

Notice is hereby given of the

Annual General Meeting of Shareholders (AGM) of

SHURGARD SELF STORAGE LIMITED, with registered office at Ground Floor, Plaza House, Admiral Park
St Peter Port, Guernsey, GY1 2HU (the **Company**), to be held on:

WEDNESDAY, May 13, 2026 AT 5:30 p.m. BST (6:30 p.m. Central European Summer Time)

At One Bishops Square (A&O Shearman), London E1 6AD, United Kingdom

PROPOSED AGENDA

- 1** Submission of (i) the management reports of the Board of Directors of the Company, (ii) the report of the Company's independent auditor on the consolidated annual accounts of the Company for the financial year ended on December 31, 2025 prepared in accordance with the International Financial Reporting Standards ("IFRS") and (iii) the report of the Company's independent auditor on the stand-alone annual accounts of the Company for the financial year ended on December 31, 2025 prepared in accordance with Belgian GAAP.
- 2** Approval by Ordinary Resolution, of the consolidated annual accounts of the Company for the financial year ended on December 31, 2025.
- 3** Approval by Ordinary Resolution, of the stand-alone annual accounts of the Company for the financial year ended on December 31, 2025.
- 4** Allocation of results and approval by Ordinary Resolution, that a dividend in relation to the financial year ended on December 31, 2025, of €0.59 per share be paid on or around May 27, 2026 subject to compliance by the Board of Directors with the provisions of the Companies (Guernsey) Law, 2008 as amended in relation to the payment of dividends.
- 5** Approval by Ordinary Resolution, to grant discharge to the Board of Directors of the Company for the exercise of their mandate during the financial year ended on December 31, 2025.
- 6** Approval by Ordinary Resolution, of the authorization to the Board of Directors of the Company to repurchase shares of the Company.
- 7** Approval by Ordinary Resolution, that the mandate of the following existing Directors of the Company be extended for a term ending at the Company's annual general meeting of shareholders to be held in 2027, their remuneration will be set at the standard levels as previously approved by the shareholders:

(i) Marc Oursin, (ii) Z. Jamie Behar, (iii), Candace Krol, (iv) Ian Marcus, (v) Pdraig McCarthy, (vi) Lorna Brown; and (vii) Charlotte Webb.
- 8** Approval by Ordinary Resolution, that the following proposed candidates be elected as a Director of the Company for a term ending at the Company's annual general meeting of shareholders to

be held in 2027, the remuneration of whom, if elected, to be set at the standard levels as previously approved by the shareholders.

(i) Jonathan Davies; and (ii) Ronald L. Havner, Jr.

- 9 Approval by Ordinary Resolution, that the mandate of PricewaterhouseCoopers CI LLP, P.O. Box 321, Royal Bank Place, 1 Gategny Esplanade, St Peter Port, Guernsey, GY1 4ND be renewed as auditors for a term ending at the Company's annual general meeting of shareholders to be held in 2027.
- 10 Approval by Ordinary Resolution, that PwC Bedrijfsrevisoren BV/PwC Réviseurs d'Entreprises SRL, Culliganlaan 5, 1831 Diegem, Belgium, be appointed as auditors with respect to the limited assurance on the sustainability report of the Company, subject to the requirements of applicable law, for a term of three years ending at the Company's annual general meeting of shareholders to be held in 2029.
- 11 Advisory vote on the Remuneration Report prepared by the ESG Committee of the Company for the financial year ended on December 31, 2025.

Right to Participate

The right to vote at the AGM shall be determined with respect to shares held on April 29, 2026, at 11:00 p.m. BST (00.00 Central European Summer Time) (the "**Record Date**"). There is no minimum interest in shares required to be able to vote at the AGM. Only those who are shareholders or who represent persons with interests in shares on the Record Date shall have the right to participate and vote at the AGM by choosing between the two options set out below.

A shareholder may appoint a proxy (who need not be a shareholder of the Company) to attend and to speak at and vote at the AGM and may appoint more than one proxy if each proxy is appointed to exercise the voting rights attached to different shares held by such shareholder. Completion and return of a Form of Proxy / Voting Instruction will not preclude a shareholder or someone representing a shareholder from attending and voting in person at the AGM.

Option 1 – Attendance in Person at the venue on the time and date specified above.

If you wish to attend in person you must:

1. bring a bank certificate (or a brokerage account statement) disclosing the number of shares in which you have an interest on the Record Date, together with;
2. proof of identity; and
3. (if representing a corporation) - authority to act.

In each case original documents must be provided and it is advisable to contact SPUERKEESS (contact information to be found below) in advance if intending to attend in person to avoid any delays or unexpected refusals for failure to provide adequate documentation.

Option 2 - Voting Instructions

If you are eligible but not able or do not wish to attend the AGM in person but want to have a vote, then

you must give voting instructions using the enclosed form (**Participation Form: Voting Instruction Form**) and must:

1. provide the duly completed **Participation Form: Voting Instruction Form** together with:
2. a bank certificate (or a brokerage account statement) disclosing the number of shares in which you have an interest on the Record Date;
3. proof of identity; and
4. (if representing a corporation) authority to act.

All such documents and information must be received by SPUERKEESS no later than 11:00 p.m. BST (00:00 Central European Summer Time) on May 5, 2026 preferably via the custody chain.

Amendments to the Agenda

No amendments shall be permitted.

Right to ask questions

Attendees shall only have the right to ask questions related to the items on the agenda of the AGM by submitting them in writing to SPUERKEESS no later than April 21, 2026 at 4:00 p.m. BST (5:00 p.m. Central European Summer Time). The Company may but is not obliged to answer the questions put to it and may publish such answers shortly after the AGM on the following websites: www.SPUERKEESS.lu/Shurgard and <https://corporate.shurgard.eu/>. The right to ask questions and any decision by the Company to answer are subject to the Company being able to identify the relevant shareholders, the good order of the general meeting and its preparation as well as the protection of confidentiality and business interests of the Company.

Documents made available at the Company and at SPUERKEESS

Documents made available by the Company for the purpose of this meeting are available on the following website www.SPUERKEESS.lu/Shurgard and <https://corporate.shurgard.eu/>. The full, unabridged text of the documents may also be obtained at the postal address of SPUERKEESS.

For any questions or returning documents:

Banque et Caisse d'Épargne de l'État -SPUERKEESS

To the attention of Issuer Services/Institutional Relationship Management/ Shurgard Self Storage Limited
16, rue Zithe

L-2954 LUXEMBOURG

Mail address: securitisation.irm@SPUERKEESS.lu