

April 24, 2025

Shurgard Self Storage Ltd
("Shurgard")

Shurgard announces purchase agreement for future self-storage facility in Bracknell (UK)

Shurgard – the largest developer, owner and operator of self-storage facilities in Europe – is pleased to announce the signing of a purchase agreement for a new property in **Bracknell, United Kingdom**.

- The transaction benefits from an **existing planning permission**, which will allow us to start construction swiftly. The site is located to the west of the M25, within the South-East region **adjacent to London** – an area known for its strong connectivity and growing demand for storage solutions.
- Its location near several Shurgard stores will strengthen our **operational integration and build further scale**. The facility will also support Shurgard's continued roll-out of centralized, technology-driven processes – helping us deliver efficient and cost-effective storage solutions to our customers.
- The future c. **5,500 sqm** freehold purpose-built self-storage facility will offer approximately 800 clean and secure self-storage units and is set to open in 2026.
- Direct project cost for this new freehold building is estimated to amount to GBP 12.9 million and the property yield at maturity is expected to be c. 8%.

Shurgard currently operates 89 self-storage properties in the UK, of which 72 are wholly owned. The company has currently 11 properties in its organic development pipeline for the UK, all slated to open in the next couple of years:

- One property in Bolton (Lok'nStore) | Greater Manchester (c. 5,300 net sqm) set to open in 2025
- One property | South-West London (c. 5,300 net sqm) set to open in 2026
- One property | South-East London (c. 5,700 net sqm) set to open in 2026
- One property | South-West London (c. 6,100 net sqm) set to open in 2026
- Cheshunt project (Lok'nStore) | East of England (c. 5,600 net sqm) set to open in 2026
- Altrincham project (Lok'nStore) | Greater Manchester (c. 5,900 net sqm) set to open in 2026
- Barking (Lok'nStore) | East London (c. 7,800 net sqm) set to open in 2026
- Eastbourne (Lok'nStore) | South-East (c. 5,900 net sqm) set to open in 2026
- Milton Keynes (Lok'nStore) | South-East (c. 8,600 net sqm) set to open in 2026
- The new project in Bracknell | South-East London (c. 5,500 net sqm) set to open in 2026
- Bournemouth (Lok'nStore) | South-West (c. 7,000 net sqm) set to open in 2027

These projects will add a total of 69,000 sqm of net self-storage space – or approximately 17% of the existing Shurgard footprint in the UK market.

About Shurgard

Shurgard is the largest provider of self storage in Europe. The company owns and/or operates 338 self-storage facilities and approximately 1.7 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

www.shurgard.com/en-gb

www.shurgard.com/en-gb/blog

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