

September 22, 2022

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

**Shurgard opens new self-storage property in Randstad-Rotterdam (the Netherlands)**

LUXEMBOURG – Shurgard, the largest developer, owner and operator of self-storage centers in Europe – is pleased to announce the opening of its new self-storage facility in Capelle aan den IJssel, just east of Rotterdam.

- This brand-new c. 4,500 sqm building is offering approximately 700 dry, clean and secure self-storage units spread over two floors.
- Shurgard Capelle Molenbaan nicely complements our Capelle Dalkruidbaan property in the direct vicinity, from which it will be remotely managed.
- With its large car park and covered (un)loading bay, this new self-storage facility is ideal for nearby residential areas and business customers in need of storage space.
- Direct project cost (excl. absorption cost) amounts to €3.2 million and the expected property yield at maturity is expected to be within our guidance (7-8%).

Shurgard currently offers self-storage solutions in 64 properties in the Netherlands and holds the largest market share in that market. Shurgard has another three properties in its organic development pipeline in that market – with one opening still expected in 2022 and the other two in 2023.

**About Shurgard**

Shurgard is the largest provider of self storage in Europe. The company owns and/or operates 260 self-storage centers and approximately 1.3 million net rentable square meters in seven countries: the Netherlands, France, Sweden, the United Kingdom, Belgium, Germany and Denmark.

Shurgard's European network currently serves 180,000 customers and employs approximately 750 people. Shurgard is listed on Euronext Brussels under the symbol "SHUR".

For more information:

[www.shurgard.com/corporate](http://www.shurgard.com/corporate)

[www.shurgard.com/nl-nl](http://www.shurgard.com/nl-nl)

[www.shurgard.com/nl-nl/blog](http://www.shurgard.com/nl-nl/blog)

[www.facebook.com/shurgardselfstorage](https://www.facebook.com/shurgardselfstorage)

**Contact**

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

Email: [investor.relations@shurgard.lu](mailto:investor.relations@shurgard.lu)

M: +352 621 680 104

Isabel Neumann, Chief Investment Officer, Shurgard Self Storage SA

Email: [isabel.neumann@shurgard.eu](mailto:isabel.neumann@shurgard.eu)

M: +32 2 229 56 69

Nathalie Verbeeck, Citigate Dewe Rogerson

Email: [nathalie.verbeeck@citigatedewerogerson.com](mailto:nathalie.verbeeck@citigatedewerogerson.com)

M: +32 477 45 75 41