

September 09, 2021

**Shurgard Self Storage SA
("Shurgard")**

Shurgard expands substantially in Central London with multiple acquisitions (7 properties)

LUXEMBOURG – Shurgard, the largest developer, owner and operator of self-storage centers in Europe – is excited to announce that it has signed and closed the acquisition of A&A Self Storage on September 9th, 2021.

This acquisition will add:

- three properties to the Shurgard portfolio in Central London
- and one property in Watford which is situated to the northwest of London (within the M25).

Shurgard is currently also in exclusive negotiations to acquire another three properties in Central London over the coming weeks.

At completion of all these acquisitions, Shurgard will have an additional six properties in Central London and one in Watford – thereby increasing its UK footprint in or around London by more than 12,000 sqm which represents c. 7% of the current Shurgard UK rentable space.

These transactions support Shurgard's growth strategy, which includes targeted acquisitions and will see Shurgard expand its London portfolio to 41 properties from currently 34 (including Bow opening in December this year), strengthening its number 2 position in this market.

The total investment for these acquisitions will be c. € 50.million and the acquisition's stabilized yield is expected to be within the range of 8 to 10%.

Marc Oursin, Chief Executive Office of Shurgard Self-Storage, commented:

"We are excited by these new acquisitions and pleased to extend our service in the London region – especially in such central locations. We look forward to offering our e-rental and convenient storage solutions to more people. These acquisitions will reinforce Shurgard's leadership position in London and the Thames Valley with close to 200,000 square meter of rentable area."

About Shurgard

Shurgard is the largest provider of self storage in Europe. The company currently owns and/or operates 249 self-storage centers and approximately 1.2 million net rentable square meters in seven countries: France, the Netherlands, Sweden, the United Kingdom, Germany, Belgium and Denmark.

Shurgard's European network currently serves 170,000 customers and employs approximately 750 people. Shurgard is listed on Euronext Brussels under the symbol "SHUR".

SHURGARD

SELF-STORAGE

FOR IMMEDIATE RELEASE

For more information:

corporate.shurgard.eu

www.shurgard.com/

blog.shurgard.co.uk

www.facebook.com/shurgardselfstorage

Contact

Caroline Thirifay, Director of Investor Relations, Shurgard Self Storage SA

Email: investor.relations@shurgard.lu

M: +352 621 680 104

Vincent Mesdom, Director of Acquisitions, Shurgard Self Storage SA

Email: vincent.mesdom@shurgard.eu

M: +32 474 98 00 83

Nathalie Verbeeck, Citigate Dewe Rogerson

Email: nathalie.verbeeck@citigatedewerogerson.com

M: +32 477 45 75 41