

November 10, 2023 at 7 a.m. GMT

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"Regulated Information – inside information"

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

Shurgard announces the successful placement of new shares via an accelerated bookbuilding for a total amount of €300 million

As announced on November 9, 2023, Shurgard, the largest developer, owner, and operator of self-storage facilities in Europe, launched a share capital increase in cash via an accelerated bookbuilding with international institutional investors ("the Capital Raise")

- The Company announces that it has raised total proceeds of €300 million following the issuance of 8,163,265 new shares to institutional investors, corresponding to approximately 9% of the outstanding shares before the Capital Raise, at a price of €36.75 per share. The book was multiple times oversubscribed;
- PSA has participated pro-rata to the offering and therefore keeps a 35.08% stake in the company. Following the offering, the free float increases from 28.4% to 31.5%, therefore expanding by 11% in relative terms;
- Consistent with our growth story, the Capital Raise is expected to enable funding for future developments, via both organic and M&A opportunities, while maintaining the long-term LTV guidance that the Company has provided;
- Management expects the Capital Raise will be earnings accretive after being deployed;
- Shurgard confirms the 2023 outlook as published in the Q3 2023 results, as well as its mid-term guidance.

Marc Oursin, Shurgard Chief Executive Officer, commented:

"This successful Capital Raise will give us additional firepower to continue to grow our business via acquisitions and developments. We continue to be excited about opportunities in our seven countries. We are delighted to have the support from our existing and new shareholders as we execute our exciting growth journey."

Expected admission to trading of the new shares on the Euronext Brussels regulated market

The issuance, delivery and admission to trading on the Euronext Brussels regulated market of the new shares are expected to take place on November 14, 2023.

Trading of Shurgard shares was suspended as a result of this ABB and shall resume today, as of the start of trading.

Joint Global Coordinators

BNP Paribas Fortis and J.P. Morgan Securities plc acted as Joint Global Coordinators. ABN AMRO (in cooperation with ODDO BHF), Belfius Bank (in cooperation with Kepler Cheuvreux), Goldman Sachs International and KBC Securities acted as Joint Bookrunners.

About Shurgard

Shurgard is the largest provider of self storage in Europe. The company owns and/or operates 275 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 additional information: www.shurgard.com/corporate

For high resolution images: <https://shurgard.prezly.com/media>

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The company cannot not be held responsible if anyone violates the above restrictions.