

PUBLIC OPENING POSITION DISCLOSURE BY A PARTY TO AN OFFER
Rules 8.1 and 8.2 of the Takeover Code (the "Code")

1. KEY INFORMATION

(a) Full name of discloser:	Lok'n Store Group Plc
(b) Owner or controller of interests and short positions disclosed, if different from 1(a): <i>The naming of nominee or vehicle companies is insufficient. For a trust, the trustee(s), settlor and beneficiaries must be named.</i>	N/A
(c) Name of offeror/offeree in relation to whose relevant securities this form relates: <i>Use a separate form for each offeror/offeree</i>	Lok'n Store Group Plc
(d) Is the discloser the offeror or the offeree?	OFFEREE
(e) Date position held: <i>The latest practicable date prior to the disclosure</i>	17 April 2024
(f) In addition to the company in 1(c) above, is the discloser making disclosures in respect of any other party to the offer? <i>If it is a cash offer or possible cash offer, state "N/A"</i>	N/A

2. POSITIONS OF THE PARTY TO THE OFFER MAKING THE DISCLOSURE

If there are positions or rights to subscribe to disclose in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 2(a) or (b) (as appropriate) for each additional class of relevant security.

(a) Interests and short positions in the relevant securities of the offeror or offeree to which the disclosure relates

Class of relevant security:	Ordinary Shares of £0.01 each			
	Interests		Short positions	
	Number	%	Number	%
(1) Relevant securities owned and/or controlled:	0	0	0	0
(2) Cash-settled derivatives:	0	0	0	0
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	0	0	0	0
TOTAL:	0	0	0	0

All interests and all short positions should be disclosed.

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).

(b) Rights to subscribe for new securities

Class of relevant security in relation to which subscription right exists:	None.
Details, including nature of the rights concerned and relevant percentages:	None.

3. POSITIONS OF PERSONS ACTING IN CONCERT WITH THE PARTY TO THE OFFER MAKING THE DISCLOSURE

Details of any interests, short positions and rights to subscribe (including directors' and other employee options) of any person acting in concert with the party to the offer making the disclosure:

- (a) Ordinary shares held by the directors of Lok'n Store Group Plc, their close relatives and related trusts:

Name	Number of ordinary shares of £0.01 each	Percentage of issued share capital
Andrew Jacobs	4,263,950	12.96
<i>Close relatives of Andrew Jacobs</i>	115,600	0.29
Bridget Barker	12,000	0.04
Charles Peal	329,652	1.00
<i>Close relatives of Charles Peal</i>	191,321	0.58
Jeffrey Woyda	2,419	0.01
Neil Newman-Shepherd	30,739	0.09
<i>Close relatives of Neil Newman-Shepherd</i>	3,466	0.01
Raymond Davies	103,187	0.31
Richard Holmes	279,606	0.85
<i>Close relatives of Richard Holmes</i>	20,173	0.06
Simon Thomas	1,541,190	4.68
<i>Close relatives of Simon Thomas</i>	60,206	0.18
Thomas Lampard	100	0.00

- (b) Options and awards granted under Lok'n Store Plc's share plans held by the directors of Lok'n Store Plc, their close relatives and related trusts:

Lok'n Store 1010 Partnership Performance Plan:

Name	Date of grant	Number of ordinary shares of £0.01 each	Exercise period	Exercise price (per share)
Andrew Jacobs	7 August 2018	40,000	31 July 2023 to 31 July 2033	£6.00
	31 July 2019	40,000	31 July 2024 to 31 July 2034	£6.00
	31 July 2020	40,000	31 July 2025 to 31 July 2035	£6.00
	31 July 2021	40,000	31 July 2026 to 31 July 2036	£6.00
	31 July 2022	40,000	31 July 2027 to 31 July 2037	£6.00
Neil Newman-Shepherd	7 August 2018	60,000	31 July 2023 to 31 July 2033	£6.00
	31 July 2019	60,000	31 July 2024 to 31 July 2034	£6.00
	31 July 2020	60,000	31 July 2025 to 31 July 2035	£6.00
	31 July 2021	60,000	31 July 2026 to 31 July 2036	£6.00

			31 July 2036	
	31 July 2022	59,422	31 July 2027 to 31 July 2037	£6.00
Raymond Davies	7 August 2018	40,000	31 July 2023 to 31 July 2033	£6.00
	31 July 2019	40,000	31 July 2024 to 31 July 2034	£6.00
	31 July 2020	40,000	31 July 2025 to 31 July 2035	£6.00
	31 July 2021	40,000	31 July 2026 to 31 July 2036	£6.00
	31 July 2022	38,236	31 July 2027 to 31 July 2037	£6.00
Rhys Warren-Thomas	31 July 2018	40,000	31 July 2023 to 31 July 2033	£6.00
	31 July 2019	40,000	31 July 2024 to 31 July 2034	£6.00
	31 July 2020	40,000	31 July 2025 to 31 July 2035	£6.00
	31 July 2021	40,000	31 July 2026 to 31 July 2036	£6.00
	31 July 2022	40,000	31 July 2027 to 31 July 2037	£6.00
Thomas Lampard	31 July 2018	40,000	31 July 2023 to 31 July 2033	£6.00
	31 July 2019	40,000	31 July 2024 to 31 July 2034	£6.00
	31 January 2020	10,000	31 July 2025 to 31 July 2035	£6.00
	31 July 2020	40,000	31 July 2025 to 31 July 2035	£6.00
	31 July 2021	60,000	31 July 2026 to 31 July 2036	£6.00
	31 July 2022	60,000	31 July 2027 to 31 July 2037	£6.00

Lok'n Store 2020 Partnership Performance Plan:

Name	Date of grant	Number of ordinary shares of £0.01 each	Exercise period	Exercise price (per share)
Andrew Jacobs	31 July 2023	40,000	31 July 2028 to 31 July 2038	£10.00
Neil Newman-Shepherd	31 July 2023	60,000	31 July 2028 to 31 July 2038	£10.00
Raymond Davies	31 July 2023	40,000	31 July 2028 to 31 July 2038	£10.00
Rhys Warren-Thomas	31 July 2023	24,000	31 July 2028 to 31 July 2038	£10.00
Thomas Lampard	31 July 2023	60,000	31 July 2028 to 31 July 2038	£10.00

Lok'n Store CSOP:

Name	Date of grant	Number of ordinary shares of £0.01 each	Exercise period	Exercise price (per share)
Neil Newman-Shepherd	31 July 2015	2,218	31 July 2018 to 31 July 2025	£2.875
	31 July 2016	1,434	31 July 2019 to 31 July 2026	£3.25

	31 July 2017	966	31 July 2020 to 31 July 2027	£3.875
	31 July 2022	964	31 July 2025 to 31 July 2032	£10.20
Raymond Davies	31 July 2022	2,941	31 July 2025 to 31 July 2032	£10.20
Thomas Lampard	31 July 2015	2,609	31 July 2018 to 31 July 2025	£2.875
	31 July 2016	5,648	31 July 2019 to 31 July 2026	£3.25
	31 July 2020	727	31 July 2023 to 31 July 2030	£5.70

Lok'n Store Unapproved Share Option Scheme:

Name	Date of grant	Number of ordinary shares of £0.01 each	Exercise period	Exercise price (per share)
Neil Newman-Shepherd	31 July 2014	44,457	31 July 2017 to 31 July 2024	£2.07
	31 July 2015	4,435	31 July 2018 to 31 July 2025	£2.875
	31 July 2016	17,028	31 July 2019 to 31 July 2026	£3.25
	31 July 2017	19,679	31 July 2020 to 31 July 2027	£3.875
Raymond Davies	31 July 2009	10,000	31 July 2012 to 31 July 2024	£0.565
	31 July 2010	26,470	31 July 2013 to 31 July 2025	£0.85
	31 July 2014	35,505	31 July 2017 to 31 July 2024	£2.070
Rhys Warren-Thomas	31 July 2014	10,507	31 July 2017 to 31 July 2024	£2.07
	31 July 2017	7,742	31 July 2020 to 31 July 2027	£3.875
Thomas Lampard	31 July 2016	3,582	31 July 2019 to 31 July 2026	£3.25
	31 July 2017	8,258	31 July 2020 to 31 July 2027	£3.875

- (c) 623,212 ordinary shares held by the Lok'n Store Group plc employee benefit trust established pursuant to a deed dated 8 July 1999 and of which Lok'n Store Trustee Limited is the trustee.

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).

4. OTHER INFORMATION

(a) Indemnity and other dealing arrangements

Details of any indemnity or option arrangement, or any agreement or understanding, formal or informal, relating to relevant securities which may be an inducement to deal or refrain from dealing entered into by the party to the offer making the disclosure or

<p>any person acting in concert with it: <i>Irrevocable commitments and letters of intent should not be included. If there are no such agreements, arrangements or understandings, state "none"</i></p>
None.

(b) Agreements, arrangements or understandings relating to options or derivatives

<p>Details of any agreement, arrangement or understanding, formal or informal, between the party to the offer making the disclosure, or any person acting in concert with it, and any other person relating to: (i) the voting rights of any relevant securities under any option; or (ii) the voting rights or future acquisition or disposal of any relevant securities to which any derivative is referenced: <i>If there are no such agreements, arrangements or understandings, state "none"</i></p>
None.

(c) Attachments

Are any Supplemental Forms attached?

Supplemental Form 8 (Open Positions)	NO
Supplemental Form 8 (SBL)	NO

Date of disclosure:	17 April 2024
Contact name:	Raymond Davies (Group Finance Director)
Telephone number:	+44 1252 521010

Public disclosures under Rule 8 of the Code must be made to a Regulatory Information Service.

The Panel's Market Surveillance Unit is available for consultation in relation to the Code's disclosure requirements on +44 (0)20 7638 0129.

The Code can be viewed on the Panel's website at www.thetakeoverpanel.org.uk.