



NEWS RELEASE

SmartStop Self Storage REIT, Inc. Founder and CEO H. Michael Schwartz to Speak at KeyBanc Self Storage Investor Forum

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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 that its Founder, Chairman, and Chief Executive Officer, H. Michael Schwartz, will speak at the eighth annual KeyBanc Self Storage Investor Forum on Thursday, January 8, 2026.

The forum will be held at the Westin New York Grand Central in New York City. Mr. Schwartz will participate in a fireside chat titled "The IPO: What It Means to Be Public, Why Now, and What's Next?". The session will take place at 12:00 p.m. Eastern Standard Time for registered attendees.

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 indirect subsidiary Argus Professional Storage Management, LLC, offers third-party management services in the U.S. and Canada. As of January 5, 2026, SmartStop has an owned or managed portfolio of more than 460 operating properties in 35 states, Washington D.C., and Canada, comprising approximately 270,000 units and more than 35 million rentable square feet. SmartStop and its affiliates own or manage 49 operating self-storage properties in Canada, which total approximately 42,200 units and 4.3 million rentable square feet. Additional information regarding SmartStop is available at www.smartstopselfstorage.com.

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