

August 27, 2025

**Shurgard Self Storage Ltd**  
("Shurgard" or the "Company")**Shurgard opens new self-storage facility in Dusseldorf (Germany)**

Shurgard – the largest owner and operator of self-storage facilities in Europe – is excited to announce the opening of its brand new self-storage location in **Neuss (Dusseldorf)**, which officially opened on **August 27, 2025**.



- This modern, highly visible building is **situated in Neuss, a major city in North Rhine Westphalia and part of Dusseldorf administrative region**. With Dusseldorf being one of Germany's **Big Seven** cities, this location directly supports our strategy to expand in these key metropolitan areas.
- The newly constructed store offers about **5,800 sqm** of net lettable area. It comprises around **800 individual self-storage units** spread across multiple floors, including a large number of outdoor units with direct access. This variety makes the facility a great fit for the needs of this growing community.
- Our Dusseldorf - Neuss is just 5 minutes by car from our Dusseldorf Heerdt location and marks Shurgard's fourth storage facility in Dusseldorf. It is easy to reach by car as well as public transport and offers a spacious parking area.
- Direct project cost for this new freehold facility is estimated to amount to **€16.7 million**. The **expected property yield at maturity is between 7% and 8%**, supported by excess land that provides scope for future expansion.

## Expanding Shurgard's Presence in Germany

Shurgard currently operates 45 self-storage properties in Germany, with c. 80% located in the country's **"Big Seven" cities**. The company is actively expanding, **with nine additional projects in its organic development pipeline**, primarily in these key metropolitan areas:

- Three properties in Frankfurt – opening in 2025-2027, adding c. 18,300 sqm
- Two properties in North-Rhine-Westphalia – opening in 2026, adding c. 11,300 sqm
- Two properties in Berlin – opening in 2026, adding c. 17,100 sqm
- Two properties in Stuttgart – opening in 2025-2026, adding c. 13,400 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 340 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](http://www.shurgard.com/corporate)

For high resolution images: <https://www.shurgard.com/corporate/resources/media-library>

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