



NEWS RELEASE

# SmartStop Self Storage REIT, Inc. Recognized as Top Individual Performer in the Summer 2022 Issue of THE IPA/STANGER MONITOR

8/23/2022

LADERA RANCH, Calif.--(BUSINESS WIRE)-- 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 1-year, 3-year, and 5-year annualized total return performer among Lifecycle REITs in the summer 2022 issue of THE IPA/STANGER MONITOR™. SmartStop's Class A share achieved a 1-year total return of approximately 51.3%, a 3-year annualized total return of approximately 18.3%, and a 5-year annualized total return of approximately 14.1%.

"We've worked diligently over the past 18 years to build and grow a premier brand and storage portfolio that not only provides quality service to our customers but also provides strong value to our stockholders," said H. Michael Schwartz, Chairman and CEO of SmartStop. "Recognition by THE IPA/STANGER MONITOR validates our income and growth strategy, the remarkable achievements of our team, and the robustness of our platform. It is gratifying to, once again, be identified as a top performer in the Lifecycle REIT category."

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 22 lifecycle REITs and 17 Net Asset Value ("NAV") REITs with a combined market capitalization of over \$114.4 billion. The information included in this press release is from THE IPA/STANGER MONITOR, Volume IV No. 3, released in summer 2022. For more information, visit <https://rastanger.com/>.

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 450 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 August 23, 2022, SmartStop has an owned or managed portfolio of 174 properties in 22 states and Ontario, Canada, comprising approximately 119,200 units and 13.5 million rentable square feet. SmartStop and its affiliates own or manage 19 operating self storage properties in the Greater Toronto Area, which total approximately 16,200 units and 1.6 million rentable square feet. Additional information regarding SmartStop is available at [www.smartstopselfstorage.com](http://www.smartstopselfstorage.com).

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Source: SmartStop Self Storage REIT, Inc.