

July 7, 2025

Shurgard Self Storage Ltd
("Shurgard" or the "Company")**Shurgard signs new purchase agreement in Eindhoven (The Netherlands)**

Shurgard, the largest developer, owner and operator of self-storage centers in Europe – has signed a new conditional purchase agreement for a new building in the heart of Eindhoven (The Netherlands).

- Located adjacent to one of our existing Eindhoven facilities, one of the most consistently high-performing sites in the Netherlands, the new facility will complement our existing store, expanding capacity and service in this high-demand area.
- The future c. 5,500 Sqm freehold building will offer approximately 850 modern, convenient, and secure self-storage units at attractive prices. It is scheduled to open in 2027.
- Direct project cost is estimated to amount to €10.4 million and the property yield at maturity is expected to be c. 9%.

Our growth plan in the Netherlands is supported by the following short-term development pipeline:

- One project in The Hague – freehold – c. 4,400 Sqm – set to open in 2025
- One project in Zaandam (north of Amsterdam) – freehold – c. 4,400 Sqm – set to open in 2025
- One project in Rotterdam – freehold – c. 3,300 Sqm – set to open in 2025
- One project in The Hague – freehold – c. 6,500 Sqm – set to open in 2026
- One project in Rotterdam – freehold – c. 6,800 Sqm – set to open in 2027
- And the new project in Eindhoven – freehold – c. 5,500 Sqm – set to open in 2027

Shurgard currently offers self-storage solutions in 69 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 338 self-storage facilities and approximately 1.7 million net rentable square meters in seven countries: the United Kingdom, France, the Netherlands, 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'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

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Contact

Caroline Thirifay, Director of Investor Relations, Shurgard Self Storage SA
Email: investor.relations@shurgard.lu
M: +352 621 680 104

Isabel Neumann, Chief Investment Officer, Shurgard Self Storage SA
Email: isabel.neumann@shurgard.eu
M: +32 471 98 13 94