

**RELATED-PARTY TRANSACTION POLICY
OF
SMARTSTOP SELF STORAGE REIT, INC.**

Adopted as of April 1, 2025

Scope

SmartStop Self Storage REIT, Inc. (the “**Company**”) recognizes that Related-Party Transactions (as defined below) may raise questions regarding whether those transactions are consistent with the best interests of the Company and its stockholders. The objective of this Related-Party Transaction Policy (this “**Policy**”) is to ensure that Related-Party Transactions are in the best interests of the Company and its stockholders.

Policy

It is the Company’s policy that the Nominating and Corporate Governance Committee (the “**Committee**”) of the Board of Directors (the “**Board**”) review and approve or ratify all Related-Party Transactions (as defined below) and that such Related-Party Transactions be disclosed as required by the rules and regulations of the Securities and Exchange Commission (the “**SEC**”) and, to the extent applicable, the New York Stock Exchange (the “**NYSE**”) and other applicable legal and regulatory requirements.

This Policy applies to all Related Parties. Entering into a Related-Party Transaction without the approval from or ratification of the Committee is prohibited and a violation of this Policy. In addition to this Policy, all Related-Party Transactions must comply with the Company’s Code of Ethics and Business Conduct.

Procedures For Review and Approval or Ratification

Directors, executive officers and nominees to become a director of the Company shall complete an annual D&O Questionnaire and disclose all potential Related-Party Transactions involving themselves and their immediate family members that are known to them. Throughout the year, directors and executive officers shall notify the General Counsel of any potential Related-Party Transactions as soon as they become aware of any such transaction. The General Counsel shall inform the Committee of any Related-Party Transaction of which the General Counsel becomes aware. The General Counsel shall be responsible for conducting a preliminary analysis and review of potential Related-Party Transactions and presentation to the Committee for review including provision of additional information to enable proper consideration by the Committee.

If the General Counsel determines that the proposed transaction is a Related-Party Transaction, such proposed transaction shall be submitted to the Committee for consideration at the next Committee meeting or, in those instances in which the General Counsel, in consultation with the Chief Executive Officer, determines that it is not practicable or desirable for the Company to wait until the next Committee meeting, to the Chair of the Committee who shall thereafter call a special meeting of the Committee to review such proposed transaction. The Committee shall consider all of the available, relevant facts and circumstances, including (if applicable) but not limited to:

- The relative benefits to the Company and to the Related Party;
- The impact on a director’s independence in the event the Related Party is a director, an immediate family member of a director or an entity in which a director is a partner, stockholder or executive officer; and
- The terms of the transaction, including whether such transaction is fair and reasonable to the Company and its stockholders and whether such transaction is inconsistent with the interests of the Company and its stockholders.

No member of the Committee shall participate in any review, consideration or approval of any Related-Party Transaction with respect to which such member or any of his or her immediate family members is the Related-Party. Only those Related-Party Transactions that are in, or are not inconsistent with, the best interests of the Company and its stockholders shall be approved or ratified as the Committee determines in good faith.

As necessary, the Committee shall review each approved Related-Party Transaction on a periodic basis throughout the duration of the transaction to ensure that the transaction remains in, or is not inconsistent with, the best interests of the Company and its stockholders. The Committee may, in its discretion, engage outside counsel to review certain Related-Party Transactions.

Each director and executive officer of the Company is personally responsible for compliance with this Policy, including to the extent his or her immediate family members are involved in a Related-Party Transaction. However, it shall not be considered a violation of this Policy in the event a Related-Party Transaction involving a director or executive officer is entered into without his or her knowledge if such director or executive officer notifies the General Counsel as soon as practicable after they become aware of the transaction so the Related-Party Transaction can be presented to the Committee for the required review.

The Committee shall review, and may amend, this Policy annually and shall annually report to the Board regarding the application and effectiveness of this Policy.

Definitions

For the purposes of this Policy, a “**Related-Party Transaction**” is a transaction that would require disclosure under Regulation S-K, Item 404(a), and the term “**Related Party**” has the same definition as “related person” under the Instructions to Regulation S-K, Item 404(a).

General

Notwithstanding anything in this Policy to the contrary, it is intended that this Policy comply with, and that the Committee seek to administer this Policy in compliance with, all applicable rules and regulations of the SEC and, to the extent applicable, the NYSE and all other applicable law. If any of the foregoing laws, rules and regulations are hereafter amended, the Committee shall administer and interpret this Policy in accordance with such amended laws, rules and regulations until such time as this Policy is amended to conform to such amended laws, rules and regulations.