pressures

Diversified Customer & Asset Base

Wide ranging, needs based, resilient demand across cycles with no material customer concentration. Granular asset values and geographic spread across AUS/NZ create a stable income stream

Structural Growth Runway

Australia's supply rate per capita is roughly a third of the US, a materially longer runway than the mature US market as awareness grows

High Operating Margins

High operating margins and relatively low maintenance capex requirements, underpinning strong FFO conversion

Scale Advantage

A highly fragmented market (independents hold 49% of Australasian NLA[1]) with consolidation upside. SKG's scale, reputation and longstanding relationships gives us unique access to deal flow in the sector

KINGSTON, QLD

1. Self Storage Association Australasia's Industry Snapshot 2025.

LEVERAGING OUR COMPETITIVE ADVANTAGES

Uniquely positioned for continued industry leadership, innovation and growth

storage king

Strong and resilient income growth profile

Irreplaceable Portfolio

Scale with 200+ stores mainly in metropolitan areas, selected for demographics and urban density

Sector Leading Operating Metrics

Right sized stores in the right locations, driving market leading rental rates and occupancy

Multiple Growth Levers

Enhancing the portfolio's organic growth are SKG's acquisition, development, platform and third-party management strategies

Leading Platform

AI and technology initiatives will drive growth in Storage King's brand, customer and revenue management

Iconic Brand

Most recognised Self Storage brand in Australia and New Zealand[1] with significant brand visibility

People Leadership

Over 95 years Self Storage experience in SKG senior leadership team

1. Self Storage Association Australasia's State of the Industry 2024 report.

FINANCE METRICS & CAPITAL STRUCTURE

EVAN GOODRIDGE

PROFIT & LOSS OVERVIEW

Performance metrics ($m)	FY26	FY25	Δ
Storage revenue	223.6	216.0	
Leased tenancy and fee revenue (net)	12.4	12.4	
Operating revenue	**236.0**	**228.4**	**3.3%**
Salaries & employee benefits	(36.3)	(36.2)	
Other property expenses	(54.4)	(50.2)	
Operating expenses	**(90.7)**	**(86.4)**	**4.9%**
Operating profit	**145.3**	**142.0**	**2.4%**
Operating margin	**62%**	**62%**	
General & administration expenses	(23.0)	(21.9)	
Net finance costs	(39.7)	(33.8)	
Movement in lease liabilities	(0.8)	(0.7)	
Net change in fair value of investments derecognised	3.4	3.9	
Tax expense	(3.4)	(4.8)	
Other income (inc. share of JV profit)	0.3	0.3	
Funds from Operations (FFO)	**82.1**	**85.0**	**(3.4%)**

FUTURE GROWTH AND CAPITAL

$193.0m established, $9.1m acquisition, $21.5m stabilising store revenue $4.7m leased tenancy + $7.7m net fee revenue from 72 third-party stores[1]; RMS now active across all owned stores, NZ capital works complete

FY27 Impact: c.$400m of capacity to fund development pipeline while expanding RMS capability

PLATFORM SPECIALISATION AND OPTIMISATION

Opex up 4.9% due to six new stores, higher LFL land tax (+16.3%) and water/council rates (+12.3%), partly offset by a focus on cost reduction and operational discipline

FY27 Impact: Deliver ~50,000sqm development pipeline, which will add cost base ahead of future ramp-up

EXECUTE DEVELOPMENT PIPELINE AND STABILISE PORTFOLIO ADDITIONS

Margin held flat at 62% despite increase in stabilising and newly acquired stores still ramping to maturity

FY27 Impact: Ramp recent acquisitions and completed developments toward established occupancy and RevPAM, improving their own margin contribution without further capital investment

SUCCESSFUL INTERNALISATION

G&A $23.0m: $14.6m ABG fee + $8.4m other corporate/systems costs

FY27 Impact: ABG fees replaced by internalisation; forecast efficiencies as the new structure embeds

CONTROLLED CAPITAL MANAGEMENT

Net finance costs rose $5.9m, reflecting debt funding of new acquisitions and development pipeline

FY27 Impact: Finance costs to rise due to larger debt base, hedges rolling-off and developments completing, payout ratio will be widened to 80% - 100%, providing more flexibility to deliver on growth initiatives

1. FY25 comparator ($7.2m from 76 stores).

BALANCE SHEET OVERVIEW

Growing asset base underpinned by a high-quality portfolio

Key metrics ($ million)	FY26	FY25	Comments
Established portfolio	$2,591.8	$2,578.1[1]	103 stores valued at $4,616/sqm (FY25: 103 stores)
Acquisition portfolio	$132.6	$120.6[1]	10 stores valued at $3,481/sqm (FY25: 9 stores)
Stabilising portfolio	$562.5	$453.7[1]	19 stores valued at $4,421/sqm (FY25: 18 stores)
Development sites	$352.2	$215.1[1]	19 sites held at cost (FY25: 16 stores)
Total store assets	**$3,639.1**	**$3,367.5**	
Goodwill and intangibles	$95.9	$74.9	Includes Storage King's brand, platform, and $19m associated with the internalisation
Cash and cash equivalents	$110.6	$119.5	
Other assets	$61.5	$52.1	
Total assets	**$3,907.1**	**$3,614.0**	
Interest bearing liabilities	$1,389.9	$1,142.6	
Distribution payable	$40.7	$40.7	Distribution to be paid on or around 31 August
Other liabilities	$87.1	$101.1	Payables and deferred tax liability
Total liabilities	**$1,517.7**	**$1,284.4**	
Net assets	**$2,389.4**	**$2,329.6**	
Total securities	**1,314.1m**	**1,314.1m**	

DARLINGTON, SA

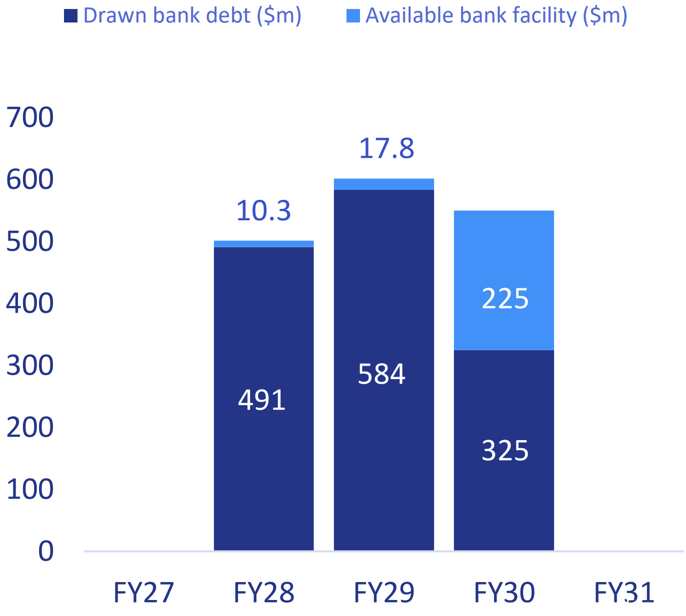
1. Consistent with prior periods, FY26 portfolio segments have been restated for comparison purposes. The restated balance sheet includes Beenleigh which was subsequently compulsorily acquired.

CAPITAL MANAGEMENT

Currently at midpoint of target gearing range

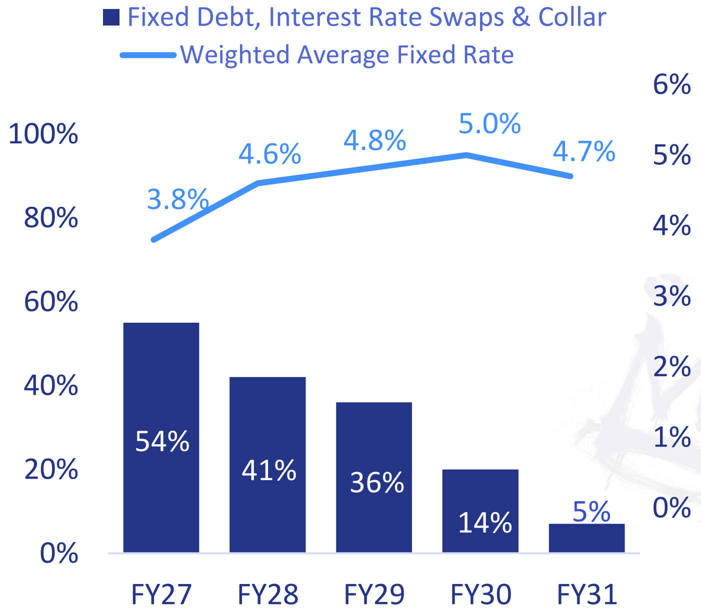
NTA	SKG total assets	Gearing capacity[1]	FY26 avg. cost of debt[2]	Gearing[3]	Debt term to maturity
$1.77ps	$3.9bn	~$400m	3.1%	33.7%	2.3yrs

Debt expiry profile



Interest rate hedging on drawn debt as at 30 June 2026

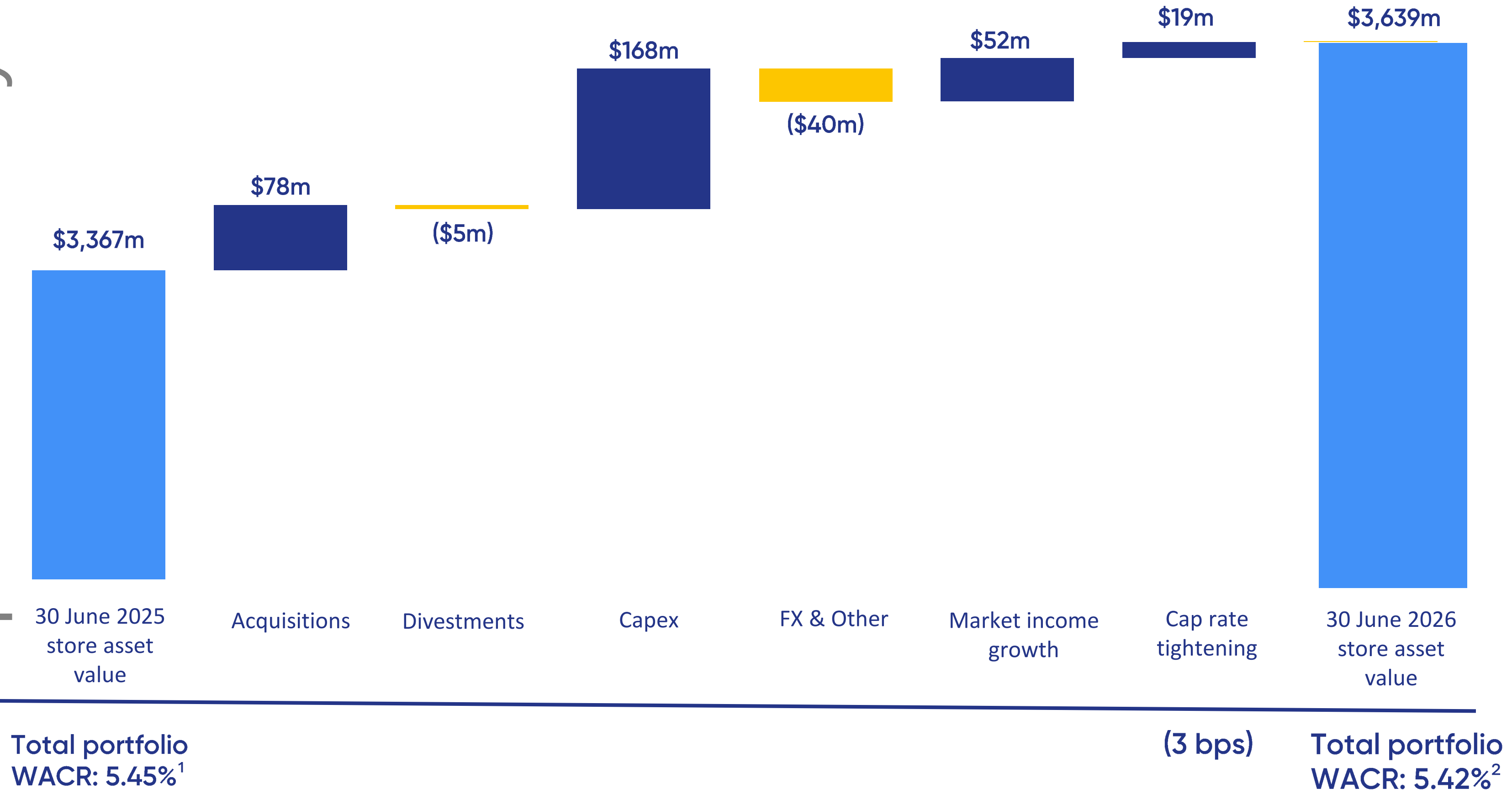
Hedging profile expiry[4]



1. Based on 40% gearing (top of the target 25-40% range).
2. FY26 WACD of 3.1%. Including capitalised interest expense, WACD was 4.2%. FY27 guidance for average cost to be no greater than 4.75% of drawn debt (5.5% including capitalised interest expense) assuming an average floating rate of 4.5%.
3. Calculated as bank debt less cash ($1.28bn) divided by total assets less cash ($3.80bn).
4. As at date of presentation.

VALUATION UPDATE

Portfolio value growth reflects the quality of the Storage King platform



1. WACR is based on 144 investment properties as at 30 June 2025. Property count decreased by one, following the integration of a satellite store into its associated primary store.
2. WACR is based on 149 investment properties as at 30 June 2026.

MORE THAN NTA

Net Tangible Assets

- Each property valued as if individually owned
- Each property valued as if externally operated
- Developments held at cost

Platform Value Not in NTA

- Storage King brand, people and culture
- c.25,000 new customer enquiries per month
- Proprietary revenue management system
- Responsible Entity and AFS Licence
- Management rights over licensed stores

Additional Upside

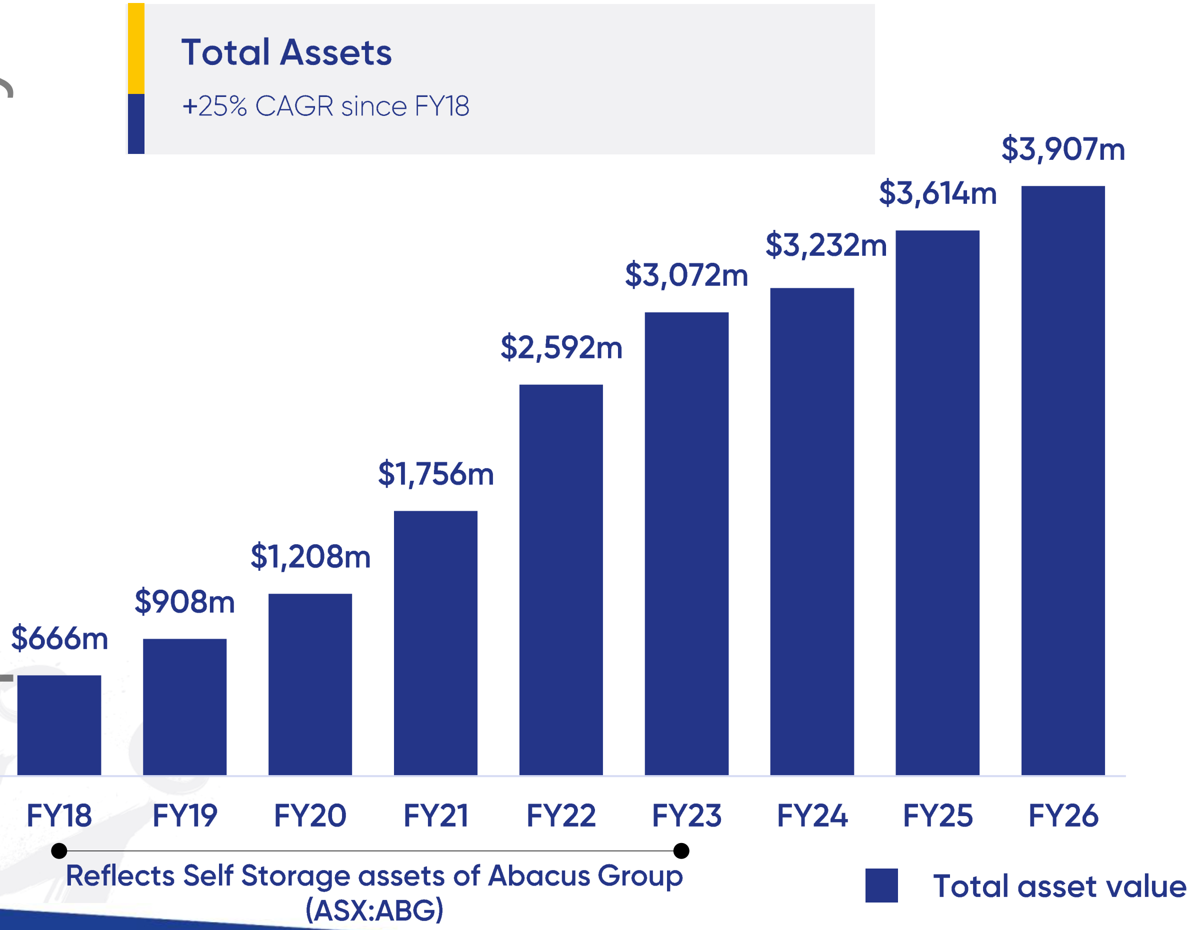
- Portfolio premium – comparable sales 50-100bps tighter than individual cap rates applied
- Development pipeline completion value
- Pre-emptive rights over managed and licensed stores
- Now managed and accountable internally

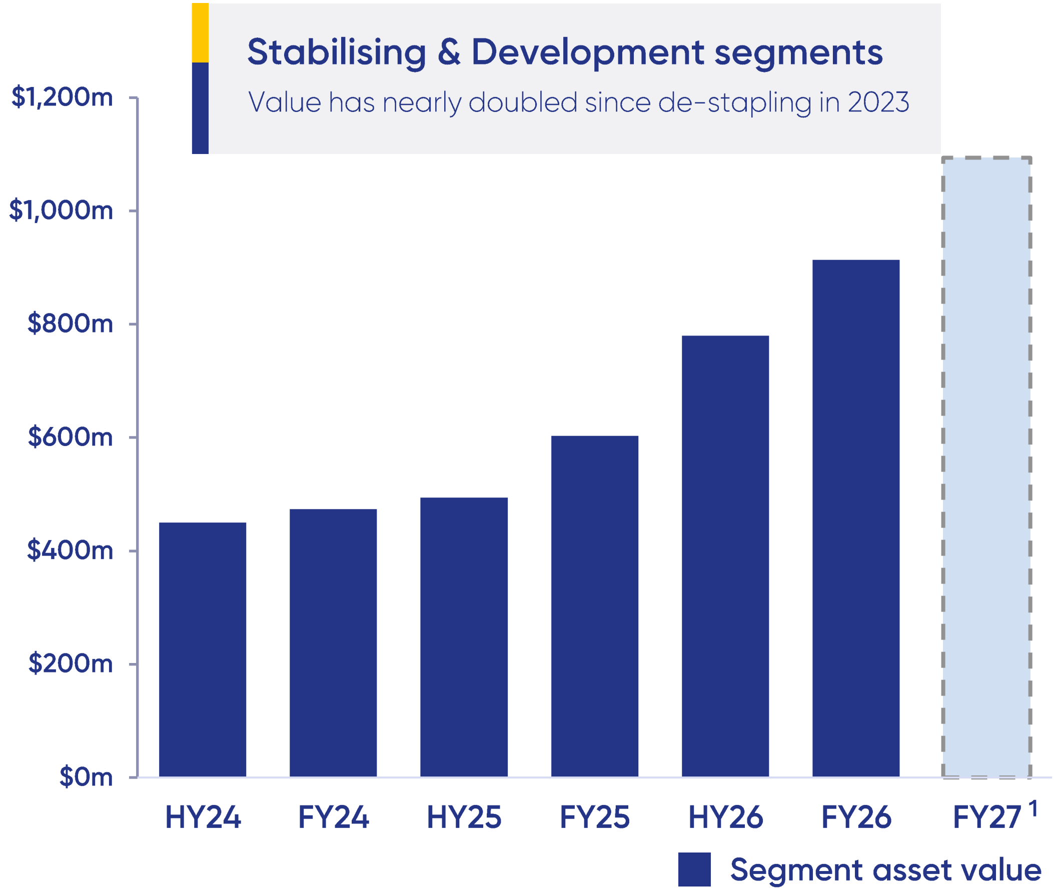
INVESTMENT PORTFOLIO PERFORMANCE

NIKKI LAWSON

HIGH GROWTH SEGMENTS

The development pipeline and acquisition strategy create continued asset growth





1. Includes forecast 12 month spend on existing development and expansion pipeline

INCREASED ALLOCATION TO HIGHER GROWTH SEGMENTS

Acquisitions, stabilising portfolio and development sites account for 29% of total property asset value

Operating / Trading Stores

Segment	Established portfolio	Acquisition portfolio	Stabilising portfolio	Development sites
Definition	Mature stores open since 1 July 2024	Mature stores acquired post 1 July 2024	Trading stores in stabilisation phase	Not actively operating Self Storage stores
Assets	103 (↑ 1 on FY25)	10 (↓ 2 on FY25)	19 (↑ 5 on FY25)	19 (flat on FY25)
Value[1]	$2,592m	$133m	$562m	$352m
FY26 WACR	5.43%	5.70%	5.36%	n/a
Net lettable area	561,500 sqm	38,100 sqm	127,200 sqm	n/a
Occupancy[2]	90.2%	90.8%	58.2%	n/a
Average rent psm[2]	$378	$267	$310	n/a
RevPAM[2]	$341	$243	$181	n/a
RevPAM growth[2,3]	0.7%	n/a	n/a	n/a

1. Includes PP&E and equity accounted investments as at FY26. Excludes $268m of investments in cash and other assets.
2. Average over last 12 months (by area) excluding one established store and two stabilising stores.
3. Year-on-year growth compared to FY25. Note for comparison purposes, FY25 established portfolio have been restated to include 103 mature stores trading since 1 Jul 2024. Metrics exclude one established stores due to mixed site use composition.

POTENTIAL STORAGE REVENUE UPLIFT

At maturity, acquisition stores, stabilising stores and development sites forecast to add ~$71 million p.a.[1] to storage revenue[2]

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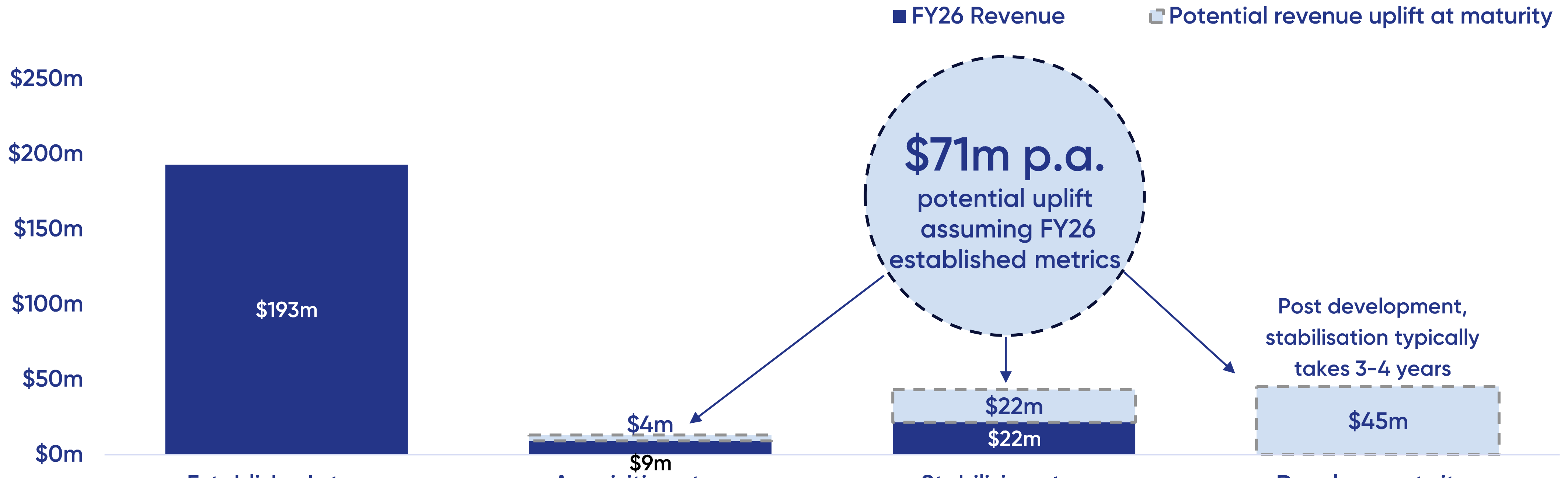
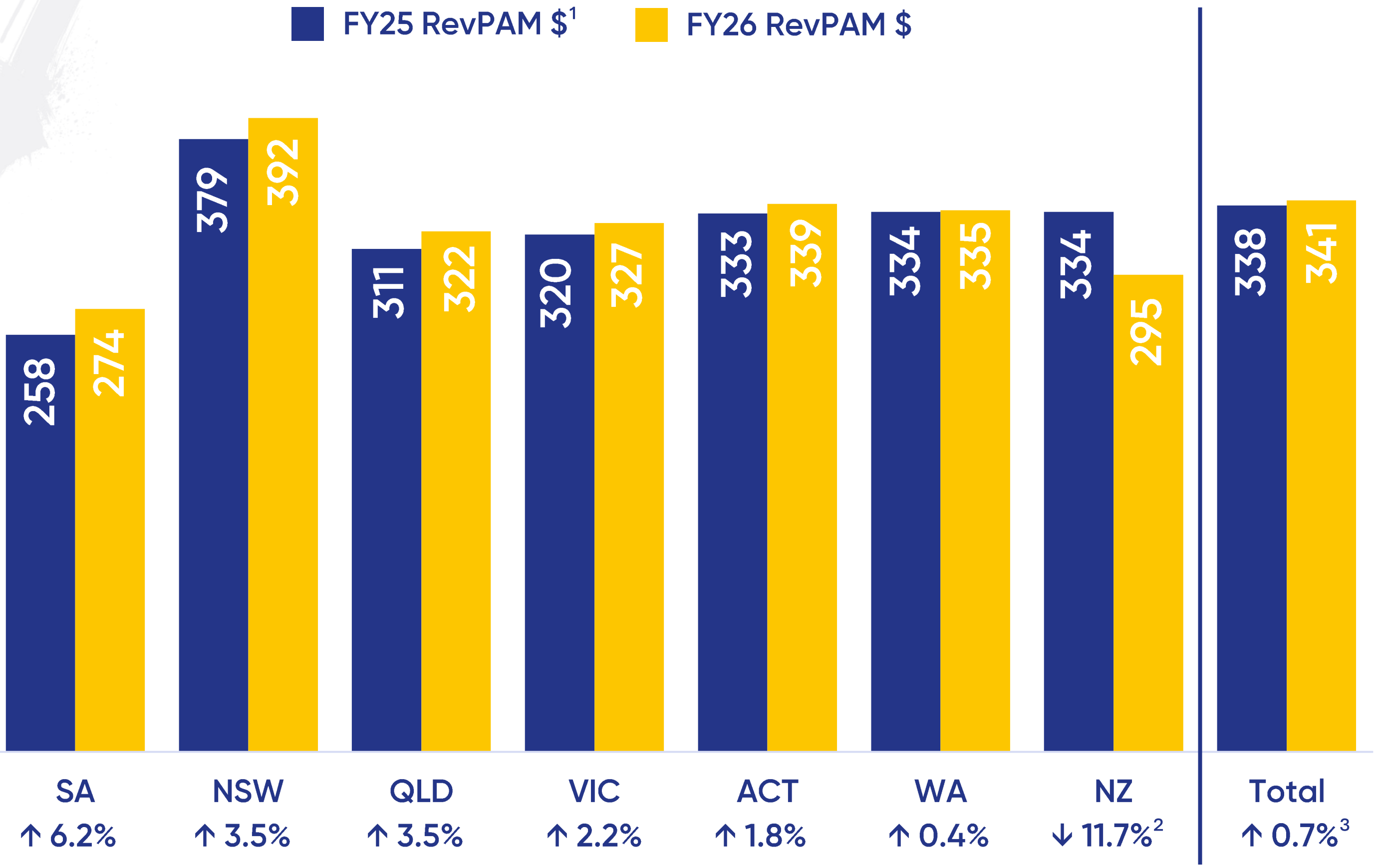


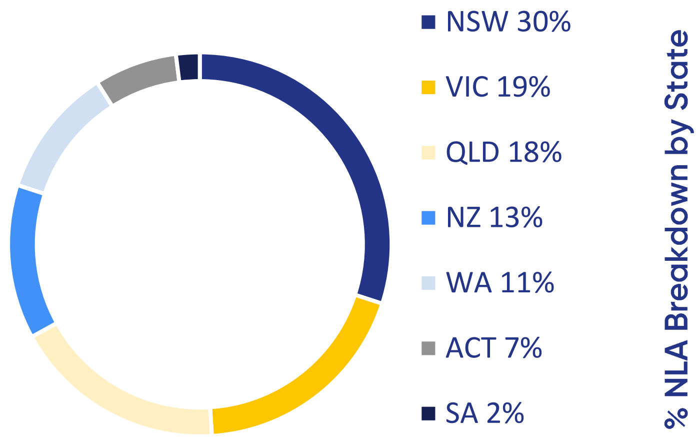
	Established stores	Acquisition stores	Stabilising stores	Development sites
FY26 NLA (sqm):	561,500	38,100	127,200	110,000 NLA development pipeline
FY26 Occupancy:	90.2%	90.8%	58.2%	23,000 NLA expansions pipeline
FY26 Avg. rent psm:	$378	$267	$310	(see slide 20 for further details)

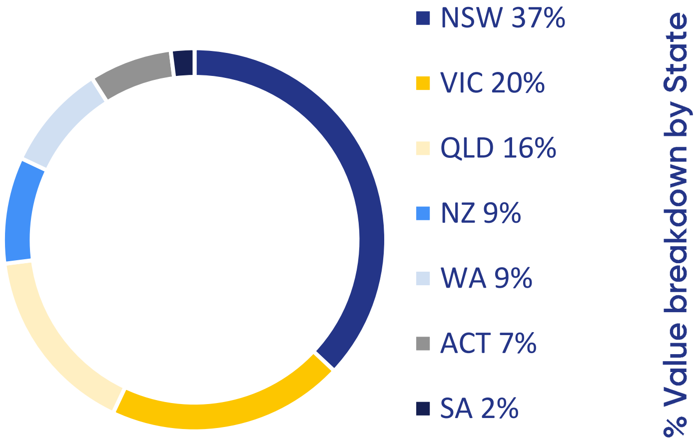
1. Illustrative forecast assuming acquisition stores, stabilising stores and development sites have occupancy and rental rates equivalent to established stores. Stabilisation typically takes 3-4 years from completion.
2. Excludes commercial and ancillary income.

STORE OPERATING TRENDS BY REGION

SA and NSW fastest growing regions in the Established Portfolio







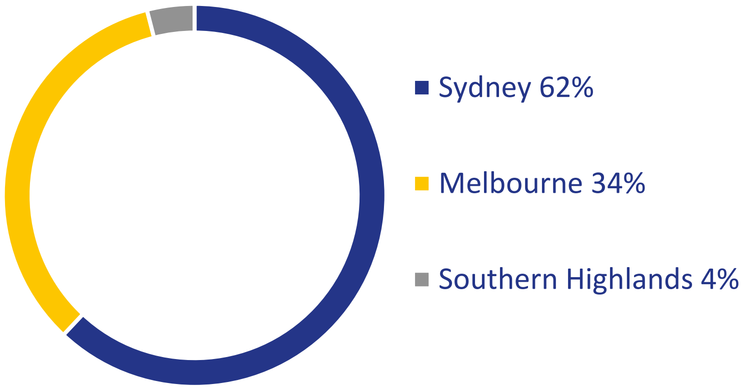
1. For comparison purposes, FY25 established portfolio has been restated to include 103 mature stores trading since 1 July 2024. Metrics exclude one established stores due to mixed site use composition.
2. RevPAM figures are presented on an AUD currency basis. Adopting a consistent AUD/NZD of $1.214, New Zealand RevPAM growth was (6.7%).
3. Adopting a consistent AUD/NZD of $1.214, total RevPAM growth was 1.2%.

DEVELOPMENT PIPELINE

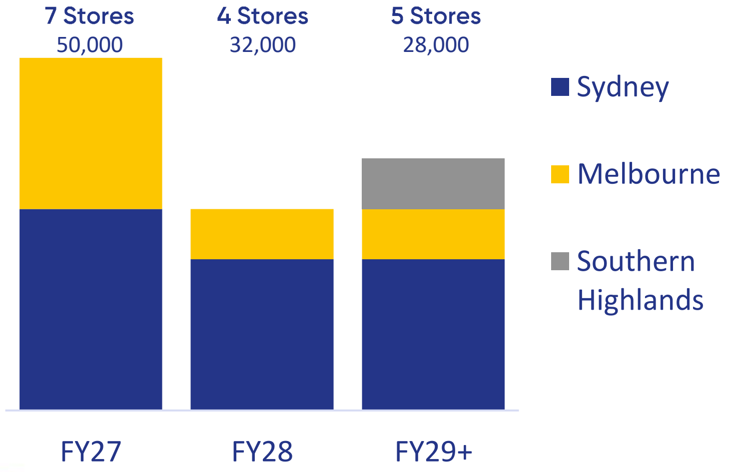
Set to deliver 16[1] developments (adding 15% to NLA) and nine expansions (adding 3% to NLA) in the short to medium term

New store projects				Expansion of existing stores	
Spend to date[2]	Cost to complete[2]	Est. completion value	NLA	Cost to complete	NLA
$313m	$257m	$690m	110,000sqm	$54m	23,000sqm

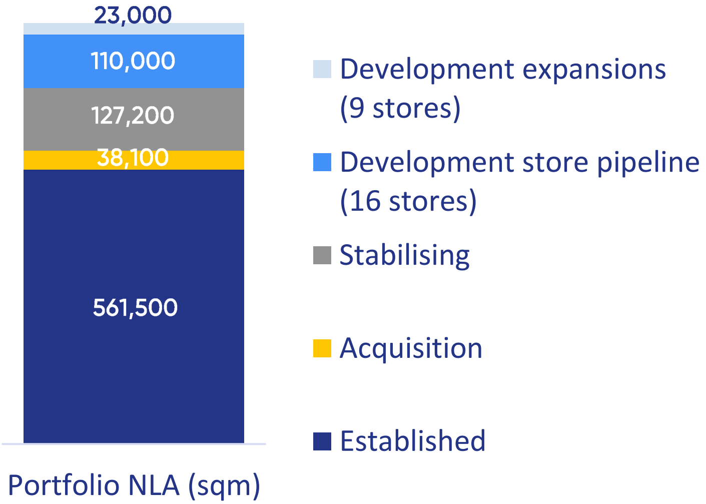
NLA breakdown by market



NLA development pipeline (sqm)



Forecast portfolio NLA



1. Developments are at various milestones.
2. Excludes capitalised interest and land tax. Includes development management fees paid to Abacus Group.

COMPLETED DEVELOPMENTS AND EXPANSIONS

Four next generation stores opened and five expansions in FY26 have added 34,500 sqm (+5%) to portfolio NLA

Most Recent SKG created stores

Store	Opening Period	NLA (sqm)	Occupancy
Mordialloc, VIC	1 day	7,800	3%[1]
Wollongong, NSW	2 months	6,700	12%
Chatswood 2, NSW	Satellite	2,100	85%[2]
Knoxfield, VIC	9 months	7,000	36%

MORDIALLOC, VIC

Most Recent SKG Expansions

Store	Opening Date	Expansion NLA (sqm)	Total NLA (sqm)
Rouse Hill, NSW	Jun-26	5,300	8,400
Kingston, QLD	Oct-25	2,700	4,700
Yarraville, VIC	Jun-26	500	5,400
Burwood, VIC	Apr-26	700	9,400
Bentley, WA	Dec-25	1,700	9,100


BENTLEY, WA

1. Opened 30 June 2026.
2. Chatswood 2 data represents the culmination of Chatswood and the Satellite Chatswood 2 store.

PLATFORM INITIATIVES

DRIVING GROWTH THROUGH CUSTOMER EXPERIENCE

Our sector leading brand & superior customer experience drive the top preference scores in the industry

Customer Attraction

Most recognised brand[1]

Most searched brand[2]

Targeted digital visibility

Quality enquiries[3] > 300,000

+

Customer Experience

Strong conversion[3]: 24%

Customer centric[3]: NPS 72

Active asset management

Engaged workforce[4]: 79%

=

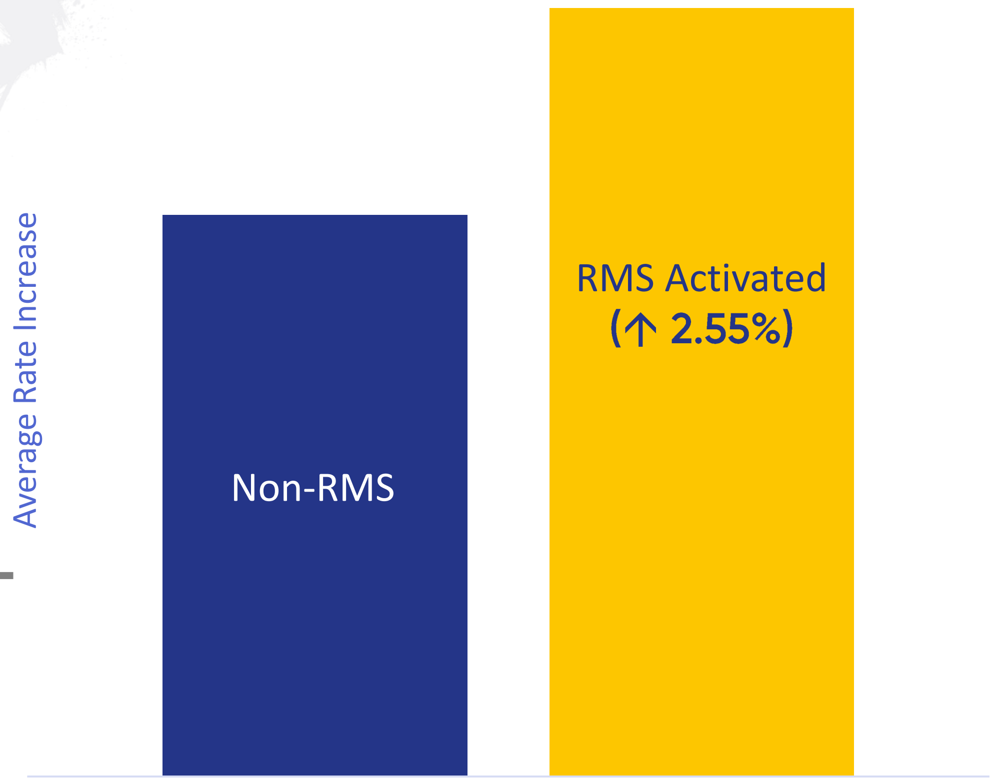
#1 Preferred Brand in Australia and New Zealand[5]

1. Self Storage Association Australasia's State of the Industry 2024 report.
2. Google Trends Index FY26.
3. All Storage King stores as at 30 June 2026.
4. Employees that consider Storage King is a great place to work in our annual engagement survey.
5. Based on independent brand preference data from a third-party provider.

REVENUE MANAGEMENT SYSTEM EVOLUTION

With deployment completed, iteration and optimisation the focus

RMS vs Non-RMS ECRI Average[1]



Focused delivery team

Focused revenue management team formed and operating 1 July 2026

Value Pricing

Ready for Q1 website roll out. Better aligned digital pricing with RMS intelligence

Continued iteration and optimisation

Machine Learning & A/B testing building data intelligence

1. Non-RMS and RMS performance from 1 February 2026 to 30 June 2026.

AI – AN OPPORTUNITY THAT IS ALREADY DELIVERING

Targeted use cases in customer experience, productivity and brand visibility

Enhanced Sir Stow-A-Lot Chatbot

Improved customer experience and journey on our website. Enabling access to live pricing, availability and customer information whilst establishing foundation for future AI-powered customer interactions.

Introducing Alex.AI

In Q1 FY27 will be strengthened by the introduction of our own AI agent delivering 24/7 customer support with zero call wait times. The solution supports 70 different languages, capable of handling general enquiries and seamlessly escalating warm leads to stores.

Improved Security with AI Smart Cameras

With 41% of the portfolio benefiting from AI-enhanced security cameras to date, it has become undeniably one of the best tools to protect our property and people.

It also has lowered after-hour call outs and operational intervention, overall resulting in a reduction of unit breaches in FY26.

SUSTAINABILITY HIGHLIGHTS & INITIATIVES

Customer experience:
72 NPS score (FY25: 70 NPS score)

Gender equality, diversity and inclusion:
Whole business: 53% female (FY25: 52%)
Senior management: 31% female (FY25: 25%)

Net zero by 2030 scope 1 and 2 GHG[1]:
We remain committed to the Net Zero target for SKG owned stores

Emission intensity:
5.0% year on year reduction in scope 1 and 2 GHG emissions intensity (compared to FY25)

Installed solar:
95 stores, 2,642kW
(FY26: 88 sites, 2,307kW)

Supporting our people:
Achieved Great Place To Work accreditation
In both Australia and New Zealand

1. Scope 1 & 2 greenhouse gas emissions for SKG owned stores assuming access to green power remaining a feasible option, if required.

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OUTLOOK & GUIDANCE

ONEHUNGA, NZ

PRIORITIES FOR FY27

SKG's levers to generate positive and sustainable earnings growth

Successful internalisation

Deliver forecasted efficiencies while culturally and operationally embedding new structure

Platform specialisation and optimisation

Expand revenue management system capability; customer experience as a differentiator at stores with centralised specialist functions

Execute development pipeline and stabilise portfolio additions

Deliver the FY27 development pipeline (c.50,000sqm) with discipline; Ramp recent acquisitions and completed developments towards established portfolio occupancy and RevPAM metrics

Controlled capital management

Balancing sustainable securityholder returns with disciplined reinvestment in our growth opportunities

Future growth and capital

Continue to evaluate accretive opportunities across acquisitions, development and investments within a disciplined capital allocation framework

OUTLOOK & GUIDANCE

Storage King enters the year from a position of strength, with a simpler structure, a high-quality portfolio and substantial embedded growth opportunities, notwithstanding the near-term interest cost headwind reflected in FY27 guidance

Outlook

- **Organic** – positive sector drivers, supported by sector leading Storage King operating platform
- **Acquisitions** – fragmented sector provides acquisition opportunities
- **Developments** – substantial development pipeline and experienced capability
- **Platform** – enhancements include data and technology driven customer, people and revenue initiatives

FY27 Guidance

- FY27 distribution guidance of 4.50 cents per security
- Distribution payout ratio expected in range of 80%-100% of FFO
- Our guidance is predicated on no material deterioration in current business conditions

SKG Strategy

- Internalisation brings SKG's portfolio, brand and operating platform under one team, with management incentives now directly aligned to securityholder outcomes
- The new structure sharpens our ability to deliver the Group’s vision to be the undisputed leader in the Self Storage industry by seeking to be the most respected, responsive, and recognised owner, operator and manager

APPENDICES

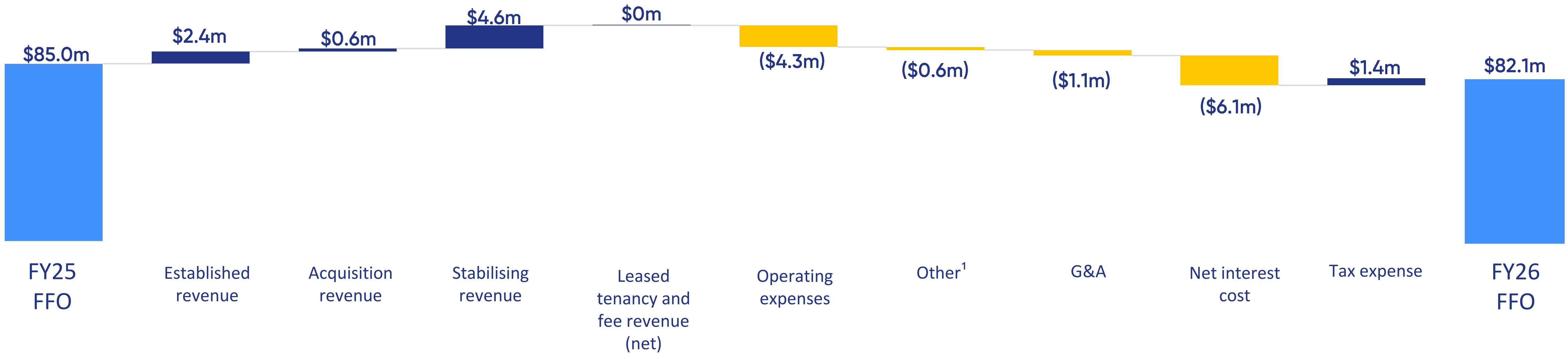
STATUTORY EARNINGS RECONCILIATION

Performance metrics ($m)	FY26	FY25
Statutory Profit	**154.3**	**289.0**
Fair value adjustments	(76.4)	(212.3)
Depreciation on owner occupied PP&E	6.7	5.2
Other	(0.9)	3.3
Net tax expense on non-FFO item	(1.6)	(0.2)
Funds from operations (FFO)	**82.1**	**85.0**
Net charge in fair value of investments derecognised	(0.1)	(3.9)
Tax expense on FFO items	3.4	4.8
Underlying earnings	**85.4**	**85.9**

Term	Definition
Funds from operations (FFO)	FFO is in line with the PCA's definition and comprises net profit/loss after tax attributable to stapled security holders, calculated in accordance with Australian Accounting Standards and adjusted for: property revaluations, impairments and reversal of impairments, derivative and foreign exchange mark-to-market impacts, fair value movements on investment properties accounted for at fair value, fair value of interest bearing liabilities, amortisation of tenant incentives, gain/loss on sale of certain assets, straight line rent adjustments, non-FFO tax expenses, certain transaction costs, one-off significant items, amortisation of intangible assets, movements in right-of-use assets and lease liabilities, rental guarantees and coupon income.

FFO WATERFALL

Acquisition and stabilising stores provide a pathway for future growth, with FFO near-term absorbing the associated operating and interest costs



FY26 vs FY25	Established revenue	Acquisition revenue	Stabilising revenue	Leased tenancy and fee revenue (net)	Operating expenses
	+1.2%	+7.3%	+27.2%	Flat	+4.9%
	Organic growth	Transition to Storage King brand	Ramp up to mature occupancy		Increased stores and higher statutory expenses

1. Includes movement in lease liabilities, net change in fair value of investments derecognised and other income.

FY26 BALANCE SHEET ALLOCATION

storage king

30 June 2026

$3.9bn Total Assets

84% Operating Stores $3.3bn	Established stores	$2,592m
	Acquisition stores	$132m
	Stabilising stores	$562m
9% Development Stores $0.3bn	Vacant land	$73m
	Vacant land (with DA)	$61m
	Under construction	$219m
7% Other $0.3bn	Cash and cash equivalents	$111m
	Non-investment property assets[1]	$157m

30 June 2025

$3.6bn Total Assets

85% Operating Stores $3.1bn	Established stores	$2,577m
	Acquisition stores	$187m
	Stabilising stores	$331m
8% Development Stores $0.3bn	Vacant land	$104m
	Vacant land (with DA)	$39m
	Under construction	$129m
7% Other $0.2bn	Cash and cash equivalents	$120m
	Non-investment property assets[2]	$127m

1. Includes goodwill ($95.9m), receivables ($39.7m), derivatives ($9.2m), PP&E ($2.3m), and other ($9.7m).
2. Includes goodwill ($74.9m), receivables ($38.0m), derivatives ($2.5m), PP&E ($2.9m), and other ($8.7m).

CAPITAL METRICS

Capital management metrics	FY26	FY25	Comments
Total bank debt facilities	$1,653m	$1,366m	As part of internalisation, upsized facilities by $300m with pricing maintained
Total bank debt drawn	$1,395m	$1,148m	
Term to maturity	2.3yrs	2.3yrs	
Interest rate hedging	72%	86%	
Weighted average hedge maturity[1]	2.3yrs	2.6yrs	
Weighted average cost of debt – drawn	3.1%	3.4%	Excludes $13.5m of capitalised interest (FY25: $12.1m). Including capitalised interest weighted average cost of debt is 4.2% (FY25: 4.7%)
Weighted average cost of debt – fully drawn	3.0%	3.3%	
Group gearing	33.7%	29.3%	Calculated as bank debt less cash divided by total assets less cash
Look through gearing	33.8%	29.6%	
Interest coverage ratio/covenant	3.3x / 2.0x	3.9x / 2.0x	EBITDA divided by interest expense
Weighted average securities[2]	1,314,102,962	1,314,102,962	

1. As at date of presentation.
2. Weighted average securities used in FFO/security calculation.

STORAGE KING NETWORK

204 OPERATING STORES ACROSS AUS & NZ

1.2 Million

Total land area (sqm)

Storage King Group Stores

151

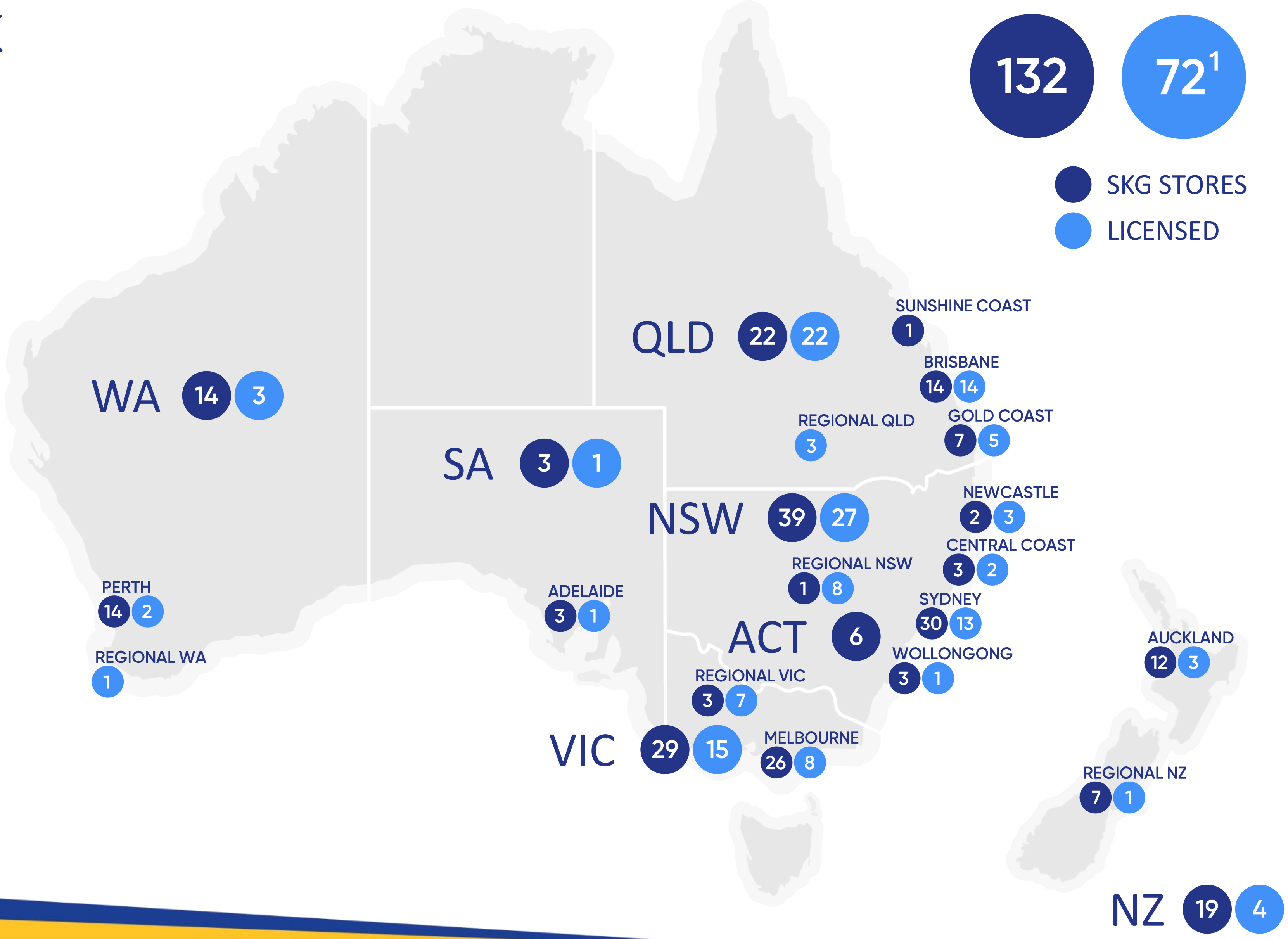
Assets owned by SKG

132 trading stores

19 development sites[2]

66%

SKG Australian self-storage assets located in Top 3 Significant Urban Areas[3]



1. 48 managed stores and 24 licensed stores as at 30 June 2026.
2. SKG owned, including development sites.
3. Significant Urban Areas, as defined by the Australian Bureau of Statistics. Top 3 Markets by population are Sydney, Melbourne and Brisbane.

GLOSSARY

Term	Definition	Term	Definition
ABG	Abacus Group	LFL	Like for like
ANZ	Australia and New Zealand	LTI	Lost time injuries
AIFRS	Australian equivalents to International Financial Reporting standards	NLA	Net lettable area
ASX	Australian Securities Exchange	NTA	Net tangible assets
CPS	Cents per stapled security	NPS	Net promoter score
CY	Calendar year	PCA	Property Council Australia
DA	Development application	PP&E	Property, plant and equipment
EBITDA	Earnings before interest, taxes, depreciation and amortisation	PS	Per stapled security
ECRI	Existing customer rental increase	PSM	Per square metre
FFO	Funds from Operations	RevPAM	Revenue per available square metre
FY	Financial year	SKG	Storage King Group
G&A	General & administrative expenses	SQM	Square metre
GHG	Greenhouse gas	TRIFR	Total recordable incident frequency rate
HY	First half of financial year	WACD	Weighted average cost of debt
JV	Joint venture	WACR	Weighted average capitalisation rate

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