

PRESS RELEASE

May 14, 2025 – 8 pm CET

*"Regulated Information"*Shurgard Self Storage Ltd
("Shurgard" or the "Company")**Modalities of the Optional Dividend**

Shurgard sets the option period for the Optional Dividend (as defined below) from May 26, 2025 to June 10, 2025.

On May 14, 2025, the General Assembly of Shareholders decided to distribute a gross dividend of €0.5900 per share in relation to the financial year ended on December 31, 2024.

The Board of Directors of Shurgard resolved that it would offer shareholders the option of receiving either cash or shares (the **"Optional Dividend"**) as their final dividend (subject to certain conditions and modalities).

In the context of the Optional Dividend, a shareholder can choose between May 26, 2025 and June 10, 2025 at 4 pm CET (the **"Option Period"**) among the following options:

- the contribution of its dividend rights, after taking into account a deduction of 20% PID withholding tax (estimated €0.0850), linked to existing shares, into Shurgard in exchange for new shares; or
- payment of the dividend in cash; or
- a combination of both previous options.

Shareholders who have not made a choice known during the Option Period, in the manner provided for this purpose, will in any case receive the Dividend in cash.

The issue price per new share and the exchange ratio for the Optional Dividend will be announced on May 23, 2025. The issue price will be determined based on the volume weighted average stock market price (**VWAP**) of the Company's shares on the regulated market of Euronext Brussels during the reference period from Wednesday May 21, 2025 to Friday May 23, 2025.

Calendar for the shareholders:

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| • Ex date | Monday, May 19, 2025 |
| • Record date | Tuesday, May 20, 2025 |
| • Share issue price announcement | Friday, May 23, 2025 |
| • Option Period | Monday, May 26 2025 – Tuesday, June 10, 2025 (4pm CET) |
| • Payment date | Friday, June 13, 2025 |

The new shares that will be issued in the context of the Optional Dividend will be of the same class as the existing shares. They will benefit from the same rights and benefits as the existing shares, including dividend rights.

Certain major shareholders have confirmed their intention to opt for shares in lieu of a cash dividend.

This press release is available on [Shurgard's website](https://www.shurgard.com/corporate).

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: the United Kingdom, the Netherlands, France, Germany, Sweden, Belgium and Denmark.

Shurgard is aGRESB 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 additional information: www.shurgard.com/corporate

For high resolution images: <https://shurgard.prezly.com/media>

Contact

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