

SMARTSTOP SELF STORAGE REIT, INC.
STOCK OWNERSHIP GUIDELINES
Adopted as of April 1, 2025

The Nominating and Corporate Governance Committee (the “**Committee**”) of the Board of Directors (the “**Board**”) of SmartStop Self Storage REIT, Inc. (the “**Company**”) has determined that, in order to more closely align the financial interests of the directors and executive officers of the Company with those of the Company’s stockholders, the directors and executive officers of the Company should be required to hold significant ownership in the Company’s common stock, par value \$0.001 per share (the “**Common Stock**”). As a result of this determination, the Committee has recommended to the Board, and the Board has approved and adopted, these Stock Ownership Guidelines (these “**Guidelines**”).

Application

These Guidelines apply to each of the directors, the Chief Executive Officer and each other individual identified as an executive officer of the Company and set forth on Schedule A of these Guidelines (each a “**Covered Participant**”), provided, however, that these Guidelines shall not apply to a Covered Participant after the effective date of his or her retirement, termination or resignation from the Company.

Timeframe for Compliance

Each Covered Participant must achieve compliance with these Guidelines within five (5) years of the latest to occur: (i) the date these Guidelines are adopted, (ii) their election to the Board in the case of non-employee directors, or (iii) their appointment to office in the case of executive officers. After achieving compliance, Covered Participants must continue to maintain compliance as long as such Covered Participant is subject to these Guidelines.

Minimum Levels of Stock Ownership

Each Covered Participant must beneficially own Common Stock at the following minimum ownership levels in compliance with these Guidelines:

Position	Minimum Ownership Level
Chief Executive Officer	5x annual base salary
All Other Executive Officers	3x annual base salary
Non-Employee Directors	5x annual cash retainer

Shares Counted for Stock Ownership

Shares of Common Stock that count toward satisfaction of these Guidelines include:

- shares beneficially owned by the Covered Participant (including shares held by his or her immediate family members or held in trust for the benefit of the Covered Participant or his or her immediate family members), including shares held in the Company’s retirement accounts or deferred compensation plans and shares held indirectly through partnerships, trusts or other entities to the extent the Covered Participant has an economic interest in such shares; and
- shares of Common Stock underlying common units of limited partnership interest (“**OP Units**”) of SmartStop OP, L.P. (the “**Operating Partnership**”), time-based long-term incentive plan units of the Operating Partnership (“**LTIP Units**”) or equity awards, whether vested or unvested, and

performance-based LTIP Units or equity awards once the achievement of the applicable performance goals has been certified.

For the avoidance of doubt, shares of Common Stock underlying unvested performance-based equity awards and unexercised options, whether vested or unvested, shall not count toward the satisfaction of these Guidelines.

Retention Requirement

If a Covered Participant has not achieved compliance with these Guidelines within the required timeframe, such Covered Participant must retain at least 50% of the net shares of Common Stock acquired on vesting of equity awards until such Covered Participant is in compliance with the minimum ownership level, provided, however, that a Covered Participant may sell Common Stock on vesting of other equity incentive awards for the sole limited purpose of paying any applicable tax liability.

Exceptions

In the event that these Guidelines place a severe financial hardship on a Covered Participant, the Committee may, in its sole discretion, develop an alternative stock ownership guideline for such Covered Participant that reflects the intention of these Guidelines and such Covered Participant's personal circumstances. The Committee may also, in its sole discretion, consider and make exceptions for charitable gifts, estate planning transactions, significant fluctuations in the price of Common Stock and certain other limited circumstances.

Administration

These Guidelines shall be overseen, administered and interpreted by the Committee. The Committee will monitor and review the ownership levels of Covered Participants on an annual basis.

Schedule A

List of Executive Officers

1. President
2. Chief Information Officer
3. Chief Operations Officer
4. Chief Financial Officer
5. Chief Accounting Officer
6. General Counsel