

CORPORATE GOVERNANCE

GENERAL INFORMATION ABOUT CORPORATE GOVERNANCE

24Storage is a Swedish limited company and is registered on Nasdaq First North Growth Market. The corporate governance in 24Storage is based on the Nasdaq Issuer Rules, the Companies Act, good practice in the stock market, the Company's articles of association, internal steering documents and other applicable laws, rules and recommendations. The internal steering documents cover primarily the rules of procedure for the Board of Directors, instructions for the Chief Executive Officer, instructions for financial reporting, instructions for authorisation and financial policy. Further, 24Storage has a number of policy documents and manuals which contain policies and provide guidance in the Company's operations and for its co-workers.

Companies listed on Nasdaq First North Growth Market do not need to apply the Swedish Corporate Governance Code ("the Code"). 24Storage does not at the present time apply "the Code".

GENERAL MEETING OF SHAREHOLDERS

The shareholders' influence on the Company is exercised at the general meeting of shareholders, which is the Company's highest decision making body. Each shareholder who on the record day for the general meeting of shareholders is registered in the shareholders' register kept by Euroclear Sweden and listed in a CSD register or another CSD account has the right to participate, in person or through an authorised proxy. The meeting can make decisions in all questions that concern the Company and that do not, according to the Companies Act or the articles of association, expressly fall under another company body's exclusive competence. The meeting can, for example, decide to increase or decrease the share capital, to change the Company's articles of association, or that the Company shall go into liquidation. In addition to having the power to decide on questions such as the issue of new shares, convertible instruments or warrants, the meeting can authorise the Board of Directors to make decisions regarding new share issues. Each shareholder, regardless of the size of the shareholding, has the right to have a stated topic discussed at the general meeting of shareholders. A shareholder who wishes to exercise this right must present a written request to the Board of Directors. Such a request shall normally be received by the Board of Directors in such time that the topic can be included in the notice convening the general meeting of shareholders.

The Annual General Meeting is held annually six months after the end of the financial year. The Chair of the Annual General Meeting is elected by those present. The Annual General Meeting's duties include electing the Company's Board of Directors, adopting the balance sheet and income statement for the Group and for the Company, deciding on the appropriations regarding the Company's profit or loss according to the adopted balance sheet and

deciding on the discharge of liability for members of the Board and the Chief Executive Officer. The Annual General Meeting also decides on the fees to be paid to the members of the Board and the Company's auditors.

An extra general meeting of shareholders may be convened by the Board of Directors when the Board considers there is a reason to hold a meeting before the next Annual General Meeting. The Board of Directors can also convene an extra general meeting of shareholders when an auditor or shareholder who owns more than ten per cent of the shares in the Company submits a written request that a meeting be held to discuss a specific question.

The summons to the general meeting of shareholders is published through advertisements in the Swedish Official Gazette (Post- och Inrikes Tidningar) and on the Company's website. At the time for the summons, notice that the summons has been issued is published in Svenska Dagbladet. The summons to the Annual General Meeting and an extraordinary general meeting of shareholders at which a change in the articles of association is to be discussed must be published at the earliest six (6) and the latest four (4) weeks before the general meeting of shareholders. The summons to other extraordinary general meetings of shareholders is published at the earliest six (6) and the latest two (2) weeks before the general meeting of shareholders. The minutes of general meetings will be made available on the Company's website no later than two weeks after the general meeting.

During the financial year 2019 the Annual General Meeting took place on 14 May 2019. On 26 September 2019 an extraordinary meeting of shareholders was held at which it was decided to authorise the Board of Directors to decide on a new share issue on one or more occasions before the next Annual General Meeting. The next Annual General Meeting will be held in Stockholm on 28 May 2020 at 18.00. All documentation from the general meeting will be published on the Company's website 24storage.se/investera.

NOMINATIONS COMMITTEE

No nominations committee has been appointed prior to the Annual General Meeting in May 2020.

THE BOARD OF DIRECTORS

The Board of Directors has the ultimate responsibility for the Company's organisation and the administration of the Company's operations, which shall be conducted in the interests of the Company and all the shareholders. The Board's primary duties include managing strategic questions in respect of the business, financing, establishing new stores, growth, result and financial position. The Board of Directors shall also ensure that there are

effective systems in place to follow up and control the Company's business and secure that information provided by the Company is characterised by transparency and is correct, relevant and reliable.

The composition of the Board of Directors

Under the 24Storage articles of association the Board of Directors shall comprise at least three and no more than ten members. The members are normally elected each year at the Annual General Meeting for the period until the end of the following Annual General Meeting, although additional members may be elected to the Board during the year at an extraordinary general meeting of shareholders.

At the time of the publication of the Annual Report, the Board consists of seven ordinary members: Jan-Olof Backman (Chair), Kenneth Eriksson, Patrick Metdepenninghen, Staffan Persson, Henrik Forsberg Schoultz, Fredrik Tilander and Maria Åkrans.

All members of the Board are elected for the time up to the end of the next Annual General Meeting, which will be held on 28 May 2020. Each member of the Board has, however, the right to resign from the assignment at any time.

The Board has deemed that Jan-Olof Backman, Kenneth Eriksson, Patrick Metdepenninghen and Maria Åkrans are independent in relation to both the Company and the Company management as major shareholders.

The members of the Board are presented in more detail in the section "Board of Directors and auditor" on page 36. A table below shows when the member took up their position, as well as the Board's assessment of each member's independence.

The Chair of the Board

It is the responsibility of the Chair of the Board to, among other things, lead the work of the Board and to oversee that the work of the Board is conducted effectively and that the Board fulfils its obligations. The Chair shall, through contact with the Chief Executive Officer, regularly be given the information necessary to be able to follow the Company's economic planning and development.

Further, the Chair shall consult with the Chief Executive Officer in strategic questions as well as ensure that decisions made by the Board are executed in an effective manner.

The Chair of the Board is responsible for contacts with the shareholders in questions related to ownership and for conveying opinions from the owners to the Board of Directors.

Board practices

The Board follows a written work plan which is reviewed annually and adopted at the first Board meeting which is held in conjunction with the Annual General Meeting. The work plan regulates, among other things, the work practices, work tasks, decision procedures within the Company, the Board's meeting procedure, the responsibilities of the Chair and the division of labour between the Board and the Chief Executive Officer.

Instructions in respect of economic reporting and instructions to the Chief Executive Officer are also adopted in conjunction with the first Board meeting.

The Chief Executive Officer presents strategic, economic and financial questions.

During the year of activity 2019, 22 recorded meetings were held. The presence of each member at Board meetings is shown in the table below. The work of the Board during the year was characterised by preparations for the listing of the Company in December 2019.

Audit and remuneration committee

The Board of 24 Storage has decided not to establish a specific audit or remuneration committee. The Board as a whole is responsible for, among other things, the quality assurance of the Company's financial reporting, internal control and risk management as well as the scrutiny and evaluation of the auditor's work and impartiality. It is also the responsibility of the Board to prepare questions of remuneration and other terms of employment for the Chief Executive Officer and other senior executives.

Remuneration to members of the Board

The Chair and members of the Board are paid a fee decided by the Annual General Meeting. At the Annual General Meeting on

Composition of the Board

Name	Position	Member since	Independent in relation to:		Attendance of board meetings
			the Company and its management	major shareholders	
Jan-Olof Backman	Chair	2016	Yes	Yes	22/22
Kenneth Eriksson	Member	2018	Yes	Yes	21/22
Patrick Metdepenninghen	Member	2015	Yes	Yes	22/22
Staffan Persson	Member	2017	Yes	No	20/22
Henrik Forsberg Schoultz	Member	2017	Yes	No	21/22
Fredrik Tilander	Member	2015	Yes	No	22/22
Maria Åkrans	Member	2017	Yes	Yes	22/22

14 May 2019 it was decided that a fee of 300,000 SEK shall be paid to the Chair of the Board, that ordinary members of the Board who do not receive a salary from the Company shall receive a fee of 150,000 SEK and that other members of the Board shall not receive any remuneration. If a member of the Board performs work for the Company, over and above the work of the Board, a consultancy fee and other remuneration for such work may be paid after a special decision by the Board. Members of the Company's Board are not entitled to any benefits after they leave the Board.

The remuneration paid to the Board during 2019 can be seen in Note 4.

Evaluation of the work of the Board

The work of the Board is evaluated annually for the purpose of developing the work plans and efficiency. The Chair of the Board is responsible for the evaluation.

The intention of the evaluation is to gain an understanding of the views of the members of the Board as to how the work of the Board is being conducted and what measures can be taken to make the Board work more efficient, and as to whether the Board has a good balance of competences. The evaluation is an important basis for the Annual General Meeting.

CEO AND OTHER SENIOR EXECUTIVES

CEO and other Executive Management responsibilities

The Chief Executive Officer is appointed by the Board and manages the current administration of the Group according to the guidelines and instructions of the Board. The CEO is responsible for keeping the Board informed about the Company's development and reporting about significant deviations from adopted business plans and about events that have a major influence on the Company's development and operations, as well as for producing relevant bases for decisions for the Board, for example concerning new set-ups, investments and other strategic questions. The Executive Management, which is led by the Company's CEO, is comprised of persons with responsibility for significant areas within 24Storage.

Remuneration to CEO and Senior Executives

Defined contribution pension premiums that correspond to the costs under ITP plans are paid for Senior Executives. The Company's CEO Fredrik Sandelin is entitled to a monthly fixed salary of 140,000 SEK in total. If the Company terminates Fredrik Sandelin's employment the Company must observe a twelve-month period of notice, while Fredrik Sandelin, if he resigns, shall observe an eight-month period of notice. The CEO is bound by a non-compete agreement which is valid for twelve months from the date on which employment ceases. The non-compete agreement implies an obligation on the part of the Company to compensate Fredrik Sandelin in the form of monthly payments, on condition that Fredrik Sandelin has not been given notice on the grounds of breach of contract. The employment contracts for Gabriel Bergqvist, Karin Lindblom and Sebastian Refai can be terminated by either party with a period of notice of three months. In the cases of Jim

Forsell and Mikael Teljstedt, their contracts stipulate six months notice to be given by either party. The employment contracts with other Senior Executives, with the exception of Karin Lindblom and Sebastian Refai, contain a non-compete clause which is valid for twelve months. The non-compete clause imposes an obligation on the Company to compensate the employees in the form of monthly payments after the termination of employment, on condition that they have not been given notice on the grounds of breach of contract.

The remuneration which has been paid to the Company's Senior Executives during 2019 is shown in Note 4.

AUDIT AND CONTROL

External auditor

The Company's auditor is appointed by the general meeting of shareholders. The auditor shall audit the Company's Annual Report and bookkeeping as well as the administration by the Board of Directors and the Chief Executive Officer.

In addition to the audit report, the auditor normally presents an overview audit report in a quarterly report. At the Annual General Meeting in May 2019 the audit firm KPMG AB (Box 382, 101 27 Stockholm) was reappointed as the Company's auditor for the time up until the end of the Annual General Meeting to be held on 28 May 2020. KPMG AB has been the Company's auditor since 2015.

The principal auditor is the authorised public accountant Fredrik Westin. Fredrik Westin is a member of FAR. The auditor's report has been signed by Fredrik Westin.

Remuneration to the auditor

The decision regarding remuneration to the auditor is made by the Annual General Meeting. At the Annual General Meeting on 14 May 2019 it was decided that a fee would be paid to the auditor according to the approved invoice.

Internal audit and control

The Board's responsibility for the internal control is regulated in the Companies Act and the Annual Accounts Act which contain the requirement that information on the most important elements of 24Storage's system for internal control and risk management in connection with the financial reporting shall each year be included in the Annual Report.

The Board shall see to it that, among other things, 24Storage has good internal control and formalised routines to ensure that adopted policies for financial reporting and internal control are followed, and that there are fit for purpose systems for the follow-up and control of the Company's operations and the risks that the Company and its operations are associated with.

The overall purpose of the internal control is to reasonably ensure that the Company's operative strategies and goals are followed up and that the shareholders' investment is protected.

The internal control shall further secure that the external financial reporting is with reasonable certainty reliable and has been prepared in accordance with good auditing practice, meets the requirements for the issue of information in line with internal policies and that applicable laws and ordinances are followed and that requirements for listed companies are met.

Control environment

The internal control in 24Storage is based on a control environment that comprises organisation, decision paths, powers and responsibility. The Board has a written work plan which sets out the responsibilities of the Board and which regulates the Board's division of labour. It is also made clear in the work plan which questions are to be raised with the Board for decision. The division of roles between the Board and the Chief Executive Officer are communicated in the Board's work plan and in its instructions to the CEO.

Further to this, the CEO leads the operations in line with the Companies Act, other laws and ordinances and the rules and regulations for companies listed on the stock market. The Board follows up that adopted policies for the financial reporting and the internal control are followed and maintains fit for purpose relations with the Company's auditors.

Risk assessment and control activities

A clear organisation and decision making procedure aims to create a strong awareness of risks among co-workers and well-balanced risk-taking. Built-in control points also

aim to minimise the risk of errors in the reporting. Similarly, there are documented routines for the management of the Company's economic and consolidation system.

This is followed up on a regular basis to maintain good internal control and thereby prevent and discover risks.

Risk management

The significant risks that affect the internal control with regard to the financial reporting and operational controls are identified and managed at both Group and subsidiary level.

The Board is responsible for ensuring that significant financial risks and risks for error in the financial reporting respectively are identified and prepared in order for the Board to make decisions on possible measures to ensure correct financial reporting. A particular priority is the identification of processes where the risk of significant error is relatively higher due to the complexity of the process or in contexts involving large values.



The Board assigns the management the task of analysing the operations and identifying and quantifying the risks to which the Group is exposed. After the risks have been identified they have been ranked according to probability and consequence. The Company regularly performs a number of business-related process controls, IT controls and controls focused on regulatory compliance, based on the analysis.

A planned self-assessment routine is performed according to an adopted plan and the outcome is reported to the Board, who ensure that the controls have been performed. Results, analyses and actions taken due to this work are reported directly to the Board.

Follow up

The Board continuously evaluates the information presented by the Company management. The work of the Board also includes ensuring that measures are taken with regard to possible failings and proposals for measures to be taken which have arisen during external audits and the internal follow up of internal control which the Company has implemented. After the Board has received an analysis of the internal control the Board decides on possible action to be taken on the failings and weaknesses which have been identified.

The Board also receives regular reports on the Group's financial position and development. The Group's economic position is examined after the end of each quarter and the management makes a detailed monthly analysis of the earnings trend, which is then reported to the Board in a summarised form on a monthly basis. The auditors make a special presentation to the Board of their observations on one occasion each financial year.



BOARD OF DIRECTORS AND AUDITOR



JAN-OLOF BACKMAN

Director since 2016 and
Chair of the Board since 2017.

Year of birth: 1961

Education: M.Sc., Royal Institute of Technology (KTH) Stockholm, M.Sc., University of Washington.

Previous experience: Executive positions at McKinsey & Co., Skanska and Coor Service Management. Director of Logent and Vasakronan AB, among others.

Other engagements: Directorships at Micro Systemation AB, Tagehus Holding AB and Credentia AB.

Holding: 550,000 shares (through Backman Invest AB)



KENNETH ERIKSSON

Director since 2018

Year of birth: 1959

Education: Graduate in Business Administration, Stockholm University.

Previous experience: Auditor in the Tönnervik Group (now part of EY), Directorships at TCM AB, Skandiamåklarna AB, Capital Oil AB and Tamm and Partners Fondkommission AB.

Other engagements: Directorships in a number of real estate companies including Bofast AB, Ekebyhov Fastighets AB, Fastighetsbolaget Garvaren i Ljungby AB and Hallstahammar Fast. AB.

Holding: -



PATRICK METDEPENNINGHEN

Director since 2015

Year of birth: 1961

Education: Master in Finance & Risk Management from Solvay, Brussels.

Previous experience: Mainly within real estate and finance, including General Partner for Shurgard Europe and co-founder and former Chair of SelStor AB.

Other engagements: -

Holding: 490,160 shares



STAFFAN PERSSON

Director since 2017

Year of birth: 1956

Education: Degree in Management, Umeå University. Studies in business administration at Uppsala University and law at Uppsala University and Stockholm University.

Previous experience: Investor and entrepreneur with long experience of Board work in both listed and unlisted companies.

Other engagements: Chair of the Board and CEO of Swedia Capital AB. Chair of the Board of Sveab Holding AB and Synthetic MR AB. Director of Dooba Holdings Ltd., Land Promotions Ltd., Stiga Sports Group AB and Darkathlon AB.

Holding: 2,250,000 shares (through Swedia HighP AB)



HENRIK FORSBERG SCHOULTZ

Director since 2017

Year of birth: 1985

Education: M.Sc. Chalmers University of Technology and studies at master level in Business Administration at Georgia Institute of Technology.

Previous experience: Consultant at McKinsey & Company, Investor at Nordstjerman and directorships at Apotea, Stampen and LS Technologies.

Other engagements: Directorships at Cellmark Investment AB, HG Kapital AB, Wint Group AB and CEO and Director of Ernström & C:o AB, Ernström Finans AB and Ernström Kapital AB.

Holding: 2,964,720 shares (through the companies Ernström Kapital AB and HG Kapital AB)



FREDRIK TILANDER

Director since 2015

Year of birth: 1972

Education: Graduate in Business and Economics, School of Economics, Business and Law, Gothenburg.

Previous experience: Consultant at Ernst & Young Management Consulting, founder and sales director Poolingpartner AB (acquired by TradeExtensions AB, now Coupa Software Inc.), CEO Backstage Invest AB since 2002. Experience from a large number of Directorships and advisory Board engagements.

Other engagements: Chair of the Board ETNetwork AB and Director of Backstage Invest AB and Realm AB.

Holding: Holding: 1,460,820 shares (through Realm AB)



MARIA ÅKRANS

Director since 2017

Year of birth: 1970

Education: Diploma in Economics, Företagsekonomiska Institutet.

Previous experience: Has held a number of positions as CFO at both listed and unlisted companies, including 24Storage, Eniro, Neonet, Ark Travel AB and MTG Radio. Previous Directorships at DGC One AB, Nyheter24 and Frank Dandy AB.

Other engagements: -

Holding: 54,550 shares (related parties hold 85,000 shares through Tagelito Holding AB)

AUDITOR

Fredrik Westin

Authorised Public Accountant

KPMG AB

Box 382

101 27 Stockholm

EXECUTIVE MANAGEMENT



FREDRIK SANDELIN

CEO since January 2019

Year of birth: 1962

Education: M.Sc. Business Administration and Economics, Stockholm School of Economics.

Previous experience: Group CFO of Eniro, deputy CEO and CFO of IBS, CEO of A-Com, deputy CEO and CFO of Scandic Hotels, and Director of Finance of Ratos.

Holding: 500 shares and 25,000 options (carry the right to subscribe for 264,750 shares)



LENA NELSON

CFO since February 2020

Year of birth: 1963

Education: Graduate in Business Administration, Stockholm University.

Previous experience: CFO and Head of Financial Operations at Climeon, authorised public accountant at Ernst & Young and senior executive in companies such as 3, KPMG and Tieto.

Holding: 200 shares and 1,000 warrants (carry the right to subscribe for 10,590 shares)



GABRIEL BERGQVIST

Head of Brand and Business Development since January 2019

Year of birth: 1985

Education: M.Sc. Marketing and Business Administration, Linnaeus University.

Previous experience: Head of Communications of PS Group, Head of Sales and Business Development of PS Communication and XperienceGroup, and Manager Wifi Development Onboard at SAS Airlines.

Holding: 2,500 warrants (carry the right to subscribe for 26,475 shares)



JIM FORSELL

Head of IT since January 2016

Year of birth: 1983

Education: Electrical engineering programme, Vilunda Gymnasium.

Previous experience: Group IT Manager at Boule Diagnostics, Nordic IT Manager at Pelican Self-storage and IT Manager at SelStor.

Holding: 5,000 shares and 6,000 warrants (carry the right to subscribe for 63,200 shares)



KARIN LINDBLOM

Head of HR since December 2017

Year of birth: 1986

Education: B.Sc. in Human Resources Management/Personnel Administration, Stockholm University.

Previous experience: Nordic HR Business Partner at Estée Lauder Companies Inc., Kellogg Company and Media Markt, and Regional HR Manager at Espresso House.

Holding: 1,000 warrants (carry the right to subscribe for 10,590 shares)



SEBASTIAN REFAI

Head of Sales and Operations since January 2018

Year of birth: 1984

Education: B.Sc. in Economics, Uppsala University.

Previous experience: Management consultant at Tom Hope and Contact Centre Manager at Teleperformance Nordic.

Holding: 4,000 warrants (carry the right to subscribe for 42,360 shares)



MIKAEL TELJSTEDT

Head of Real Estate & Construction since September 2018

Year of birth: 1974

Education: M.Sc. in Earth Science and studies in economics, Stockholm University.

Previous experience: Real Estate Director at Pelican Self-storage and Real Estate Manager at Lidl Sverige KB.

Holding: 15,000 warrants (through Teljstedt Fastigheter AB, which carry the right to subscribe for 158,850 shares)