

SmartStop Platform at a Glance

SmartStop Self Storage REIT is the largest public non-traded self storage REIT in the U.S.

Initially started raising equity capital in 2014 through the broker dealer network

11th Largest
Self Storage Company in
the U.S.

12.2 Million⁽¹⁾
Owned and Managed
Rentable Square Feet

158⁽¹⁾
Owned and Managed Self
Storage Facilities



\$2.5 Billion
Total Capitalization⁽³⁾

>\$4.0 Billion
Historical Self Storage
Transaction Activity⁽²⁾

400+
Employees



11%
Management Ownership
In The Company

95.7%
Q3 2021 Quarter End
Same-Store Occupancy

28.1%
Q3 2021 Same-Store
NOI⁽⁴⁾ Growth



Note: Portfolio as of 10/31/2021 and includes all operational properties owned by SmartStop unless otherwise noted

- (1) As of 10/31/2021
- (2) Includes affiliated companies
- (3) Total capitalization includes debt, preferred equity and equity market cap based on approx. 95 million shares and OP Units at 9/30/21 valued at the most recently published Net Asset Value. Debt and preferred equity are measured at face value.
- (4) NOI is a non-GAAP measure. See Aour most recently filed Financial Supplement for a reconciliation of this measure to the most directly comparable GAAP measure.