

December 4, 2025

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

Shurgard opens new self-storage facility near Stuttgart

Shurgard – the largest owner and operator of self-storage facilities in Europe – is pleased to announce the opening of its brand-new self-storage location just south of Stuttgart (Germany), in the densely populated district of Leinfelden-Echterdingen.

- **Shurgard Stuttgart - Leinfelden** is a freehold facility offering approximately **6,700 Sqm** of net lettable area. The property has five floors (including the ground floor) and offers over **900 individual storage units**.
- The facility is strategically located **close to Stuttgart Airport** and provides **excellent accessibility** from the A8 highway.
- Direct project cost is estimated to amount to **€20.1 million** and the **expected property yield at maturity is approximately 8%**.
- This modern property is the second one in the Stuttgart area and fits the company's aim to develop or acquire properties in new desirable regions.

With this opening, Shurgard now operates **46 properties in Germany**.

Expanding Shurgard's Presence in Germany

Shurgard currently operates 46 self-storage properties in Germany, with c. 80% located in the country's biggest cities. The company is actively expanding, with nine additional projects in its organic development pipeline, in these key metropolitan areas:

- Three properties in Frankfurt – opening in 2026-2027, adding c. 18,300 sqm
- Two properties in North-Rhine-Westphalia – opening in 2026-2027, adding c. 11,300 sqm
- Two properties in Berlin – opening in 2026-2027, adding c. 17,100 sqm
- One property in Stuttgart – opening in 2026, adding c. 6,700 sqm
- One property in Munich – opening in 2028, adding 3,600 sqm

These projects will contribute c. 57,000 sqm of net additional self-storage space, representing a c. 25% expansion of Shurgard's existing footprint in the German market.

About Shurgard

Shurgard is the largest provider of self storage in Europe. The company owns and/or operates 345 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/de-de

www.shurgard.com/de-de/blog

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