



NEWS RELEASE

SmartStop Self Storage Celebrates Its 50th Canadian Location With New Class A Facility in Toronto, Ontario

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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, announced the opening of a new Class A self-storage facility in Toronto, Ontario. The property represents SmartStop's 50th self-storage location in Canada, marking a significant milestone in the company's continued expansion across the country. With this opening, SmartStop further strengthens its position as the largest self-storage operator in the Greater Toronto Area.

Situated at 1983 Kipling Avenue, the property is a five-story, Class A building encompassing roughly 90,300 net rentable square feet of climate-controlled self storage. Built with customer convenience in mind, the facility includes multiple elevators, spacious interior loading areas, advanced security features, and a contemporary architectural aesthetic. With direct connectivity to Highway 401 along a heavily trafficked corridor, the site benefits from a trade area approaching 600,000 residents, reinforcing robust demand for premium self storage throughout the Greater Toronto Area.

"The opening of our 50th property in Canada represents a significant milestone for SmartStop and reflects the strength and scale of our Canadian platform," said H. Michael Schwartz, Chairman and CEO of SmartStop. "Canada continues to be a key growth market for us, and this Toronto location exemplifies our focus on delivering institutional-quality facilities in premier urban locations. We are proud to reach this milestone and remain committed to meeting the evolving storage needs of residents and businesses across the country."

The facility will serve customers throughout Toronto and surrounding communities, including Rexdale, Mississauga,



Brampton, Vaughan, Woodbridge, and North York, providing modern storage solutions in one of the Greater Toronto Area's most dynamic and densely populated corridors.

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 1,000 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 and, through its Managed Platform, offers third-party management services in the U.S. and Canada. As of March 11, 2026, SmartStop has an owned or managed portfolio of over 460 operating properties in 35 states, the District of Columbia, and Canada, comprising over 270,000 units and more than 35 million rentable square feet. SmartStop and its affiliates own or manage 50 operating self-storage properties across four provinces in Canada, which total approximately 43,000 units and 4.3 million rentable square feet. Additional information regarding SmartStop is available at www.smartstopselfstorage.com.

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