

January 6, 2025

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

Shurgard obtains permit for a building in Rotterdam (Randstad, the Netherlands)

Shurgard – the largest developer, owner and operator of self-storage facilities in Europe – has received a building permit for a new self-storage building located in the centre of Rotterdam, the second largest city in the Netherlands. The site represents an opportunity to add our presence to this affluent catchment area.

- This building is located to serve the needs of the local community and will be conveniently managed from our nearby property, Rotterdam Stadionweg.
- The future c. 3,300 sqm freehold self-storage facility will offer over 800 clean and secure self-storage units and is set to open end of 2025. Our nearby Shurgard properties have a very high occupancy, so these additional units will be an added value.
- Direct project cost for this new freehold building is estimated to amount to €9.1 million and the expected property yield at maturity is expected to be c. 9%.

Shurgard is pleased to update and share its development pipeline in the Netherlands as follows:

- Zaandam (north of Amsterdam) – freehold – c. 5,400 Sqm – set to open in 2025
- Beverwijk (Amsterdam metropolitan area) – freehold – c. 4,400 Sqm – set to open in 2025
- Den Haag Kerkeuinen – freehold – c. 4,400 Sqm – set to open in 2025
- Rotterdam Oostzeedijk (new building permit) – freehold – c. 3,300 sqm – set to open in 2025

Shurgard currently offers self-storage solutions in 68 properties in the Netherlands and holds the largest market share in that 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 1.7 million net rentable square meters in seven countries: the United Kingdom, the Netherlands, France, Germany, Sweden, 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 an EPRA sBPR Gold medal.

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

www.shurgard.com/en-nl

www.shurgard.com/en-nl/blog

www.facebook.com/shurgardselfstorage

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