

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 August 25, 2025 to September 8, 2025.

On August 13, 2025, the Board of Directors of Shurgard resolved to distribute a half year dividend of €0.5800 per share (gross) and that it would offer shareholders the option of receiving either cash or shares (the "Optional Dividend") as their half year dividend (subject to certain conditions and modalities).

In the context of the Optional Dividend, a shareholder can choose between August 25, 2025 and September 8, 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 €0.1325 per share) 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 August 22, 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 Thursday, Aug 21, 2025 to and including Friday, Aug 22, 2025.

Calendar for the shareholders:

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| • Ex date | Tuesday, August 19, 2025 |
| • Record date | Wednesday, August 20, 2025 |
| • Share issue price announcement | Friday, August 22, 2025 |
| • Option Period | Monday, August 25, 2025 – Monday, September 8, 2025 (4pm CET) |
| • Payment date | Monday, September, 15, 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.

This press release is available on [Shurgard's website](#).

About Shurgard

Shurgard is the largest provider of self storage in Europe. The company owns and/or operates 339 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. 230,000 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://www.shurgard.com/corporate/resources/media-library>

Contact

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