NEWS RELEASE

SmartStop Self Storage REIT, Inc. Adds Inaugural Canadian Managed Facility to its Third-Party Management Platform

2026-07-20

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 that an additional self-storage facility has been contracted for third-party management services, the Company's first in Canada, further expanding the company’s growing management platform across North America.

The newly contracted facility is an approximately 80,910-square-foot property in Aurora, Ontario, Canada, comprising 829 units. The Aurora facility strengthens SmartStop's presence in the Greater Toronto Area, one of North America's fastest-growing metropolitan markets, where SmartStop and its affiliates already own or manage a substantial portfolio of operating properties.

"This agreement represents something we never take for granted: owners trusting us to maximize their investment," said H. Michael Schwartz, Chairman and Chief Executive Officer of SmartStop. "When an independent owner hands us the keys, they are counting on sophisticated revenue management, marketing that drives qualified demand, and the operational expertise that comes from a team that lives and breathes self-storage every day. As the largest self-storage operator in the Greater Toronto Area, our platform is built to deliver measurable performance for the people who built these businesses."

SmartStop's third-party management platform is purpose-built for self-storage entrepreneurs, offering three flexible management models, access to the company's proprietary technology platform, revenue management expertise, integrated marketing, and a fully staffed operations team of more than 1,000 self-storage professionals.

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 20, 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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Source: SmartStop Self Storage REIT, Inc.