

06 February 2024

Safestore Holdings plc (the "Company")

Exercise of Awards under the Safestore 2021 Long Term Incentive Plan

Notification of Transactions by Persons Discharging Managerial Responsibility ("PDMRs")

1	Details of the person discharging managerial responsibilities/person closely associated		
a)	Name	FREDERIC VECCHIOLI	
2	Reason for the notification		
a)	Position/status	PDMR, CHIEF EXECUTIVE OFFICER	
b)	Initial notification /Amendment	INITIAL NOTIFICATION	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	SAFESTORE HOLDINGS PLC	
b)	LEI	213800WGA3YSJC1YOH73	
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted		
a)	Description of the financial instrument, type of instrument	ORDINARY SHARES OF 1P EACH	
	Identification code	GB00B1N7Z094	
b)	Nature of the transaction	Acquisition of ordinary shares upon the exercise of nil-cost awards granted under the 2020 Long Term Incentive Plan.	
c)	Price(s) and volume(s)	Price(s) £Nil	Volume(s) 102,691
d)	Aggregated information		
	- Aggregated volume	102,691	
	- Price	£Nil	
e)	Date of the transaction	05 February 2024	
f)	Place of the transaction	Outside a trading venue	

1	Details of the person discharging managerial responsibilities/person closely associated		
a)	Name	FREDERIC VECCHIOLI	
2	Reason for the notification		
a)	Position/status	PDMR, CHIEF EXECUTIVE OFFICER	
b)	Initial notification /Amendment	INITIAL NOTIFICATION	
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	SAFESTORE HOLDINGS PLC	
b)	LEI	213800WGA3YSJC1YOH73	
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted		
a)	Description of the	ORDINARY SHARES OF 1P EACH	

	financial instrument, type of instrument Identification code	GB00B1N7Z094
b)	Nature of the transaction	Sale of ordinary shares to cover withholding tax and National Insurance contributions liabilities and dealing costs arising in connection with the exercise.
c)	Price(s) and volume(s)	Price(s) £7.9215 Volume(s) 48,436
d)	Aggregated information - Aggregated volume - Price	48,436 £7.9215
e)	Date of the transaction	05 February 2024
f)	Place of the transaction	LONDON STOCK EXCHANGE (XLON)

1	Details of the person discharging managerial responsibilities/person closely associated	
a)	Name	LAETITIA VECCHIOLI
2	Reason for the notification	
a)	Position/status	PCA OF CHIEF EXECUTIVE OFFICER
b)	Initial notification /Amendment	INITIAL NOTIFICATION
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	SAFESTORE HOLDINGS PLC
b)	LEI	213800WGA3YSJC1YOH73
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted	
a)	Description of the financial instrument, type of instrument Identification code	ORDINARY SHARES OF 1P EACH GB00B1N7Z094
b)	Nature of the transaction	Transfer of shares from Frederic Vecchioli's sole name to an account held in Frederic and Laetitia Vecchioli's joint names
c)	Price(s) and volume(s)	Price(s) £Nil Volume(s) 54,255
d)	Aggregated information - Aggregated volume - Price	54,255 £Nil
e)	Date of the transaction	05 February 2024
f)	Place of the transaction	OUTSIDE A TRADING VENUE

1	Details of the person discharging managerial responsibilities/person closely associated	
a)	Name	ANDY JONES
2	Reason for the notification	
a)	Position/status	PDMR, CHIEF FINANCIAL OFFICER
b)	Initial notification /Amendment	INITIAL NOTIFICATION
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	SAFESTORE HOLDINGS PLC
b)	LEI	213800WGA3YSJC1YOH73

b)	LEI	213800WGA3YSJC1YOH73	
4 Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted			
a)	Description of the financial instrument, type of instrument Identification code	ORDINARY SHARES OF 1P EACH GB00B1N7Z094	
b)	Nature of the transaction	Acquisition of ordinary shares upon the exercise of nil-cost awards granted under the 2020 Long Term Incentive Plan.	
c)	Price(s) and volume(s)	Price(s) £Nil	Volume(s) 73,167
d)	Aggregated information - Aggregated volume - Price	73,167 £Nil	
e)	Date of the transaction	05 February 2024	
f)	Place of the transaction	Outside a trading venue	

1 Details of the person discharging managerial responsibilities/person closely associated			
a)	Name	ANDY JONES	
2 Reason for the notification			
a)	Position/status	PDMR, CHIEF FINANCIAL OFFICER	
b)	Initial notification /Amendment	INITIAL NOTIFICATION	
3 Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor			
a)	Name	SAFESTORE HOLDINGS PLC	
b)	LEI	213800WGA3YSJC1YOH73	
4 Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted			
a)	Description of the financial instrument, type of instrument Identification code	ORDINARY SHARES OF 1P EACH GB00B1N7Z094	
b)	Nature of the transaction	Sale of ordinary shares to cover withholding tax and National Insurance contributions liabilities and dealing costs arising in connection with the exercise.	
c)	Price(s) and volume(s)	Price(s) £7.9215	Volume(s) 34,510
d)	Aggregated information - Aggregated volume - Price	34,510 £7.9215	
e)	Date of the transaction	05 February 2024	
f)	Place of the transaction	LONDON STOCK EXCHANGE (XLON)	

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