



NEWS RELEASE

SmartStop REIT Advisors Enters New Retail DST Distribution Partnership With Orchard Securities

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LADERA RANCH, Calif.--(BUSINESS WIRE)-- SmartStop REIT Advisors, LLC ("SRA"), an affiliate of 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, announced a new retail distribution partnership with Orchard Securities, LLC ("Orchard").

Through this partnership, Orchard will lead the distribution of investment programs, including Delaware Statutory Trust (DST) and other managed REIT offerings, to the Independent Broker Dealer and RIA channels. These programs provide individual investors access to institutional-quality self-storage assets across the United States and Canada. This partnership combines SmartStop's industry-leading self-storage platform with Orchard's extensive expertise and national distribution network to broaden access to alternative real estate investments and deliver long-term value to investors.

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 more than 600 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 July 10, 2025, SmartStop has an owned or managed portfolio of 229 operating properties in 23 states, the District of Columbia, and Canada, comprising approximately 164,300 units and 18.4 million rentable square feet. SmartStop and its affiliates own or manage 43 operating self-storage properties in Canada, which total approximately 36,400 units and 3.7 million rentable square feet. Additional information regarding SmartStop is



available at www.smartstopselfstorage.com

About Orchard Securities

Orchard Securities provides investment banking and managing broker dealer services for real estate oriented securities offerings. The company has worked with over 50 sponsor companies and completed over 300 offerings primarily through the broker dealer and registered investment advisor channels.

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