

October 24, 2024

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

Shurgard opens new self-storage facility in Berlin Charlottenburg-Nord

Shurgard – the largest developer, owner and operator of self-storage facilities in Europe – is pleased to announce the opening of its new self-storage property located in **Berlin's Charlottenburg-Nord** district.

This modern, freehold property offers 800 storage units across 4,900 square meters, serving both personal and business storage needs in one of Berlin's most vibrant and growing areas. Direct project cost (excl. absorption cost) is estimated to amount to EUR 15.5 million and the expected property yield at maturity is expected to be c. 7%.



Located at Saatwinkler Damm, a vital artery connecting the districts of Charlottenburg-Wilmersdorf and Reinickendorf, the new facility is easily accessible, benefiting from daily traffic flows of over 25,000 to 30,000 vehicles.

The strategic location provides convenient access for customers across northwestern Berlin.

This new opening marks a significant milestone for Shurgard as it brings the company's total number of self-storage properties in Berlin to 10.

Charlottenburg-Wilmersdorf, home to around 340,000 residents, is a key business and commercial center in Berlin, known for its high turnover and middle-class appeal. With major developments nearby, including the revitalization of the former Tegel Airport, introducing thousands of new flats, a university extension for 5,000 students, and a start-up hub for over 20,000 people, the area is poised for significant growth, making the new self-storage facility a timely resource for the community.

With this acquisition, Shurgard offers now self-storage solutions in 42 properties in Germany, included 32 properties in Germany's "Big Seven" cities (76%).

Shurgard has twelve properties in its organic development pipeline mainly in the "Big Seven":

- (i) Dusseldorf Neuss in the Düsseldorf region – c. 5,800 net Sqm set to open in 2025
- (ii) Wangen in Stuttgart – c. 7,000 net Sqm set to open in 2025
- (iii) Leinfelden in Stuttgart – c. 6,600 net Sqm set to open in 2025
- (iv) Roedelheim in Frankfurt – c. 7,300 net Sqm set to open in 2025
- (v) One property in Cologne (North-Rhine-Westphalia) – c. 4,100 net Sqm set to open in 2025
- (vi) Another property in Cologne (North-Rhine-Westphalia) – c. 6,200 net Sqm set to open in 2025
- (vii) One property in Berlin – c. 10,300 net Sqm set to open in 2026
- (viii) One property in Frankfurt – c. 5,000 net Sqm set to open in 2026
- (ix) Another property in Frankfurt – c. 5,900 net Sqm set to open in 2026
- (x) One property in Stuttgart – c. 6,700 net Sqm set to open in 2026
- (xi) One property in North-Rhine-Westphalia – c. 7,200 net Sqm set to open in 2026
- (xii) One property in Berlin area – c. 6,700 net Sqm set to open in 2026

These projects will add a total of 79,000 sqm of net self-storage space – or approximately 40% of the existing Shurgard footprint in the German market.

### **About Shurgard**

Shurgard is the largest provider of self storage in Europe. The company owns and/or operates 335 self-storage facilities and approximately 1.6 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. 220,000 customers and employs approximately 900 people. Shurgard is listed on Euronext Brussels under the symbol "SHUR".

For more information:

[www.shurgard.com/corporate](http://www.shurgard.com/corporate)

[www.shurgard.com/en-de](http://www.shurgard.com/en-de)

[www.shurgard.com/en-de/blog](http://www.shurgard.com/en-de/blog)

[www.facebook.com/shurgardselfstorage](https://www.facebook.com/shurgardselfstorage)

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