

January 7, 2026

Shurgard Self Storage Ltd
("Shurgard" or the "Company")**Shurgard signs purchase agreement for self-storage facility in Dusseldorf (Germany)**

Shurgard – the largest owner and operator of self-storage facilities in Europe – has signed a conditional purchase agreement for a **freehold plot in the north of Dusseldorf** (Germany).

The project will become Shurgard's **fifth property in the Dusseldorf area**, further strengthening the company's local network and ability to serve customers across the city and surrounding communities.

- The planned facility will be developed across **ground floor plus two upper floors**, delivering approximately **6,500 sqm of net lettable area** and around **920 storage units**, with an expected opening in **2028**.
- The site benefits from **excellent visibility** and is located in an area with **strong business-to-consumer (B2C)** activity in the immediate vicinity, making it a convenient destination for local residents and small businesses alike
- Direct project cost is estimated to amount to **€16.3 million** and the expected property yield at maturity is approximately 8%.

Shurgard currently operates 46 self-storage properties in Germany, with c. 80% located in the country's biggest cities. The company is also actively expanding, with ten additional projects in its organic development pipeline: (i) three in Frankfurt, (ii) three in North-Rhine-Westphalia region, (iii) two in Berlin, (iv) one in Stuttgart and (v) one in Munich.

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 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

www.facebook.com/shurgardselfstorage

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



FOR IMMEDIATE RELEASE

Isabel Neumann, Chief Investment Officer, Shurgard Self Storage Ltd
Email: isabel.neumann@shurgard.eu
M: +32 2 229 56 69