

April 3, 2025

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

Shurgard opens new self-storage facility in Stuttgart (Germany)

Shurgard – the largest developer, owner and operator of self-storage facilities in Europe – is excited to announce the grand opening of its brand new self-storage facility in **Stuttgart Wangen**, which officially opened on April 3, 2025.



- As **Stuttgart's first Shurgard location**, this facility addresses the city's growing demand for high-quality storage, offering **1,000 storage units ranging from 1.5 sqm to 22.5 sqm**.
- Conveniently located on Ulmer Straße, this state-of-the-art facility brings secure, flexible, and accessible storage solutions to **residents and businesses in the heart of Stuttgart**.

Direct project cost for this new **7,000 sqm freehold building** is estimated to amount to **€17.1 million** and the property yield at maturity is expected to be **c. 9%**.

"**Stuttgart** is a dynamic and thriving city with strong purchasing power and a high demand for premium self-storage options," said Shurgard CEO, Marc Oursin. "Given the limited availability of suitable real estate in Stuttgart, securing this prime location was a **significant milestone for us**. We are proud to provide a top-tier storage solution that is secure, convenient, and easily accessible to the local community. With the opening of our first facility in Stuttgart, we are not only expanding our footprint in Germany (the "Big Seven" cities) but also laying the **foundation for future growth**. This location is a key step in strengthening our network, and now is the time to build the platform that will allow us to **scale efficiently across the region**."

**Expanding Shurgard's Presence in Germany**

Shurgard currently operates **44 self-storage properties** in Germany, with 80% located in the country's "**Big Seven**" cities. The company is actively expanding, **with ten additional projects in its organic development pipeline**, primarily in these key metropolitan areas:

- Two other properties in **Stuttgart** – opening in 2025-2026, adding c. 13,400 sqm
- Two properties in **Berlin** – opening in 2026, adding c. 17,100 sqm
- Three properties in **Frankfurt** – opening in 2025-2026, adding c. 18,300 sqm
- Three properties in **North-Rhine-Westphalia** – opening in 2025-2026, adding c. 17,100 sqm

These projects will contribute c. 66,000 sqm of net additional self-storage space, representing a c. 30% expansion of Shurgard's existing footprint in the German market

**About Shurgard**

Shurgard is the largest provider of self storage in Europe. The company owns and/or operates 337 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 more than 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/de-de](http://www.shurgard.com/de-de)

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

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

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