



NEWS RELEASE

SmartStop Self Storage REIT, Inc. Acquires a Premium Facility in Ladera Ranch, California

2024-12-23

LADERA RANCH, Calif.--(BUSINESS WIRE)-- SmartStop Self Storage REIT, Inc. ("SmartStop" or the "Company"), a self-managed and fully integrated self-storage company, is proud to announce the acquisition of a Class A self-storage facility in Ladera Ranch, California.

The property features two two-story buildings, three one-story buildings, and three floors within the adjacent four-story building, home to SmartStop's corporate headquarters and the Ladera Sports Center. Spanning approximately 136,300 net rentable square feet, the facility includes approximately 1,300 storage units and 18 RV storage spaces. Unit options include a mix of climate-controlled and non-climate-controlled drive-up units, as well as multi-floor interior units with both climate-controlled and non-climate-controlled configurations, complemented by convenient elevator access. Additionally, the facility features solar energy capabilities and motion-sensing lighting.

The facility is located at 30 Terrace Road, within the heart of a thriving residential area of South Orange County, California. The site benefits from robust median household incomes, a projected 6.2% population growth within a three-mile radius over the next five years, and proximity to a dynamic retail hub anchored by well-known national brands. It is ideally situated to serve the nearby neighborhoods of Rancho Mission Viejo, Mission Viejo, Laguna Niguel, Coto De Caza, Trabuco Canyon and Galivan.

"This acquisition is an excellent opportunity for SmartStop to expand its presence in one of the most attractive markets in Southern California," said Wayne Johnson, President of SmartStop. "The Ladera Ranch property embodies our commitment to investing in high-quality, strategically-located facilities in markets with strong



demand fundamentals. We are excited to serve this growing community and provide exceptional storage solutions."

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 525 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 December 23, 2024, SmartStop has an owned or managed portfolio of 209 operating properties in 22 states, the District of Columbia, and Canada, comprising approximately 148,500 units and 16.7 million rentable square feet. SmartStop and its affiliates own or manage 38 operating self-storage properties in Canada, which total approximately 32,900 units and 3.4 million rentable square feet. Additional information regarding SmartStop is available at www.smartstopselfstorage.com.

David Corak

VP of Corporate Finance

SmartStop Self Storage REIT, Inc.

IR@smartstop.com

Source: SmartStop Self Storage REIT, Inc.