

PRESS RELEASE
November 3, 2025

Shurgard Self Storage Ltd
("Shurgard" or the "Company")

Shurgard receives building permit for new freehold development in Berlin (Germany)

Shurgard – the largest owner and operator of self-storage facilities in Europe – is pleased to announce that it has received a **building permit** for a freehold development project, located in **Teltow, in the south-western district of Berlin** (Germany).

This approval follows the **conditional purchase agreement announced in June 2024** and means that both of Shurgard's Berlin projects currently in the pipeline now have full building permits, allowing construction to proceed as planned.

Project highlights

- A c. 6,700 net Sqm self-storage facility offering approximately 1,000 secure self-storage units.
- Set to open by end 2026.
- Adding to our portfolio of existing stores and projects in the growing Berlin region.
- Two major new residential developments, located opposite the street, scheduled for completion within the next two years, further increasing demand for Shurgard storage solutions.
- Prominent retail park situated just a few meters away across the street, leading to high visibility.
- Total project cost amounting to €17.2 million and expected property yield at maturity is c. 8%.

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 ten additional projects in its organic development pipeline, 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
- One property in Munich – opening in 2028, adding 3,600 sqm

These projects will contribute c. 63,700 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

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

Contact

Caroline Thirifay, Director of Investor Relations, Shurgard Self Storage Ltd

E-mail: investor.relations@shurgard.co.uk

M: +44 75 96 87 57 13

Isabel Neumann, Chief Investment Officer, Shurgard Self Storage Ltd

Email: isabel.neumann@shurgard.eu

M: +32 2 229 56 69