



BUILDING VALUE





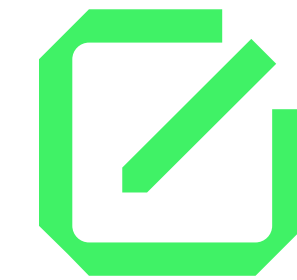
PROJECTS DESIGNED TO GENERATE
MAXIMUM RETURN FROM DAY ONE
AND TO SUSTAIN IT THROUGHOUT
THEIR ENTIRE SERVICE LIFE



The **profitability** of a self storage facility is built before it opens.

IT'S DECIDED IN

- MATERIALS
- THE LAYOUT OF EVERY M²
- EVERY DECISION



Urban has spent decades making key decisions alongside its clients. The client's success is our true project.



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01

THE SELF STORAGE OPPORTUNITY IN EUROPE

Self storage has established itself as one of the asset **classes with the greatest upside** in European real estate. Demand is growing steadily, penetration across the continent still

lags well behind the most mature markets, and major investors have identified the **sector as a resilient asset, with recurring income and stable returns.**



The market **data**



*Source: FEDESSA / CBRE, European Self Storage Industry Report 2025. *Source: AESS, 2024.

59%

Share of transactions in Europe
coming from private equity

+1.800

Operational facilities in Spain

+5.4%

Growth in revenue per m²
in Europe in 2025*

+70%

Projected improvement in occupancy
and rates within 1 year*

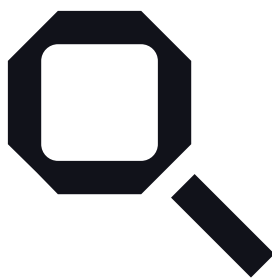


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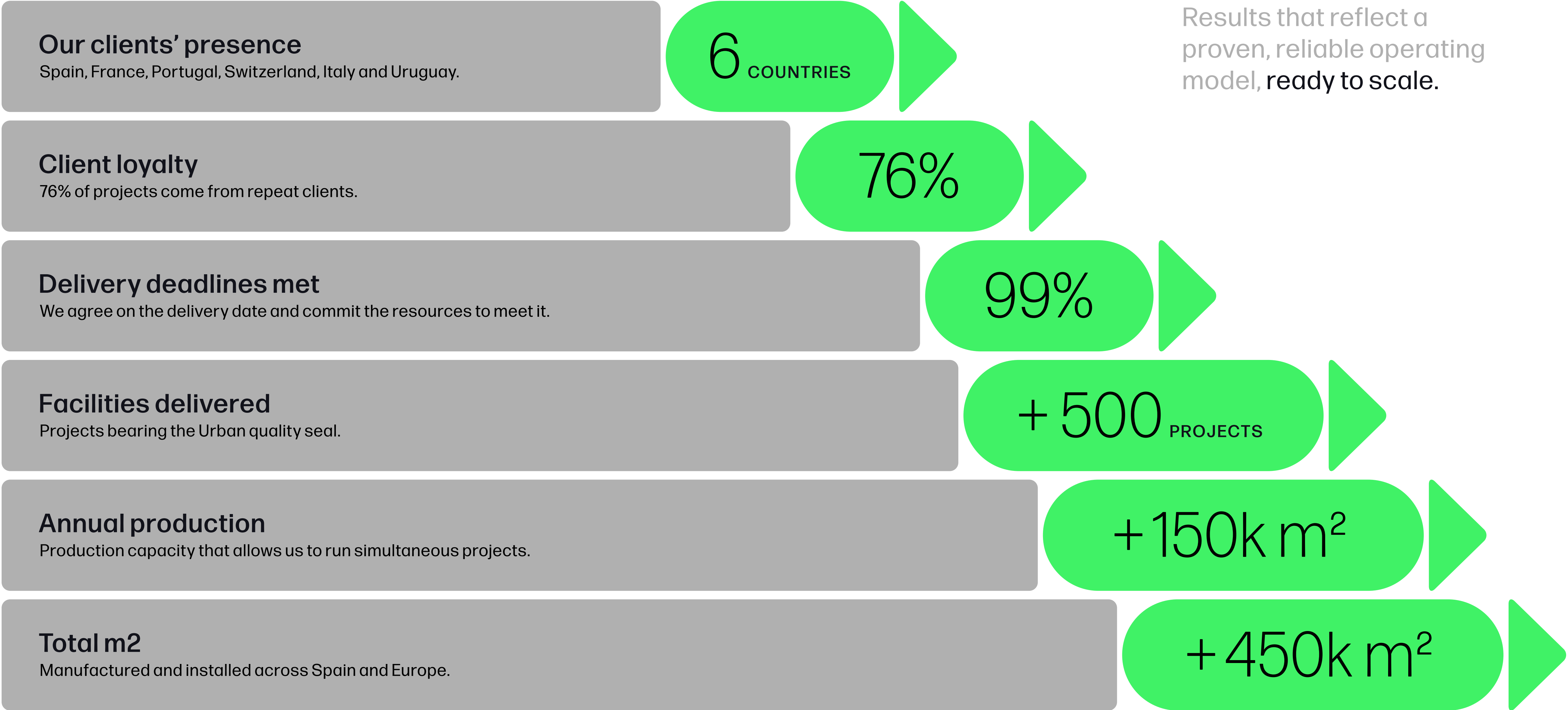
URBAN IN NUMBERS

Urban Self Storage Projects is **Spain's leading integrator in the manufacturing and installation** of self storage facilities. With its own **manufacturing standards** and a **solid industrial structure**, the company supports investors and operators on projects across Europe, with the financial strength and **production capacity** that professional capital demands.

Urban’s 6 key indicators



Results that reflect a proven, reliable operating model, ready to scale.



03

AN END-TO-END MODEL

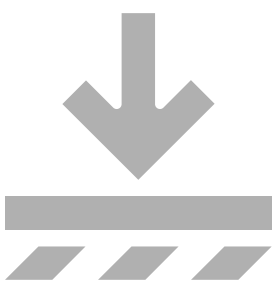


DEFINED PHASES

SINGLE POINT
OF CONTACT

RELIABLE TIMELINES

LESS RISK



Quality is present
in every phase
of the project.

We meet standards in materials,
processes and execution to
guarantee maximum performance
and reliability.

01

Analysis and advisory

Technical analysis and strategic advice to maximize each project's potential.

02

Design and layout

Optimization of floor plans and every square meter to guarantee maximum profitability.

03

Manufacturing

End-to-end control of materials, processes and quality. We manufacture what we install.

04

Assembly and installation

In-house teams, deadlines met, and execution backed by decades of experience.

05

Ecosystem and launch

Management software, security systems and financing solutions integrated with specialized partners.

06

After-sales and ongoing support

Support, maintenance and a fast response throughout the facility's entire service life.



04

MANUFACTURING AND PRODUCTION CAPACITY

We define our own **standards** and **control** how they are applied throughout the process.

Control of timelines and costs

- Precise planning.
- Control of manufacturing.
- Cost optimization.
- Meeting deadlines.

Capacity to grow

- Large-scale projects.
- High production capacity.
- Adapting to demand.
- Scalability across Europe.

In-house judgment

- Material selection.
- Quality standards.
- Process control.
- Long-term reliability.





Our installation teams also meet the **Urban standards.**

We handle each client’s projects with the **same installation team**, fostering continuity, coordination and a relationship of **trust** that **speeds up** work on site.



01

Specialization

Experience, training and knowledge of the Urban system.

02

Continuity

Continuity that improves coordination and trust.

03

Responsiveness

Flexibility to adapt to the needs of each site.

04

Quality and reliability

One execution standard, from start to finish.

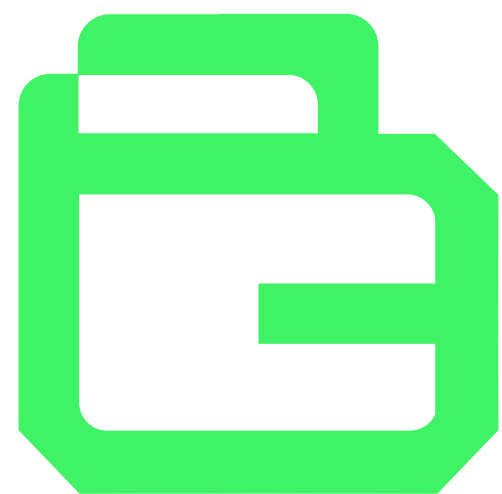


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PARTNER ECOSYSTEM

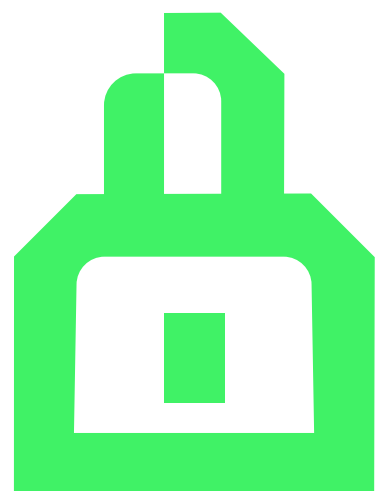
The profitability of a self storage facility depends on **efficient operation** from day one. That's why Urban Self Storage Projects integrates an ecosystem of partners specialized in **management, security and financing**, brought in from the design phase to ensure a smooth and effective launch.

Financing



Financing solutions tailored to the project, delivered with specialized partners.

Security and access control



Integrated technology for secure, efficient operation ready for remote management.

Management software



A single platform to run the facility, optimize operations and make data-driven decisions.

Trusted partners for a 360° project.



06

SUCCESS STORIES

+500 projects across Europe: experience you can visit in person. 76% of our projects come from clients who choose Urban again.

Spain · France · Portugal · Switzerland · Italy · Netherlands



Store More

Region of Madrid

- +80% of facilities built by Urban.
- Large-scale facilities at various locations across Madrid.



Une pièce en plus

France

- +4 years delivering projects.
- A company with +10,000 clients.





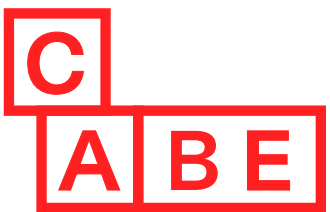
Oh My Box
Barcelona · Madrid · Navarra



- +80% of facilities built by Urban.
- Storage units from 1 to 27 m².



Cabe
Barcelona · Madrid · Zaragoza · Palma



- 75% of facilities built by Urban.
- +25 projects nationwide over the last 3 years.



07

WHY URBAN

Investing in self storage is a **long-term decision**. So is choosing who to develop it with. That’s why operators, developers and investment funds trust Urban Self Storage Projects.

01	A single point of contact accountable for the result.
02	Judgment and control over manufacturing.
03	Deadlines that are met.
04	Financial strength.
05	Capacity to grow with the client.
06	The client’s success as our project.



Let's talk
and get
your project
started.

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urban
SELF STORAGE
PROJECTS