

October 26, 2023

**Shurgard Self Storage Ltd
("Shurgard")**

Shurgard opens new self-storage property in East London

Shurgard – the largest developer, owner and operator of self-storage facilities in Europe – is pleased to announce the opening of a new self-storage building located in Chadwell Heath (East London), reinforcing its leadership position in London and the Thames Valley with over 200,000 square meters of rentable area.



- The opening of this new self-storage facility took place on October 26, 2023.
- This brand-new c. 6,800 sqm building offers over 1,000 dry, clean and secure self-storage units spread over the ground floor and five upper floors.
- Shurgard Chadwell Heath is conveniently located on Freshwater Road, easily accessible from the A12. Ideal for both commercial and domestic customers based in Chadwell Heath, Dagenham, Barking, Romford, and Seven Kings.
- As for other properties in Europe – this new facility will also benefit from our leading e-Rental solution, enabling online rentals and contactless transactions.
- Total project cost for this new building (excl. absorption cost) amounts to GBP 15.6 million and the expected property yield at maturity is expected to be c. 8-9%

- Shurgard currently has four properties in its organic development pipeline for that country:
 - Chiswick | West London (c. 6,500 net sqm) set to open in 2023
 - Tottenham | North London (c. 8,200 net sqm) set to open in 2023
 - One property | South-West London (c. 7,400 net sqm) set to open in 2025
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After the successful completion of these projects – Shurgard will be offering self storage in 46 properties in the London area

About Shurgard

Shurgard is the largest provider of self storage in Europe. The company owns and/or operates 274 self-storage facilities and approximately 1.4 million net rentable square meters in seven countries: France, the Netherlands, the United Kingdom, Sweden, Germany, Belgium and Denmark.

Shurgard is a GRESB 5-star and Sector Leader, has a 'AA' ESG rating from MSCI, Sustainalytics Low risk, EPRA sBPR Gold medal. Shurgard is part of the BEL ESG index.

Shurgard's European network currently serves more than 190,000 customers and employs approximately 750 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

Email: 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

Nathalie Verbeeck, Citigate Dewe Rogerson

Email: nathalie.verbeeck@citigatedewerogerson.com

M: +32 477 45 75 41