FOR IMMEDIATE RELEASE

August 03, 2026

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

Shurgard secures planning permission for four new self-storage buildings in the Netherlands

Shurgard – the largest owner and operator of self-storage facilities in Europe – today announces that over the last four months it has secured **final planning permission** for four new self-storage building in **Hoorn, Eindhoven, Rotterdam and Utrecht** strengthening its presence in **the Netherlands, including the Randstad region.**

i. Hoorn

ii. Eindhoven Centrum

iii. Utrecht Franciscus

iv. Rotterdam Charlois

New additional buildings will be added to the following three existing sites:

i. Hoorn – Protonweg, 1627 LD Hoorn
ii. Eindhoven – Ruysdaelbaan 11, 5613 DX Eindhoven
iii. Utrecht Franciscus – Nebraskadreef 1, 3565 AE Utrecht

A new store will be constructed at Rotterdam Charlois – Driemansteeweg, 3084 CB Rotterdam

Project highlights

Location	Project type	Ownership	Opening	NLA (sqm)	Units	Investment
Hoorn	Conversion	Freehold	2026	3,600	440	€6.7m
Eindhoven Centrum	Conversion	Freehold	2027	5,600	900	€10.3m
Utrecht Franciscus	Conversion	Freehold	2027	2,700	380	€6.0m
Rotterdam Charlois	Purpose-built	Freehold	2027	6,800	950	€16.5m
Total				**18,700**	**2,670**	**€39.5**

Hoorn

A building acquired next to Shurgard's existing Hoorn property will be converted to increase storage capacity at a location that has historically delivered strong operational performance. The project will improve efficiency and visibility while maintaining a low operating cost base.

Eindhoven Centrum

A building acquired in the same street as Shurgard's Eindhoven Centrum property will be converted to add capacity in an attractive market characterized by strong demographic growth and supported by the solid performance of the three Shurgard properties currently operating in the area.

Utrecht Franciscus

A building acquired next to Shurgard's existing Utrecht Franciscus property will be converted to increase storage capacity at a location with a long history of strong performance. The project will support growing demand in an area benefiting from ongoing residential development.

Rotterdam Charlois

Rotterdam Charlois will be a purpose-built landmark self-storage facility located south of Rotterdam, benefiting from excellent visibility from a major highway and serving a densely populated urban catchment area.

These planned investments are expected to offer **18,700 sqm of new net lettable** self-storage space across **2,670 units.** The four projects represent an investment of approximately **€39.5 million** and are expected to generate stabilized NOI at maturity of approximately **€3.4 million,** representing a stabilized **yield of c. 9 %.** The Hoorn development is expected to open in **2026**, one year earlier than previously planned. Openings for Eindhoven, Rotterdam and Utrecht are scheduled for **2027**.

In **the Netherlands**, Shurgard currently operates **71** properties with approximately **380,000** sqm of lettable self-storage space. Its development pipeline includes **six** projects, expected to add approximately **29,600** sqm of lettable area.

Across its platform, Shurgard continues to pursue disciplined growth through a combination of organic developments, conversions, extensions and selected acquisitions. It currently has a total of **36** projects in its development pipeline, expected to add approximately **176,800** sqm of lettable area across the seven countries where it operates.

About Shurgard

Shurgard is the largest provider of self storage in Europe. The company owns and/or operates 352 self-storage facilities and approximately 1.8 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 is part of the BEL ESG index.

Shurgard's European network currently serves c. 240,000 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-nl
www.shurgard.com/nl-nl/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

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