



NEWS RELEASE

SmartStop and ArgusPSM Expand Management Platform With New Reporting Capabilities and Owner Technology Enhancements

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LADERA RANCH, Calif.--(BUSINESS WIRE)-- SmartStop Self Storage REIT, Inc. ("SmartStop") (NYSE: SMA), an internally managed real estate investment trust and a premier owner and operator of self-storage facilities in the United States and Canada, announced the successful and seamless transition of its strategic combination with Argus Professional Storage Management ("ArgusPSM"). After nearly six months of combined operations, the transition has proven to be smooth across the portfolio, enabling a series of operational and reporting enhancements designed to provide greater transparency and insight for storage owners.

These enhancements are part of SmartStop's broader initiative to rapidly expand data reporting and analytics capabilities, delivering owners clearer operational visibility, streamlined financial reporting, and improved access to real-time business data.

Rapid Rollout of New Reporting and Data Tools

Over the first 150 days of the combination, SmartStop introduced several new tools designed to enhance reporting and data access for owners.

Within the first 60 days, SmartStop launched a daily and weekly Key Statistics Report, providing owners with timely visibility into core operational activity across their properties. By the 120-day mark, SmartStop leveraged its proprietary data warehouse and in-house development team to deliver fully digital monthly financial packages, giving owners structured access to financial data to support internal analysis and decision-making.



At the 150-day milestone, SmartStop completed phase one of its Owner Portal, providing owners with real-time access to operational and financial data through a centralized interface. The portal allows users to analyze performance by filters such as same store, state, and Metropolitan Statistical Areas (MSAs), and download data in multiple formats for further analysis. The Owner Portal is available to clients operating on SmartStop's dash operating system as well as those using SiteLink.

These advancements reflect SmartStop's continued commitment to investing heavily in technology while preserving the flexible, relationship-based approach that has long defined ArgusPSM's third-party management platform.

"Our focus has always been on combining operational excellence with transparency for our owners," said Korey Hanson, President of ArgusPSM. "Working alongside SmartStop has allowed us to implement enhanced reporting tools and systems that give owners more timely insights into their assets while maintaining the hands-on operational support they expect."

SmartStop emphasized that the enhancements represent an important step forward in strengthening the platform's value for owners.

"Completing this transition seamlessly demonstrates the strength of our teams and our shared commitment to our owner partners," said H. Michael Schwartz, Chairman, CEO and President of SmartStop. "The addition of daily and weekly reporting, along with the new Owner Portal, reflects the significant investments we are making in technology. At the same time, our platform remains rooted in relationships and flexibility for owners. And importantly, this is just the beginning of our continued investment in technology and tools designed to help our owner partners operate more efficiently and grow their portfolios."

SmartStop's management platform continues to evolve with new data capabilities, operational tools, and reporting systems designed to improve decision-making, transparency, and long-term asset performance for owners across its managed portfolio.

About SmartStop Self Storage REIT, Inc. (SmartStop):

SmartStop Self Storage REIT, Inc. ("SmartStop") (NYSE: SMA) is a self-managed REIT with a fully integrated operations team of more than 1,000 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 and, through its Managed Platform, offers third-party management services in the U.S. and Canada. As of March 18, 2026, SmartStop has an owned or managed portfolio of over 460 operating properties in 35 states, Washington, D.C., and Canada, comprising over 270,000 units and more than 35 million rentable square feet. SmartStop and its

affiliates own or manage 50 operating self-storage properties across four provinces in Canada, which total approximately 43,000 units and 4.3 million rentable square feet. Additional information regarding SmartStop is available at www.smartstopselfstorage.com.

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