NEWS RELEASE

SmartStop Self Storage REIT, Inc. Added to MSCI US REIT (RMZ) Index

2025-09-11

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 its inclusion in the MSCI US REIT Index (RMZ), effective after market close on August 26, 2025.

The MSCI US REIT Index is widely recognized as a leading benchmark for the U.S. real estate sector. The index comprises equity REITs and represents a key measure of real estate performance for institutional investors and asset managers worldwide.

“We are honored to be added to the MSCI US REIT Index,” said H. Michael Schwartz, Chairman and CEO of SmartStop. “The inclusion in this leading REIT index is a significant milestone for our Company. We look forward to this opportunity to broaden our shareholder base and increase SmartStop’s visibility within the publicly traded REIT community.”

SmartStop’s inclusion in the MSCI US REIT Index is expected to further increase the company’s visibility and engagement with the investment community, especially the REIT-dedicated investment community, highlighting the company’s continued growth.

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 September 11, 2025, SmartStop has an owned or managed portfolio of 236 operating properties in 23 states, the District of Columbia, and Canada, comprising approximately 170,500 units and 19.1 million rentable square feet. SmartStop and its affiliates own or manage 49 operating self-storage properties in Canada, which total approximately 41,800 units and 4.2 million rentable square feet.

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Source: SmartStop Self Storage REIT, Inc.