

September 4, 2025

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

Shurgard signs new purchase agreement in Hoorn (Randstad, the Netherlands)

Shurgard – the largest owner and operator of self-storage facilities in Europe – has purchased a freehold building in the North of Randstad area, in **Hoorn** (the Netherlands).

- Located right next to our existing facility, this project offers a great opportunity to **expand both capacity and efficiency** in this high-demand area. With the current facility's strong performance, the additional building will allow us to **introduce more storage units** answering to our customer needs.
- The Hoorn store is located in a commercial zone, directly across from residential buildings and the future enlarged façade on the main road will **significantly improve visibility**.
- The c. 3,500 sqm freehold building will offer over 400 convenient and secure self-storage units spread across multiple floors, including outdoor units with direct access, bringing the total store to a size of c. 940 units and c. 5,600 sqm. The building is scheduled to **open in 2026**.
- Direct project cost is estimated to amount to €6.7 million and the property yield at maturity is expected to be c. 9%.
- Shurgard currently offers self-storage solutions in 70 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 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>

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