



NEWS RELEASE

SmartStop Self Storage REIT, Inc. Acquires New Facility in Spartanburg, South Carolina

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LADERA RANCH, Calif.--(BUSINESS WIRE)-- SmartStop Self Storage REIT, Inc. ("SmartStop" or the "Company"), a self-managed and fully integrated self-storage company, proudly announces the acquisition of a Class A self-storage facility in Spartanburg, South Carolina. The state-of-the-art three-story building features approximately 109,500 net rentable square feet and approximately 950 climate-controlled units.

Strategically situated on East Main Street, the facility has two elevator access points and 29 premium drive-up climate-controlled units—an exceptional offering in the Spartanburg market. The dense residential population within a five-mile radius makes this acquisition a strategic fit for growth and long-term investment. It sits in a prime location within a vibrant retail hub surrounded by notable big-box establishments. This new Spartanburg location will serve the neighborhoods of Summit Hills, Zion Hill, Hillbrook, Fernwood, Hillcrest, Converse, Clifton, Glendale, Beaumont Village, Whitney Heights, and Drayton.

"We are thrilled to announce the launch of our fourth self-storage facility in South Carolina," stated Wayne Johnson, President of SmartStop. "This expansion underscores our unwavering commitment to providing premium, well-maintained storage solutions equipped with valuable amenities for our customers. The Spartanburg facility not only enhances our presence in the state but also aligns with our strategy of investing in high-quality assets in key markets."

About SmartStop Self Storage REIT, Inc. (SmartStop):

SmartStop Self Storage REIT, Inc. ("SmartStop") is a self-managed REIT with a fully integrated operations team of



approximately 500 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 July 16, 2024, SmartStop has an owned or managed portfolio of 198 operating properties in 22 states and Canada, comprising approximately 140,100 units and 15.8 million rentable square feet. SmartStop and its affiliates own or manage 35 operating self-storage properties in Canada, which total approximately 30,700 units and 3.2 million rentable square feet. Additional information regarding SmartStop is available at www.smartstopselfstorage.com.

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