NEWS RELEASE

SmartStop Self Storage REIT, Inc. Expands New York MSA Footprint With Class A Self-Storage 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 Class A self-storage facility located at 2255 Elizabeth Avenue in Rahway, New Jersey.

The property spans approximately 53,450 net rentable square feet in a modern, four-story building. It offers approximately 550 climate-controlled storage units, 11 RV parking units, and two elevators for convenient access. Strategically positioned, the facility is situated just 20 miles from Manhattan and five miles from Staten Island, offering prominent visibility and signage from Elizabeth Avenue.

The location also benefits from exposure along NJ TRANSIT’s Northeast Corridor and North Jersey Coast Line railways, which see nearly 100,000 average weekday passengers. The surrounding area is experiencing strong fundamentals, including a projected five-year population growth of 2.4%, ensuring continued demand for storage solutions. The facility will serve the neighborhoods of Clark, Port Reading, Iselin, Carteret, Woodbridge, Cranford, Linden, and Colonia.

"The combination of Class A construction, its close proximity to the dense Rahway residential community, and visibility from the regional rail line makes this facility an ideal fit for our strategy of acquiring and operating best-in-class self-storage assets in high-demand markets,” said Wayne Johnson, President and Chief Investment Officer of SmartStop Self Storage REIT, Inc.

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 4, 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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