



NEWS RELEASE

SmartStop Opens New Self-Storage Facility in San Gabriel, California

10/16/2023

LADERA RANCH, Calif.--(BUSINESS WIRE)-- SmartStop Self Storage REIT, Inc. ("SmartStop" or the "Company"), a self-managed and fully integrated self-storage company, announced today that it has opened an approximately 78,000 square foot storage facility in San Gabriel, California. The newly converted industrial property is a three-story building with approximately 790 units, drive-up access, climate control, and video surveillance.

The Class A facility on Walnut Grove Avenue is surrounded predominantly by residential homes and apartments. The location is in an undersupplied area with strong demographics, including above-average household incomes and population density. In addition, the Company intends to explore the installation of solar panels as a sustainable energy option. The Walnut Grove location will serve the San Pasqual, East Pasadena, Temple City, Rosemead, El Monte, Garvey, South El Monte, Monterey Park, South San Gabriel, Alhambra, South Pasadena, and San Marino neighborhoods.

"We are excited to announce the opening of our newest self-storage facility in the San Gabriel Valley," said H. Michael Schwartz, Chairman and CEO of SmartStop. "This expansion reflects our continued commitment to providing well-maintained solutions with valuable amenities for our customers in Southern California."

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

SmartStop Self Storage REIT, Inc. ("SmartStop") is a self-managed REIT with a fully integrated operations team of approximately 500 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

October 16, 2023, SmartStop has an owned or managed portfolio of 193 operating properties in 22 states and Canada, comprising approximately 136,000 units and 15.4 million rentable square feet. SmartStop and its affiliates own or manage 33 operating self-storage properties in Canada, which total approximately 28,600 units and 3.0 million rentable square feet. Additional information regarding SmartStop is available at www.smartstopselfstorage.com.

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Source: SmartStop Self Storage REIT, Inc.