



NEWS RELEASE

SmartStop Self Storage REIT, Inc. Expands Into Tennessee With Acquisition in the Nashville Metropolitan Area

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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, is pleased to announce its expansion into Tennessee with the acquisition of a storage facility in Murfreesboro.

Located at 1323 NW Broad Street, the newly acquired facility spans approximately 62,100 net rentable square feet. It comprises approximately 471 storage units, including approximately 384 drive-up units and approximately six RV units distributed across 12 single-story buildings. Positioned in a bustling commercial corridor, the facility benefits from a high traffic count of approximately 21,390 vehicles daily, ensuring strong visibility and accessibility for customers.

The property is located in a rapidly growing area, with an expected population growth of 9.1% from 2022 to 2027 within a three-mile radius. The facility will serve the communities of Blackman Farm, Blackman Meadows, East Woods, Hillwood, Providence Pointe, Salem Creek, Southern Meadows, The Cloister, Westlawn, and Woods Edge, meeting the growing demand for high-quality self-storage solutions.

"We are proud to announce our first SmartStop location in Tennessee with the acquisition of this high-quality self-storage property in Murfreesboro," said Wayne Johnson, President of SmartStop. "Expanding into the Nashville metro area is an exciting milestone for us, and we look forward to providing residents with our best-in-class storage solutions backed by our industry-leading service."



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 560 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 February 24, 2025, SmartStop has an owned or managed portfolio of 217 operating properties in 23 states, the District of Columbia, and Canada, comprising approximately 155,700 units and 17.5 million rentable square feet. SmartStop and its affiliates own or manage 39 operating self-storage properties in Canada, which total approximately 33,600 units and 3.4 million rentable square feet. Additional information regarding SmartStop is available at www.smartstopselfstorage.com

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