

April 16, 2024

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

Shurgard opens new property in Tottenham (North London)

Shurgard – the largest developer, owner and operator of self-storage facilities in Europe – is pleased to announce the opening of its new self-storage building located in Tottenham (North London).

This new freehold facility opened its doors on April 15, 2024.

Key Highlights



- **Strategically located:** Shurgard Tottenham is highly prominent on a main road with excellent access. The facility is ideally situated within the North London estate, making it a perfect fit for Shurgard’s expansion strategy across the London region.
- **Proximity to major development:** Located just 500 meters from the Meridian Water regeneration area, which is set to provide 10,000 new homes, the new facility is positioned to meet the rising demand in an expanding community.
- **Optimal capacity and features:** This brand-new c. 8,200 sqm building offers approximately 1,300 dry, clean and secure self-storage units spread over the ground floor and six upper floors. The facility's location, coupled with the high population density within a 10-minute radius, underpins its significant potential for both consumer convenience and business success.
- **Innovative services:** As with other Shurgard properties across Europe, the Tottenham facility is equipped with Shurgard’s leading e-Rental solution, facilitating online rentals and contactless transactions.
- **Financial Insight:** Direct project cost (excl. absorption cost) is estimated to amount to GBP 18.5 million and the expected property yield at maturity is expected to be c. 9%.

Shurgard continues to strengthen its presence in the London market, now boasting 44 properties with more than 220,000 net rentable square meters in the region. The company has an additional three properties in its organic development pipeline for the UK (London), all slated to open in 2026:

- One property | South-West London (c. 7,400 net sqm) set to open in 2026
- One property | South-East London (c. 6,400 net sqm) set to open in 2026
- One property | South-West London (c. 6,600 net sqm) set to open in 2026

About Shurgard

Shurgard is the largest provider of self storage in Europe. The company owns and/or operates 281 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 an 'AA' ESG rating from MSCI, is rated Low risk by Sustainalytics and has a EPRA sBPR Gold medal. Shurgard is part of the BEL ESG index.

Shurgard's European network currently serves c. 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

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