



NEWS RELEASE

SmartStop Self Storage REIT, Inc. Announces Land Acquisition for New Class A Self-Storage Development in Edmonton, Alberta

2026-03-10

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 it has acquired a 1.75-acre parcel of land in Edmonton, Alberta. SmartStop intends to develop the project into a new Class A self-storage facility in partnership with SmartCentres (TSX: SRU.UN).

The site is located at 8403 127 Ave NW, approximately 3.5 miles north of downtown, and offers strong visibility to southbound traffic along 82 Street NW. The proposed development is expected to deliver a single four-story building with two elevators and approximately 99,650 net rentable square feet of storage space, featuring 100% climate-controlled units.

The surrounding three-mile area has a population of approximately 193,000 and is projected to grow by 8.6% over the next five years, supporting continued demand for high-quality self storage.

Construction is scheduled to begin in the second quarter of 2027, with a planned soft opening in the third quarter of 2028. When complete, the facility will serve the neighborhoods of Balwin, Delton, Elmwood Park, Killarney, Calder, Sherbrooke, and Westwood.

This development will be SmartStop's sixth location in the Edmonton metropolitan area, further strengthening the company's presence in Alberta.

“This acquisition is a compelling opportunity to expand our presence in a growing, supply-constrained market,” said H. Michael Schwartz, Chairman and CEO of SmartStop. “Edmonton continues to demonstrate strong fundamentals, and partnering with SmartCentres allows us to deliver a best-in-class facility that meets the needs of the surrounding communities and enhances long-term value for our shareholders.”

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 March 10, 2026, SmartStop has an owned or managed portfolio of over 460 operating properties in 35 states, the District of Columbia, and Canada, comprising over 270,000 units and more than 35 million rentable square feet. SmartStop and its affiliates own or manage 50 operating self-storage properties across four provinces in Canada, which total approximately 43,000 units and 4.3 million rentable square feet. Additional information regarding SmartStop is available at www.smartstopselfstorage.com.

Investor Relations Contact:

David Corak
Senior VP of Corporate Finance and Strategy
SmartStop Self Storage REIT, Inc.
IR@smartstop.com

Media Relations Contact:

Spotlight Marketing Communications
949-427-5172
info@spotlightmc.com

Source: SmartStop Self Storage REIT, Inc.