

**THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION.**

If you are in any doubt about what action you should take, you are recommended to seek your own personal financial advice immediately from your stockbroker, bank manager, accountant or other independent financial adviser authorised under the Financial Services and Markets Act 2000.

If you have sold or transferred all your shares in Lok'nStore Group Plc, ("the Company") please forward this document at once, together with the accompanying Annual Report, to the purchaser or transferee or to the stockbroker, bank or other agent through whom the sale or transfer was effected, for onward transmission to the purchaser or transferee.

Investec Bank (UK) Limited, which is regulated in the United Kingdom by the Financial Services Authority, is acting for the Company and for no-one else in connection with the matters set out in this document and will not be responsible to anyone other than the Company for providing the protections to customers of Investec nor for providing advice in connection with the matters set out in this document or any other transaction or arrangement referred to herein.

## **LOK'NSTORE GROUP PLC**

**(Incorporated with limited liability in England and Wales with registered number 4007169)**

### **NOTICE OF ANNUAL GENERAL MEETING**

**AND**

### **PROPOSED APPROVAL OF WAIVER OF MANDATORY OFFER PROVISIONS IN THE CITY CODE**

Action to be taken by Shareholders is set out on page 4.

Notice of an Annual General Meeting to be held at 10.00 am on 16 December 2004 at the offices of Maclay, Murray & Spens, The City Law Partnership, 5 Old Bailey, London EC4M 7JX is set out at the end of this document. To be valid for use at such Meeting, the form of proxy enclosed with this document must be completed and returned so as to be received by the Company's Registrars, Capita Registrars, Proxy Department, PO Box 25, Beckenham Road, Beckenham, Kent BR3 4BR not later than 10.00 am on 14 December 2004.

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# Definitions

The following definitions apply throughout this document, unless the context requires otherwise:-

<b>“Act”</b>	the Companies Act 1985, as amended;
<b>“AGM Authority”</b>	the authority, to be proposed at the Annual General Meeting, for the Company to make market purchases of Ordinary Shares up to an overall maximum of 5,845,299 Ordinary Shares;
<b>“Annual General Meeting” or “AGM”</b>	the Annual General Meeting of the Company convened for 10.00 a.m. on 16 December 2004 (and any adjournment thereof), notice of which is set out at the end of this document;
<b>“Annual Report”</b>	the report and financial statements of the Company for the year ended 31 July 2004;
<b>“Approved Share Option Scheme”</b>	the approved share option scheme adopted by Lok’nStore Limited on 23 November 1999 and assumed by Lok’nStore with effect from 20 June 2000;
<b>“Board” or “Directors”</b>	the Board of Directors of the Company listed on page 2 of this document;
<b>“City Code”</b>	the City Code on Takeovers and Mergers;
<b>“EMI Plan”</b>	the Company’s enterprise management incentive share option plan;
<b>“Form of Proxy”</b>	the form of proxy accompanying this document, for use by Shareholders at the AGM;
<b>“Group”</b>	Lok’nStore and its subsidiary undertakings;
<b>“Independent Directors”</b>	the Directors other than Andrew Jacobs, Colin Jacobs and Simon Thomas;
<b>“Independent Shareholders”</b>	Shareholders other than the Major Shareholders;
<b>“Investec”</b>	Investec Bank (UK) Limited;
<b>“Lok’nStore” or the “Company”</b>	Lok’nStore Group Plc;
<b>“Major Shareholders”</b>	Andrew Jacobs and Simon Thomas (and their concert parties);
<b>“Option Agreements”</b>	the option agreements between the Company and certain of its directors;
<b>“Ordinary Shares”</b>	ordinary shares of 1 pence each in the capital of the Company;
<b>“Panel”</b>	The Panel on Takeovers and Mergers;
<b>“Repurchase Resolution”</b>	the special resolution numbered 8 set out in the notice of AGM at the end of this document;
<b>“Resolutions”</b>	the resolutions set out in the notice of AGM at the end of this document;
<b>“Rule 9”</b>	Rule 9 of the City Code;
<b>“Shareholders”</b>	holders of Ordinary Shares;
<b>“Share Option Schemes”</b>	the Approved Share Option Scheme, EMI Plan and Option Agreements;
<b>“Waiver Resolution”</b>	the ordinary resolution numbered 9 set out in the notice of AGM at the end of this document

# Part I: Letter from the Chairman

Lok'nStore Group Plc  
(Registered in England No. 4007169)

Directors  
Simon G. Thomas (Chairman)  
Andrew Jacobs (Chief Executive)  
Ray A. Davies (Finance Director)  
Colin M. Jacobs (Acquisitions Director)  
Richard J. Holmes (Non-executive Director)  
Robert W. Jackson (Non-executive Director)  
Marcus J.G. Stanton (Non-executive Director)

Registered Office  
5 Old Bailey  
London  
EC4M 7JX

10 November 2004

Dear Shareholder

## Introduction

The Annual General Meeting of the Company is to be held at 5 Old Bailey, London EC4M 7JX on 16 December 2004 at 10.00 am and convened by formal Notice of Meeting set out at the end of this document. In addition to the usual resolutions put to Shareholders at the AGM, Directors are also proposing resolutions seeking your authority to buy back shares and also for the approval of Independent Shareholders of waivers of certain obligations which may arise under the City Code as a result of exercise of this authority. The authority to purchase shares is only intended to be utilised in circumstances where the Directors believe this to be in the best interests of Shareholders as a whole.

In addition to highlighting the usual business to be transacted at the Annual General Meeting, the purpose of this document is to explain to you the background to the resolutions which will be considered at the AGM and why the Directors consider resolution 8 to be in the best interests of Shareholders as a whole, why the Independent Directors consider resolution 9 to be in the best interests of Shareholders as a whole and why they respectively recommend that you vote in favour of them.

## Election of Directors

Following their appointment to the Board earlier this year, both Ray Davies, finance director, and Robert Jackson, a non-executive director, are standing for election at the AGM. Colin Jacobs, who retires by rotation under the provisions of the Company's articles of association, is also standing for re-election at the AGM.

## Share Capital

Under the Companies Act 1985, directors of companies may not allot shares unless authorised to do so by the shareholders in General Meeting. Furthermore, a company proposing to allot shares may not do so before first offering them to existing Shareholders, subject to certain exceptions.

It is common practice for directors to seek shareholder approval at an Annual General Meeting for authority to allot shares should the need arise, subject to certain limits and within a specified time period, and your Directors propose seeking shareholders' approval to renew authorities granted in previous years.

Resolution 6 will be proposed as an ordinary resolution to authorise the Directors generally to allot Ordinary Shares up to an aggregate nominal amount of £99,518 representing approximately 39.73 per cent. of the existing ordinary share capital of the Company. Such authority will expire at the conclusion of the Annual General Meeting to be held in 2005.

Resolution 7 will be proposed as a special resolution to empower the Directors to allot a limited number of Ordinary Shares other than on a pre-emptive basis, such number representing 10 per cent. of the issued share capital of the Company. This resolution also permits the issue of shares pursuant to the exercise of options without triggering pre-emption provisions.

## Purchase of Own Shares

On 27 November 2003, a general authority was given to the Directors to make market purchases (within the meaning of section 163(3) of the Companies Act 1985) of up to 9,265,848 ordinary shares (less any shares purchased under a tender offer which the Board had proposed at that time), subject to certain conditions. As reported in the Financial Review on page 11 of the Annual Report, the Directors bought back 3,420,549 Ordinary Shares under this authority which is due to expire on 27 May 2005. At that time, the Company was also proposing to carry out buy backs by way of a tender offer. Due to improved market conditions in the Company's share price over the past year, the tender offer did not proceed and, as referred to in the Annual Report, whilst the Directors have utilised the share buy back authority to the extent that such purchases were considered to be in the interests of shareholders as a whole, they are now seeking your authority to renew the authority on an annual basis.

Resolution 8 is therefore being proposed as a special resolution at the Annual General Meeting to replace the existing share buy back authority, with the effect that such authority will be extended for a further 7 month period beyond May 2005 and will be renewed annually at the Company's annual general meeting each year thereafter. The authority is restricted to a maximum of 5,845,299 Ordinary Shares, which is equivalent to 23.3% of the Company's issued share capital and is equal to the number of Ordinary Shares available for purchase under the existing authority. The buy back authority will only be exercised in circumstances where the Directors regard such purchases to be in the best interests of Shareholders as a whole and subject to the waiver of Rule 9 by the Panel being approved by Shareholders as referred to below.

#### **City Code on Takeovers and Mergers**

Andrew Jacobs and I are both directors of Trucost PLC, an unlisted public company and also the trustees of a pension fund, VAS Pension Fund, which holds Ordinary Shares in Lok'nStore. Trucost PLC does not hold Ordinary Shares in the Company. As a result of these interests, under the City Code, both Andrew Jacobs and I and our close relatives and related trusts are regarded as a concert party for the purposes of any acquisition of its shares that the Company makes. As stated in the Chairman's letter, of 27 October 2003, any acquisition of its shares by the Company will increase the aggregate shareholding of the Major Shareholders and Rule 9 of the City Code would usually require us to make an offer for the entire issued share capital of the Company. As a consequence of these provisions, last year Independent Shareholders approved a waiver of these obligations in relation to any share buy backs by the Company.

Rule 9 is designed to prevent the acquisition of control of a company without a general offer being made to all shareholders. Under Rule 9, when any person (or group of persons acting in concert) holds not less than 30 per cent. but not more than 50 per cent. of the voting rights of a company and acquires additional shares carrying voting rights of that company, that person or group of persons is normally required by the Panel to make a general offer for the balance of the issued equity share capital. Under Rule 37 of the City Code, when a company purchases its own voting shares, the resulting increase in the percentage of voting rights carried by the shareholdings of any person or group of persons acting in concert will be treated as an acquisition for the purpose of Rule 9 (although a shareholder who is neither a director nor acting in concert with a director will not normally incur an obligation to make an offer under Rule 9). In addition, under the City Code any waiver of Rule 9 in relation to purchases by a company of its own voting shares is required to be renewed at the time of the renewal of the corresponding share buy back authority.

As referred to above, in accordance with the requirements of the City Code, last year Independent Shareholders approved a waiver of Rule 9 relieving Andrew Jacobs and I (together with our concert parties) of the requirement to make a general offer of the nature referred to above which might arise as a result of the Company's share buy back programme. Your Board has once more consulted with the Panel, which has agreed that, subject to approval of the Independent Shareholders on a poll at the AGM, it will waive any obligation that would otherwise arise under Rule 9 for the Major Shareholders, as a result of any future repurchases by the Company of Ordinary Shares in the market under the AGM Authority, to make a general offer for the Ordinary Shares which they do not already hold. Your Board is therefore seeking to renew the waiver sought last year from Independent Shareholders in respect of the Major Shareholders at the AGM by way of resolution 9.

Assuming no sales of Ordinary Shares by the Major Shareholders and that the maximum number of Ordinary Shares are bought back by the Company under the AGM Authority, then the combined shareholding of the Major Shareholders of 8,470,796 Ordinary Shares would represent 44.1 per cent. of the issued share capital of the Company following full utilisation of the AGM Authority.

Andrew Jacobs (and his concert parties) hold options over 1,321,518 Ordinary Shares and Simon Thomas (and his concert parties) hold options over 706,487 Ordinary Shares. If the Major Shareholders were to exercise all of the options they hold then the shareholdings of the Major Shareholders after full utilisation of the AGM Authority would be 49.5 per cent. of the issued share capital of the Company. Independent Shareholders approved a waiver of Rule 9 in these circumstances at the Company's Annual General Meeting held last year in December 2003 which remains in place.

The Waiver Resolutions are subject to the approval of Independent Shareholders on a poll and each Independent Shareholder will be entitled to one vote for each Ordinary Share.

#### **Approval for transactions involving the Directors**

The Company is seeking approval under section 320 of the Act for any Ordinary Shares held by the Directors and persons connected with them, which may be purchased by the Company pursuant to the AGM Authority.

#### **Annual General Meeting**

A notice convening an AGM to be held at the offices of Maclay Murray & Spens, The City Law Partnership, 5 Old Bailey, London EC4M 7JX, is set out at the end of this document.

Due to their interests in the Waiver Resolution, the Major Shareholders will abstain from voting on such resolution in respect of their combined interests of 8,470,796 Ordinary Shares representing 33.8 per cent. of the Company's issued share capital.

# Part I: Letter from the Chairman

continued

## Action to be taken

You will find enclosed with this document a reply-paid form of proxy for use by Shareholders at the Annual General Meeting. Whether or not you intend to be present at the Annual General Meeting, you are requested to complete this form in accordance with the instructions printed on it as soon as possible. To be valid, completed forms of proxy must be received by Capita Registrars, Proxy Department, PO Box 25, Beckenham, Kent BR3 4BR so as to arrive not later than 10.00 am on 14 December 2004.

Completion and return of the proxy form will not preclude you from attending and voting in person at the Annual General Meeting if you so wish.

New Shareholders should note that, in order to have the right to attend and vote at the meeting, their holding must be entered on the Company's share register by close of business on 14 December 2004.

## Recommendation

### *Repurchase Resolution*

The Directors consider that the AGM Authority is in the best interests of the Company and its Shareholders as a whole.

Accordingly, the Directors recommend all Shareholders to vote in favour of the Repurchase Resolution to be proposed at the AGM, as they intend to do in respect of their own beneficial holdings of Ordinary Shares which, in aggregate, amount to 7,813,500 Ordinary Shares, representing approximately 31.2 per cent. of the existing issued share capital of the Company.

### *Waiver Resolution*

The Independent Directors, who have been so advised by Investec, consider that the waiver of the obligations which might otherwise be incurred by the Major Shareholders under Rule 9 of the City Code as a result of the purchase of Ordinary Shares pursuant to the AGM Authority is in the best interests of Shareholders as a whole. In providing advice to the Independent Directors, Investec has taken into account the Independent Directors' commercial assessments.

Accordingly, the Independent Directors recommend all Independent Shareholders to vote in favour of the Waiver Resolution to be proposed at the AGM, as they intend to do in respect of their own beneficial holdings of Ordinary Shares which, in aggregate, amount to 122,000 Ordinary Shares, representing approximately 0.5 per cent. of the existing issued share capital of the Company.

The Major Shareholders are considered to be interested in the outcome of the Waiver Resolution and accordingly, Andrew Jacobs, Colin Jacobs and Simon Thomas have not participated in the Board's recommendation and the Major Shareholders will not vote on the Waiver Resolution.

Yours sincerely

**Simon Thomas**  
Chairman

10 November 2004

## Part II: Additional Information

### 1. Responsibility

The Directors, whose names appear in paragraph 2 of this Part II, accept responsibility for the information contained in this document. To the best of the knowledge and belief of the Directors (who have taken all reasonable care to ensure that such is the case), the information contained in this document is in accordance with the facts and does not omit anything likely to affect the import of such information.

### 2. The Directors

The names and functions of the Directors are as follows (including a brief resume of Andrew Jacobs, Simon Thomas, Ray Davies and Colin Jacobs):

#### *Andrew Jacobs (45) – Chief Executive*

Andrew founded the Company in February 1995 after eight years experience as a stockbroker, most notably as an Executive Director of Nomura International. He has an MPhil in Economics from Cambridge University and BSc in Economics from the London School of Economics.

#### *Simon Thomas (44) – Chairman*

Simon has been an Executive Director of Lok'nStore since 1997 after a career in the publishing and finance sectors. Simon co-founded the emerging markets investment trust business at LCF Edmond de Rothschild. He has also worked at Swiss Bank Corporation, Nomura International and Reed International.

#### *Ray Davies (47) – Finance Director*

Ray, a chartered accountant, has held a number of senior finance positions in the construction and health & fitness sectors. In 1992, he was appointed Group Finance Director and Company Secretary of Dragons Health Clubs Plc during a period of rapid and sustained growth. Following its acquisition by Crown Sports Plc in 2000, he was appointed Finance Director of Crown Sports Clubs Division and Company Secretary of Crown Sports Plc, a fully listed company. From 1984 to 1992 Ray was Group Finance Director and Company Secretary of Mark Scott Constructions Group.

#### *Colin Jacobs (40) – Acquisitions Director*

Colin has been with Lok'nStore since its inception in 1995. Prior to joining Lok'nStore, he worked in a sales and marketing role for Courts, the furniture retailer.

#### *Richard Holmes (44) – Non-executive Director*

#### *Robert Jackson (48) – Non-executive Director*

#### *Marcus Stanton (48) – Non-executive Director*

The registered office of the Company is 5 Old Bailey, London EC4M 7JX and the business address of the Directors is 12 Skerne Road, Kingston-upon-Thames, Surrey KT2 5AD.

## Part II: Additional Information

continued

### 3. Directors' and other interests

3.1 As at 5 November 2004 (being the latest practicable date prior to the publication of this document), the interests of the Directors and their immediate families in the share capital of the Company which (i) have been notified to the Company pursuant to section 324 or 328 of the Act, or which (ii) are required to be entered in the register maintained under section 325 of the Act, or which (iii) are interests of a person connected (within the meaning of section 346 of the Act) with a Director which would, if the connected person were a Director, be required to be disclosed under (i) or (ii) above, and the existence of which is known to or could with reasonable diligence be ascertained by that Director, were as follows:-

	Number of Ordinary Shares Beneficial	Number of Ordinary Shares Non beneficial	Number of Ordinary Percentage held
A Jacobs (Notes 1 and 3)	5,254,000	60,000	21.2
SG Thomas (Notes 1 and 3)	2,437,500	-	9.7
RA Davies	-	-	-
CM Jacobs (Note 2)	-	12,496	0.0
RJ Holmes	95,000	-	0.4
RW Jackson	-	-	-
MJG Stanton	27,000	-	0.1

Note 1 Andrew Jacobs, Simon Thomas and Rhys Warren-Thomas (Simon Thomas' brother) are the three beneficiaries of a pension fund which holds 460,425 Ordinary Shares in Lok'nStore. The above figures do not include the Ordinary Shares held by such pension fund.

Note 2 Colin Jacobs, Bernard Jacobs and Hazel Jacobs (Andrew Jacobs' and Colin Jacobs' father and mother respectively), are the three beneficiaries of a pension fund, which holds 214,575 Ordinary Shares in Lok'nStore. The above figures do not include the shares held by such pension fund.

Note 3 Andrew Jacobs and Simon Thomas have granted a fixed charge over an aggregate of 4,069,768 Ordinary Shares in favour of The Royal Bank of Scotland plc securing an overdraft facility not relating to Lok'nStore.

3.2 In addition to the interests in Ordinary Shares referred to in paragraph 3.1 above, the Directors have the following options to subscribe for Ordinary Shares pursuant to the Share Option Schemes:

#### Option Agreements

	Date of Grant	Ordinary Shares	Exercise price (pence)	Date exercisable
<b>Optionholder</b>				
SG Thomas	01.04.97	496,489	37	04.04.02 to 03.04.07
A Jacobs	01.04.97	992,978	37	04.04.02 to 03.04.07
CM Jacobs	01.04.97	153,000	37	04.04.02 to 03.04.07

#### EMI Plan

	Date of Grant	Ordinary Shares	Exercise price (pence)	Date exercisable
<b>Optionholder</b>				
RA Davies	19.01.04	98,039	102	19.01.07 to 19.01.14
CM Jacobs	30.04.01	25,540	191	30.04.04 to 30.04.09
	20.01.04	25,000	102	20.01.07 to 20.01.14
	30.07.04	22,759	113	30.07.07 to 30.07.14

#### Unapproved Share Options

	Date of Grant	Ordinary Shares	Exercise price (pence)	Date exercisable
<b>Optionholder</b>				
A Jacobs	20.01.04	50,000	102	20.01.07 to 20.01.14
	30.07.04	50,000	113	30.07.07 to 30.07.14
SG Thomas	20.01.04	50,000	102	20.01.07 to 20.01.14
	30.07.04	50,000	113	30.07.07 to 30.07.14
RA Davies	20.01.04	1,961	102	20.01.07 to 20.01.14
	30.07.04	50,000	113	30.07.07 to 30.07.14
CM Jacobs	30.07.04	2,241	113	30.07.07 to 30.07.14

3.3 Save as disclosed above, none of the Directors has any interest in the share capital or loan capital of the Company nor does any person connected with the Directors (within the meaning of section 346 of the Act) have any such interests, whether beneficial or non-beneficial.

3.4 The following Directors have dealt for value in the Ordinary Shares in the 12 months preceding the date of this document:-

Director	Date	Nature of transaction	Number of Ordinary Shares	Price per Ordinary Share (pence)
SG Thomas	23.03.04	Sale of shares	62,500	112
A Jacobs	23.03.04	Sale of shares	125,000	112

3.5 Save as disclosed in paragraph 3.2 above, there were no options granted to or exercised by Directors in the 12 months preceding the date of this document.

3.6 Save as disclosed in paragraph 3.4 above and in this paragraph, none of the Directors, nor members of their immediate families has dealt for value in the Ordinary Shares in the 12 months preceding the date of this document.

The Company was notified on 29 June 2004 that the Aylestone Pension Fund has sold 25,000 Ordinary Shares in the Company at 110p with a resultant holding of 264,575 (31.07.03: 289,575) Ordinary Shares representing 1.06% of the issued share capital.

The Company was notified on 4 November 2004 that the Aylestone Pension Fund sold a further 50,000 Ordinary Shares in the Company at 121p on 3 November 2004, with a resultant holding of 214,575 Ordinary Shares representing 0.86% of the issued share capital.

Colin Jacobs, a director of Lok'nStore is interested in these transactions by being one of three beneficiaries of the Aylestone Pension Fund.

3.7 Save as disclosed in this document, Lok'nStore is not aware of any persons who directly or indirectly, jointly or severally exercise or could exercise control over it.

3.8 As at 5 November 2004, being the latest practicable date prior to the publication of this document, no subsidiary of the Company nor any pension fund of the Company nor any persons whose investments are managed on a discretionary basis by a fund manager (other than an exempt fund manager) which is controlled by, controls or is under the same control as the Company or any bank, stockbroker, financial or other professional adviser to the Company (other than an exempt market maker), nor any person controlling, controlled by or under the same control as such bank, stockbroker, financial or other professional adviser, owned or controlled any Ordinary Shares or any securities convertible into, rights to subscribe for options (including traded options) in respect of, or any derivatives referenced to, Ordinary Shares.

#### 4. Directors' service agreements

No service agreements between any Director (or the Company providing the services of a Director) and the Company has more than twelve months to run, or has provisions for predetermining compensation on termination of an amount which exceeds one year's salary and benefits in kind, and no such agreement has been entered into, replaced or amended within six months preceding the date of this document.

#### 5. Major Shareholders

5.1 The Major Shareholders comprise Andrew Jacobs and Simon Thomas (and their concert parties). Andrew Jacobs and Simon Thomas are both directors of Trucost PLC, an unlisted company and each holds approximately 25 per cent. of the issued share capital of Trucost PLC. Neither Simon Thomas nor Andrew Jacobs hold any other directorships in companies outside the Group.

5.2 Simon Thomas' and Andrew Jacobs' business address is 12 Skerne Road, Kingston-upon-Thames, Surrey KT2 5AD.

## Part II: Additional Information

continued

5.3 Full details as at 5 November 2004, being the latest practicable date prior to the publication of this document, of the Major Shareholders' shareholding is set out below.

	Number of Ordinary Shares	Percentage held
<b>Andrew Jacobs:</b>		
Shares held in his own name (Note 3)	5,254,000	20.98%
Shares held by Andrew Jacobs' wife	60,000	0.24%
Shares held by his pension fund (Note 1)	460,425	1.84%
<b>Colin Jacobs – Andrew Jacobs' brother:</b>		
Shares held by his pension fund (Note 2)	214,575	0.86%
Shares held by Colin Jacobs' wife	12,496	0.05%
<b>Bernard Jacobs – Andrew Jacobs' father:</b>		
Shares held in his own name	26,800	0.11%
<b>Katie Jacobs – Andrew Jacobs' sister-in-law:</b>		
Shares held in her own name	5,000	0.02%
<b>Andrew Jacobs and connected persons</b>		
<b>Simon Thomas (Notes 1 and 3)</b>	6,033,296	24.09%
	2,437,500	9.73%
<b>Total Ordinary Shares held by Major Shareholders</b>	<b>8,470,796</b>	<b>33.82%</b>

Note 1 Andrew Jacobs, Simon Thomas and Rhys Warren-Thomas (Simon Thomas' brother) are the three beneficiaries of a pension fund which holds 460,425 Ordinary Shares in Lok'nStore.

Note 2 Bernard Jacobs and Hazel Jacobs (Andrew Jacobs' and Colin Jacobs' father and mother respectively) and Colin Jacobs are the three beneficiaries of a pension fund which holds 214,575 Ordinary Shares in Lok'nStore.

Note 3 Andrew Jacobs and Simon Thomas have granted a fixed charge over an aggregate of 4,069,768 Ordinary Shares in favour of The Royal Bank of Scotland plc securing an overdraft facility not relating to Lok'nStore.

5.4 As at 5 November 2004, being the latest practicable date prior to the publication of this document, the interests in Ordinary Shares in Lok'nStore held by the Major Shareholders were as set out in the table below. The table also shows the maximum potential percentage interest assuming the repurchase of the maximum number of 5,845,299 Ordinary Shares pursuant to the AGM Authority and assuming no sales by the Major Shareholders.

	Number of Ordinary Shares	Note 1	Percentage of issued Ordinary Shares	Note 3
			Note 2	
Total held by Major Shareholders	8,470,796	33.8%	44.1%	49.4%

Note 1 As at 5 November 2004, being the latest date prior to publication of this document.

Note 2 Assuming full utilisation of the AGM Authority and the repurchase of 5,845,299 Ordinary Shares and that the Major Shareholders do not sell any Ordinary Shares to the Company pursuant to the AGM Authority.

Note 3 Following full utilisation of the AGM Authority, assuming the repurchase of 5,845,299 Ordinary Shares and full exercise of options held by the Major Shareholders (including those disclosed in paragraph 5.5 below) and that the Major Shareholders do not sell any Ordinary Shares to the Company pursuant to the AGM Authority.

5.5 In addition to the interests in Ordinary Shares disclosed in paragraph 5.3 above, Rhys Warren-Thomas (Simon Thomas' brother) holds the following options to subscribe for Ordinary Shares pursuant to the Share Option Schemes:

	Date of Grant	Ordinary Shares	Exercise price (pence)	Date exercisable
<b>Approved Share Option Plan</b>				
	09.07.99	13,621	73	09.07.02 to 08.09.09
	31.05.00	5,837	171	31.05.03 to 31.05.10
<b>EMI Plan</b>				
	30.04.01	25,540	191	30.04.04 to 30.04.11
	21.07.03	15,000	93.5	31.10.05 to 31.10.13
	27.11.03	25,000	93.5	27.11.06 to 27.11.13
	30.07.04	13,102	113	30.07.07 to 30.07.14
<b>Unapproved Share Options</b>				
	30.07.04	11,898	113	30.07.07 to 30.07.14
<b>Total</b>		<b>109,998</b>		

- 5.6 Save as disclosed in paragraphs 3.4 and 3.6 and in this paragraph, none of the Major Shareholders have dealt for value in the Ordinary Shares in the 12 months preceding the date of this document.

Major Shareholder	Date	Nature of Transaction	Number of Ordinary Shares	Price per Ordinary Shares
Bernard Jacobs	02.02.04	Sale	10,000	100p
Bernard Jacobs	30.06.04	Purchase	26,800	112p

- 5.7 Andrew Jacobs and Simon Thomas have confirmed to the Board that, following purchases of Ordinary Shares by the Company pursuant to the AGM Authority, the current intention of the Major Shareholders is that the business of the Company will be continued in substantially the same manner as at present. Further, Andrew Jacobs and Simon Thomas have confirmed that the existing employment rights of the employees of the Company and its subsidiaries will be fully safeguarded, and that all transactions and relationships between Lok'nStore and the Major Shareholders will be conducted at arm's length and on a normal commercial basis.
- 5.8 There is no agreement, arrangement or understanding between the Major Shareholders and any director or Shareholder of Lok'nStore or any person having any connection with or dependence on, or which is conditional on, the outcome of the proposed purchase and cancellation of shares.
- 5.9 Andrew Jacobs and Simon Thomas have confirmed to the Board that, save in respect of normal market transactions, it is not the present intention of the Major Shareholders to transfer any of their respective shareholdings in Lok'nStore to any other person or persons, or to transfer to related persons, companies or trusts of the Major Shareholders.

#### 6. Options

As at 5 November 2004 (being the latest practicable date prior to the publication of this document), the total number of outstanding options to subscribe for new Ordinary Shares was 2,637,176, representing approximately 10.5 per cent. of the Company's issued share capital.

Assuming the repurchase of 5,845,299 Ordinary Shares, the total number of outstanding options to subscribe for new Ordinary Shares would represent approximately 13.7% per cent. of the Company's remaining issued share capital.

#### 7. Repurchases made by the Company within the last 12 months

In the period from 5 November 2003 to 5 November 2004 (being the latest practicable date prior to the publication of this document), the Company has made the following purchases of Ordinary Shares for cancellation:

Date	Number of Ordinary Shares	Price per Ordinary Share (pence)
23 March 2004	3,420,549	112p

#### 8. Material contracts

No contracts have been entered into by the Company or any of its subsidiaries, other than in the ordinary course of business, within the period of two years prior to the publication of this document which are or may be material save for the following:-

##### *Loan Facility:*

A revolving credit agreement (the "Credit Agreement") between the Company (1) and Royal Bank of Scotland plc (the "Bank") (2) dated 22 March 2004 in terms of which the Bank agreed to provide a committed revolving credit facility in the aggregate principal amount of up to £10,000,000 to the Company ("Facility"). Under the terms of the agreement the Bank has provided facilities both to enable the purchase of the Company's own shares pursuant to prevailing share purchase authorisations, and also generally to fund the Company's acquisition of related storage assets and general corporate and working capital requirements. The Company pays interest for each fixture period (the "Fixture Period") (such period being one, three, six months or such period as the parties may agree) at a rate equal to the sum of (i) 1.75 per cent. per year (ii) LIBOR for that Fixture Period and (iii) such costs as the Bank determines necessary to compensate the Bank for complying with government and regulatory requirements. Under the Credit Agreement all outstanding loans shall be repaid in full on the final repayment date, which is 22 March 2007. As security for the Facility, the Company has inter alia granted the Bank a legal charge over a number of freehold properties. Also, by way of security for the Facility, the Company has granted a mortgage debenture in favour of the Bank and each of the Company and Loknstore Limited has given cross guarantees. The Company may be required to give additional mortgages and guarantees in respect of any further undertakings, properties or assets acquired by the subsidiary in the future. Under the agreement the Company provides general, financial and financial information covenants in favour of the Bank; these include loan to value covenants and financial covenants relating to capital expenditure levels and EBITDA performance together with provisions for early repayment of the loans and events of default which are normal for a credit agreement of this nature.

## Part II: Additional Information

continued

### 9. Major interests in Ordinary Shares

In so far as it is known to the Company, as at 5 November 2004 (being the latest practicable date prior to the publication of this document), the following persons were interested, directly or indirectly, in three per cent. or more of the issued share capital of the Company:

	Number of Ordinary Shares	Percentage of existing issued share capital
A Jacobs	5,314,000	21.2
SG Thomas	2,437,500	9.7
Universities Superannuation Scheme	2,263,779	9.0
Gartmore Investment Management	2,190,819	8.7
North Atlantic Value LLP	2,150,000	8.6
J Ferguson	1,013,147	4.0
Canada Life	900,000	3.6
Artemis Investment Management	825,000	3.3

### 10. Significant and material changes in the financial or trading position

There has been no significant change in the financial or trading position of the Group since the publication of the annual report and accounts for the year ended 31 July 2004, being the last financial period for which audited financial statements of the Group have been published.

### 11. Middle market quotations

The middle market quotations for an Ordinary Share on the first business day of each of the six months immediately preceding the date of this document and on the latest available date prior to the publication of this document as derived from the Stock Exchange Daily Official List, were as follows:-

Date price	(pence)
1 June 2004	104.55
1 July 2004	112.00
2 August 2004	111.50
1 September 2004	113.60
1 October 2004	116.30
1 November 2004	125.00
9 November 2004	120.00

### 12. General

Investec has given, and has not withdrawn its written consent to the inclusion herein of the references to its name in the form and context in which they appear.

### 13. Documents available for inspection

Copies of the following documents will be available for inspection, free of charge, at the offices of Maclay, Murray & Spens, The City Law Partnership, 5 Old Bailey, London EC4M 7JX during normal business hours on any weekday (Saturdays, Sundays and public holidays excepted) from the date of this document until the date of the AGM and at the AGM from 15 minutes prior to its commencement until its conclusion:-

- 13.1 the Memorandum and Articles of Association of the Company;
- 13.2 the audited consolidated accounts for Lok'nStore for the two financial years ended 31 July 2003 and 2004;
- 13.3 the material contract referred to in paragraph 8 above;
- 13.4 the consent referred to in paragraph 12 above; and
- 13.5 this document.

Date 10 November 2004

# Lok'nStore Group Plc

(Registered in England No. 4007169)

## Notice of Annual General Meeting

Notice is hereby given that the Annual General Meeting of the members of Lok'nStore Group PLC ("the Company") will be held at the offices of Maclay, Murray & Spens, The City Law Partnership, 5 Old Bailey, London EC4M 7JX on 16 December 2004 at 10.00 am for the following purposes:

### Ordinary Business

1. To approve the financial statements, the directors' and the auditors' reports for the year ended 31 July 2004.
2. To elect R A Davies as a director of the Company in accordance with Article 110 of the Company's articles of association.
3. To elect R W Jackson as a director of the Company in accordance with Article 110 of the Company's articles of association.
4. To re-elect C M Jacobs as a director of the Company who retires from office in accordance with Article 110 of the Company's articles of association.
5. To re-appoint Baker Tilly as auditors of the Company and authorise the directors to fix their remuneration.

### Special Business

To consider and, if thought fit, pass the following resolutions:

6. (Ordinary Resolution)  
That the Directors be generally and unconditionally authorised for the purpose of Section 80 of the Companies Act 1985 ("the Act") to exercise all the powers of the Company to allot relevant securities (as defined in Section 80 (2) of the Act) up to an aggregate nominal amount of £99,518 provided that this authority shall expire (unless previously renewed varied or revoked by the Company in general meeting) at the conclusion of the next annual general meeting of the Company to be held in 2005 ("the Section 80 Period") save that the Company may prior to the expiry of the Section 80 Period make an offer or agreement which would or might require relevant securities to be allotted after the expiry of the Section 80 Period in pursuance of such an offer or agreement as if the authority conferred by this resolution had not expired.
7. (Special Resolution)  
That the Directors be and are hereby empowered in substitution for any existing power under section 95 of the Act but without prejudice to the exercise of any such power prior to the passing of this resolution, pursuant to section 95 of the Act, to allot equity securities (within the meaning of section 94(2) of the Act) for cash pursuant to the authority given in accordance with section 80 of the Act by the preceding resolution, as if section 89(1) of the Act did not apply to any such allotment, provided that this power shall be limited to:-
  - (i) the allotment of equity securities for cash where such securities have been offered (whether by way of rights issue, open offer or otherwise) to holders of Ordinary Shares in proportion (as nearly as may be) to their then holdings of Ordinary Shares but subject to the directors to make such exclusions or other arrangements in connection with such offer as they deem necessary or expedient to deal with fractional entitlements or legal or practical problems under the laws of any territory or the requirements of any regulatory body or stock exchange or otherwise howsoever;
  - (ii) the allotment for cash (otherwise than pursuant to paragraph (i) above) of equity securities up to an aggregate nominal amount of £25,048;
  - (iii) the allotment of any Ordinary Shares pursuant to the exercise of any options under the Company's option arrangements and this power shall expire at the conclusion of the Annual General Meeting of the Company to be held in 2005 unless previously varied, revoked or renewed by the Company in general meeting save that the Company may before such expiry make an offer, agreement or other arrangement which would or might require any such equity securities to be allotted after the expiry of such power and the directors may allot such equity securities pursuant to any such offer, agreement or other arrangements as if the authority hereby had not expired.

## 8. (Special Resolution)

That, in substitution for any existing authority, the Company is, pursuant to section 166 of the Companies Act 1985, hereby generally and unconditionally authorised to make market purchases (within the meaning of Section 163 of the Companies Act 1985) of ordinary shares of 1p each ("Ordinary Shares") of the Company provided that:-

- (i) the maximum number of Ordinary Shares hereby authorised to be purchased is 5,845,299 Ordinary Shares;
- (ii) the minimum price which may be paid for Ordinary Shares is 1p per Ordinary Share;
- (iii) the maximum price which may be paid for Ordinary Share is 5 per cent. above the average middle-market closing price of the Company's Ordinary Shares as derived from the London Stock Exchange Daily Official List for the five business days immediately preceding the date on which the Company purchases the relevant Ordinary Shares;
- (iv) the Company may make a contract to purchase Ordinary Shares under the authority hereby conferred prior to the expiry of such authority which contract to purchase would or might require to be executed wholly or partly after the expiry of such authority, and may make the purchase of Ordinary Shares in pursuance of any such contract; and
- (v) the authority hereby conferred shall expire at the conclusion of the Annual General Meeting of the Company to be held in 2005 unless previously renewed, varied or revoked by the Company in general meeting.

## 9. (Ordinary Resolution)

That, the waiver by the Panel on Takeovers and Mergers of any obligation which might otherwise fall on Simon Thomas and Andrew Jacobs (and their concert parties), collectively and/or individually, to make a general offer for the Company pursuant to Rule 9 of the City Code on Takeovers and Mergers as a result of the purchase by the Company of Ordinary Shares in the market pursuant to the authority given by Resolution 8 above which (assuming a purchase of the maximum of 5,845,299 Ordinary Shares, the full exercise of any options and no sales by Simon Thomas and Andrew Jacobs (and their concert parties)) would result in the aggregate shareholding of Simon Thomas and Andrew Jacobs (and their concert parties) of 10,498,801 Ordinary Shares increasing as a percentage of the issued share capital of the Company (as a result of the reduction of issued shares from 25,048,144 to a minimum of 21,230,850) to a maximum of 49.5 per cent. be and is hereby approved.

## 10. (Ordinary Resolution)

That, the purchase by the Company of Ordinary Shares from a director of the Company or a person connected with him for the purpose of Part X of the Act pursuant to the authority referred to in resolution 5 above be and is hereby approved for the purposes of section 320 of the Act.

By order of the Board:  
Secretarial Solutions Limited  
Secretary

Registered Office:  
5 Old Bailey  
London EC4M 7JX

10 November 2004

## Notes

- (i) A member of the Company entitled to attend and vote at the above Meeting is entitled to appoint a proxy to attend and on a poll vote in his or her place. A proxy need not be a member of the Company. Appointment of a proxy will not preclude a member from attending and voting at the meeting should he or she subsequently wish to do so.
- (ii) To be effective, forms of proxy should be lodged with the Company's Registrars, Capita Registrars, not less than 48 hours before the time appointed for the Meeting or any adjourned meeting.
- (iii) The register of directors' interests and their families in the share capital of the Company and copies of the contracts of service of the directors of the Company remunerated under such contracts are available for inspection at the registered office of the Company during usual business hours from 10 November to 16 December 2004 inclusive and at 5 Old Bailey, London EC4M 7JX for 15 minutes immediately prior to the Annual General Meeting.
- (iv) In accordance with Regulation 41 of the Uncertificated Securities Regulations 2001, only those members entered on the Company's register of members not later than 5 pm on 14 December 2004 or, if the Annual General Meeting is adjourned, shareholders entered on the Company's register of members not later than 48 hours before the time fixed for the adjourned Annual General Meeting shall be entitled to attend and vote at the meeting.