



NEWS RELEASE

SmartStop Self Storage REIT, Inc. Acquires Self Storage Facility in the Denver MSA

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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, today announced the acquisition of a self storage facility in Aurora, Colorado. This represents SmartStop's 171st owned or managed operating facility in North America.

The facility is located at 7411 South Gartrell Road in Aurora, Colorado, an affluent suburb east of Denver. This facility is situated in a high-growth pocket of Aurora and serves the Saddle Rock Ridge, Tallyn's Reach and Heritage Eagle Bend neighborhoods. The 55,707 square-foot facility was built in 2018 and features one single-story and one three-story building. The property features a mix of drive-up and interior climate-controlled units as well as other amenities including 24-hour video surveillance, keypad access and outdoor vehicle storage.

"This state-of-the-art facility is well situated in a high-growth residential environment and is complementary to our existing store located approximately half a mile away on Gartrell Road," said Wayne Johnson, President and Chief Investment Officer of SmartStop. "The area's strong median household income and solid density, coupled with the brand recognition from SmartStop's existing stores in the Denver market, make this a strong addition to the SmartStop portfolio."

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

SmartStop is a self-managed REIT with a fully integrated operations team of approximately 420 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 June 28, 2022, SmartStop has an owned or managed portfolio of 171 operating properties in 22 states and Ontario, Canada, comprising approximately 117,000 units and 13.3 million rentable square feet. SmartStop and its affiliates own or manage 19 operating self storage properties in the Greater Toronto Area, which total approximately 16,200 units and 1.7 million rentable square feet. Additional information regarding SmartStop is available at www.smartstopselfstorage.com.

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