

PRESS RELEASE

August 22, 2025 – 7 pm CET

Regulated Information**Shurgard Self Storage Ltd**
("Shurgard" or the "Company")

This announcement is not intended for release, publication or distribution or disclosure otherwise, either directly or indirectly, in full or in part, in Canada, Japan, Australia, Switzerland and South-Africa or any other jurisdiction where this would lead to a violation of the relevant legislation.

Pricing of the Optional Dividend

Shurgard sets the issue price for the optional dividend at EUR 33.7641 per new share.

On August 13, 2025, the Board of Directors of Shurgard has resolved to distribute a half year dividend of EUR 0.5800 per share (gross) and that it would offer the shareholders the option of receiving either cash or shares (the "**Optional Dividend**") as their half year dividend (subject to certain conditions and modalities).

Issue Price per New Share	The issue price per new share of the Optional Dividend has been set at EUR 33.7641 per share. The issue price represents a 0.20% premium to the reference period (i.e. Thursday August 21, 2025 to and including Friday August 22, 2025).
Exchange Ratio	One new share can be obtained by contributing 61 net dividend rights (taking into account a deduction of 20% PID withholding tax).
Choice for the shareholders	A shareholder can choose between: (i) contributing its dividend rights, (ii) receiving the dividend in cash or (iii) a combination of both options.
Ex-date for the Dividend	Tuesday, August 19, 2025
Record date for the Dividend	Wednesday, August 20, 2025
Option Period	From Monday August 25, 2025 to Monday September 8, 2025 at 16:00 CET. In case a shareholder does not make a choice, the dividend will be paid out in cash.
Payment date for the Optional Dividend	On or around Monday, September 15, 2025

Further information on the Optional Dividend can be found in the information document on the Company's website [Dividend Information 2025 | Shurgard Investor Relations](#).

This press release is available on [Shurgard's website](#).

About Shurgard

Shurgard is the largest provider of self storage in Europe. The company owns and/or operates 339 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 'AA' ESG rating from MSCI, is rated Low risk by Sustainalytics and has an EPRA sBPR Gold medal.

Shurgard's European network currently serves c. 220,000 customers and employs approximately 900 people. Shurgard is listed on Euronext Brussels under the symbol "SHUR".

For additional information: www.shurgard.com/corporate

For high resolution images: <https://www.shurgard.com/corporate/resources/media-library>

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