



NEWS RELEASE

SmartStop Self Storage REIT Announces the Date of Its Second Quarter 2026 Earnings Release, Conference Call and Webcast

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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 today that it will release its financial results for the second quarter ended June 30, 2026, after market close on Wednesday, August 5, 2026.

Management will host a conference call and webcast to discuss the results on Thursday, August 6, 2026, at 12:00 p.m. Eastern Time. During the call, company officers will review operating performance, discuss recent events, and conduct a question-and-answer session. The question-and-answer portion will be limited to registered financial analysts. All other participants will have a listen-only capability.

Webcast Details:

A live webcast of the call will be available on the Investor Relations section of the Company's website at **investors.smartstopselfstorage.com**. To access the live webcast, participants are encouraged to visit the site at least 15 minutes before the scheduled start time in order to register, download and install any necessary software. A replay of the webcast will be available on the Company's website following the live event.

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 July 7, 2026, SmartStop has an owned or managed portfolio of 460 operating properties in 36 states, Washington, D.C., and Canada, comprising over 275,000 units and more than 35 million rentable square feet. SmartStop and its affiliates own or manage 52 operating self-storage properties across four provinces in Canada, which total approximately 46,000 units and 4.6 million rentable square feet. Additional information regarding SmartStop is available at www.smartstopselfstorage.com.

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