

NS Director/PDMR Shareholding



EXERCISE OF SHARE OPTIONS & RULE 2.9 ANNOUNCEMENT

LOK'N STORE GROUP PLC

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FOR IMMEDIATE RELEASE

23 July 2024

RECOMMENDED CASH ACQUISITION
OF
LOK'N STORE GROUP PLC ("LOK'NSTORE")
BY
SHURGARD SELF STORAGE LIMITED ("SHURGARD")

to be effected by means of a Scheme of Arrangement under Part 26 of the Companies Act 2006

Exercise of share options, admission of new Lok'nStore Shares to trading on AIM and Rule 2.9 anr

On 11 April 2024, the boards of Shurgard and Lok'nStore announced that they had reached agree recommended cash offer pursuant to which Shurgard will acquire the entire issued and to be issue Lok'nStore (the "Acquisition"). The Acquisition is being implemented by means of a Cou arrangement under Part 26 of the Companies Act 2006 (the "Scheme").

Capitalised terms used but not defined in this Announcement have the meanings given to them published by Lok'nStore on 17 May 2024 containing the full terms and conditions of the & **Document**").

Exercise of share options & Rule 2.9 announcement - 12:35:00 23 Jul 2024 - LOK News article | London Stock Exchange

Following the Court sanction of the Scheme on 18 July 2024, conditional exercises by holders of c Lok'nStore Share Plans for an aggregate of 1,798,275 Lok'nStore Shares have become unco Lok'nStore Shares have been allotted and issued to Lok'nStore Trustee Limited as trustee of the Lol trust in its capacity as nominee for the relevant option holders (the "Trustee") and admitted to t that the Trustee now holds the legal title to an aggregate of 1,798,275 Lok'nStore Shares (incl Lok'nStore Shares already held by the Trustee) with beneficial ownership of such Lok'nStore Share options in accordance with the proposals made by Shurgard and Lok'nStore to participants under t in letters to them dated 17 May 2024 in accordance with Rule 15 of the Code (the "Rule 15 Proposals Lok'nStore Shares are "Scheme Shares" for the purposes of the Scheme and will therefore be acqui Scheme.

The holders of options who conditionally exercised their options in accordance with the Rule 1 following Lok'nStore Directors in respect of options granted to them under the Lok'nStore Share P to the extent not already vested, vested following Court sanction of the Scheme):

Director/PDMR	Number of new Lok'nStore Shares	Total Holding	% Holding
Andrew Jacobs	240,000	4,503,950	12.98%
Raymond Davies	313,152	416,339	1.2%
Neil Newman-Shepherd	450,603	481,342	1.39%
Thomas Lampard	330,824	330,924	0.95%
Total	1,576,828	6,015,010	-

Notifications by the Lok'nStore Directors in accordance with the Market Abuse Regulation (EU) No. of the laws of the United Kingdom from time to time, are set out in the Appendix to this Announcer

Following the allotment and issue of the 1,175,063 new Lok'nStore Shares on the date of this A confirms, in accordance with Rule 2.9 of the Code and for the purposes of Rule 17 and Schedu Companies, that it has 34,702,587 ordinary shares of one penny each in issue and no Lok'nStore S and the total number of voting rights is therefore 34,702,587. This figure may be used by sharehc for the calculations by which they will determine if they are required to notify their interest in, or in, the share capital of the Company under the FCA's Disclosure and Transparency Rules. Th Identification Number (ISIN) for Lok'nStore Shares is GB0007276115.

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Allen Overy Shearman Sterling LLP is acting as legal adviser to Shurgard. Travers Smith LLP is Lok'nStore.

APPENDIX

Notification	Notification and public disclosure of transactions by persons discharging managerial responsibili closely associated with them		
1.	Details of the person discharging managerial responsibilities/person closely associat Name Andrew Jacobs		
(a)			
2.	Reason for the notification		
(a)	Position/status Executive Chairman		
(b)	Initial notification/Amendment	Initial notification	

3.	Details of the issuer, emission allowance market participant, auction platform, auc monitor		
(a)	Name	Lok'nStore Group	plc
(b)	LEI	213800MXVAMG3	3CA42A19
4.	Details of the transaction(s): section to be r transaction; (iii) each date; and (iv) each pla	-	
(a)	Description of the financial instrument, type of instrument	Ordinary shares of	f £0.01 each
	Identification code	ISIN: GB00072761	15
(b)	Nature of the transaction	Exercise of share of	options
(c)	Price(s) and volume(s)	No. of Lok'nStore Shares	Lok'nStore Share Scheme
		40,000	Lok'nStore 1010 PPP
		40,000	Lok'nStore 2020 PPP
(d)	Aggregated information - Aggregated volume - Price	exercise of Store Share - 40,000 Lok	c'nStore Shares acquoptions, at a price of the control of the cont
(e)	Date of the transaction	23 July 2024	
(f)	Place of the transaction	AIM	

Notifica	Notification and public disclosure of transactions by persons discharging managerial responsibili closely associated with them			
1.	Details of the person discharging m	Details of the person discharging managerial responsibilities/person closely associa		
(a)	Name Raymond Davies			
2.	Reason for the notification	Reason for the notification		
(b)	Position/status Group Finance Director			
(c)	Initial notification/Amendment	Initial notification		
3.	Details of the issuer, emission allow monitor	Details of the issuer, emission allowance market participant, auction platform, auct monitor		
(d)	Name	Lok'nStore Group plc		
(e)	LEI	213800MXVAMG3CA42A19		

4.	Details of the transaction(s): section to be transaction; (iii) each date; and (iv) each pl	-	= =
(f)	Description of the financial instrument, type of instrument	, Ordinary shares o	f £0.01 each
	Identification code	ISIN: GB00072761	15
(g)	Nature of the transaction	Exercise of share of	options
(h)	Price(s) and volume(s)		
		No. of Lok'nStore Shares	Lok'nStore Share Scheme
		40,000	Lok'nStore 1010 PPP
		38,236	Lok'nStore 1010 PPP
		40,000	Lok'nStore 2020 PPP
		10,000	Lok'nStore Unapproved
		26,470	Lok'nStore Unapproved
		35,505	Lok'nStore Unapproved
		2,941	Lok'nStore CSOP
(i)	Aggregated information - Aggregated volume - Price	 10,000 Lok'nStore Shares acquexercise of options, at a price of Store Share 26,470 Lok'nStore Shares acquexercise of options, at a price of Lok'nStore Share 35,505 Lok'nStore Shares acquexercise of options, at a price Lok'nStore Share 198,236 Lok'nStore Shares acquexercise of options, at a price Lok'nStore Share 40,000 Lok'nStore Shares acquexercise of options, at a price Lok'nStore Share 2,941 Lok'nStore Shares acquexercise of options, at a price Lok'nStore Share 2,941 Lok'nStore Shares acquexercise of options, at a price Lok'nStore Share 	
(j)	Date of the transaction	23 July 2024	
(k)	Place of the transaction	AIM	

1.	Details of the person discharging manageria	l responsibilities/p	erson closely asso
(a)	Name	Neil Newman-She	pherd
2.	Reason for the notification		
(b)	Position/status	Group Managing I	Director
(c)	Initial notification/Amendment	Initial notification	
3.	Details of the issuer, emission allowance market participant, auction platform, auction monitor		
(d)	Name	Lok'nStore Group	plc
(e)	LEI	213800MXVAMG3	3CA42A19
4.	Details of the transaction(s): section to be r transaction; (iii) each date; and (iv) each pla	•	
(f)	Description of the financial instrument, type of instrument	Ordinary shares o	f £0.01 each
	Identification code	ISIN: GB00072761	.15
(g)	Nature of the transaction	Exercise of share of	options
(h)	Price(s) and volume(s)	No. of Lok'nStore	Lok'nStore Share Scheme
		Shares	
		60,000	Lok'nStore 1010 PPP
		60,000	Lok'nStore
		60,000	1010 PPP Lok'nStore
			1010 PPP
		60,000	Lok'nStore 1010 PPP
		59,422	Lok'nStore
			1010 PPP
		60,000	Lok'nStore 2020 PPP
		44,457	Lok'nStore
			Unapproved
		4,435	Lok'nStore Unapproved
		17,028	Lok'nStore
			Unapproved
		19,679	Lok'nStore
		2,218	Unapproved Lok'nStore
		2,210	CSOP
		1,434	Lok'nStore
		066	CSOP
		966	Lok'nStore

		964 Lok'nStore CSOP
(i)	Aggregated information - Aggregated volume - Price	 44,457 Lok'nStore Shares acquirexercise of options, at a price of Store Share 6,653 Lok'nStore Shares acquirexercise of options, at a price Lok'nStore Share 18,462 Lok'nStore Shares acquirexercise of options, at a price Lok'nStore Share 20,645 Lok'nStore Shares acquirexercise of options, at a price Lok'nStore Share 299,422 Lok'nStore Shares acquirexercise of options, at a price Lok'nStore Share 60,000 Lok'nStore Shares acquirexercise of options, at a price Lok'nStore Share 964 Lok'nStore Shares acquirexercise of options, at a price Lok'nStore Share 964 Lok'nStore Shares acquirexercise of options, at a price Lok'nStore Share
(j)	Date of the transaction	23 July 2024
(k)	Place of the transaction	AIM

Notification and public disclosure of transactions by persons discharging managerial responsibilication and public disclosure of transactions by persons discharging managerial responsibility.				
1.	Details of the person discharging managerial	Details of the person discharging managerial responsibilities/person closely associat		
(1)	Name	Thomas Lampard		
2.	Reason for the notification	Reason for the notification		
(m)	Position/status Property Director			
(n)	Initial notification/Amendment Initial notification			
3.	Details of the issuer, emission allowance market participant, auction platform, aucti monitor			
(o)	Name	Lok'n Store Group plc		
(p)	LEI 213800MXVAMG3CA42A19			
4.	• •	Details of the transaction(s): section to be repeated for (i) each type of instrument; transaction; (iii) each date; and (iv) each place where transactions have been conductions.		
(q)	Description of the financial instrument, type of instrument	Ordinary shares of £0.01 each		
	Identification code	ISIN: GB0007276115		
(r)	Nature of the transaction	Exercise of share options		

(s)	Price(s) and volume(s)		
		No. of Lok'nStore Shares	Lok'nStore Share Scheme
		40,000	Lok'nStore 1010 PPP
		40,000	Lok'nStore 1010 PPP
		10,000	Lok'nStore 1010 PPP
		40,000	Lok'nStore 1010 PPP
		60,000	Lok'nStore 1010 PPP
		60,000	Lok'nStore 1010 PPP
		60,000	Lok'nStore 2020 PPP
		3,582	Lok'nStore Unapproved
		8,258	Lok'nStore Unapproved
		2,609	Lok'nStore CSOP
		5,648	Lok'nStore CSOP
		727	Lok'nStore CSOP
(t)	Aggregated information - Aggregated volume - Price	exercise of Store Share - 9,230 Lok exercise of Store Share - 8,258 Lok exercise of Lok'nStore - 727 Lok' exercise of Lok'nStore - 250,000 Lok exercise of Lok'nStore - 60,000 Lok	'nStore Shares acquir options, at a price of editors. The store Shares acquir foptions, at a price Share nStore Shares acquir foptions, at a price Share k'nStore Shares acquir foptions, at a price Share k'nStore Shares acquir foptions, at a price share c'nStore Shares acquir foptions, at a price foptions, at a price shares acquir foptions, at a price foptions fopt
(u)	Date of the transaction	23 July 2024	
(v)	Place of the transaction	AIM	

Notification and public disclosure of transactions by persons discharging managerial responsible closely associated with them	
1.	Details of the person discharging managerial responsibilities/person closely associat

(a)	Name	Rhys Warren Th Thomas	omas, closely associa
2.	Reason for the notification		
(b)	Position/status	Person closely a Executive Directo	essociated with Simon
(c)	Initial notification/Amendment	Initial notification	1
3.	Details of the issuer, emission allowance ma	arket participant, a	uction platform, aucti
(d)	Name	Lok'nStore Group	plc
(e)	LEI	213800MXVAMG	3CA42A19
4.	Details of the transaction(s): section to be r transaction; (iii) each date; and (iv) each pla	-	= =
(f)	Description of the financial instrument, type of instrument	Ordinary shares o	of £0.01 each
	Identification code	ISIN: GB0007276	115
(g)	Nature of the transaction	Exercise of share	options
(h)	Price(s) and volume(s)	_	
		No. of Lok'nStore Shares	Lok'nStore Share Scheme
		40,000	Lok'nStore 1010 PPP
		24,000	Lok'nStore
		10,507	2020 PPP Lok'nStore
		7,742	Unapproved Lok'nStore
		7,742	Unapproved
(i)	Aggregated information - Aggregated volume - Price	exercise of Store Share - 7,742 Lol exercise of Store Share - 200,000 Lo exercise o Lok'nStore - 24,000 Lo	c'nStore Shares acquir options, at a price of e ok'nStore Shares acqui f options, at a pric Share k'nStore Shares acquir f options, at a price

	(k)	Place of the transaction	AIM
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Under Rule 8.3(a) of the Code, any person who is interested in 1 per cent. or more of any class o offeree company or of any securities exchange offeror (being any offeror other than an offeror in re announced that its offer is, or is likely to be, solely in cash) must make an Opening Position commencement of the offer period and, if later, following the Announcement in which any securitic identified. An Opening Position Disclosure must contain details of the person's interests and short subscribe for, any relevant securities of each of (i) the offeree company and (ii) any securities exchan Position Disclosure by a person to whom Rule 8.3(a) applies must be made by no later than 3.30 p. day following the commencement of the offer period and, if appropriate, by no later than 3.30 p.m. following the Announcement in which any securities exchange offeror is first identified. Relevant relevant securities of the offeree company or of a securities exchange offeror prior to the deadlir Position Disclosure must instead make a Dealing Disclosure.

Under Rule 8.3(b) of the Code, any person who is, or becomes, interested in 1 per cent. or mor securities of the offeree company or of any securities exchange offeror must make a Dealing Disclo any relevant securities of the offeree company or of any securities exchange offeror. A Dealing Disclo of the dealing concerned and of the person's interests and short positions in, and rights to su securities of each of (i) the offeree company and (ii) any securities exchange offeror(s), save to the have previously been disclosed under Rule 8. A Dealing Disclosure by a person to whom Rule 8.3(b, no later than 3.30 p.m. on the business day following the date of the relevant dealing.

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Exercise of share options & Rule 2.9 announcement - 12:35:00 23 Jul 2024 - LOK News article | London Stock Exchange Opening Position Disclosures must also be made by the offeree company and by any offeror and also be made by the offeree company, by any offeror and by any persons acting in concert with any and 8.4).

Details of the offeree and offeror companies in respect of whose relevant securities Opening Positic Disclosures must be made can be found in the Disclosure Table on the Panel's website at www including details of the number of relevant securities in issue, when the offer period commenced of first identified. You should contact the Panel's Market Surveillance Unit on +44 (0)20 7638 0129 if you whether you are required to make an Opening Position Disclosure or a Dealing Disclosure.

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Please be aware that addresses, electronic addresses and certain information provided by Lok'nSt with information rights and other relevant persons for the receipt of communications from Lok'n Shurgard during the Offer Period as required under section 4 of Appendix 4 to the Code to comple Code.

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A copy of this Announcement will be available, subject to certain restrictions relating to persusurisdictions, on Shurgard's website at https://www.shurgard.com/corporate/investors/acquistions/shurgard.com/corporate/investors/shurgard.com/corporate/

General

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