



NEWS RELEASE

SmartStop Self Storage REIT's Chairman and CEO, H. Michael Schwartz, to Present at the KeyBanc Capital Markets Self Storage Investor Forum

1/4/2022

LADERA RANCH, Calif.--(BUSINESS WIRE)-- SmartStop Self Storage REIT, Inc. ("SmartStop" or the "Company"), a self-managed and fully-integrated self storage company, today announced that H. Michael Schwartz, the Company's Chairman and CEO, will participate in a panel presentation at the KeyBanc Capital Markets Self Storage Investor Forum in a panel titled: Private Operators: What's in Store for 2022; Assessing the Current Landscape. The panel will be webcast live on January 6, 2022 at approximately 11:00 am Eastern Time to registered conference attendees. Mr. Schwartz, along with other representatives of the Company, will also be hosting meetings with registered investors at the conference.

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. As of January 4, 2022, SmartStop is one of the largest self storage companies in North America, with an owned and managed portfolio of 162 properties in 19 states and Ontario, Canada and comprising approximately 109,000 units and 12.4 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 1.7 million rentable square feet. Additional information regarding SmartStop is available at www.smartstopselfstorage.com.

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Source: SmartStop Self Storage REIT, Inc.