

December 17, 2025

Shurgard Self Storage Ltd
("Shurgard" or the "Company")**Shurgard opens new self-storage facility in east London (Barking - Dagenham)**

Shurgard – the largest owner and operator of self-storage facilities in Europe – is expanding its presence in **East London** with the opening of a new facility in **Barking - Dagenham** on 15 December 2025.



- Located at 1 Alfreds Way, Barking, IG11 0BX, this **highly visible building** will be a landmark property, sitting along busy A13 road. It is located within a busy residential area, close to where our customers live and work.
- The freehold property offers c. **8,300 sqm of lettable space across approximately 1,300 individual storage units** for private and business customers.
- The Barking - Dagenham store will **complement Shurgard's existing Barking facility on Jenkins Lane**, located 10 minutes away, which currently trades at above **85% occupancy**. Together, the two properties form a strong self-storage hub serving Barking, Dagenham, Becontree, Chadwell Heath, Rainham, Ilford, East Ham and Plaistow.
- Direct project cost is estimated to amount to **£11.4 million** and the **expected property yield at maturity is above 8%**.

UK's Shurgard pipeline

Shurgard currently operates 90 self-storage properties in the UK, of which 74 are owned by Shurgard. The company has currently 11 properties in its organic development pipeline for the UK, all slated to open in the next three years:

- Three projects in London (Eltham, Sutton, West Norwood) – opening in 2026-2027, adding c. 16,900 Sqm
- Three projects in South East (Bracknell, Eastbourne, Milton Keynes) – opening in 2026, adding c. 20,000 Sqm
- Three projects in Greater Manchester (Bolton, Altrincham, Storage World's new Manchester site) – opening in 2025-2027, adding c. 19,500 Sqm
- One project in East of England – opening in 2026 – adding c. 5,600 Sqm

These projects will add a total of c. 62,000 Sqm of net self-storage space – or approximately 17% of the existing Shurgard owned footprint in the UK market.

About Shurgard

Shurgard is the largest provider of self storage in Europe. The company owns and/or operates 347 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 'A' 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 more information:

www.shurgard.com/corporate

www.shurgard.com/en-gb

www.shurgard.com/en-gb/blog

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