NEWS RELEASE

SmartStop Self Storage Expands Las Vegas MSA Presence to 13 Facilities With Latest Acquisition

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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 acquisition of a self-storage facility located at 6900 West Craig Road in Las Vegas, Nevada.

The property spans approximately 128,200 net rentable square feet across 11 single-story buildings. It offers approximately 970 storage units, with a combination of climate-controlled interior units and drive-up exterior units. The acquisition marks SmartStop’s 13th owned or managed location in the Las Vegas market, further strengthening the company’s presence in Southern Nevada.

The location benefits from exposure along West Craig Road and Highway 11, which see approximately 172,000 average weekday drivers. The surrounding area is experiencing strong fundamentals, including strong population growth, ensuring continued demand for storage solutions. The facility will serve the neighborhoods of Copper Crest, Los Prados, Northwest Area, Rancho, Sterling Springs, Mar-a-Lago, Desert Shores, Mira Vista, Lone Mountain, Painted Desert Estates, Lone Mountain Village, Pioneer Park, and Crimson Ridge.

“This acquisition reflects our disciplined approach to adding high-quality assets that we believe will create long-term value for our shareholders,” said Wayne Johnson, Chief Investment Officer of SmartStop. “With its impressive scale, prime frontage along a major corridor, and a versatile mix of climate-controlled and drive-up units, the facility offers meaningful upside under SmartStop ownership. As northwest Las Vegas continues to expand, we’re confident this property will be a strong contributor to our Las Vegas and Henderson County portfolio and to

SmartStop's overall performance."

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 November 24, 2026, SmartStop has an owned or managed portfolio of approximately 480 operating properties across 36 U.S. states, Washington, D.C. and five Canadian provinces, comprising approximately 295,000 units and approximately 37.3 million rentable square feet.

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