



NEWS RELEASE

SmartStop Self Storage REIT, Inc. Expands Portfolio With Acquisition of Premium Facility in Aurora, Colorado

2024-12-17

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 the acquisition of a premium Class A self-storage facility in Aurora, Colorado. The facility spans approximately 87,450 net rentable square feet and features approximately 740 units across three buildings.

Designed to meet diverse storage needs, the facility offers a mix of climate-controlled and non-climate drive-up units, multi-floor interior climate-controlled units, and first-floor non-climate interior units, complemented by two elevator access points for added convenience.

Located at 3633 N Walden Circle, the facility benefits from high visibility along Tower Road, which sees traffic volumes of approximately 31,500 vehicles daily. The site sits 12 miles east of downtown Denver, surrounded by a robust residential base with high household incomes and an expected 11% population growth within a three-mile radius over the next five years. The location also offers proximity to a bustling retail hub anchored by prominent national brands. The facility will serve the Aurora Highlands, Northeast Aurora, Green Valley Ranch, Tower Triangle, Friendly Village, Laredo Highline, Chamber Heights, Sable Altura Chambers, Morris Heights, Montebello, Northfield and Northeast Denver neighborhoods.

"This acquisition exemplifies our strategic approach to identifying high-quality assets in dynamic markets ready for growth," said Wayne Johnson, President of SmartStop. "Aurora's vibrant community and its expanding population present an excellent opportunity to expand our presence in the greater Denver area while furthering our mission to



create long-term value for our stakeholders.”

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 17, 2024, SmartStop has an owned or managed portfolio of 206 operating properties in 22 states and Canada, comprising approximately 145,700 units and 16.4 million rentable square feet. SmartStop and its affiliates own or manage 38 operating self-storage properties in Canada, which total approximately 33,000 units and 3.4 million rentable square feet. Additional information regarding SmartStop is available at

www.smartstopselfstorage.com.

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Source: SmartStop Self Storage REIT, Inc.