



NEWS RELEASE

SmartStop Self Storage Continues Support for the Breast Cancer Research Foundation for Ninth Consecutive Year

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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, is proud to announce the continuation of its partnership with the Breast Cancer Research Foundation® (BCRF) for the ninth consecutive year. In recognition of Breast Cancer Awareness Month, SmartStop will donate \$5 to BCRF for every new unit rented throughout October, up to a maximum of \$25,000, supporting critical breast cancer research advancement.

Since the beginning of this partnership in 2018, SmartStop has contributed more than \$240,000 across its operations in the U.S. and Canada. These donations have helped advance critical research, including clinical trials, the acquisition of advanced research equipment, and support for dedicated research personnel.

As the largest private funder of breast cancer research worldwide, the Breast Cancer Research Foundation leads groundbreaking initiatives, including research focused on metastatic breast cancer, and is the highest-rated breast cancer organization in the U.S. In 2025-2026, BCRF is investing \$74.75 million in annual grants to more than 260 scientists from top academic and medical institutions across 16 countries.

"We are deeply honored to continue supporting the Breast Cancer Research Foundation in its mission to eradicate breast cancer through innovative research," said H. Michael Schwartz, SmartStop's Chairman and CEO. "At SmartStop, we believe that corporate responsibility is not just about business success but also about making a lasting impact on critical issues in our communities. We are committed to doing our part to contribute to a future

where breast cancer no longer devastates lives.”

About the Breast Cancer Research Foundation

Breast cancer is a complex disease with no simple solution. Research is the key to stopping it in its tracks. Founded in 1993 by Evelyn H. Lauder, the Breast Cancer Research Foundation is the largest private funder of breast cancer research in the world. By investing in the best minds in science to examine every aspect of the disease from prevention to metastasis—and fostering cross-disciplinary collaboration—BCRF is accelerating the entire field and moves us closer to the answers we urgently need to be the end of breast cancer. Learn more and get involved at BCRF.org.

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

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 October 1, 2026, SmartStop has an owned or managed portfolio of approximately 475 operating properties in 36 states, the District of Columbia, and Canada, comprising over 285,000 units and approximately 36.7 million rentable square feet. SmartStop and its affiliates own or manage 70 operating self-storage properties across five provinces in Canada, which total approximately 59,000 units and 6.0 million rentable square feet. Additional information regarding SmartStop is available at www.smartstopselfstorage.com.

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