

NEWS RELEASE

For Release

November 28, 2025
Toronto, Ontario

STORAGEVAULT ANNOUNCES SUCCESSFUL CLOSING OF \$50 MILLION BOUGHT DEAL OFFERING OF 5.60% SENIOR UNSECURED HYBRID DEBENTURES

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STORAGEVAULT CANADA INC. (“StorageVault”) (SVI-TSX) is pleased to announce that, further to its November 12, 2025 and November 25, 2025, news releases, it has completed its previously announced offering of listed senior unsecured hybrid debentures (the “**Debentures**”) with a syndicate of underwriters co-led by CIBC World Markets Inc. and Scotia Capital Inc. (the “**Joint Bookrunners**”) and including National Bank Financial Inc., TD Securities Inc., BMO Nesbitt Burns Inc., RBC Dominion Securities Inc., Canaccord Genuity Corp., Cormark Securities Inc., Desjardins Securities Inc., and Raymond James Ltd. (together with the Joint Bookrunners, the “**Underwriters**”) on a bought deal basis. A total of \$50 million aggregate principal amount of Debentures were issued at a price of \$1,000 per Debenture (the “**Offering**”). StorageVault has also granted the Underwriters an option to purchase up to an additional \$7.5 million aggregate principal amount of Debentures, on the same terms and conditions, exercisable in whole or in part, for a period of 30 days following the closing of the Offering.

The Debentures bear interest at a rate of 5.60% per annum, payable semi-annually in arrears on June 30 and December 31 of each year, with the first interest payment on June 30, 2026, and will mature on December 31, 2030. The Debentures are expected to commence trading on the Toronto Stock Exchange (“**TSX**”) under the symbol “SVI.DB.D” on November 28, 2025.

StorageVault intends to use the net proceeds of the Offering to initially pay down bank debt, which may be subsequently re-drawn to fund the redemption of the 5.75% listed debentures due January 31, 2026, fund potential future acquisitions and for general corporate purposes.

The Debentures were offered pursuant to a short-form prospectus dated November 25, 2025 (the “**Prospectus**”) filed in each of the provinces of Canada, which describes the terms of the Offering. A copy of the short-form prospectus is available under StorageVault’s profile on SEDAR+ at www.sedarplus.ca.

The securities offered pursuant to the Offering have not been, nor will they be, registered under the United States Securities Act of 1933, as amended, (the “1933 Act”) and may not be offered, sold or delivered, directly or indirectly, in the United States, or to, or for the account or benefit of, “U.S. persons” (as defined in Regulation S under the 1933 Act), except pursuant to an exemption from the registration requirements of the 1933 Act. This news release does not constitute an offer to sell or a solicitation of an offer to buy any securities in the United States or to, or for the account or benefit of, U.S. persons.

About StorageVault Canada Inc.

StorageVault 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 768 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.

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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 use of net proceeds of the Offering and the date of listing of the Debentures on the TSX. 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: all conditions relating to the listing of the Debentures being satisfied or waived. 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 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.