



**LONDON  
STOCK  
EXCHANGE**

An LSEG Business

NS Director/PDMR Shareholding



## EXERCISE OF SHARE OPTIONS & RULE 2.9 ANNOUNCEMENT

[LOK'N STORE GROUP PLC](#)

Released 12:35:00 23 July 2024

RNS Number : 5020X  
Lok'nStore Group PLC  
23 July 2024

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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 announcement**

On 11 April 2024, the boards of Shurgard and Lok'nStore announced that they had reached agreement on a recommended cash offer pursuant to which Shurgard will acquire the entire issued and to be issued share capital of Lok'nStore (the "**Acquisition**"). The Acquisition is being implemented by means of a Court-sanctioned 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 in the **Document** published by Lok'nStore on 17 May 2024 containing the full terms and conditions of the **Document**).

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 unconditional. Lok'nStore Shares have been allotted and issued to Lok'nStore Trustee Limited as trustee of the Lok trust in its capacity as nominee for the relevant option holders (the "**Trustee**") and admitted to the trust that the Trustee now holds the legal title to an aggregate of 1,798,275 Lok'nStore Shares (including 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 the Scheme in letters to them dated 17 May 2024 in accordance with Rule 15 of the Code (the "**Rule 15 Proposal**"). Lok'nStore Shares are "Scheme Shares" for the purposes of the Scheme and will therefore be acquired under the Scheme.

The holders of options who conditionally exercised their options in accordance with the Rule 15 Proposal following Lok'nStore Directors in respect of options granted to them under the Lok'nStore Share Plans 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%
<b>Total</b>	1,576,828	6,015,010	-

Notifications by the Lok'nStore Directors in accordance with the Market Abuse Regulation (EU) No. 596/2014 of the laws of the United Kingdom from time to time, are set out in the Appendix to this Announcement.

Following the allotment and issue of the 1,175,063 new Lok'nStore Shares on the date of this Announcement, Lok'nStore confirms, in accordance with Rule 2.9 of the Code and for the purposes of Rule 17 and Schedule 1 of the Companies Act 2006, that it has 34,702,587 ordinary shares of one penny each in issue and no Lok'nStore Shares in issue and the total number of voting rights is therefore 34,702,587. This figure may be used by shareholders 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. The International Securities Identification Number (ISIN) for Lok'nStore Shares is GB0007276115.

#### Enquiries:

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#### Shurgard

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Ashish Agrawal

Jonty Edwards

John Ulrich

**Lok'nStore****Lok'nStore** +44 12 525Andrew Jacobs  
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Chris Emmerson  
Arnout Hartevelde  
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Carl Gough  
Henry Nicholls**Camarco (Financial PR to Lok'nStore)** + 44 20 375Billy Clegg  
Tom Huddart  
Letaba Rimell*Allen Overy Shearman Sterling LLP is acting as legal adviser to Shurgard. Travers Smith LLP is Lok'nStore.***APPENDIX**

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

<b>3.</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or monitor</b>																
(a)	Name	Lok'nStore Group plc															
(b)	LEI	213800MXVAMG3CA42A19															
<b>4.</b>	<b>Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each transaction; (iii) each date; and (iv) each place where transactions have been conducted</b>																
(a)	Description of the financial instrument, type of instrument	Ordinary shares of £0.01 each															
	Identification code	ISIN: GB0007276115															
(b)	Nature of the transaction	Exercise of share options															
(c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>No. of Lok'nStore Shares</th> <th>Lok'nStore Share Scheme</th> </tr> </thead> <tbody> <tr> <td>40,000</td> <td>Lok'nStore 1010 PPP</td> </tr> <tr> <td>40,000</td> <td>Lok'nStore 1010 PPP</td> </tr> <tr> <td>40,000</td> <td>Lok'nStore 1010 PPP</td> </tr> <tr> <td>40,000</td> <td>Lok'nStore 1010 PPP</td> </tr> <tr> <td>40,000</td> <td>Lok'nStore 1010 PPP</td> </tr> <tr> <td>40,000</td> <td>Lok'nStore 2020 PPP</td> </tr> </tbody> </table>		No. of Lok'nStore Shares	Lok'nStore Share Scheme	40,000	Lok'nStore 1010 PPP	40,000	Lok'nStore 1010 PPP	40,000	Lok'nStore 1010 PPP	40,000	Lok'nStore 1010 PPP	40,000	Lok'nStore 1010 PPP	40,000	Lok'nStore 2020 PPP
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(d)	Aggregated information <ul style="list-style-type: none"> <li>- Aggregated volume</li> <li>- Price</li> </ul>	<ul style="list-style-type: none"> <li>- 200,000 Lok'nStore Shares acquired on exercise of options, at a price of 1010 Store Share</li> <li>- 40,000 Lok'nStore Shares acquired on exercise of options, at a price of 2020 Lok'nStore Share</li> </ul>															
(e)	Date of the transaction	23 July 2024															
(f)	Place of the transaction	AIM															

**Notification and public disclosure of transactions by persons discharging managerial responsibilities or persons closely associated with them**

<b>1.</b>	<b>Details of the person discharging managerial responsibilities/person closely associated with them</b>	
(a)	Name	Raymond Davies
<b>2.</b>	<b>Reason for the notification</b>	
(b)	Position/status	Group Finance Director
(c)	Initial notification/Amendment	Initial notification
<b>3.</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or monitor</b>	
(d)	Name	Lok'nStore Group plc
(e)	LEI	213800MXVAMG3CA42A19

4.	<b>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 conducted</b>																							
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(a)	Name Neil Newman-Shepherd																												
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(b)	Position/status Group Managing Director																												
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(i)	Aggregated information <ul style="list-style-type: none"> <li>- Aggregated volume</li> <li>- Price</li> </ul>	<ul style="list-style-type: none"> <li>- 44,457 Lok'nStore Shares acquired exercise of options, at a price of Store Share</li> <li>- 6,653 Lok'nStore Shares acquired exercise of options, at a price Lok'nStore Share</li> <li>- 18,462 Lok'nStore Shares acquired exercise of options, at a price Lok'nStore Share</li> <li>- 20,645 Lok'nStore Shares acquired exercise of options, at a price Lok'nStore Share</li> <li>- 299,422 Lok'nStore Shares acquired exercise of options, at a price Lok'nStore Share</li> <li>- 60,000 Lok'nStore Shares acquired exercise of options, at a price Lok'nStore Share</li> <li>- 964 Lok'nStore Shares acquired exercise of options, at a price Lok'nStore Share</li> </ul>	
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<b>Notification and public disclosure of transactions by persons discharging managerial responsibilities closely associated with them</b>		
<b>1.</b>	<b>Details of the person discharging managerial responsibilities/person closely associated with them</b>	
(l)	Name	Thomas Lampard
<b>2.</b>	<b>Reason for the notification</b>	
(m)	Position/status	Property Director
(n)	Initial notification/Amendment	Initial notification
<b>3.</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or monitor</b>	
(o)	Name	Lok'n Store Group plc
(p)	LEI	213800MXVAMG3CA42A19
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(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

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**Notification and public disclosure of transactions by persons discharging managerial responsibilities closely associated with them**

**1. Details of the person discharging managerial responsibilities/person closely associated with them**



(a)	Name	Rhys Warren Thomas, closely associated with Thomas																			
<b>2.</b>	<b>Reason for the notification</b>																				
(b)	Position/status	Person closely associated with Simon Executive Director																			
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(i)	Aggregated information <ul style="list-style-type: none"> <li>- Aggregated volume</li> <li>- Price</li> </ul>	<ul style="list-style-type: none"> <li>- 10,507 Lok'nStore Shares acquired through exercise of options, at a price of 1010 Store Share</li> <li>- 7,742 Lok'nStore Shares acquired through exercise of options, at a price of 1010 Store Share</li> <li>- 200,000 Lok'nStore Shares acquired through exercise of options, at a price of 1010 Store Share</li> <li>- 24,000 Lok'nStore Shares acquired through exercise of options, at a price of 2020 Store Share</li> </ul>																			
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*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 Position Disclosures must be made can be found in the Disclosure Table on the Panel's website at [www.londonstockexchange.com](http://www.londonstockexchange.com) including details of the number of relevant securities in issue, when the offer period commenced (or first identified). You should contact the Panel's Market Surveillance Unit on +44 (0)20 7638 0129 if you are required to make an Opening Position Disclosure or a Dealing Disclosure.*

#### **Electronic Communications**

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

#### **Publication on a website**

*A copy of this Announcement will be available, subject to certain restrictions relating to personal data in certain jurisdictions, on Shurgard's website at <https://www.shurgard.com/corporate/investors/acquisition> and Lok'nStore's website at [www.loknstore.co.uk/investors/recommended-cash-offer](http://www.loknstore.co.uk/investors/recommended-cash-offer) promptly and in any event by 12 noon on the Business Day following the date of this Announcement. Neither the content of the Announcement nor the content of any website accessible from hyperlinks in this Announcement is intended to be part of, this Announcement.*

#### **General**

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