



NEWS RELEASE

SmartStop Self Storage REIT, Inc. Expands Portfolio With Acquisitions in Washington, DC, and San Jose, California

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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 the acquisition of two high-quality self-storage facilities, expanding its presence in strategic markets in Washington, D.C., and San Jose, California.

The Washington, D.C., facility, located at 1401 22nd Street SE, is a Class A, five-story building offering approximately 74,300 net rentable square feet and approximately 830 fully climate-controlled storage units. Two elevator access points facilitate customer access.

Located just four miles southeast of downtown Washington, D.C., this facility enjoys excellent visibility from the Anacostia Freeway and Pennsylvania Avenue, which collectively see daily traffic of approximately 167,000 vehicles. The surrounding area features a dense residential population with robust median household incomes and a projected 6.1% population growth within five years. This facility is ideally positioned to serve the neighborhoods of Lincoln Park, Kingman Park, Hill East, Fort Dupont, Coral Hills, Benning Ridge, Dupont Park, Hillcrest, Naylor Gardens and Southeast Washington.

The San Jose facility, located at 2487 Alum Rock Avenue, offers approximately 59,650 net rentable square feet spread across three buildings, comprising approximately 650 storage units. The facility provides a variety of unit types, including exterior non-climate-controlled drive-up units and interior non-climate-controlled units and features two elevator access points.



Strategically positioned three miles from downtown San Jose, it boasts exceptional visibility along Alum Rock Avenue and Highway 680, with a daily traffic count of approximately 244,000 vehicles. Located within a densely populated three-mile radius of approximately 278,000 residents with high household incomes, the facility stands to benefit from projected population growth in the area over the next five years. It is ideally situated to serve the nearby neighborhoods of Warm Springs, James Lick and Pleasant Ridge, Alum Rock, East Hills, Mt. Pleasant, Tanglewood-El Monte, Ocala, Capital-Goss, Mayfair and Mayfair North.

"These acquisitions support SmartStop's strategy of investing in high-quality facilities within densely populated, high-growth areas," said Wayne Johnson, President of SmartStop. "Both properties enhance our ability to provide exceptional self-storage solutions while strengthening our presence in two dynamic markets. We are thrilled to welcome these facilities into our portfolio and look forward to serving their vibrant communities."

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 20, 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

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