

NEWS RELEASE

For Release

December 18, 2025
Toronto, Ontario

StorageVault to Acquire Six Assets for \$71.8 Million, Exceeding \$200 Million Completed and Announced Transactions for 2025

STORAGEVAULT CANADA INC. (“StorageVault”) (SVI-TSX) is pleased to announce that it has agreed to acquire six assets from five vendor groups (collectively, the “Vendors”) for an aggregate purchase price of \$71.8 million, subject to customary adjustments and due diligence conditions (the “Acquisitions”). Four of the transactions are arm’s length, and one transaction consisting of two stores, totaling \$42.0 million, is a related party acquisition (the “Related Party Acquisition”) with Access Self Storage Inc. and its affiliate (“Access”) as the Vendor. It is anticipated that the Acquisitions will close in Q1 2026. The assets are located in British Columbia, Alberta, Ontario and Quebec and are complementary to StorageVault’s existing portfolio. With the \$132.6 million of completed year to date acquisitions, the total amount of completed and announced transactions exceeds \$200 million.

Purchase Price and Payment

The aggregate purchase price is \$71.8 million, subject to adjustments, and is payable with existing funds, first mortgages, and potential share consideration. Access may elect to receive up to \$2.0 million of the purchase price in StorageVault common shares, issued at a price equal to the greater of \$5.87 per share (based on consensus net asset value) or the 10-day, prior to closing, volume-weighted average trading price (VWAP).

Conditions Precedent to the Acquisitions

The obligations of StorageVault to complete the Acquisitions are subject to conditions including, but not limited to: satisfactory due diligence, obtaining first mortgage commitments, and satisfactory environmental site assessment reports. The obligations of both StorageVault and the Vendors to complete the closing of the Acquisitions are subject to the satisfaction of other customary closing conditions.

Exemption from MI 61-101

As Access is a non-arm’s length party to StorageVault, the Related Party Acquisition is considered a “related party transaction” under MI 61-101 - “*Protection of Minority Security Holders in Special Transactions*” (“MI 61-101”). StorageVault will rely on exemptions from the formal valuation and minority approval requirements of MI 61-101, in respect of the Related Party Acquisition, pursuant to Section 5.5(a) and Section 5.7(a) (Fair Market Value Not More Than 25% of Market Capitalization) of MI 61-101.

Other Information

There can be no assurance that the Acquisitions will be completed as proposed or at all. No new insiders will be created, nor will any change of control occur, as a result of the Acquisitions.

About StorageVault Canada Inc.

StorageVault currently owns and operates 265 storage locations across Canada. StorageVault owns 232 of these locations plus over 5,000 portable storage units representing over 13.2 million rentable square feet on 767 acres of land. StorageVault also provides last mile storage and logistics’ solutions and professional records management services, such as document and media storage, imaging and shredding services.

For further information, contact Mr. Steven Scott or Mr. Iqbal Khan:

Tel: 1-877-622-0205
ir@storagevaultcanada.com

Follow us:

Instagram: [@accessstorageca](#) [@depotiumminientrepot](#) [@sentinelstorageca](#) [@cubeitportablestorage](#)

Forward-Looking Information: This news release contains “forward-looking information” within the meaning of applicable Canadian securities legislation. All statements, other than statements of historical fact, included herein are forward-looking information. In particular, this news release contains forward-looking information regarding: the Corporation’s expectations to complete \$71.8 million of Acquisitions, including the potential aggregate purchase price of the Acquisitions, the form of consideration for the Acquisitions and the potential closing dates of the Acquisitions. There can be no assurance that such forward-looking information will prove to be accurate, and actual results and future events could differ materially from those anticipated in such forward-looking information. This forward-looking information reflects StorageVault’s current beliefs, estimates, forecasts and projections and is based on information currently available to StorageVault and on assumptions StorageVault believes are reasonable. These assumptions include, but are not limited to, assumptions regarding: obtaining all approvals and satisfying all conditions in relation to the Acquisitions; the level of activity in the storage business and the economy generally; consumer interest in StorageVault’s services and products; and competition and StorageVault’s competitive advantages. Forward-looking information is subject to known and unknown risks, uncertainties and other factors that may cause the actual results, level of activity, performance or achievements of StorageVault to be materially different from those expressed or implied by such forward-looking information. Such risks and other factors may include, but are not limited to: general business, economic, competitive, political and social uncertainties; general capital market conditions and market prices for securities; delay or failure to receive board of directors, third party or regulatory approvals; the actual results of StorageVault’s future operations; competition; changes in legislation, including environmental legislation, affecting StorageVault; the timing and availability of external financing on acceptable terms; conclusions of economic evaluations and appraisals; lack of qualified, skilled labour or loss of key individuals; and the impact that the imposition of trade tariffs, particularly from the United States, may have on the global economy, and the economy in Canada in particular. A description of additional risk factors that may cause actual results to differ materially from forward-looking information can be found in StorageVault’s disclosure documents on the SEDAR+ website at www.sedarplus.ca. Although StorageVault has attempted to identify important risks and factors that could cause actual results to differ materially from those contained in forward-looking information, there may be other factors that cause results not to be as anticipated, estimated or intended. Readers are cautioned that the foregoing list of factors is not exhaustive. Readers are further cautioned not to place undue reliance on forward-looking information as there can be no assurance that the plans, intentions or expectations upon which they are placed will occur. Forward-looking information contained in this news release is expressly qualified by this cautionary statement. The forward-looking information contained in this news release represents the expectations of StorageVault as of the date of this news release and, accordingly, is subject to change after such date. However, StorageVault expressly disclaims any intention or obligation to update or revise any forward-looking information, whether as a result of new information, future events or otherwise, except as expressly required by applicable securities law.