

April 25, 2024

**Shurgard Self Storage Ltd
("Shurgard")**

Shurgard acquires another property from Box à la Carte in Paris region (France)

Shurgard, the largest developer, owner and operator of self-storage facilities in Europe – is pleased to announce the acquisition of its second self-storage facility from Box à la Carte, as part of the Company's expansion initiatives.

- The freehold property is located in Sénart - Combs-la-Ville (Seine et Marne, Paris region).
- This acquisition comes 18 months after a first successful deal (Brie-Comte-Robert, Paris region) and will reinforce Shurgard's position as market leader in the Paris region.
- Shurgard purchases the property and will undertake redevelopment works (€8.9 million), resulting in a total cost of acquisition of c. €9.3 million for c. 4,100 Sqm or 570 units, expected to result in a stabilized yield of c. 8% at maturity.
- The actual occupancy for the property is c. 20%.
- The facility will be equipped with our leading e-Rental solution, enabling easy online rentals and contactless transactions. In addition, our mobile app will be activated for existing and future customers, further enhancing customer convenience, just as with every other property we operate across Europe.
- Shurgard currently has 67 self-storage facilities in France, totalling more than 330,000 of net rentable space, amongst which 47 are located in the Paris area – by far the largest number in the region.

Marc Oursin, Chief Executive Officer of Shurgard Self-Storage, commented:

"I want to express my gratitude for the continued trust that Box à la Carte has placed in us, making this second deal possible. The Paris region is an important area for our expansion, and we are eager to welcome new customers to our industry-leading platform."

About Shurgard

Shurgard is the largest provider of self storage in Europe. The company owns and/or operates 282 self-storage facilities and approximately 1.4 million net rentable square meters in seven countries: France, the Netherlands, the United Kingdom, Sweden, Germany, Belgium and Denmark.

Shurgard is a GRESB 5-star and Sector Leader, has an 'AA' ESG rating from MSCI, is rated Low risk by Sustainalytics and has a EPRA sBPR Gold medal. Shurgard is part of the BEL ESG index.

Shurgard's European network currently serves c. 190,000 customers and employs approximately 750 people. Shurgard is listed on Euronext Brussels under the symbol "SHUR".

SHURGARD

SELF-STORAGE

FOR IMMEDIATE RELEASE

For more information:

www.shurgard.com/corporate

www.shurgard.com/fr-fr

www.shurgard.com/fr-fr/blog

www.facebook.com/shurgardselfstorage

Contact

Caroline Thirifay, Director of Investor Relations, Shurgard Self Storage Ltd

Email: investor.relations@shurgard.co.uk

M: + 44 75 96 87 57 13

Isabel Neumann, Chief Investment Officer, Shurgard Self Storage Ltd

Email: isabel.neumann@shurgard.eu

M: +32 2 229 56 69