SMARTSTOP SELF STORAGE REIT, INC.

CORPORATE GOVERNANCE GUIDELINES

Amended as of October 29, 2026

The board of directors (the "**Board**" or individually a "**Director**") of SmartStop Self Storage REIT, Inc. (the "**Company**"), upon the recommendation of the Nominating and Corporate Governance Committee of the Board (the "**Nominating and Corporate Governance Committee**"), has developed and adopted the following corporate governance guidelines establishing a common set of expectations to assist the Board and its committees ("**Committees**") in performing their responsibilities. The Board, upon the recommendation of the Nominating and Corporate Governance Committee, may amend these guidelines and may adopt such additional guidelines as it believes will improve the Company's corporate governance, or improve the operation of the Board or its Committees, so as to better serve the interests of the stockholders and other constituencies of the Company.

These guidelines should be interpreted in the context of all applicable laws and the Company's Second Articles of Amendment and Restatement, as may be amended and supplemented from time to time (the "**Charter**"), bylaws, as amended (the "**Bylaws**"), and other corporate governance documents. These guidelines are intended to serve as a flexible framework within which the Board may conduct its business and not as a set of legally binding obligations. The following guidelines are subject to modification, and the Board may, in the exercise of its discretion, deviate from these guidelines from time to time as the Board may deem appropriate or as required by applicable laws and regulations.

I. Board Responsibilities

The responsibilities of the Board are generally defined by statutory and judicial law (both Maryland and federal) and the rules and regulations of applicable administrative agencies (notably the Securities and Exchange Commission ("**SEC**") and the New York Stock Exchange ("**NYSE**")). In managing the business and affairs of the Company, the Board shall focus its priorities on the following core responsibilities:

- Evaluating and approving the Company's strategic direction and initiatives and monitoring implementation and results.
- Overseeing, advising, and interacting with the Company's Chief Executive Officer and other senior executives with respect to key aspects of, and issues affecting, the business, including strategic planning, investments, borrowings, operating performance, and stockholder returns.
- Monitoring the Company's operating results, financial condition and significant risks to the Company.
- Selecting and evaluating a well-qualified Chief Executive Officer of high integrity and, as appropriate, other members of the senior executive team.
- Selecting a well-qualified Chair of the Board of high integrity.
- Succession and development planning for the Chief Executive Officer, other senior executive team members, and the Board.
- Overseeing the Company's integrity and ethics, compliance with laws, financial reporting and statements, public disclosures, and internal controls. In furtherance of this

responsibility, the Board has adopted and, acting through the Audit Committee of the Board (the "**Audit Committee**"), shall oversee compliance with a Code of Ethics and Business Conduct (the "**Code**") for the Company and promptly disclose publicly any changes to or waivers of the Code, as required thereby.

- Assessing major risks facing the Company and reviewing options for their mitigation.
- Reviewing and approving all public filings that require approval of the full Board.
- Reviewing and approving, upon recommendation of the appropriate Committee of the Board, all matters to be recommended for stockholder approval.

In fulfilling these core responsibilities, the members of the Board (the "**Directors**") shall not be required to devote their full time to the affairs of the Company. The Directors shall be entitled to rely on the honesty and integrity of the Company's senior executives and outside advisors and auditors. The Directors shall also be entitled to have the Company purchase directors' and officers' liability insurance on their behalf; the benefits of indemnification to the fullest extent permitted by applicable law and the Charter, the Bylaws, and any indemnification agreements to which such Director and the Company are parties; and exculpation as provided by the laws of the State of Maryland and the Charter.

II. Selection of the Board

Board Membership Criteria

The Nominating and Corporate Governance Committee is responsible for conducting an annual review with the Board of the appropriate experience, skills and characteristics required of Directors in the context of the current membership of the Board. This assessment shall include, in the context of the perceived needs of the Board at that time, issues of knowledge, experience, integrity, ethics, professionalism, diversity, leadership, judgment and skills such as an understanding of the real estate industry or brokerage industry or accounting or financial management expertise. Other considerations include the candidate's independence from conflict with the Company and its affiliates and the ability of the candidate to attend Board meetings regularly and to devote an appropriate amount of effort in preparation for those meetings.

Selection of Directors

The Board has delegated the screening process necessary to identify qualified candidates to the Nominating and Corporate Governance Committee, in consultation with the Chief Executive Officer. The Nominating and Corporate Governance Committee annually reviews Director suitability and the continuing composition of the Board and its Committees and then recommends Director nominees who are voted on by the full Board. The Board itself, however, is ultimately responsible for selecting its own nominees and recommending them for election by the stockholders. All Director nominees stand for election by the stockholders annually. Pursuant to the Charter, however, the Directors must nominate replacements for any vacancies among the Director positions.

In recommending Director nominees to the Board and its Committees, the Nominating and Corporate Governance Committee solicits candidate recommendations from its own members, other Directors and management of the Company. The Committee will also consider suggestions made by stockholders and other interested persons for Director nominees who meet the established Director criteria (as set forth above and in the charter of the Nominating and Corporate Governance Committee). In order for a stockholder to make a nomination, the stockholder must satisfy the procedural requirements for such nomination as provided in the Bylaws. The Nominating and Corporate Governance Committee may engage the services of a search firm to assist in identifying potential Director nominees. In evaluating the persons nominated as potential Directors,

the Nominating and Corporate Governance Committee will consider each candidate without regard to the source of the recommendation and take into account those factors that the Nominating and Corporate Governance Committee determines are relevant.

Lead Independent Director

If the Chairman of the Board is a member of management or does not otherwise qualify as independent, the Independent Directors (as defined below), by vote of a majority of the Independent Directors, shall select an Independent Director to serve as Lead Independent Director. Unless otherwise determined by the Independent Directors, the Lead Independent Director shall have the following duties, responsibilities and authority:

- presiding over executive sessions of the independent directors;
- calling meetings of the independent directors as appropriate and setting the agenda;
- acting as liaison between the independent directors and the Chairman of the Board and the Chief Executive Officer;
- leading the evaluation of our Chairman of the Board and our Chief Executive Officer;
- responding to and communicating with stockholders on inquiries when appropriate, following consultation with the Chairman of the Board and the Chief Executive Officer; and
- to have such other duties and responsibilities as the Board may determine from time to time.

Orientation and Continuing Education

New Directors are provided with an orientation process, which includes comprehensive information regarding the Company's business and operations, information regarding the industry in which the Company operates and other background material, meetings with senior management and visits to Company offices. As a part of the Company's continuing education efforts, supplemental information is provided to the Directors from time to time.

III. Board Composition and Performance

Size of the Board

The Charter provides for five Directors, which number may be increased or decreased from time to time pursuant to the Bylaws but must never be less than the minimum number required by the Maryland General Corporation Law.

Independent Directors

A majority of the Directors (each an "**Independent Director**") must satisfy the independence requirements set forth in the rules and regulations of the SEC and the NYSE, as in effect from time to time, and any other applicable legal and regulatory requirements. In order to adequately assess and ensure that at least a majority of the Directors qualify as "independent," the Board will undertake an annual review of the independence of all Directors.

Transactions Affecting Director Independence

Without the prior approval of a majority of uninterested Independent Directors, the Company will not make significant charitable contributions to organizations in which a Director or a family member of a

Director is affiliated, enter into consulting contracts with (or otherwise provide indirect forms of compensation to) a Director, or enter into any relationships or transactions (other than service as a Director and a Committee member) between the Company and a Director (or any business or nonprofit entity or organization in which a Director is a general partner, controlling stockholder, officer, manager, or director, or materially financially interested).

Conflict Resolution Function of the Nominating and Corporate Governance Committee

The Nominating and Corporate Governance Committee shall consider and act upon any conflicts of interest-related matter described in the Code of Ethics and any other transactions for which independent review is necessary or desirable, including approval of any transaction involving any related person, as defined in Item 404 of Regulation S-K.

Service on Other Boards of Directors

Prior to accepting an invitation to serve on another public or private company board of directors, Directors should advise the Chairman of the Nominating and Corporate Governance Committee (or in the case of the Chairman of the Nominating and Corporate Governance Committee, advise the Board) and the Chief Executive Officer. The Board believes that Directors should limit the number of other company boards on which they serve, taking into account potential board attendance, participation, and effectiveness on these boards.

Directors Who Change Their Present Job Responsibility

Directors who change the occupation they held when initially elected are expected to notify the Chairman of the Nominating and Corporate Governance Committee.

Term Limits

The Board has determined not to establish term limits. Although term limits could help make fresh ideas and viewpoints available to the Board, they also could result in the loss of the valuable contribution of Directors who have been able to develop, over a period of time, increasing insight into the Company and its operations.

As an alternative, the Nominating and Corporate Governance Committee, in conjunction with the Chief Executive Officer, will review each Director's continuation on the Board shortly before the end of such Director's then-current term. This review shall be conducted in connection with the consideration of nominations to the Board at the annual stockholders meeting.

Retirement

The Board does not believe that there should be a fixed term or retirement age for Directors or that Directors who retire from or change their principal occupation or business should necessarily be required to end their service as Directors.

Board Compensation

Independent Directors shall receive reasonable compensation for their services to be determined from time to time by the Board, upon the recommendation of the Compensation Committee of the Board (the "**Compensation Committee**"). Committee Chairs may receive such additional reasonable compensation for serving in that role as may be determined from time to time upon the recommendation of

the Compensation Committee. Current members of management serving as a Director shall receive no additional pay for serving as a Director. The Compensation Committee shall periodically review and report to the Board with respect to Director compensation and benefits.

Except as otherwise permitted by the applicable rules of the SEC and NYSE, members of the Audit Committee and Compensation Committee may not directly or indirectly receive any compensation from the Company other than their Directors' compensation, which may include cash compensation for service on the Board and Committees and the receipt of equity incentive awards.

Director Responsibilities

The business and affairs of the Company will be managed by or under the direction of the Board, including through one or more of its Committees. Each Director is expected to spend the time and effort necessary to properly discharge such Director's responsibilities. These include:

- exercising their business judgment in good faith;
- acting in what they reasonably believe to be the best interest of the Company;
- becoming and remaining well-informed about the Company's business and operations and general business and economic trends affecting the Company; and
- ensuring that the business of the Company is conducted to further its long-term interests,

Annual Performance Assessment

Following the end of each fiscal year and at the same time as the report on Board membership criteria, the Nominating and Corporate Governance Committee shall report to the Board an assessment of the performance of the Board and its Committees. This assessment should review the Board's contribution as a whole and areas in which the Board and/or management believes a better contribution is possible. Its purpose is to assess and, where possible, increase the effectiveness of the Board and its Committees.

IV. Board Access to Senior Management and Advisors

Access to Senior Management

Directors have complete access to the Company's management. Directors should use judgment to be sure that any contacts are not distracting to the business operation of the Company. Any meetings or contacts that a Director wishes to initiate may be arranged through the Chief Executive Officer, or if the Chief Executive Officer is not available, directly by such Director.

Furthermore, the Board encourages senior management, from time to time, to bring managers and/or advisors into Board meetings who (a) can provide additional insight into the items being discussed because of personal involvement in these areas; and/or (b) represent managers with future potential that the senior management believes should be given exposure to the Board.

Board and Committee Access to Independent Advisors

The Board and each of its Committees shall have the resources and authority necessary to carry out their respective duties, including the authority to engage, retain and terminate independent legal, financial or other advisors, as they may deem necessary, without consulting or obtaining the approval of any officer of the Company in advance.

Independent Inquiries and Advisors

The Board is authorized to conduct investigations, and to retain, at the expense of the Company, independent legal, accounting, investment banking, or other professional advisors selected by the Board, for any matters relating to the purpose or responsibilities of the Board.

V. Meeting Procedures

Frequency and Length of Board Meetings

The Chairman of the Board or, in the absence of the Chairman of the Board, the Lead Independent Director, if applicable, the Chief Executive Officer, President, a Vice President of the Company, or the Secretary of the Company, in consultation with the other Directors, shall determine the timing and length of the meetings of the Board. The Board shall meet as frequently as needed for Directors to discharge properly their responsibilities. In addition to regularly scheduled meetings, unscheduled Board meetings may be called upon appropriate notice at any time to address specific needs of the Company. The Board may also take action from time to time by written consent.

Selection of Agenda Items for Board Meetings

The Company's executive officers, in consultation with the Company's legal counsel, will establish the agenda for each Board meeting. Each Director is free to suggest the inclusion of item(s) on the agenda. Each Director is free to raise at any Board meeting subjects that are not on the agenda for that meeting.

Attendance

Each Director is expected to make reasonable efforts to attend substantially all meetings of the Board and Committees on which the Director serves. In addition, Directors are invited and encouraged to attend the Company's annual meeting of stockholders.

Board Materials Distributed in Advance

In advance of each Board or Committee meeting, a proposed agenda and, to the extent feasible or appropriate, information and data that is important to an understanding of the business to be discussed, will be distributed. Management, in consultation with the Board, will make every attempt to see that the material provides sufficient detail to adequately address the business to be discussed. When appropriate, the information distributed will include summaries or outlines of presentations to be given at the meeting. In this way, meeting time may be conserved and discussion time focused on questions that the Board has about the material. All information distributed to the Board in this manner is to be maintained in a confidential manner. A Director is expected to spend the time and effort necessary to prepare for meetings, including executive sessions of Independent Directors, so as to properly discharge his or her responsibilities.

Executive Sessions of Independent Directors

The Independent Directors will meet in executive session without non-Independent Directors or management present on a regularly scheduled basis, but, in any event, no less than once per year.

VI. Board Committees

Number, Structure, and Independence of Committees

The Board shall at all times have an Audit Committee, a Compensation Committee, and a Nominating and Corporate Governance Committee, and, per the terms of each such Committee's charter, each such Committee must be comprised solely of Independent Directors. For further information on the responsibilities, functions and composition of these Committees, see the Audit Committee Charter (regarding the Audit Committee), the Compensation Committee Charter (regarding the Compensation Committee), and the Nominating and Corporate Governance Committee Charter (regarding the Nominating and Corporate Governance Committee). In addition, the Board may maintain such other various advisory Committees on which certain Directors sit to assist management of the Company in areas that have a direct impact on the Company's operations. Each Charter requires that at least a majority of the members of each Committee be comprised of Independent Directors.

Assignment of Committee Members

At least annually, the Nominating and Corporate Governance Committee shall, in consultation with the Chief Executive Officer, review Committee assignments (members and chairs). With consideration of the desires of individual Directors, the Nominating and Corporate Governance Committee shall then recommend to the full Board the assignment of Directors to the Committees.

Frequency and Length of Committee Meetings

Committee Chairs, in consultation with Committee members, will determine the frequency and length of Committee meetings. Each Committee shall meet at least as frequently as is required by the terms of its Charter, as applicable. Each Committee Chair will periodically report to the Board on such Committee's activities.

Committee Agendas

The Company's executive officers, in consultation with the Company's legal counsel, will develop the Committees' agendas. The Committee Chairs, in consultation with Committee members, may suggest the inclusion of item(s) on the agenda.

VII. Leadership

Selection of Chair and Chief Executive Officer

The Board has the responsibility to fill the leadership positions of the Chairman of the Board and Chief Executive Officer as it deems best for the Company at a given point in time. The Board has no requirement that the offices of Chairman of the Board and Chief Executive Officer be separate, and the Board intends to make this determination based on serving the best interests of the Company and its stockholders at any given time.

Succession Planning

The Board, recognizing that succession and development planning for the Chief Executive Officer is a core responsibility of the Board, has delegated to the Nominating and Corporate Governance Committee the responsibility to develop and recommend to the Board for approval a Chief Executive Officer succession plan (the "**Succession Plan**"), to evaluate potential candidates thereunder, and to review

the Succession Plan periodically with the Chief Executive Officer, in each case as set forth in the Committee's charter.

At least once a year, the Nominating and Corporate Governance Committee shall arrange for the Chief Executive Officer of the Company to meet with the Independent Directors to discuss potential successors as Chief Executive Officer. All Independent Directors shall meet in executive session following such presentations to consider such discussions, and the evaluation of potential candidates and related materials shall be reserved to the Independent Directors and the Committee.

The Chief Executive Officer shall also have in place at all times a confidential written procedure for the timely and efficient transfer of his or her responsibilities in the event of his or her sudden incapacitation, death or departure, including recommendations for longer-term succession arrangements. The Chief Executive Officer shall review this procedure periodically with the Independent Directors.

The Chief Executive Officer shall also review periodically with the Independent Directors the potential succession arrangements for other key members of the senior management of the Company.

VIII. Communications With Stockholders

The Company has established several means for stockholders to communicate concerns to the Board. If the concern relates to the Company's financial statements, accounting practices or internal controls, the concerns should be submitted in writing to the Chairman of the Audit Committee in care of the Company's Secretary at the Company's headquarters address. If the concern relates to the Company's governance practices, business ethics or corporate conduct, the concern may be submitted in writing to the Chairman of the Nominating and Corporate Governance Committee in care of the Company's Secretary at the Company's headquarters address. If a stockholder is uncertain as to which category his or her concern relates, he or she may communicate it to the Chairman of the Board, if such person is independent, otherwise the Lead Independent Director in care of the Company's Secretary.

IX. Communications With Management

Management shall promptly notify the Board upon:

- receipt of any communication from the SEC, NYSE, Internal Revenue Service, or any other regulatory agency regarding any pending or threatened regulatory action;
- notice of any significant pending or threatened litigation or investigation outside the normal course of business;
- the initiation or settlement of any material litigation and or any material action outside the normal course of business; or
- the occurrence of any other situation which might result in a significant loss or other material exposure to the Company.

X. Whistleblower Policy

The Company's "whistleblower" policy (the "**Whistleblower Policy**") prohibits the Company and its subsidiaries and affiliates and their officers, employees and agents from discharging, demoting, suspending, threatening, harassing or in any other manner discriminating against any employee for raising a concern. If a stockholder or employee nonetheless prefers to raise their concern in a confidential or anonymous manner, the concern may be directed to the Whistleblower Officer at the Company's headquarters address or communicated via the Company's secure web portal or toll-free telephonic reporting system via EthicsPoint (each method is described further in the Whistleblower Policy).

XI. Regulation FD Policy

The Company has established a Regulation FD policy to address the full, fair, accurate, timely and understandable disclosure of information about the Company on a non-selective basis and in compliance with Regulation FD, as promulgated by the SEC, and other applicable laws and regulations.

XII. Clawback Policy

The Company has established an executive compensation clawback policy to provide the Company with rights of recoupment of incentive compensation from executive officers in the event of an accounting restatement or a violation of applicable laws or Company policies.

XIII. Related-Party Transaction Policy

The Company has established a related-party transaction policy which addresses the review and approval or ratification of all related-party transactions, and the disclosure of such transactions as required by the rules and regulations of the SEC and NYSE and other applicable laws.

XIV. Conduct and Ethics Standards for Directors

Directors are subject to applicable provisions of the Company's Code of Ethics and Business Conduct, Insider Trading Policy, and Whistleblower Policy. These policies can be found on the Company's website.

XV. Miscellaneous

Nothing contained in these Guidelines is intended to expand applicable standards of liability under statutory or regulatory requirements for the directors of the Company or members of the Nominating & Corporate Governance Committee. As stated above, these Guidelines are meant to serve a flexible framework, and the Nominating & Corporate Governance Committee is encouraged to adopt such additional procedures and standards as it deems necessary from time to time to fulfill its responsibilities.