



NEWS RELEASE

SmartStop Enters Montréal Market With First Facility in Québec

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LADERA RANCH, Calif.--(BUSINESS WIRE)-- SmartStop Self Storage REIT, Inc. ("SmartStop") (NYSE: SMA), an internally managed real estate investment trust and a premier owner and operator of self-storage facilities in the United States and Canada, has officially entered the Montréal market with the opening of a new, state-of-the-art facility in Dorval, Québec. This marks SmartStop's first location in the province and a bold next step in the company's Canadian expansion.

SmartStop will oversee operations at the newly constructed facility, developed by one of its managed REITs, Strategic Storage Trust VI, Inc. ("SST VI"), in partnership with SmartCentres Real Estate Investment Trust (TSX: SRU.UN). Located at 2990 Sunnybrooke Boulevard, the facility brings nearly 112,000 net rentable square feet and 1,250 climate-controlled units at a high-visibility site that sees more than 120,000 vehicles daily along the Trans-Canada Highway. With six stories, three elevators, and modern amenities, the facility is designed to offer top-tier convenience, access, and service.

"This opening is a major milestone for SmartStop," said H. Michael Schwartz, Chairman and CEO of SmartStop. "Not only is it our first step into Québec, but it also cements our position as the leading self-storage operator expanding coast-to-coast in Canada. We're proud to bring our premium brand, operational excellence, and customer-first approach to Montréal – and this is just the beginning."

"SmartCentres is proud to partner with SmartStop in Quebec, where we have operated our shopping centres across the Province since 1995. SmartCentres and SmartStop share a focus on the needs of all Canadians. By expanding our offering to now include SmartStop Self Storage, we proudly deepen our investment in a Province synonymous



with our story,” stated Mitchell Goldhar, Founder, Executive Chair and CEO for SmartCentres REIT.

SmartStop is already the largest self-storage operator in the Greater Toronto Area. With the addition of the Dorval location, the company continues to build a strong national presence backed by a reputation for innovation, consistency, and leadership in the storage industry.

About SmartStop Self Storage REIT, Inc. (SmartStop):

SmartStop Self Storage REIT, Inc. (“SmartStop”) (NYSE: SMA) is a self-managed REIT with a fully integrated operations team of approximately 590 self-storage professionals focused on growing the SmartStop® Self Storage brand. SmartStop, through its indirect subsidiary SmartStop REIT Advisors, LLC, also sponsors other self-storage programs. As of June 2, 2025, SmartStop has an owned or managed portfolio of 222 operating properties in 23 states, the District of Columbia, and Canada, comprising approximately 158,900 units and 17.9 million rentable square feet. SmartStop and its affiliates own or manage 42 operating self-storage properties in Canada, which total approximately 35,700 units and 3.6 million rentable square feet. Additional information regarding SmartStop is available at www.smartstopselfstorage.com.

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