



NEWS RELEASE

# SmartStop Self Storage REIT, Inc. Recognized as Top Individual Performer in the Fall 2021 Issue of THE IPA / STANGER MONITOR

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LADERA RANCH, CALIF. – November 10, 2021 – SmartStop Self Storage REIT, Inc. ("SmartStop" or the "Company"), a self-managed and fully-integrated self storage company, announced that it was recognized as the top 3-year and 5-year annualized total return performer among Lifecycle REITs in the fall 2021 issue of THE IPA / STANGER MONITOR. SmartStop's Class A share achieved a 3-year total return of approximately 18.79% and a 5-year total return of approximately 14.73%, both of which outperformed all non-traded Lifecycle and NAV REIT peers.

"We are honored to be recognized by THE IPA / STANGER MONITOR. The IPA and Robert A. Stanger represent the gold standard of performance reporting in the non-traded REIT space," said H. Michael Schwartz, Chairman and CEO of SmartStop. "This achievement is a testament to the high quality self storage portfolio we've accumulated, the hard work of the entire SmartStop Self Storage team and to the advisors and investors who have placed their trust in us over the last 17 years."

THE IPA / STANGER MONITOR is sponsored by the Institute for Portfolio Alternatives ("IPA") and authored and published by Robert A. Stanger & Co., Inc. ("Stanger"). THE IPA / STANGER MONITOR performance analysis tracks the total return of non-listed REITs, including 28 Lifecycle REITs and 16 Net Asset Value ("NAV") REITs with a combined market capitalization of over \$61 billion. Lifecycle REITs are designed to be limited-life products that undergo a lifecycle of fundraising followed by a liquidity event of some form. Lifecycle REITs generally provide their first independent appraisal-based NAV at a maximum of 2 years and 150 days after fundraising escrow break, and at least annually thereafter. NAV REITs are perpetual-life products that continue fundraising indefinitely while providing updated NAVs on a daily or monthly basis. The Stanger Lifecycle REIT Total Return Index measures the

performance of Lifecycle REITs on a quarterly basis. Stanger began calculating the index on December 31, 2015, with a base level of 100. Lifecycle REITs are added to the index in the quarter that their first NAV is announced. REITs are removed from the index upon listing, merger, or in the case of a liquidation by sale of properties, upon conversion to a liquidation basis of accounting. The information included in this press release was from

THE IPA / STANGER MONITOR, Volume III No. 4. Released in Fall 2021. For more information visit

<https://rastanger.com/>.

About SmartStop Self Storage REIT, Inc. (SmartStop)

SmartStop is a self-managed REIT with a fully integrated operations team of approximately 400 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. SmartStop is one of the largest self storage companies in North America, with an owned and managed portfolio of 158 properties in 19 states and Ontario, Canada and comprising approximately 107,000 units and 12.2 million rentable square feet. SmartStop and its affiliates own or manage 18 operating self storage properties in the Greater Toronto Area, which total approximately 15,200 units and 1.6 million rentable square feet. Additional information regarding SmartStop is available at [www.smartstopselfstorage.com](http://www.smartstopselfstorage.com).

About Robert A. Stanger & Co., Inc.

Robert A. Stanger & Co., Inc., founded in 1978, is a nationally recognized investment banking firm specializing in providing investment banking, financial advisory, fairness opinion and asset and securities valuation services to partnerships, real estate investment trusts and real estate advisory and management companies in support of strategic planning, capital formation and financings, mergers, acquisitions, reorganizations, and consolidations.

Stanger is also well known for its flagship publication, The Stanger Report, a nationally recognized newsletter focused on direct participation program and non-traded REIT investing; The Stanger Market Pulse, focused on public direct participation programs, non-traded REIT and non-traded BDC sales; THE IPA / STANGER MONITOR, focusing on non-traded REIT performance, The Stanger Interval Fund Report, focusing on non-traded interval fund investing, and The Stanger Digest, a newsletter providing a weekly update on industry activities. In addition, Stanger now publishes equity research on NAV REITs.

For more information visit <https://rastanger.com/>

Note: Returns are calculated without sales load and with reinvestment where a distribution reinvestment plan is available. Stanger has provided services for compensation to SmartStop, including but not limited to, assistance

calculating the estimated net asset value per share of SmartStop as of June 30, 2021, as reported on SmartStop's Form 8-K filed with the Securities and Exchange Commission on October 20, 2021.

