

January 5, 2026

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

Shurgard signs purchase agreement for a facility in the Greater Manchester area, located in Oldham

Shurgard – the largest owner and operator of self-storage facilities in Europe – today announces that it has signed a **conditional purchase agreement** for a new, purpose-built self-storage development in **Oldham, Greater Manchester**. The transaction is subject to customary conditions, including permits and planning approvals

The project will further strengthen Shurgard's growing presence across Greater Manchester as the company continues to build scale in the region following recent acquisitions and development initiatives.

- The planned facility will be **purpose-built** (ground floor plus three upper floors), delivering approximately **5,900 sqm of net lettable space and around 900 storage units**, with an expected opening in **2028**.
- Located on a **busy, highly visible road** near a major roundabout and alongside established retail, the Oldham site is expected to become Shurgard's most prominent location in the town, offering excellent access and convenience for customers.
- The development is strategically positioned to serve the northeast of Greater Manchester, filling a gap in Shurgard's growing regional network, enhancing local market coverage and supporting operational efficiency through scale.
- Direct project cost is estimated to amount to **£10.2 million** and the expected property yield at maturity is approximately 9%.

Part of a growing Greater Manchester cluster

The site will join the company's existing facilities in Salford, Warrington, Manchester Ardwick and Bolton, as well as two new developments currently underway: Altrincham, scheduled to open in 2026, and Storage World's new Manchester site, expected to open in 2027.

As a result, Shurgard is rapidly building operational efficiency through regional scale, and by the end of 2028 will have seven properties in operation across the Greater Manchester area.

Shurgard currently operates 91 self-storage properties in the UK, of which 75 are owned by Shurgard.

About Shurgard

Shurgard is the largest provider of self storage in Europe. The company owns and/or operates 348 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 aGRESB 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

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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