May 2025

SmartStop Self Storage

...The Smarter Way to Store!®

Canadian Portfolio



Disclaimer & Forward-Looking Disclosure

Certain of the matters discussed in this presentation, other than historical facts, constitute forward-looking statements within the meaning of the federal securities laws, and we intend for all such forward-looking statements to be covered by the applicable safe harbor provisions for forward-looking statements contained in such federal securities laws. Such forward-looking statements can generally be identified by our use of forward-looking terminology such as “may,” “will,” “expect,” “intend,” “anticipate,” “estimate,” “believe,” “continue,” or other similar words, or the negative of such terms or other comparable terminology, or by discussions of strategy. We may also make additional forward-looking statements from time to time. All such subsequent forward-looking statements, whether written or oral, by us or on our behalf, are also expressly qualified by these cautionary statements.

Such statements include, but are not limited to, statements concerning our plans, strategies, initiatives, prospects, objectives, goals, future events, future revenues or performance, capital expenditures, financing needs, plans or intentions relating to acquisitions and other information that is not historical information.

All forward-looking statements, are based upon our current expectations and various assumptions. Our expectations, beliefs and projections are expressed in good faith, and we believe there is a reasonable basis for them, but there can be no assurance that management’s expectations, beliefs and projections will result or be achieved. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date this report is filed with the Securities and Exchange Commission (the “SEC”) and are not intended to be a guarantee of our performance in future periods. We cannot guarantee the accuracy of any such forward-looking statements contained in this presentation, and we do not intend to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise.

For further information regarding risks and uncertainties associated with our business, and important factors that could cause our actual results to vary materially from those expressed or implied in such forward-looking statements, please refer to the factors listed and described under “Management’s Discussion and Analysis of Financial Condition and Results of Operations” and the “Risk Factors” sections of the documents we file from time to time with the SEC, including, but not limited to, our Annual Report on Form 10-K for the year ended December 31, 2024, and our Quarterly Report on For 10-Q for the quarter ended March 31, 2025, copies of which may be obtained from our website at investors.smartstopselfstorage.com.

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2. Greater Toronto Portfolio

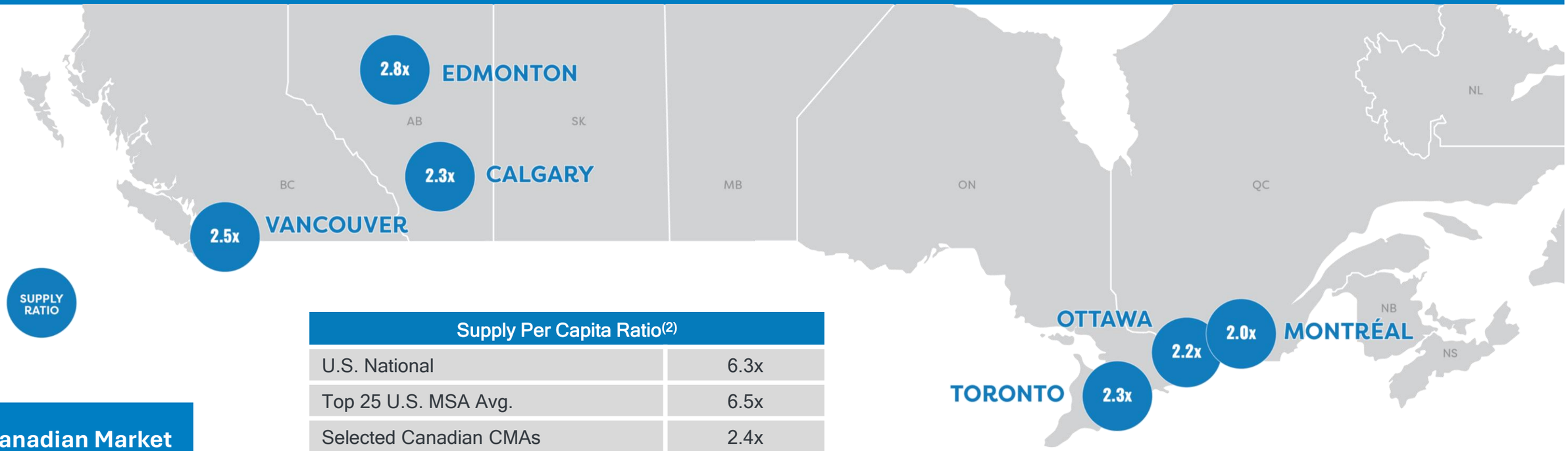
3. Vancouver / Edmonton / Montréal

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SmartStop's Opportunity in Canadian Market

Self storage is a relatively new and bourgeoning product in Canada with utilization expected to increase going forward.

Future Canadian Growth



Supply Per Capita Ratio[2]	
U.S. National	6.3x
Top 25 U.S. MSA Avg.	6.5x
Selected Canadian CMAs	2.4x

Canadian Market Leader[1]

41	3	3,645,300	35,910	123	93.0%	66.5%
Operating Properties	Provinces	Total NRSF	Units	Acres	Stabilized Occupancy	Lease-Up Occupancy

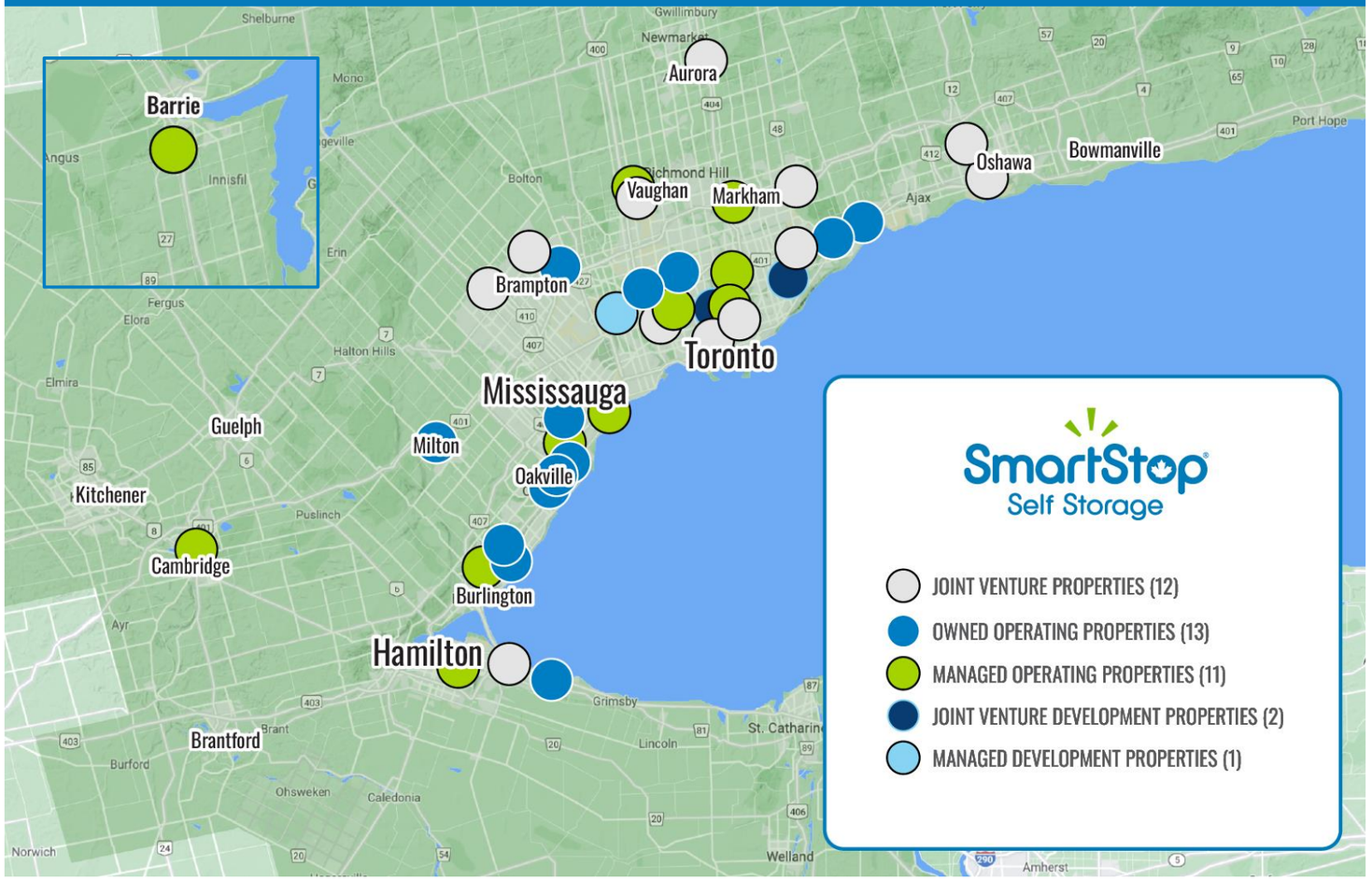
(1) As of 4/30/2025 ; inclusive of subsequent property additions after period end (2) Sources: Claritas, Colliers, Green Street, SNL Financial, Statistics Canada, and The 2024 Self Storage Almanac

Greater Toronto Area Portfolio (“GTA”)

GTA Highlights

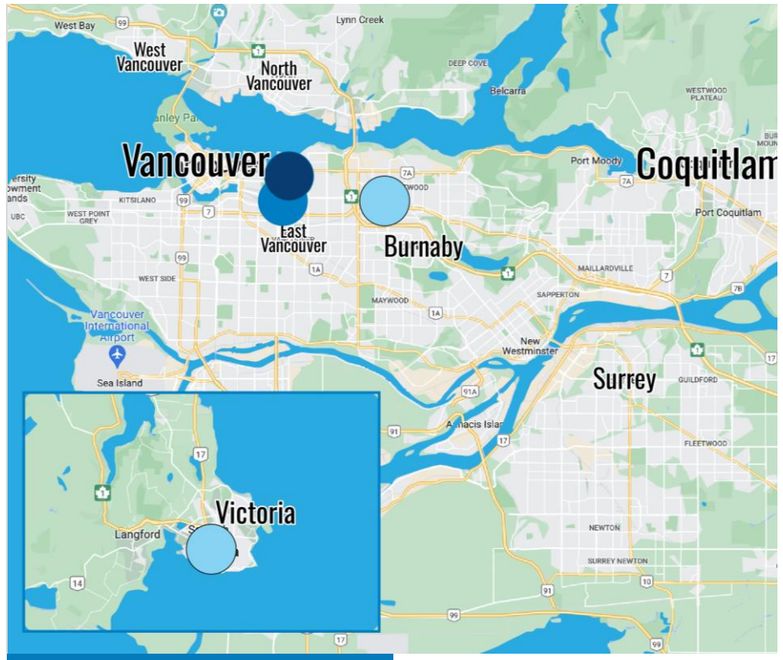
- First Canadian Acquisition: November 2010 (1)
- 36 Operating Properties:
  - 3,360,800 NRSF
  - 32,815 Units
  - 110 Acres
- Sources of Acquisitions:
  - 5 High Occupancy Acquisitions
  - 13 Lease-Up Acquisitions
  - 2 Re-Development Properties
  - 15 Development Properties
  - 1 Certificate of Occupancy

Ownership and Pipeline



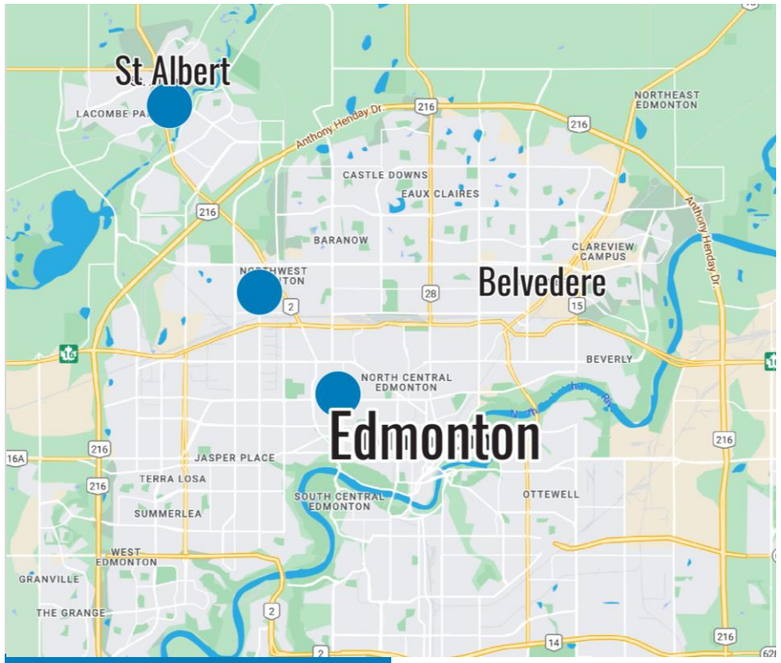
(1) Strategic Storage Trust, Inc. ("SSTI"), an affiliate of our former sponsor, acquired its first property in the GTA on November 23, 2010. The property was immediately branded and began operating under the SmartStop® brand name. We subsequently acquired the property from SSTI on February 1, 2017, continuing to operate under the SmartStop brand name.

Vancouver, Edmonton & Montréal Portfolio



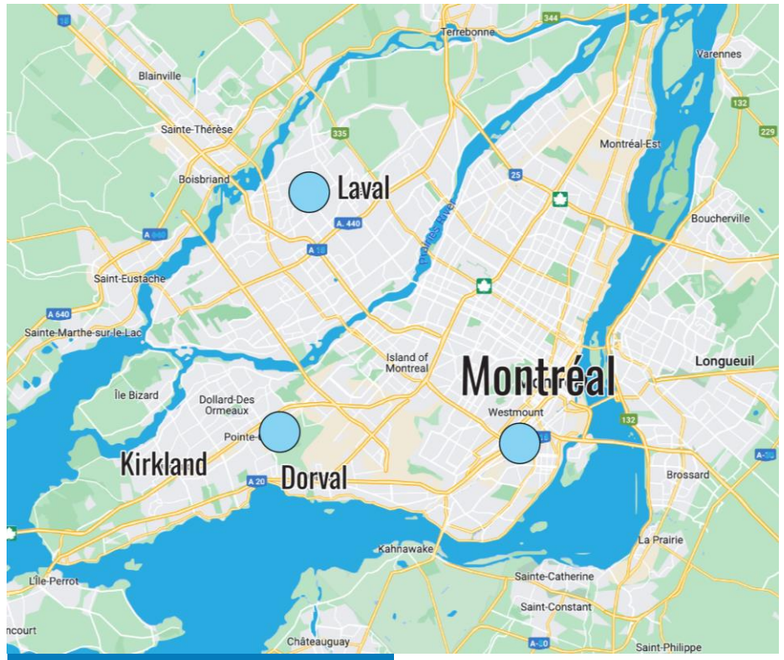
Vancouver, BC

- 1 SMA Property:
  - Kelowna – 89.8% Occupied (as of 4/30/25)
- 1 Managed Property:
  - Franklin – 82.1% Occupied (as of 4/30/25)
- 2 Development Properties (Owned & Managed)



Edmonton, AB

- 3 Managed Properties:
  - Edmonton – 88.5% Occupied (as of 4/30/25)
  - St. Albert – 93.7% Occupied (as of 4/30/25)
  - Edmonton II – 42.2% Occupied (as of 4/30/25)



Montréal, QC

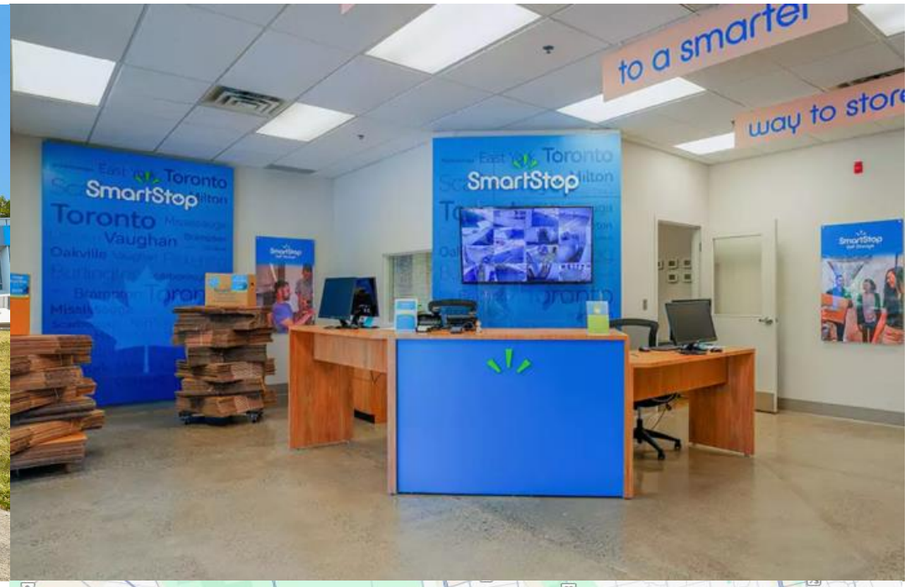
- 3 Development Properties (Managed)

4548 Dufferin St. | North York, ON

Acquired: November 23, 2010 (1)

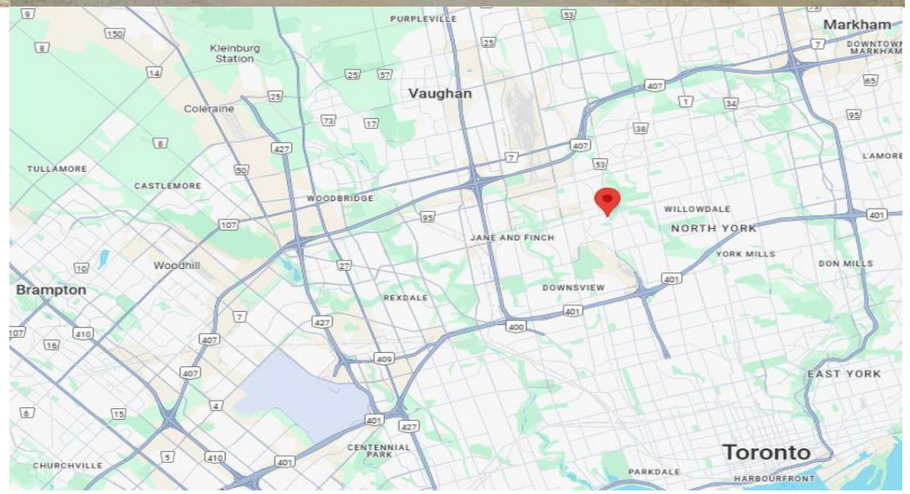
Units	1,080
NRSF	124,600
Occupancy(2)	94.4%
Ownership Type	SMA
Acres	4.64
Acquisition Type	Lease-Up
3-mile Population(3)	319,525
3-mile Median HH Income(3)	CAD $83,252





ASSET MANAGEMENT STRATEGY

- First Canadian acquisition, marking the beginning of a successful, long-term business plan in Canada.
- Acquired the property at 57% occupancy; executed on both physical and economic lease-up strategy.
- Rooftop is outfitted with solar panels, producing renewable solar energy and selling at attractive prices to Ontario Power Authority.
- Situated in prime location with high density population, and only 1.5 SF/person storage supply in a 3-mile radius.
- Opportunity to expand footprint and add between 40,000 – 65,000 additional NRSF.



(1) Strategic Storage Trust, Inc. ("SSTI"), an affiliate of our former sponsor, acquired this property on November 23, 2010. We subsequently acquired the property from SSTI on February 1, 2017. (2) SF Occupancy as of 4/30/2025 (3) As of 2024

3136 Mavis Rd. | Mississauga, ON

Acquired: March 11, 2011 | Open: December 22, 2011 (1)

Units	810
NRSF	101,000
Occupancy(2)	92.3%
Ownership Type	SMA
Acres	4.73
Acquisition Type	Re-Development
3-mile Population(3)	300,480
3-mile Median HH Income(3)	CAD $94,976



Post Re-Development

Pre Re-Development



ASSET MANAGEMENT STRATEGY

- First re-development property in the Canadian portfolio, beginning with the acquisition of an existing vacant industrial building.
- Completed additional ground-up drive-up buildings.
- Location, development, and marketing platform drove property to high physical occupancy by year 3 following re-development.
- The first Canadian asset to have rooftop solar and generate renewable solar energy.
- Offers a variety of rental options, including drive-up units and short-term office space rentals.



(1) Strategic Storage Trust, Inc. ("SSTI"), an affiliate of our former sponsor, acquired this property on March 11, 2011. We subsequently acquired the property from SSTI on February 1, 2017. (2) SF Occupancy as of 4/30/2025 (3) As of 2024

8 Brewster Rd. | Brampton, ON

Acquired: September 12, 2011 | Open: August 1, 2013 [1]

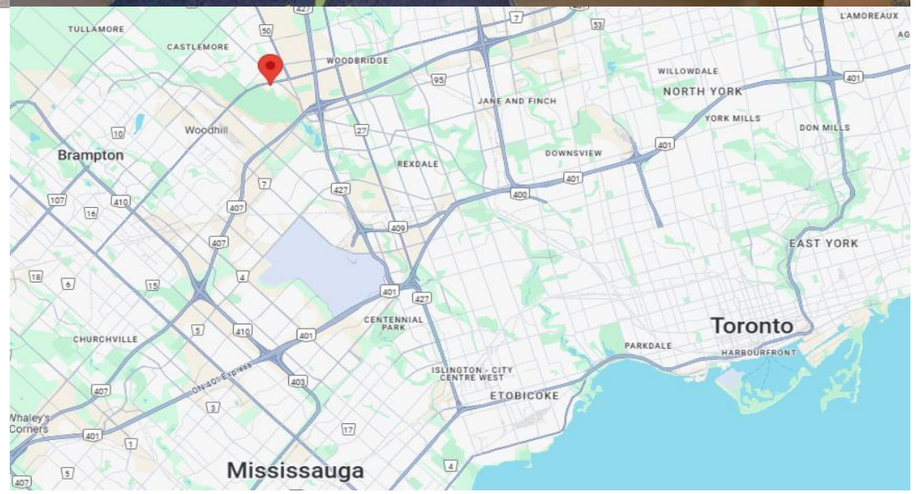
Units	780
NRSF	91,700
Occupancy[2]	90.7%
Ownership Type	SMA
Acres	4.36
Acquisition Type	Development
3-mile Population[3]	104,450
3-mile Median HH Income[3]	CAD $118,418





ASSET MANAGEMENT STRATEGY

- First ground-up development property in the Canadian portfolio.
- Aggressive lease-up strategy; accomplishing 70% occupancy by the end of the first full year.
- Situated in prime location with high median household income and an estimated 2.6% annual population growth.
- Executed on revenue-add opportunities, including a billboard and rooftop solar.
- Property boasts a mix of drive-up, climate control, and office units.



(1) Strategic Storage Trust, Inc. ("SSTI"), an affiliate of our former sponsor, acquired this property on September 12, 2011. We subsequently acquired the property from SSTI on February 1, 2017. (2) SF Occupancy as of 4/30/2025 (3) As of 2024

600 Granite Ct. | Pickering, ON

Acquired: August 29, 2013 | Open: January 1, 2015 [1]

Units	770
NRSF	82,800
Occupancy[1]	95.2%
Ownership Type	SMA
Acres	4.01
Acquisition Type	Re-Development
3-mile Population[2]	121,979
3-mile Median HH Income[2]	CAD $129,308



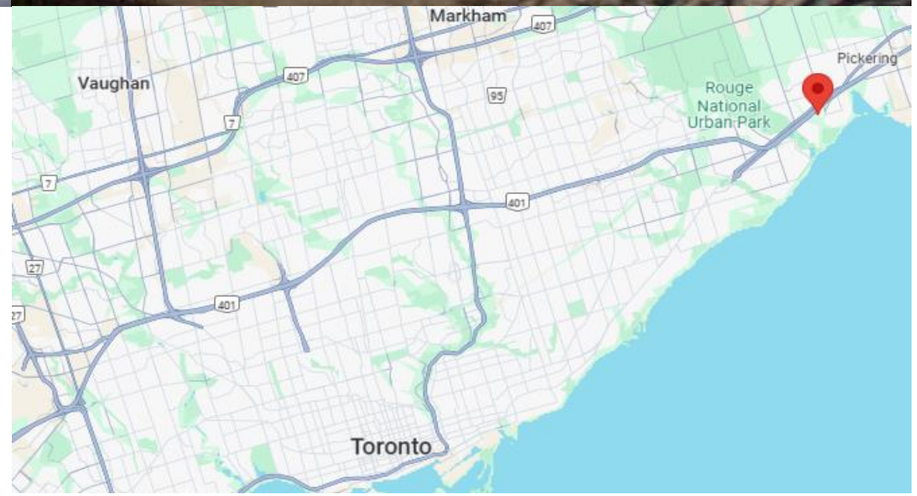
Post Re-Development

Pre Re-Development



ASSET MANAGEMENT STRATEGY

- Re-development of an existing building with additional expanded drive-up storage.
- Great site exposure and visibility from Hwy 401.
- Stabilized property, with occupancy rates regularly above 93%.
- Offers a variety of rental options, including climate control, drive-up units, and short-term office space rentals.



SmartStop Self Storage

(1) Strategic Storage Trust, Inc. ("SSTI"), an affiliate of our former sponsor, acquired this property on August 29, 2013. We subsequently acquired the property from SSTI on February 1, 2017. (2) SF Occupancy as of 4/30/2025 (3) As of 2024

1207 Appleby Ln. | Burlington, ON

Acquired: February 11, 2016

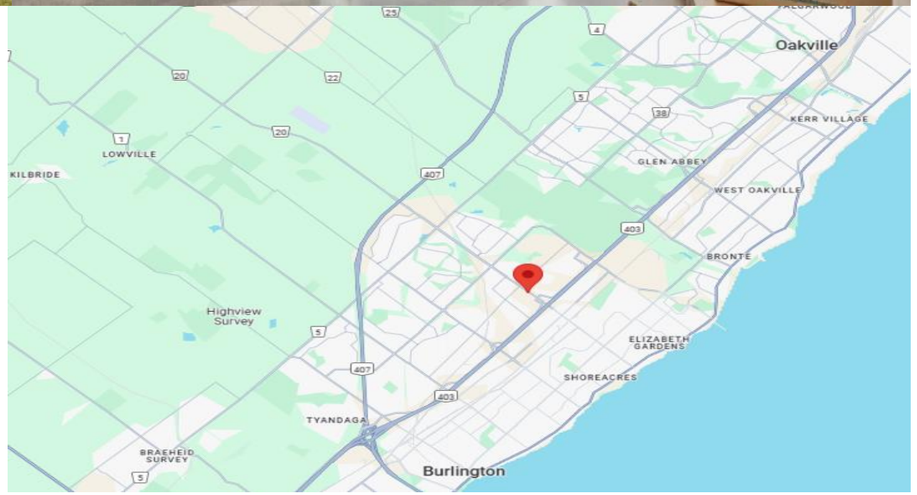
Units	830
NRSF	81,300
Occupancy[2]	94.1%
Ownership Type	SMA
Acres	3.5
Acquisition Type	Lease-Up
3-mile Population[3]	133,031
3-mile Median HH Income[3]	CAD $141,424





ASSET MANAGEMENT STRATEGY

- Lease-up acquisition, acquired at 62.6% occupancy, including a revenue-add long-term ground lease with large well-known retailer as lessee on out parcel.
- Successfully sustained strong occupancy while optimizing pricing strategies.
- Situated in prime location with high median household income, and 2.7 SF/person storage supply in a 3-mile radius.
- Property offers 100% climate-control, 4 loading bays, and parking.



(1) SF Occupancy as of 4/30/2025 (2) As of 2024

530 Martin St. | Milton, ON

Acquired: February 11, 2016

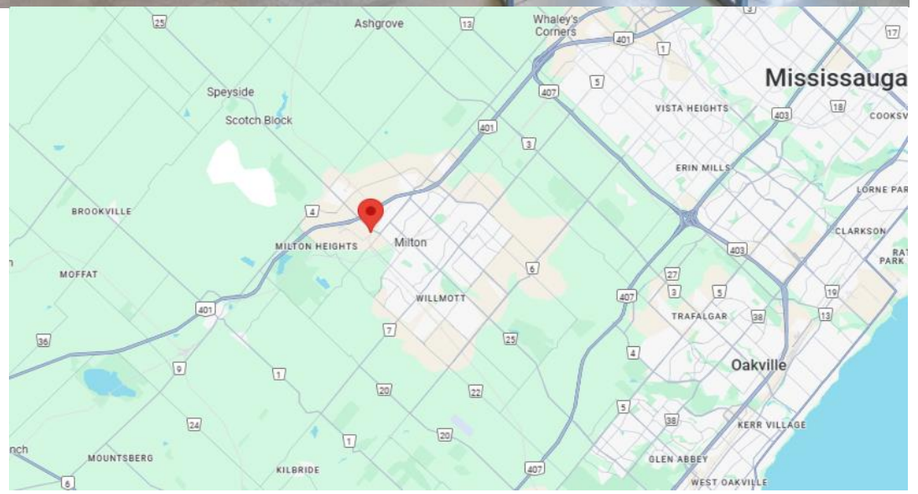
Units	780
NRSF	69,300
Occupancy[1]	94.9%
Ownership Type	SMA
Acres	1.96
Acquisition Type	High Occupancy
3-mile Population[2]	98,051
3-mile Median HH Income[2]	CAD $134,279





ASSET MANAGEMENT STRATEGY

- First high-occupancy acquisition in the Canadian portfolio, acquired at 86.5% occupancy.
- Consistently achieved high occupancy levels while implementing targeted rate increases.
- West of Toronto, just minutes off Hwy 401, in Milton, one of the fastest growing cities in GTA.
- Facility situated amongst a high median household income with an estimated 4% annual population growth in a 3-mile radius.



(1) SF Occupancy as of 4/30/2025 (2) As of 2024

2055 Cornwall Rd. | Oakville, ON

Acquired: February 11, 2016

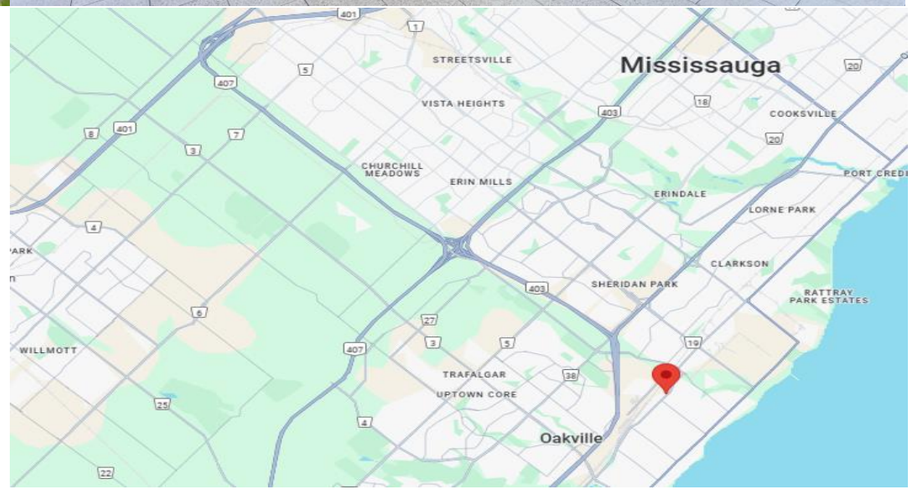
Units	830
NRSF	100,300
Occupancy(1)	93.7%
Ownership Type	SMA
Acres	3.51
Acquisition Type(2)	C/O
3-mile Population(3)	107,888
3-mile Median HH Income(3)	CAD $125,993





ASSET MANAGEMENT STRATEGY

- First certificate of occupancy acquisition in the Canadian portfolio.
- Also acquired with plans for 10 retail spaces, that leased up above 90% by 2019.
- Executed on development plans to optimize excess land with large well-known retailers as lessees on out parcels.
- Highly occupied property with 3 convenient loading bays.
- Located in an exceptionally affluent area with one of the highest household incomes in Ontario, in one of the province's most expensive residential markets.



(1) SF Occupancy as of 4/30/2025 (2) Certificate of Occupancy (3) As of 2024

480 S. Service Rd. W | Oakville, ON

Acquired: February 29, 2016

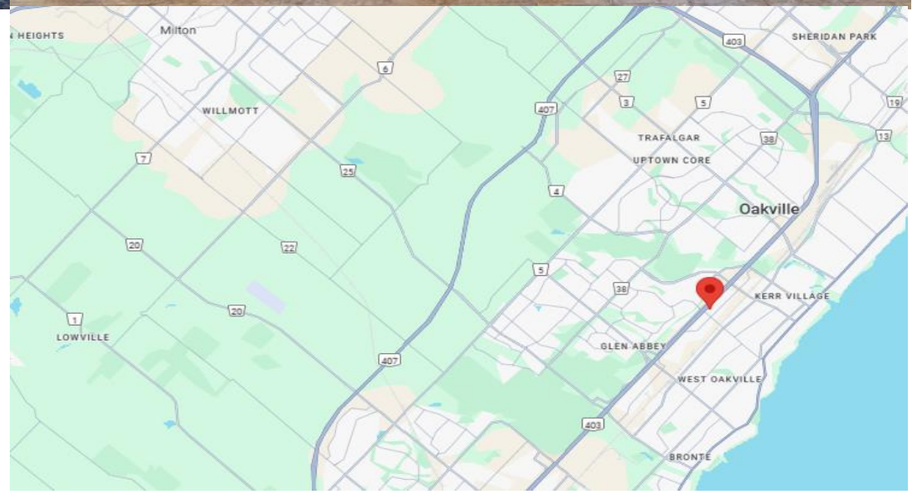
Units	810
NRSF	92,700
Occupancy[1]	93.0%
Ownership Type	SMA
Acres	4.26
Acquisition Type	High Occupancy
3-mile Population[2]	152,796
3-mile Median HH Income[2]	CAD $136,432





ASSET MANAGEMENT STRATEGY

- High-occupancy acquisition, acquired at 79.0%, with great visibility off Hwy 403.
- Consistently achieved high occupancy levels while implementing targeted rate increases.
- Leverage the high 3-mile population and 3-mile median HH income in the surrounding area of the site.
- Gated property with a mix of drive-up, climate control, and parking.
- Located in an exceptionally affluent area with one of the highest household incomes in Ontario, in one of the province's most expensive residential markets.



(1) SF Occupancy as of 4/30/2025 (2) As of 2024

4491 Mainway Dr. | Burlington, ON

Acquired: February 29, 2016

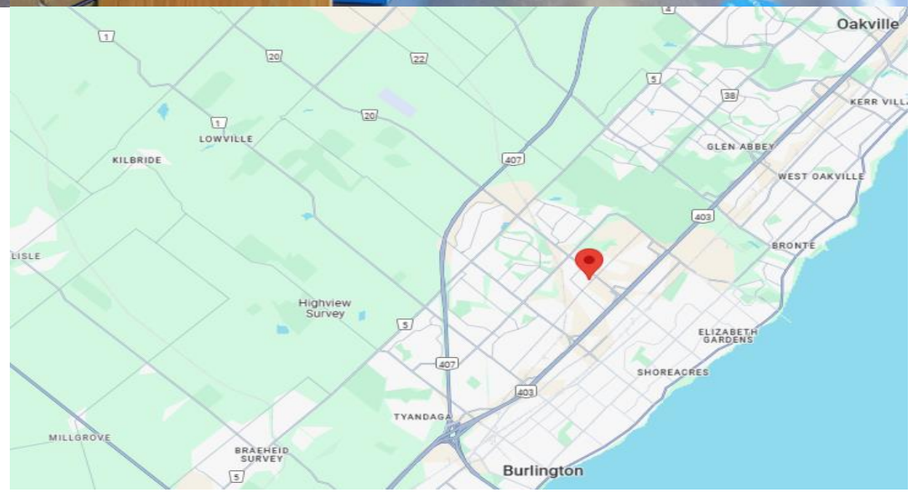
Units	470
NRSF	55,100
Occupancy[1]	92.3%
Ownership Type	SMA
Acres	3.12
Acquisition Type	High Occupancy
3-mile Population[2]	130,570
3-mile Median HH Income[2]	CAD $140,528





ASSET MANAGEMENT STRATEGY

- High-occupancy acquisition in the Burlington submarket, acquired at 84% occupancy.
- Maintained high-occupancy while strategically increasing rates.
- Clientele base consists of primarily long-term tenants.
- Variety of different rental options, including drive-up and climate control units.
- Actively monitoring municipal studies to assess potential for redevelopment or expansion, including possible approvals for residential use.



(1) SF Occupancy as of 4/30/2025 (2) As of 2024

515 Centennial Rd. | Scarborough, ON

Acquired: April 2, 2013 | Open: October 5, 2016 [1]

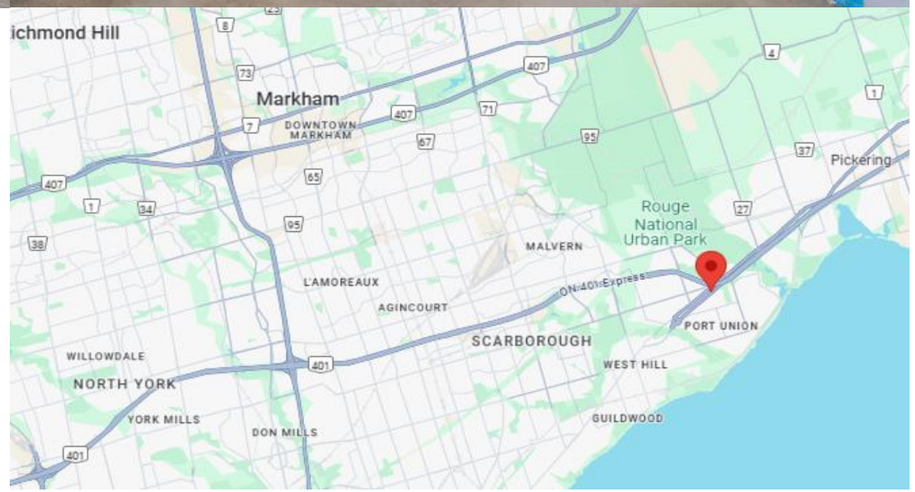
Units	640
NRSF	69,200
Occupancy[2]	95.1%
Ownership Type	SMA
Acres	2.85
Acquisition Type	Development
3-mile Population[3]	141,991
3-mile Median HH Income[3]	CAD $115,304





ASSET MANAGEMENT STRATEGY

- Ground-up development; strategically located with visibility off Hwy 401.
- Location, management, and marketing platform drove property to high physical occupancy within 3 years of opening.
- Property offers a mix of climate-control and drive-up units, with easy access minutes off the highway.
- Monitoring municipal studies and zoning updates for potential mixed-use designation, which could allow for mid-rise redevelopment opportunities.



(1) Strategic Storage Trust, Inc. ("SSTI"), an affiliate of our former sponsor, acquired this property on April 2, 2013. We subsequently acquired the property from SSTI on February 1, 2017. (2) SF Occupancy as of 4/30/2025 (3) As of 2024

365 Fruitland Rd. | Stoney Creek, ON

Acquired: February 9, 2016 | Open: May 31, 2018 [1]

Units	910
NRSF	76,500
Occupancy[2]	89.7%
Ownership Type	SMA
Acres	3.76
Acquisition Type	Development
3-mile Population[3]	53,787
3-mile Median HH Income[3]	CAD $97,229





ASSET MANAGEMENT STRATEGY

- Acquired as a development opportunity with pre-approved plans to build.
- Represented entry into new submarket, being Stoney Creek, Hamilton area.
- Property reached stabilization with high physical occupancy within two years of opening.
- In process of expansion; adding 12,900 NRSF to the property.
- 100% climate-control units, with majority of tenant base utilizing our tenant insurance program.



(1) Strategic Storage Growth Trust, Inc. ("SSGT"), a private REIT sponsored by our former sponsor, acquired this property on February 9, 2016. We subsequently acquired the property on January 24, 2019, when we closed on our merger with SSGT. (2) SF Occupancy as of 4/30/2025
(3) As of 2024

1120 Dupont St. | Toronto, ON

Acquired: October 10, 2019 (1)

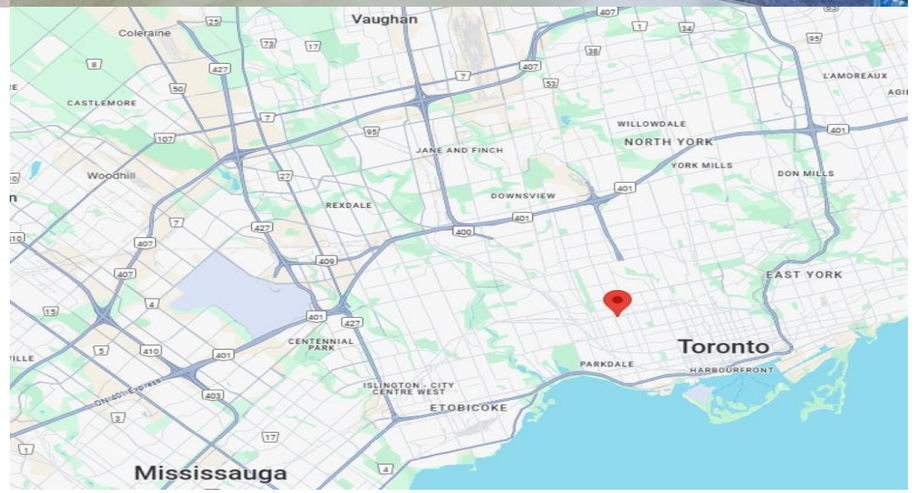
Units	730
NRSF (3)	46,100
Occupancy(2)	96.3%
Ownership Type(3)	JV / SMA
Acres	0.34
Acquisition Type	Lease-Up
3-mile Population(4)	696,209
3-mile Median HH Income(4)	CAD $91,883





ASSET MANAGEMENT STRATEGY

- JV lease-up property with SmartCentres REIT, one of the largest retail REITs in Canada.
- Acquired lease-up property at 37.1% occupancy, in in-fill location with only 1.9 SF/person storage supply in 3-mile radius.
- Highest population count within 3-mile ring in entire SmartStop portfolio.
- Aggressive lease-up strategy accomplished 86% occupancy before the end of the first full year.
- Strategically positioned within a densely populated 5-mile radius, serving 1,352,665 residents, providing strong demand fundamentals and growth potential.



(1) Strategic Storage Growth Trust II, Inc. ("SSGT II"), a private REIT previously sponsored by a subsidiary of ours, acquired its 50% interest in this property on October 10, 2019. We subsequently acquired SSGT II's 50% interest in the property on June 1, 2022, when we closed on our merger with SSGT II. (2) SF Occupancy as of 4/30/2025 (3) 50/50 Joint Venture purchase, represents 100% of asset (4) As of 2024

69 Torbarrie Rd. | North York, ON

Acquired: May 17, 2016 | Open: March 2, 2020 [1]

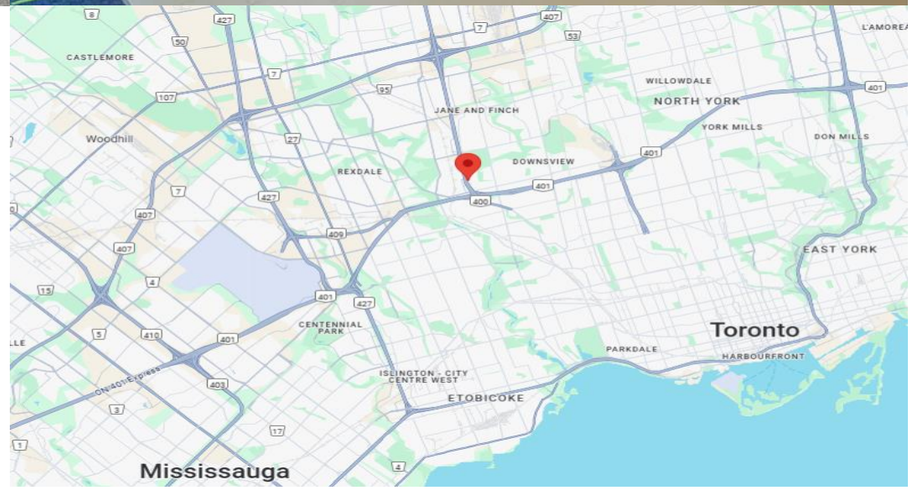
Units	830
NRSF	84,700
Occupancy[2]	91.2%
Ownership Type	SMA
Acres	1.46
Acquisition Type	Development
3-mile Population[3]	311,881
3-mile Median HH Income[3]	CAD $78,304





ASSET MANAGEMENT STRATEGY

- Large ground-up, multi-storey development, with environmentally friendly Green Roof.
- Location, development, and lease-up strategy achieved 90% physical occupancy in only 6 quarters.
- Positioned in prime location with high density population, great visibility, and only 1.7 SF/person storage supply in a 3-mile radius.
- Visibility from Hwy 400 and 401; with over 200,000 cars per day traffic count.



(1) Strategic Storage Growth Trust, Inc. ("SSGT"), a private REIT sponsored by our former sponsor, acquired this property on May 17, 2016. We subsequently acquired the property on January 24, 2019, when we closed on our merger with SSGT.
(2) SF Occupancy as of 4/30/2025 (3) As of 2024

145 Wicksteed Ave. | East York, ON

Acquired: June 17, 2018 | Open: June 16, 2020 [1]

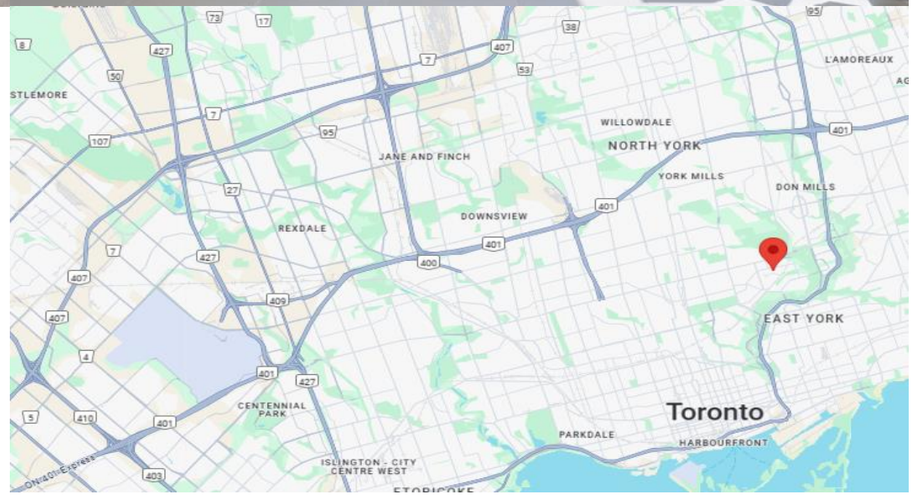
Units	1,000
NRSF [3]	99,500
Occupancy[2]	92.2%
Ownership Type[3]	JV / SMA
Acres	2.23
Acquisition Type	Development
3-mile Population[4]	417,980
3-mile Median HH Income[4]	CAD $97,701





ASSET MANAGEMENT STRATEGY

- First JV development property with SmartCentres REIT, one of the largest retail REITs in Canada.
- Most competitive self-storage environment in greater Toronto area.
- Aggressive lease-up and management platform achieved 86% physical occupancy in less than 6 quarters.
- Benefiting from a 5-mile population of 1,370,866, our facility is well-positioned to capture demand and maintain strong performance even within one of the most competitive self-storage markets.



(1) Strategic Storage Trust IV, Inc. ("SST IV"), a public REIT previously sponsored by a subsidiary of ours, acquired its 50% interest in this property on June 17, 2018. We subsequently acquired SST IV's 50% interest in the property on March 17, 2021, when we closed on our merger with SST IV. (2) SF Occupancy as of 4/30/2025 (3) 50/50 Joint Venture purchase, represents 100% of asset (4) As of 2024

9910 Airport Rd. | Brampton, ON

Acquired: September 17, 2019 | Open: November 19, 2020 (1)

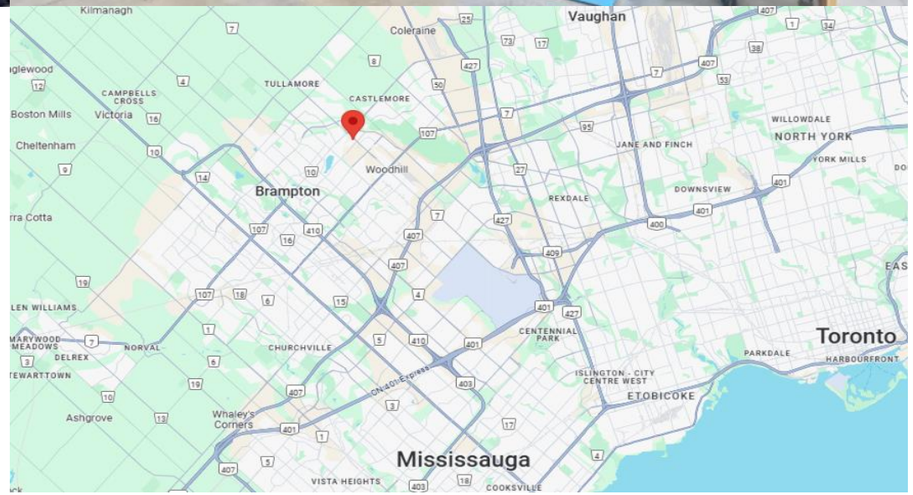
Units	1,050
NRSF (3)	100,200
Occupancy(2)	91.9%
Ownership Type(3)	JV / SMA
Acres	1.34
Acquisition Type	Development
3-mile Population(4)	244,756
3-mile Median HH Income(4)	CAD $114,694





ASSET MANAGEMENT STRATEGY

- JV development property with SmartCentres REIT, one of the largest retail REITs in Canada.
- The second JV development property with SmartCentres REIT.
- Ground-up development property with over 1,000 storage units and 100,000+ of NRSF.
- Situated in prime location with high median household income, 2.5% annual population growth, and only 1.5 SF/person storage supply in a 3-mile radius.
- Aggressive lease-up strategy led to greater than 90% physical occupancy within 17 months of opening.



(1) Strategic Storage Trust IV, Inc. ("SST IV"), a public REIT previously sponsored by a subsidiary of ours, acquired its 50% interest in this property on September 17, 2019. We subsequently acquired SST IV's 50% interest in the property on March 17, 2021, when we closed on our merger with SST IV. (2) SF Occupancy as of 4/30/2025 (3) 50/50 Joint Venture purchase, represents 100% of asset (4) As of 2024

50 Cityview Blvd. | Vaughan, ON

Acquired: August 21, 2019 | Open: January 29, 2021 [1]

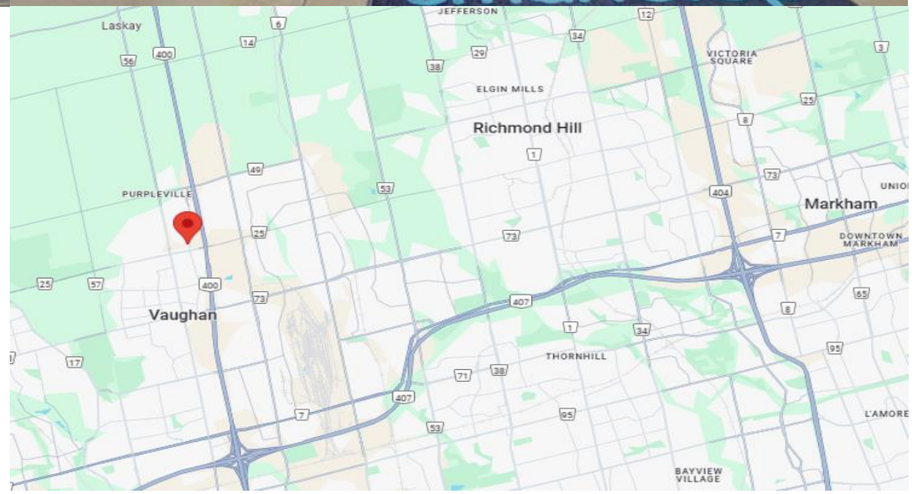
Units	880
NRSF [2]	85,000
Occupancy[2]	93.2%
Ownership Type[3]	JV / SMA
Acres	1.58
Acquisition Type	Development
3-mile Population[4]	120,599
3-mile Median HH Income[4]	CAD $144,331





ASSET MANAGEMENT STRATEGY

- JV development property with SmartCentres REIT, one of the largest retail REITs in Canada.
- The third JV development property with SmartCentres REIT.
- Four-storey facility positioned off Hwy 400, providing great visibility; located in a busy retail centre that includes a Walmart Supercentre and Home Depot.
- Surrounded by residential communities in a 3-mile radius with an average HH income of $144,331.
- Aggressive lease-up strategy achieved more than 92% physical occupancy by the end of the fourth quarter.



(1) Strategic Storage Trust IV, Inc. ("SST IV"), a public REIT previously sponsored by a subsidiary of ours, acquired its 50% interest in this property on August 21, 2019. We subsequently acquired SST IV's 50% interest in the property on March 17, 2021, when we closed on our merger with SST IV. (2) SF Occupancy as of 4/30/2025 (3) 50/50 Joint Venture purchase, represents 100% of asset (4) As of 2024

450 Iroquois Shore Rd. | Oakville, ON

Acquired: April 16, 2021

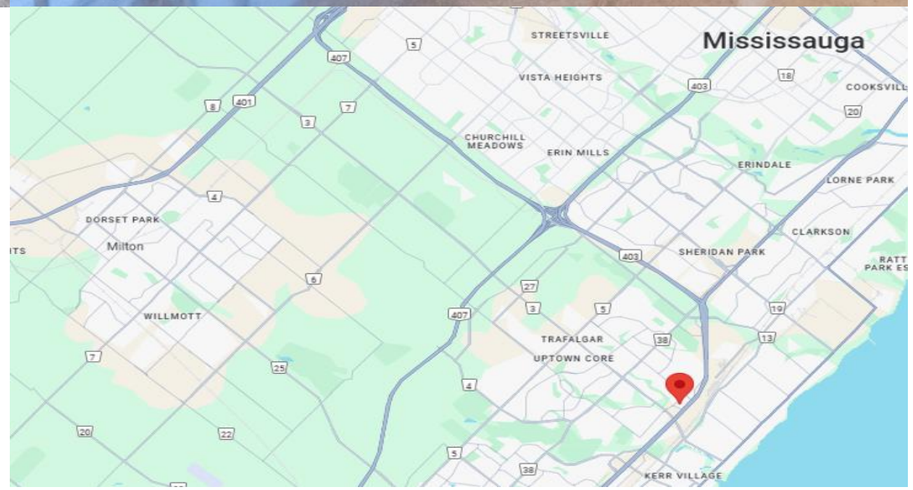
Units	1,070
NRSF	81,500
Occupancy[1]	95.6%
Ownership Type	SMA
Acres	0.57
Acquisition Type	Lease-Up
3-mile Population[2]	138,747
3-mile Median HH Income[2]	CAD $136,554





ASSET MANAGEMENT STRATEGY

- Lease-up acquisition, with over 1,000 units, in a six-storey 100% climate-controlled building.
- Acquired the property at 42% physical occupancy and achieved over 90% occupancy by the end of the first year.
- Situated in prime location with high median household income, and 1.5 SF/person storage supply in a 3-mile radius.
- Located in an exceptionally affluent area with one of the highest household incomes in Ontario, in one of the province's most expensive residential markets.



SmartStop Self Storage

(1) SF Occupancy as of 4/30/2025 (2) As of 2024

600 Fox St. | Oshawa, ON

Acquired: September 24, 2018 | Open: August 21, 2021 [1]

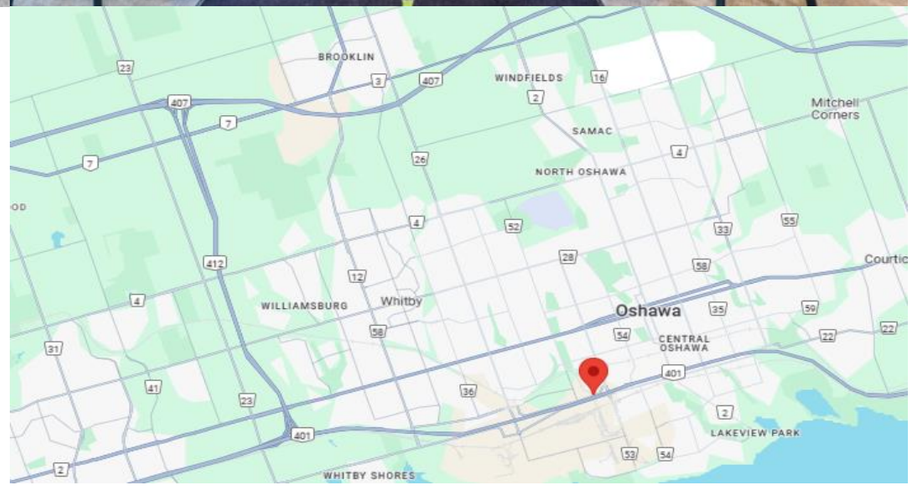
Units	950
NRSF [3]	92,700
Occupancy[2]	94.1%
Ownership Type[3]	JV / SMA
Acres	1.99
Acquisition Type	Development
3-mile Population[4]	121,661
3-mile Median HH Income[4]	CAD $86,239





ASSET MANAGEMENT STRATEGY

- JV development property with SmartCentres REIT, one of the largest retail REITs in Canada.
- The fourth JV development property with SmartCentres REIT.
- Four-storey facility located in Oshawa, one of the fastest growing economies in Canada.
- The only new-generation, climate-controlled storage facility in Oshawa.
- Aggressive lease-up strategy, achieving 88% physical occupancy within 11 months of opening.



(1) Strategic Storage Trust IV, Inc. ("SST IV"), a public REIT previously sponsored by a subsidiary of ours, acquired its 50% interest in this property on September 24, 2018. We subsequently acquired SST IV's 50% interest in the property on March 17, 2021, when we closed on our merger with SST IV. (2) SF Occupancy as of 4/30/2025 (3) 50/50 Joint Venture purchase, represents 100% of asset (4) As of 2024

801 Milner Ave. | Scarborough, ON

Acquired: January 29, 2019 | Open: November 19, 2021 [1]

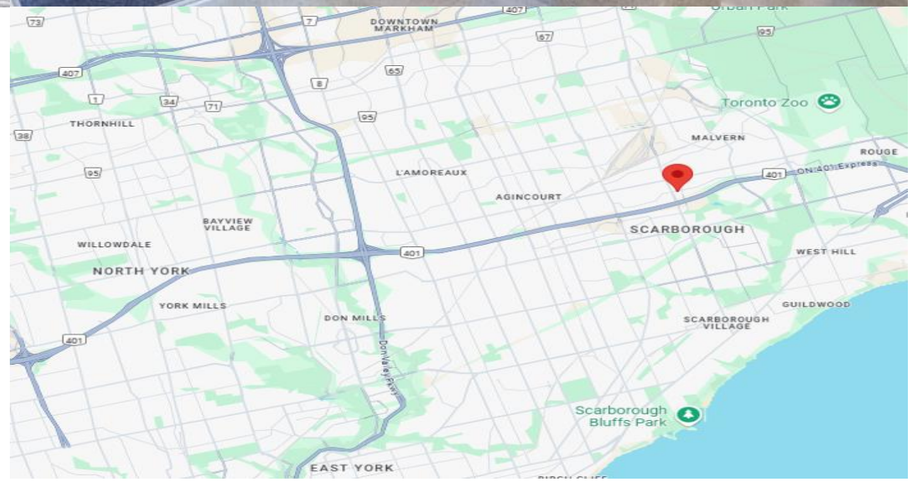
Units	1,000
NRSF [2]	98,000
Occupancy[1]	93.2%
Ownership Type[2]	JV / SMA
Acres	1.2
Acquisition Type	Development
3-mile Population[3]	218,629
3-mile Median HH Income[3]	CAD $91,158





ASSET MANAGEMENT STRATEGY

- JV development property with SmartCentres REIT, one of the largest retail REITs in Canada.
- The sixth JV development property with SmartCentres REIT.
- Five-storey, 100% climate-controlled building, situated within a neighborhood retail center with heavy foot traffic.
- Located NE of Central Toronto, supporting urban and suburban customer base.
- Property reached 90% physical occupancy after only 17 months post-open and has held over 90% occupancy.



(1) Strategic Storage Trust IV, Inc. ("SST IV"), a public REIT previously sponsored by a subsidiary of ours, acquired its 50% interest in this property on January 29, 2019. We subsequently acquired SST IV's 50% interest in the property on March 17, 2021, when we closed on our merger with SST IV. (2) SF Occupancy as of 4/30/2025 (3) 50/50 Joint Venture purchase, represents 100% of asset (4) As of 2024

1197 Plains Rd. E | Burlington, ON

Acquired: September 20, 2022

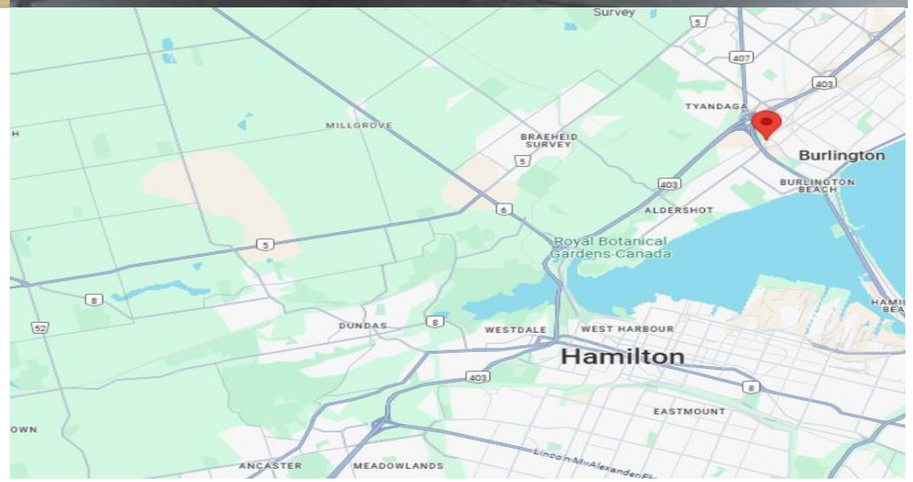
Units	910
NRSF	95,900
Occupancy[1]	91.7%
Ownership Type	SST VI
Acres	5.99
Acquisition Type	High Occupancy
3-mile Population[2]	101,806
3-mile Median HH Income[2]	CAD $111,114





ASSET MANAGEMENT STRATEGY

- Part of our Managed REIT Platform; SST VI.
- High occupancy acquisition, acquired at 95.6% occupancy, situated in a residential growth area with high median household income and great visibility from Queen Elizabeth Way and Hwy 403.
- Large physical footprint, offering customers wide driveways, both climate-control and drive-up units, as well as parking.
- Monitoring the application process for a neighboring property that may allow for high-rise residential development, presenting potential future expansion or redevelopment opportunities.



(1) SF Occupancy as of 4/30/2025 (2) As of 2024

87 Goulding Ave. | Aurora, ON

Acquired: November 20, 2020 | Open: December 20, 2022 (1)

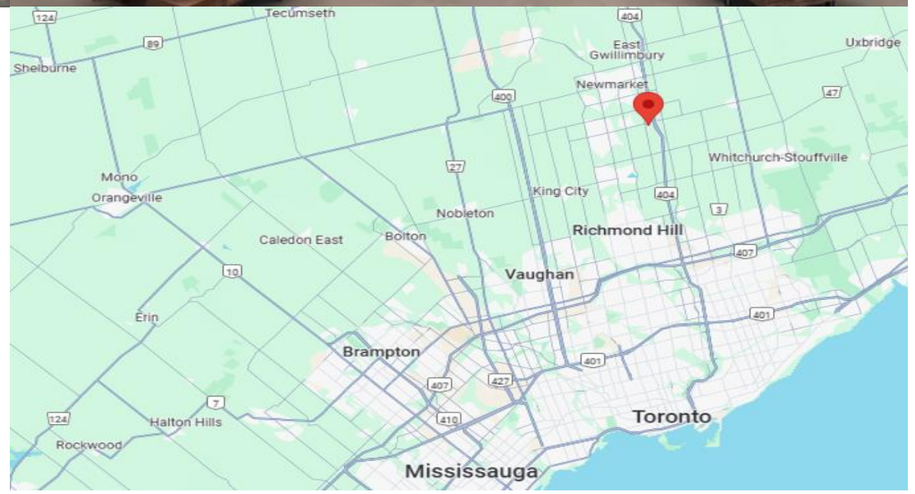
Units	960
NRSF (2)	99,500
Occupancy(2)	94.9%
Ownership Type(3)	JV / SMA
Acres	3.57
Acquisition Type	Development
3-mile Population(4)	65,284
3-mile Median HH Income(4)	CAD $134,903





ASSET MANAGEMENT STRATEGY

- JV development property with SmartCentres REIT, one of the largest retail REITs in Canada.
- The seventh JV development property with SmartCentres REIT.
- The first Class-A, multi-storey storage facility in Aurora, with easy access to Hwy 404.
- High median household income location, surrounded by several well-known retailers.
- Achieved 41% physical occupancy in less than four months from opening, and 71% in ten months.
- Enclosed climate-control loading bay and high-speed doors.



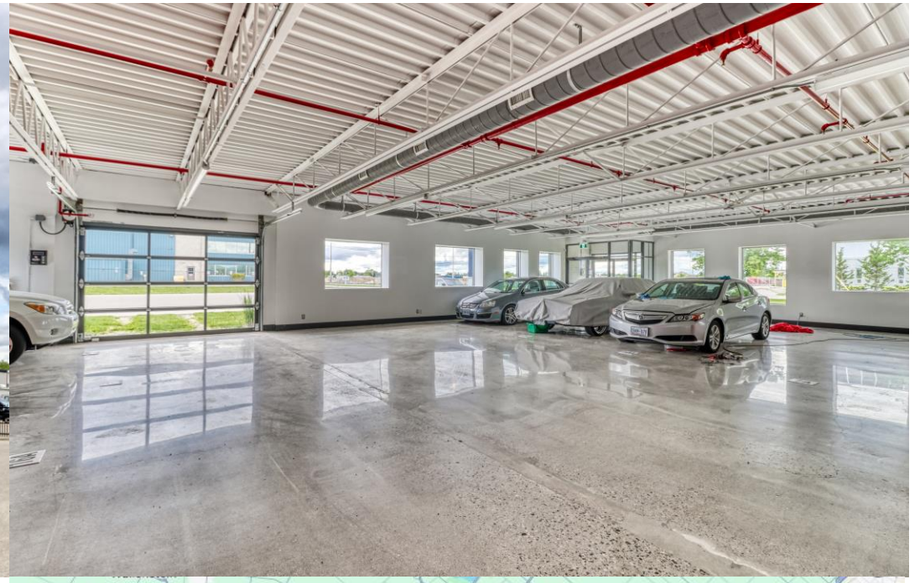
(1) Strategic Storage Growth Trust II, Inc. ("SSGT II"), a private REIT previously sponsored by a subsidiary of ours, acquired its 50% interest in this property on November 20, 2020. We subsequently acquired SSGT II's 50% interest in the property on June 1, 2022, when we closed on our merger with SSGT II. (2) SF Occupancy as of 4/30/2025 (3) 50/50 Joint Venture purchase, represents 100% of asset (4) As of 2024

111 Savage Dr. | Cambridge, ON

Acquired: December 20, 2022

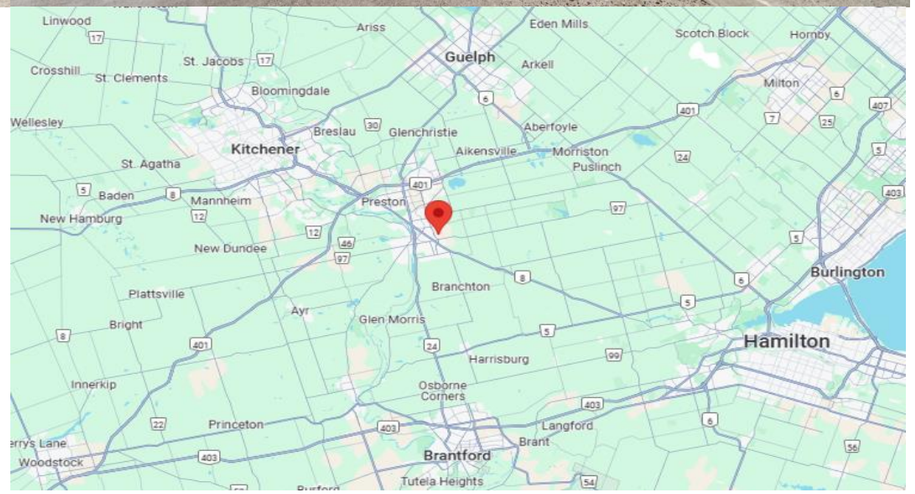
Units	1,250
NRSF	193,200
Occupancy[1]	83.8%
Ownership Type	SST VI
Acres	11.6
Acquisition Type	Lease-Up
3-mile Population[2]	92,813
3-mile Median HH Income[2]	CAD $ 97,090





ASSET MANAGEMENT STRATEGY

- Part of our Managed REIT Platform; SST VI.
- Lease-up acquisition, acquired at 70.2% occupancy, that was originally an industrial building, converted to self-storage in 2019.
- Largest footprint facility at 11.6 acres, including a mix of climate control, drive-up, commercial tenants, and over 300 parking spaces.
- Boasts a drive-through load area known as the “red carpet” thanks to the textured coating on the floor.
- Achieved over two hundred rentals in only two months, and over 80% physical occupancy in less than eight months.



10820 119th St. NW | Edmonton, AB

Acquired: January 31, 2023

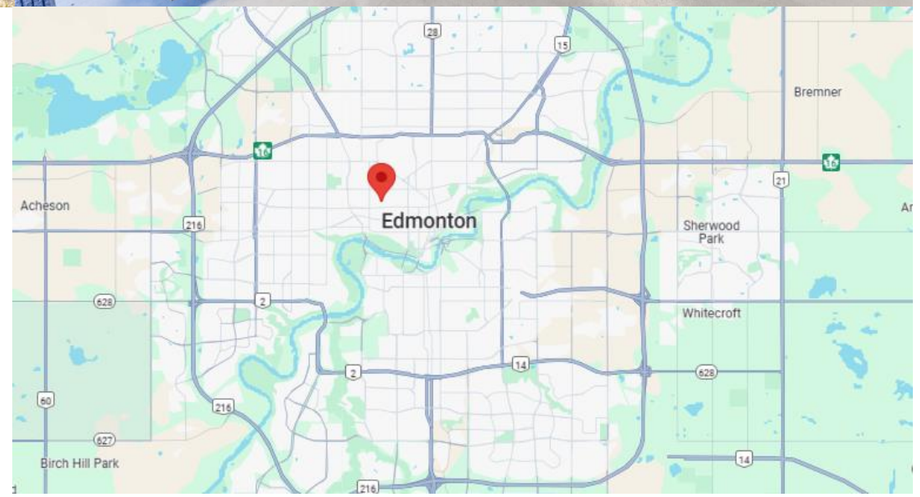
Units	495
NRSF	48,800
Occupancy(1)	88.5%
Ownership Type	SST VI
Acres	1.33
Acquisition Type	Lease-Up
3-mile Population(2)	197,607
3-mile Median HH Income(2)	CAD $ 66,872





ASSET MANAGEMENT STRATEGY

- Part of our Managed REIT Platform; SST VI.
- Lease-up acquisition, acquired at 20% occupancy, marking our first facility acquired outside of Ontario, expanding our footprint to Alberta.
- Edmonton is the capital of Alberta and the 5th most populous city in Canada.
- High 3-mile population density, with opportunity to drive growth utilizing surrounding resident base.
- Property grew from 20% occupancy to 80% occupancy in less than 4 months, including 132 rentals in the month of April 2023.



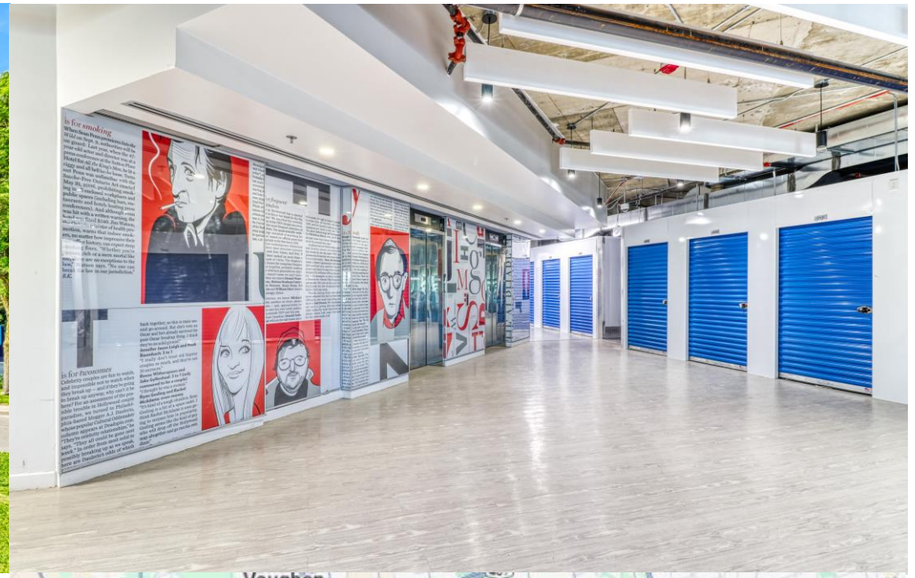
(1) SF Occupancy as of 4/30/2025 (2) As of 2024

1450 Don Mills Rd. | Toronto, ON

Acquired: January 31, 2023

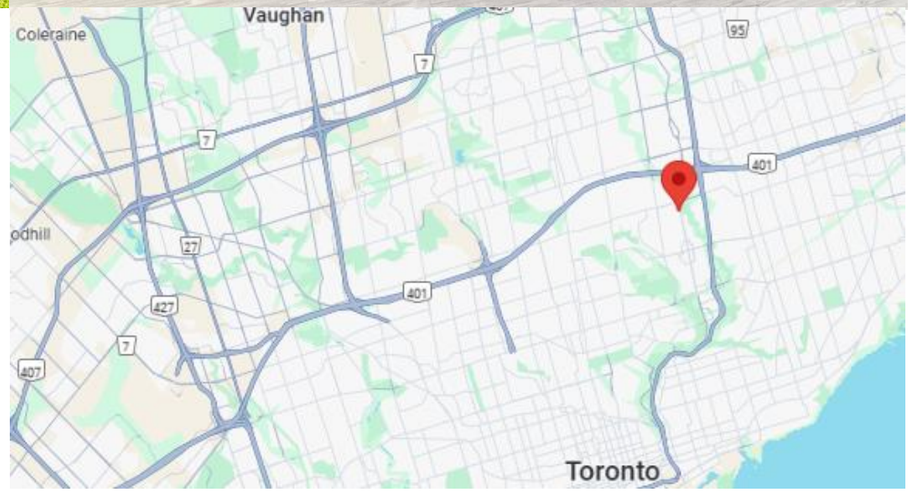
Units	1,140
NRSF	128,000
Occupancy[1]	89.5%
Ownership Type	SST VI
Acres	4.88
Acquisition Type	Lease-Up
3-mile Population[2]	323,595
3-mile Median HH Income[2]	CAD $ 91,736





ASSET MANAGEMENT STRATEGY

- Part of our Managed REIT Platform; SST VI.
- Lease-up acquisition, acquired at 31.4% occupancy, with over 1,000 climate-controlled units, and 275 parking spaces.
- Historic three-storey climate-control building, with the second most NRSF and one of the highest unit counts of all Canadian assets.
- Reached over 50% physical occupancy, and more than 370 rentals in less than 4 months.
- Severed 1.85-acre land offers significant optionality, enabling future development, expansion, or sale opportunities.



(1) SF Occupancy as of 4/30/2025 (2) As of 2024

24 Vodden St. E | Brampton, ON

Acquired: February 24, 2021 | Open: March 2, 2023 (1)

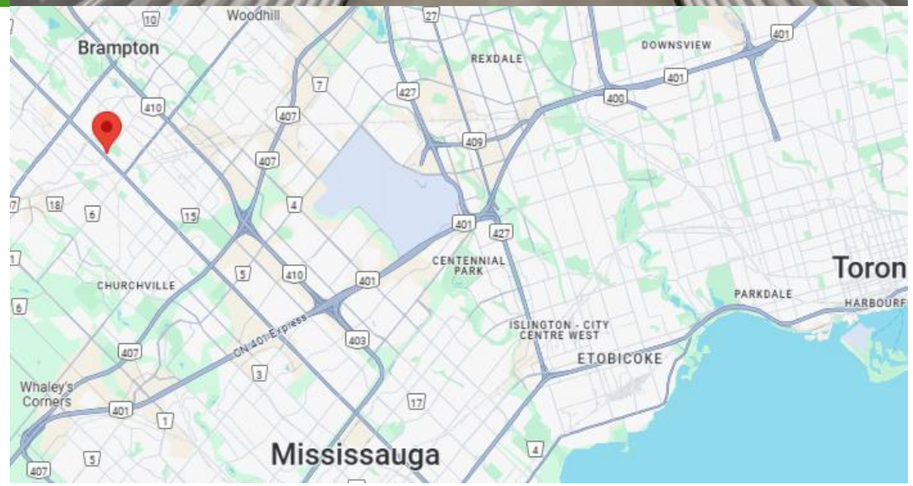
Units	1,070
NRSF (3)	97,000
Occupancy(2)	92.8%
Ownership Type(3)	JV / SMA
Acres	1.52
Acquisition Type	Development
3-mile Population(4)	325,964
3-mile Median HH Income(4)	CAD $ 101,748





ASSET MANAGEMENT STRATEGY

- JV development property with SmartCentres REIT, one of the largest retail REITs in Canada.
- The eighth JV development property with SmartCentres REIT.
- The third SmartStop facility in Brampton; located within a high-traffic retail center, strong visibility, and quick access off Hwy 410.
- High 3-mile population density, only 1.6 SF/person storage supply.
- Achieved over two hundred rentals within two months opening.



(1) Strategic Storage Trust IV, Inc. ("SST IV"), a public REIT previously sponsored by a subsidiary of ours, acquired its 50% interest in this property on February 24, 2021. We subsequently acquired SST IV's 50% interest in the property on March 17, 2021, when we closed on our merger with SST IV. (2) SF Occupancy as of 4/30/2025 (3) 50/50 Joint Venture purchase, represents 100% of asset (4) As of 2024

1615 Franklin St. | Vancouver, BC

Acquired: May 4, 2023

Units	930
NRSF	59,200
Occupancy[1]	82.1%
Ownership Type	SST VI
Acres	0.4
Acquisition Type	Lease-Up
3-mile Population[2]	430,984
3-mile Median HH Income[2]	CAD $ 91,536





ASSET MANAGEMENT STRATEGY

- Part of our Managed REIT Platform; SST VI.
- Lease-up acquisition, acquired at 37.2% occupancy, marking the first facility in British Columbia, expanding our footprint to three provinces in Canada.
- Newly built Class A facility, located less than 10 minutes from downtown Vancouver, with a high 3-mile population density and great visibility.
- Leveraging an aggressive lease-up strategy to build physical occupancy and pave the way for future SmartStop growth in British Columbia.
- 7-storey facility offers a garage, drive-through loading area, and inside parking.
- Additional 20,795 NRSF and 457 units added to facility in September 2024.



(1) SF Occupancy as of 4/30/2025 (2) As of 2024

411 Cityview Blvd. | Vaughan, ON

Acquired: June 19, 2023

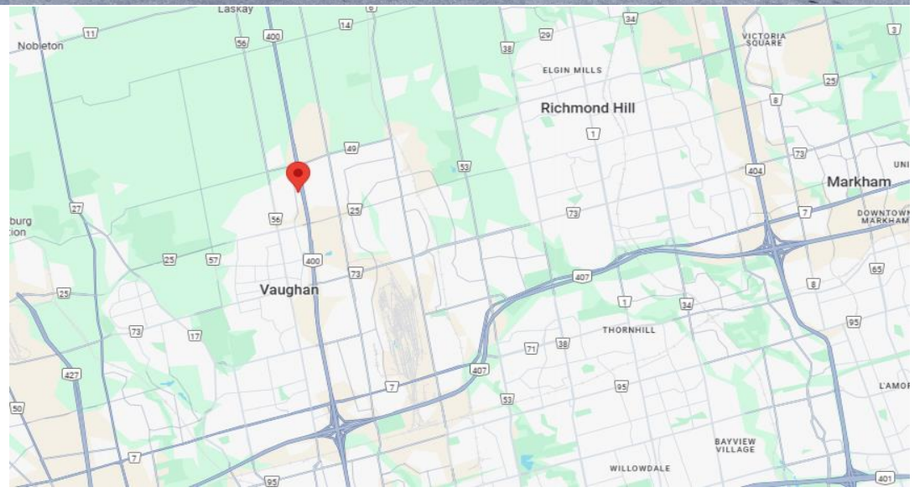
Units	1,155
NRSF	109,300
Occupancy(1)	94.1%
Ownership Type	SST VI
Acres	2.8
Acquisition Type	Lease-Up
3-mile Population(2)	120,823
3-mile Median HH Income(2)	CAD $ 144,330





ASSET MANAGEMENT STRATEGY

- Part of our Managed REIT Platform; SST VI.
- Lease-up acquisition, acquired at 70.5% occupancy, located in Vaughan, with excellent visibility from Hwy 400.
- 100% climate-controlled facility, that boasts 3-bay indoor loading area, differentiating us from competitors.
- SmartStop has a successful, multiple year track record that is already established in Vaughan.



(1) SF Occupancy as of 4/30/2025 (2) As of 2024

19 Esandar Dr. | Toronto, ON

Acquired: June 19, 2023

SSTVI
STRATEGIC STORAGE TRUST

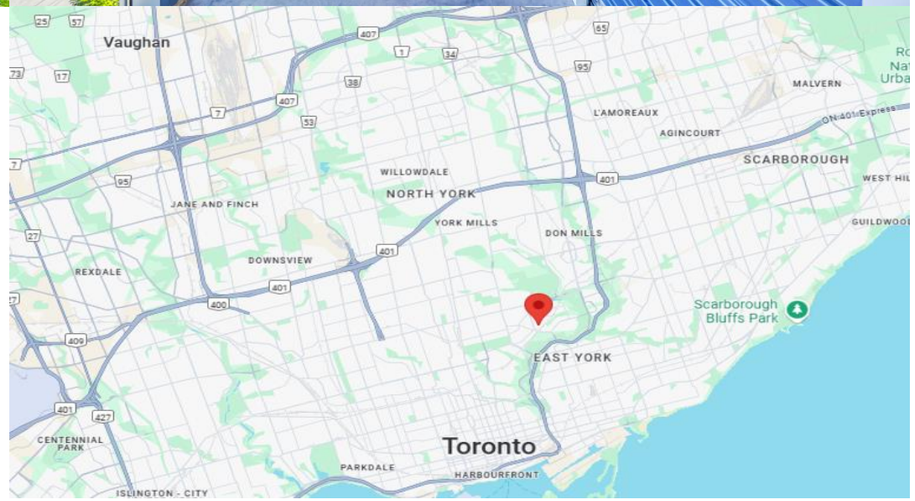
Units	1,225
NRSF	118,300
Occupancy(1)	94.2%
Ownership Type	SST VI
Acres	1.4
Acquisition Type	Lease-Up
3-mile Population(2)	488,771
3-mile Median HH Income(2)	CAD $ 94,529





ASSET MANAGEMENT STRATEGY

- Part of our Managed REIT Platform; SST VI.
- Lease-up acquisition, acquired at 70.4% occupancy, within Leaside; the most competitive trade area in Canada.
- 100% climate-controlled facility, with over 1,200 units.
- Situated in population-dense location with high median household income, and only 2.5 SF/person storage supply in a 3-mile radius.
- Benefiting from a 5-mile population of approximately 1,391,324 residents, positioning the property to capture consistent, long-term demand in a densely populated market.



SmartStop Self Storage

(1) SF Occupancy as of 4/30/2025 (2) As of 2024

1230 Lakeshore Rd. E | Mississauga, ON

Acquired: June 19, 2023

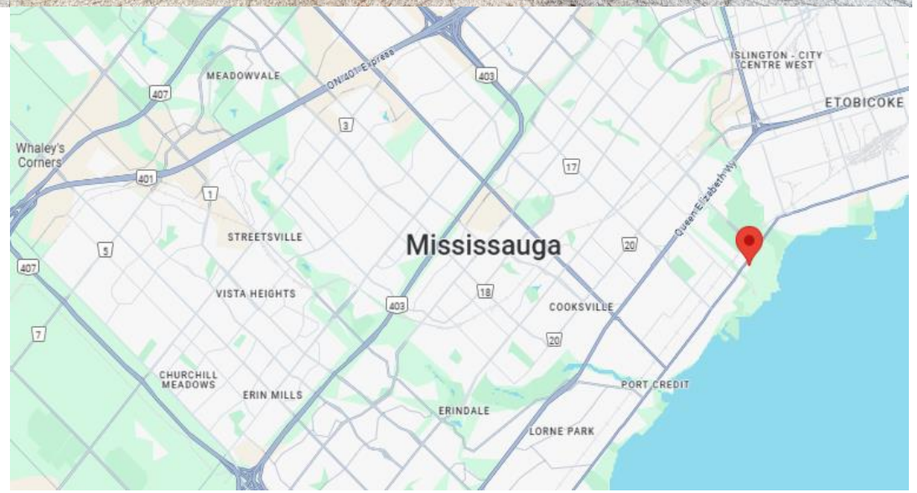
Units	860
NRSF	93,900
Occupancy[1]	91.7%
Ownership Type	SST VI
Acres	3.9
Acquisition Type	High Occupancy
3-mile Population[2]	122,946
3-mile Median HH Income[2]	CAD $ 93,423





ASSET MANAGEMENT STRATEGY

- Part of our Managed REIT Platform; SST VI.
- High-occupancy acquisition, acquired at 81.9% occupancy, located in Mississauga, where SmartStop has a 9-year operating track record.
- Prime location with nearest competitor 2 miles away.
- Plans for 8000+ residential units, 1.5M SF employment space, and 180,000 commercial space in surrounding area.
- 8.6% occupancy growth, and 96 rentals in the first 3 weeks.



(1) SF Occupancy as of 4/30/2025 (2) As of 2024

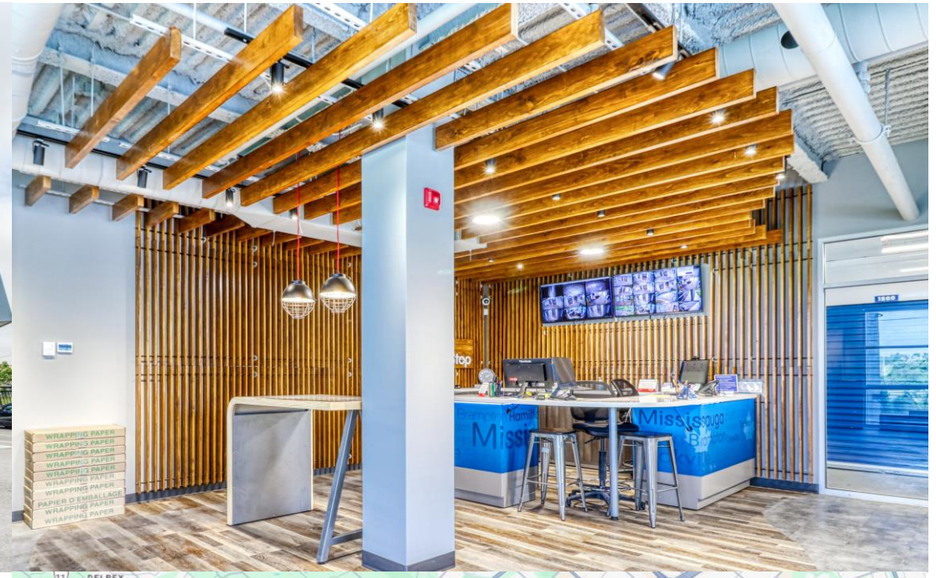
2068 S. Sheridan Way | Mississauga, ON

Acquired: June 19, 2023

SSTVI
STRATEGIC STORAGE TRUST

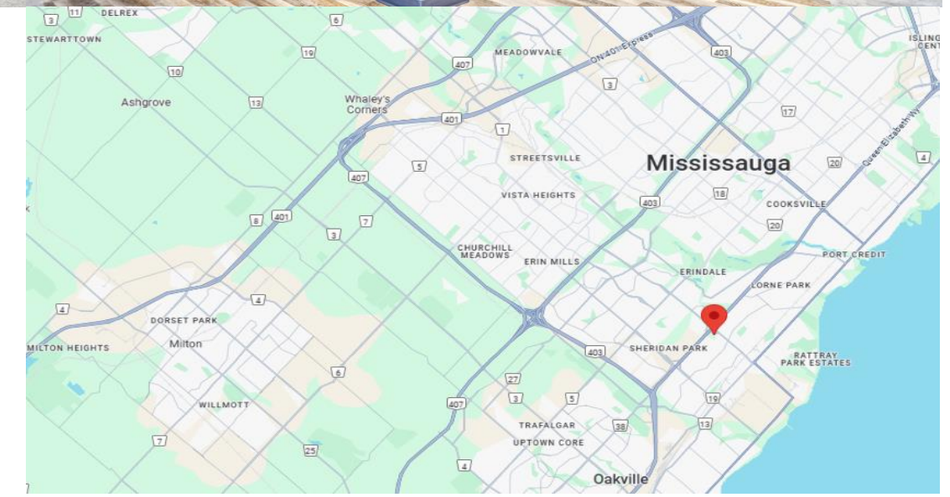
Units	1,240
NRSF	119,400
Occupancy[1]	81.8%
Ownership Type	SST VI
Acres	2.4
Acquisition Type	Lease-Up
3-mile Population[2]	133,310
3-mile Median HH Income[2]	CAD $ 121,144





ASSET MANAGEMENT STRATEGY

- Part of our Managed REIT Platform; SST VI.
- Lease-up acquisition, acquired at 15.5% occupancy, built in 2022, with direct visibility to the Queen Elizabeth Hwy.
- This facility will provide coverage of the Mississauga/Oakville border, opening a new market for the SmartStop brand.
- Utilize an aggressive lease-up strategy, positioned to fully stabilize in less than 4 years.
- 66.3% occupancy growth since date of acquisition.



SmartStop Self Storage

(1) SF Occupancy as of 4/30/2025 (2) As of 2024

24 Sanford Ave. N | Hamilton, ON

Acquired: June 19, 2023

SSTVI
STRATEGIC STORAGE TRUST

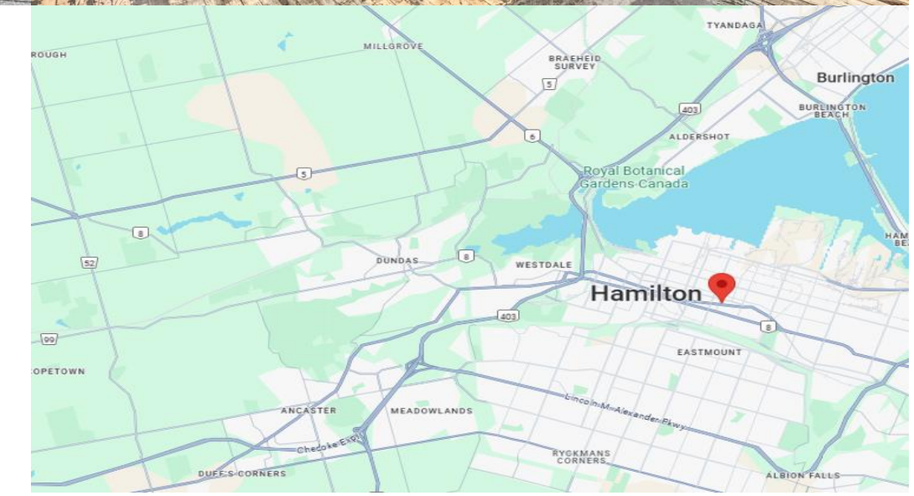
Units	450
NRSF	42,300
Occupancy[1]	91.0%
Ownership Type	SST VI
Acres	1.6
Acquisition Type	Lease-Up
3-mile Population[2]	214,401
3-mile Median HH Income[2]	CAD $ 72,411





ASSET MANAGEMENT STRATEGY

- Part of our Managed REIT Platform; SST VI.
- Lease-up acquisition, acquired at 77.9% occupancy, with an expansion opportunity on the north section of the site.
- Property is positioned in population-dense location with only 1.9 SF/person storage supply in a 3-mile radius.
- Offers a variety of rental options, including, climate-control, drive-up, parking, and short-term office space rental.



SmartStop Self Storage

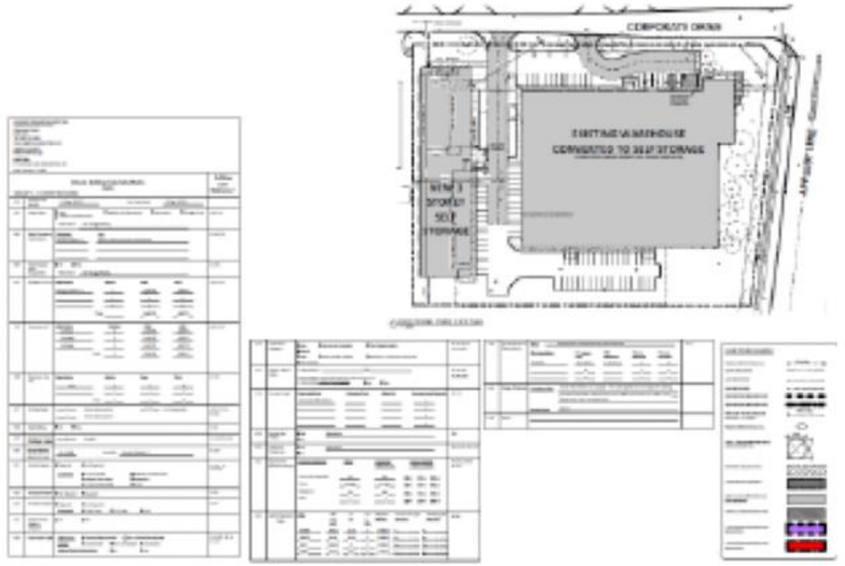
(1) SF Occupancy as of 4/30/2025 (2) As of 2024

1770 Appleby Line | Burlington, ON

Acquired: June 19, 2023

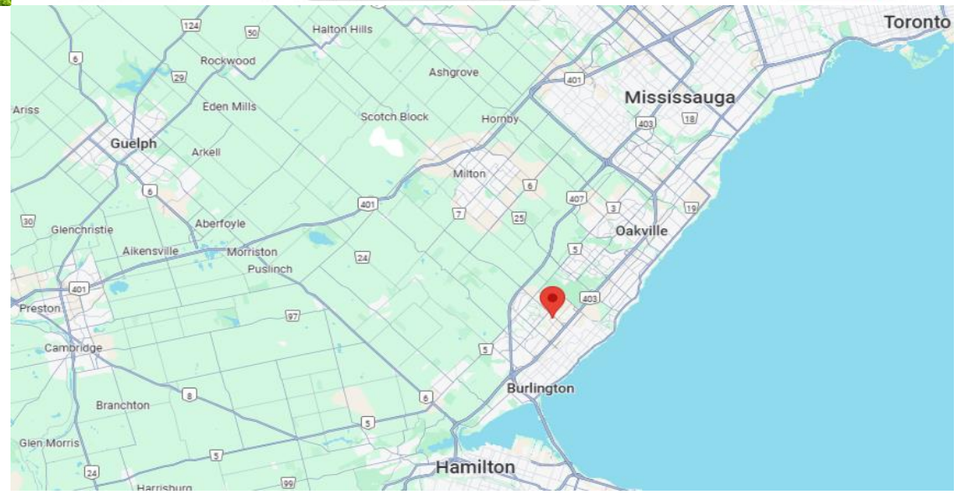
Units	555
NRSF	57,000
Occupancy[1]	90.0%
Ownership Type	SST VI
Acres	5.0
Acquisition Type	Lease-Up
3-mile Population[2]	126,846
3-mile Median HH Income[2]	CAD $ 142,445





ASSET MANAGEMENT STRATEGY

- Part of our Managed REIT Platform; SST VI.
- Lease-up acquisition, acquired at 53.6% occupancy, with direct visibility from Appleby Line.
- 100% climate-controlled facility, built in 2020.
- 36.4% occupancy growth since date of acquisition.
- Re-development business plan underway, with expansion under construction, adding 565 units and 53,950 NRSF.



(1) SF Occupancy as of 4/30/2025 (2) As of 2024

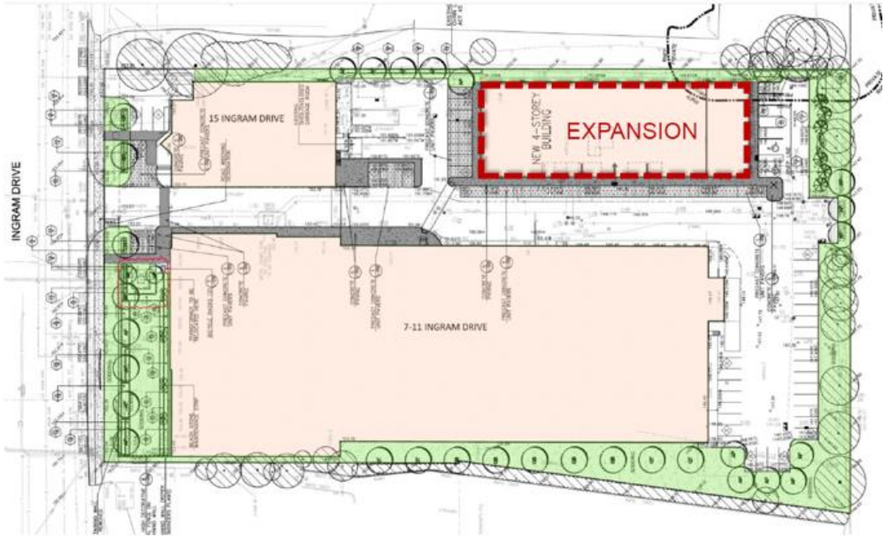
7 Ingram Dr. | Toronto, ON

Acquired: June 19, 2023

STRATEGIC
STORAGE GROWTH TRUST III

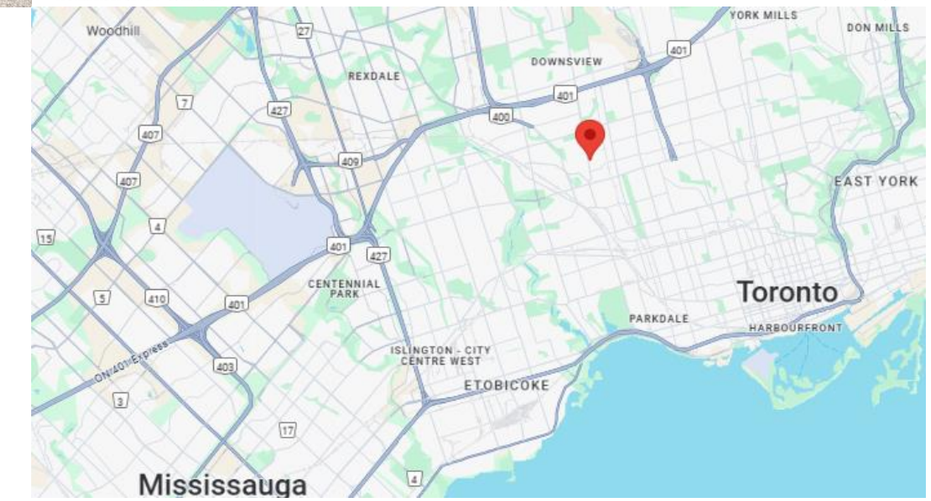
Units	770
NRSF	81,900
Occupancy[1]	89.3%
Ownership Type	SSGT III
Acres	4.1
Acquisition Type	High Occupancy
3-mile Population[2]	425,065
3-mile Median HH Income[2]	CAD $ 85,821





ASSET MANAGEMENT STRATEGY

- Part of our Managed REIT Platform; SSGT III.
- High-occupancy acquisition, acquired at 85% occupancy, featuring a modern 2020 build on 4.1 acres with outstanding visibility along Keele St., a major north-south artery in Toronto.
- Approximately 1.7 acres of excess land under review for various value-add strategies, including potential severance, alternative use development, or expansion of self-storage operations through a multi-storey, climate-controlled frontage addition.
- Strategically positioned within a densely populated 5-mile radius of approximately 1,159,506 residents, providing a strong and sustainable demand base for self-storage services.



SmartStop Self Storage

(1) SF Occupancy as of 4/30/2025 (2) As of 2024

60 Taunton Rd. E | Whitby, ON

Acquired: January 5, 2023 | Open: January 18, 2024

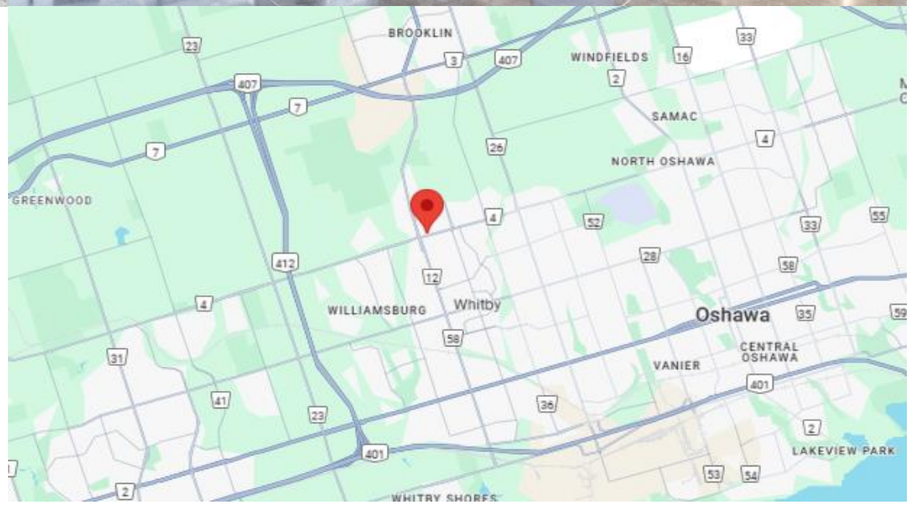
Units	870
NRSF (2)	87,200
Occupancy(1)	93.6%
Ownership Type(2)	JV / SMA
Acres	1.42
Acquisition Type	Development
3-mile Population(3)	116,883
3-mile Median HH Income(3)	CAD $ 135,133





ASSET MANAGEMENT STRATEGY

- JV development property with SmartCentres REIT, one of the largest retail REITs in Canada.
- The ninth JV development property with SmartCentres REIT.
- Located along Taunton Rd E, supplying great visibility and high daily traffic count.
- High median household income location, in one of the fastest growing municipalities in the GTA with an average of 3,000 new residents per year.
- Achieved over one hundred rentals within three months opening.



(1) SF Occupancy as of 4/30/2025 (2) 50/50 Joint Venture purchase, represents 100% of asset (3) As of 2024

506 Copper Creek Dr. | Markham, ON

Acquired: January 31, 2022 | Open: May 27, 2024 (1)

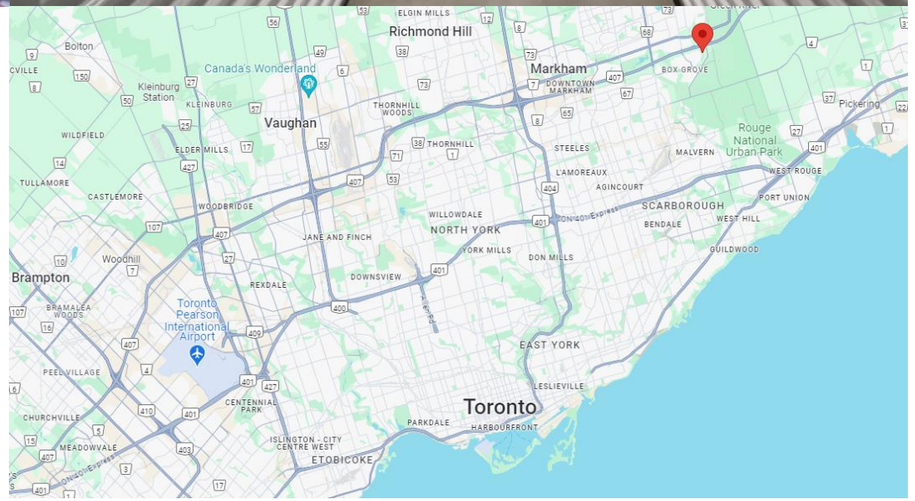
Units	930
NRSF (3)	94,800
Occupancy(2)	89.8%
Ownership Type(3)	JV / SMA
Acres	1.43
Acquisition Type	Development
3-mile Population(4)	107,453
3-mile Median HH Income(4)	CAD $127,680





ASSET MANAGEMENT STRATEGY

- JV development property with SmartCentres REIT, one of the largest retail REITs in Canada.
- The tenth JV development property with SmartCentres REIT.
- Located within a Walmart Supercentre plaza, which draws a steady flow of traffic and potential customer base.
- Achieved over one hundred rentals within six weeks opening.



(1) Strategic Storage Growth Trust II, Inc. ("SSGT II"), a private REIT previously sponsored by a subsidiary of ours, acquired its 50% interest in this property on January 31, 2022. We subsequently acquired SSGT II's 50% interest in the property on June 1, 2022, when we closed on our merger with SSGT II. (2) SF Occupancy as of 4/30/2025 (3) 50/50 Joint Venture purchase, represents 100% of asset (4) As of 2024

8 Inglewood Dr. | St. Albert, AB

Acquired: August 7, 2024

STRATEGIC STORAGE GROWTH TRUST III

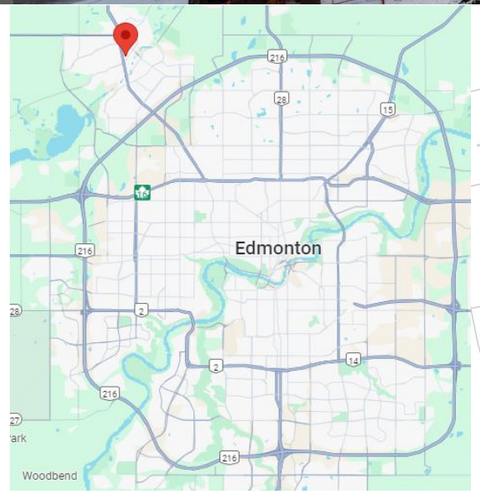
Units	310
NRSF	37,500
Occupancy(1)	93.7%
Ownership Type	SSGT III
Acres	6.55
Acquisition Type	Lease-Up
3-mile Population(2)	78,469
3-mile Median HH Income(2)	CAD $ 125,723





ASSET MANAGEMENT STRATEGY

- Part of our Managed REIT Platform; SSGT III.
- Lease-up acquisition built in 2023, acquired at 25.2% occupancy, already zoned for expansion and development on the 6.55-acre lot.
- Second facility in Alberta, located near St. Albert Trail, a major thoroughfare with high daily traffic count.
- Newest self storage facility in the area, located in an affluent suburb of Edmonton, with a high 3-mile median household income.
- Expansion opportunity that will add 70,450 NRSF to the existing property.





SmartStop Self Storage

(1) SF Occupancy as of 4/30/2025 (2) As of 2024

550 Centennial Parkway N. | Stoney Creek, ON

Acquired: November 11, 2023 | Open: October 25, 2024

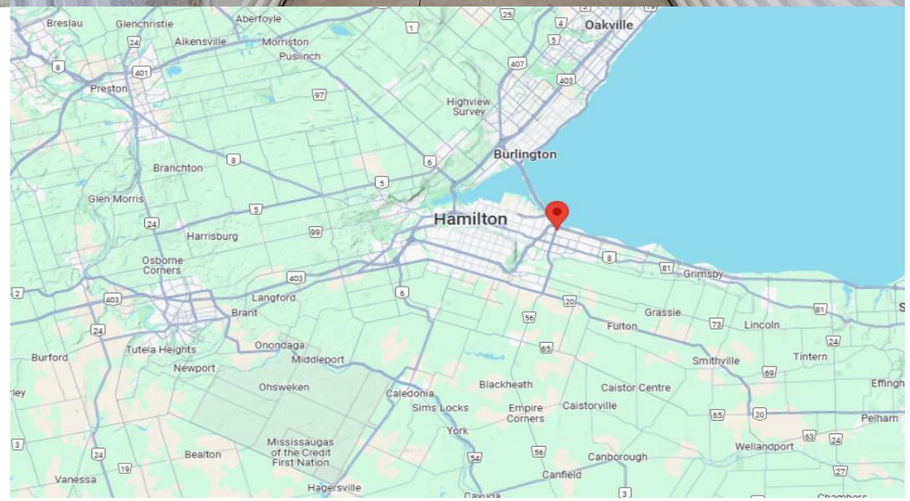
Units	970
NRSF (2)	100,000
Occupancy(1)	32.4%
Ownership Type(2)	JV / SST VI
Acres	1.33
Acquisition Type	Development
3-mile Population(3)	107,325
3-mile Median HH Income(3)	CAD $81,382





ASSET MANAGEMENT STRATEGY

- JV development property with SmartCentres REIT, one of the largest retail REITs in Canada.
- Part of our Managed REIT Platform; SST VI.
- Eleventh JV development property with SmartCentres REIT.
- Brand new 4-storey climate-controlled facility with the lease-up projected to occur over 42 months, approximately 2,200 SF/month.
- Site is located within a Walmart Supercentre plaza and good visibility from the QEW (100,000 cars/day), allowing the site to receive strong visibility.



(1) SF Occupancy as of 4/30/2025 (2) 50/50 Joint Venture purchase, represents 100% of asset (3) As of 2024

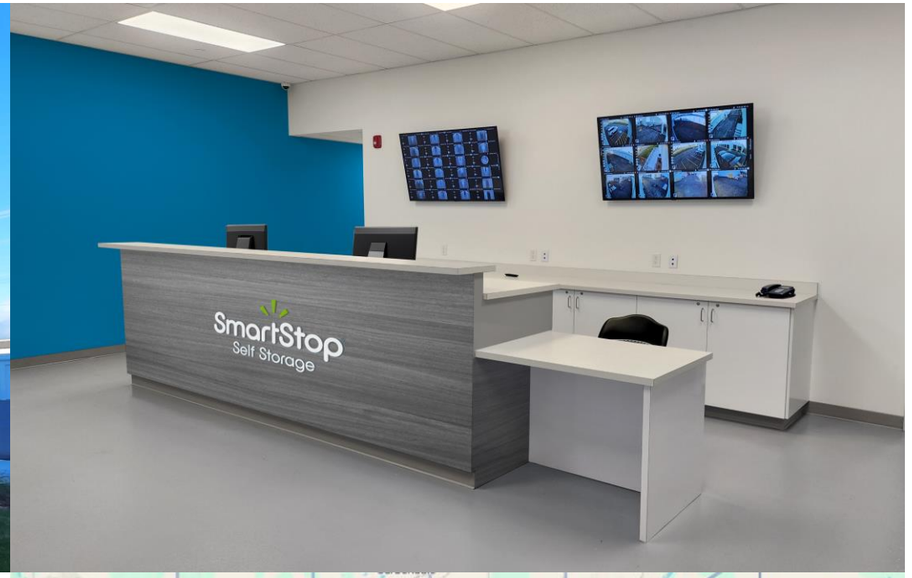
14135 128 Ave. NW | Edmonton, AB

Acquired: December 17, 2024

STRATEGIC
STORAGE GROWTH TRUST III

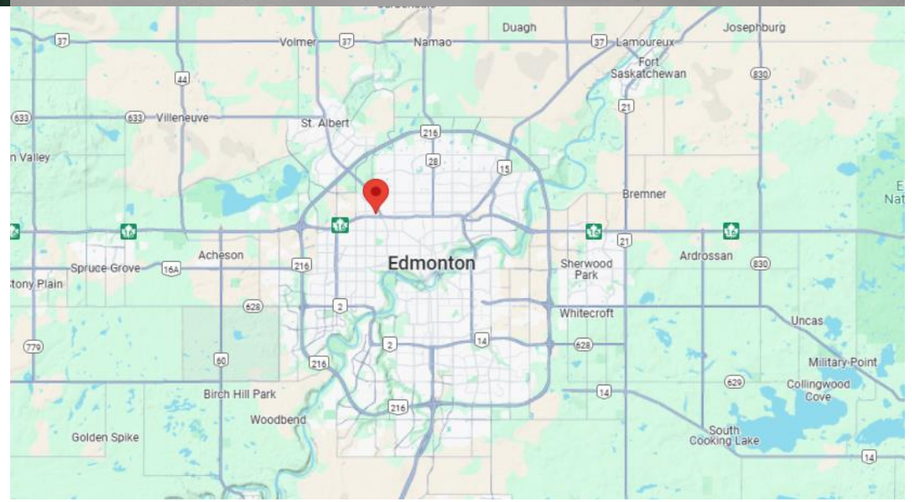
Units	560
NRSF	65,000
Occupancy[1]	42.2%
Ownership Type	SSGT III
Acres	2.84
Acquisition Type[2]	C/O
3-mile Population[3]	118,118
3-mile Median HH Income[3]	CAD $81,172





ASSET MANAGEMENT STRATEGY

- Part of our Managed REIT Platform; SSGT III.
- This property serves both urban and suburban trade areas in Northwest Edmonton and will reinforce SmartStop's presence in the Greater Edmonton Area and Alberta.
- Located 2.6 miles Northwest of SmartStop's other Edmonton property on 119 St and is about 5.0 miles Southeast of the St. Albert location.
- Leverage the site being the newest Class A self-storage facility in the surrounding trade area.



SmartStop Self Storage

(1) SF Occupancy as of 4/30/2025 (2) Certificate of Occupancy (3) As of 2024

341 Mapleview Drive West | Barrie, ON

Acquired: February 11, 2025

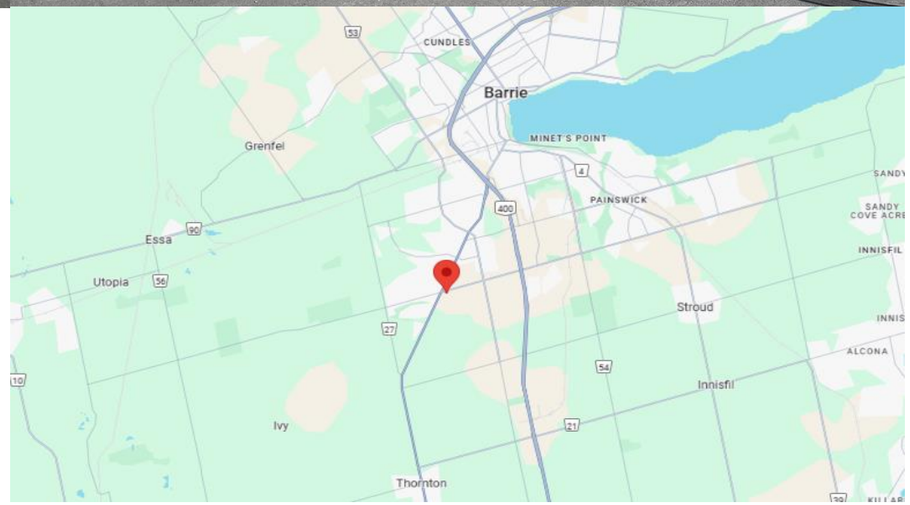
Units	740
NRSF	89,400
Occupancy(1)	60.0%
Ownership Type	SSGT III
Acres	5.02
Acquisition Type (2)	C/O
3-mile Population(3)	43,431
3-mile Median HH Income(3)	CAD $112,248





ASSET MANAGEMENT STRATEGY

- Part of our Managed REIT Platform; SSGT III.
- The first acquisition in Ontario outside of the Greater Toronto and Hamilton Area Located in a growing area of Barrie on Mapleview Drive West.
- Strong traffic count of about 16,000 cars per day and is adjacent to a planned grocery-anchored plaza.
- Lease-up of the existing interior and drive-up building is projected to occur over 24 months, representing about 990 SF/month or 10 units/month.
- Newly-built facility in an affluent and growing city with a median income of approximately $105,000 in the 5-mile area.



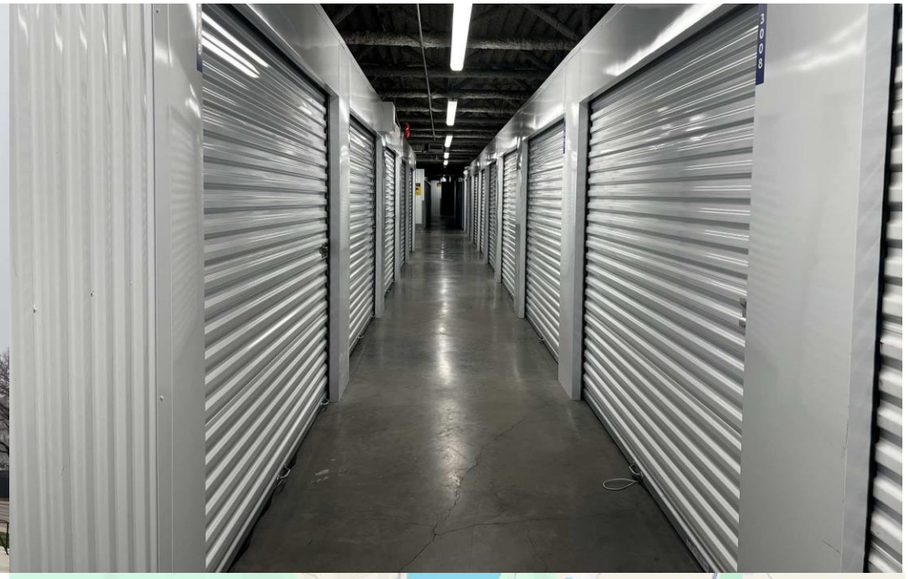
(1) SF Occupancy as of 4/30/2025 (2) Certificate of Occupancy (3) As of 2024

948 Ellis St. | Kelowna, BC

Acquired: April 15, 2025

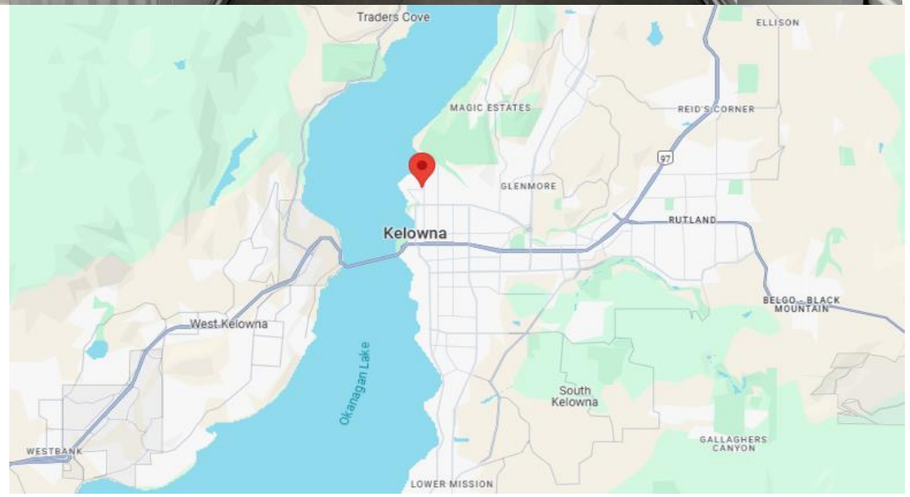
Units	800
NRSF	74,000
Occupancy[1]	89.8%
Ownership Type	SMA
Acres	1.0
Acquisition Type	High Occupancy
3-mile Population[2]	73,340
3-mile Median HH Income[2]	CAD $88,990





ASSET MANAGEMENT STRATEGY

- High-occupancy acquisition, acquired at 88.1% occupancy, marking our second property in the British Columbia province.
- Lease-up of the facility is projected to occur over 12 months, representing about 560 SF/month or 6 units/month.
- Class A modern facility in an affluent and growing city with a median income of about $90,700 in the 5-mile area and a 5-year population growth projection of 10%.



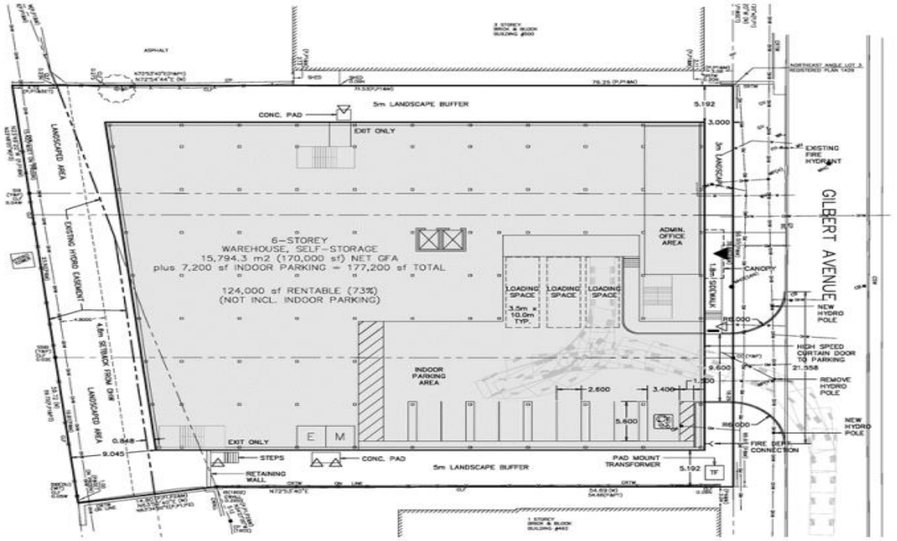
(1) SF Occupancy as of 4/30/2025 (2) As of 2024

494 Gilbert Ave. | York, ON

Acquired: December 14, 2021 | Open: April 16, 2025

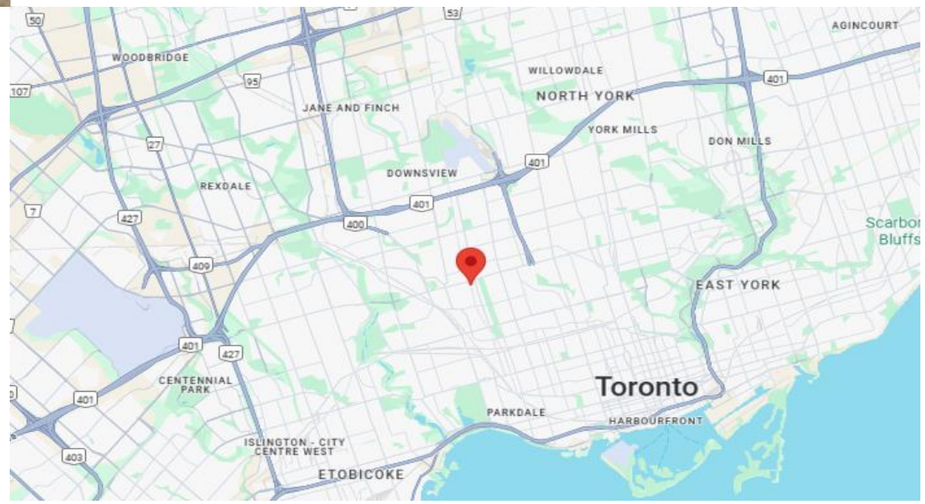
Units	1,500
NRSF (2)	121,500
Occupancy(1)	5.6%
Ownership Type (2)	JV / SST VI
Acres	1.0
Acquisition Type	Development
3-mile Population(3)	476,086
3-mile Median HH Income(3)	CAD $89,867





ASSET MANAGEMENT STRATEGY

- JV development property with SmartCentres REIT, one of the largest retail REITs in Canada.
- Part of our Managed REIT Platform; SST VI.
- Twelfth JV development property with SmartCentres REIT.
- Lease-up of the facility is projected to occur under 48 months, which represents approximately 2,700 SF/month.
- Class A modern facility in an affluent and growing city with a median income of about $92,305 in the 5-mile area and a 5-mile population of 1,327,615 residents.



(1) SF Occupancy as of 4/30/2025 (2) 50/50 Joint Venture purchase, represents 100% of asset (3) As of 2024

SmartStop®
Self Storage

...The Smarter Way to Store!®

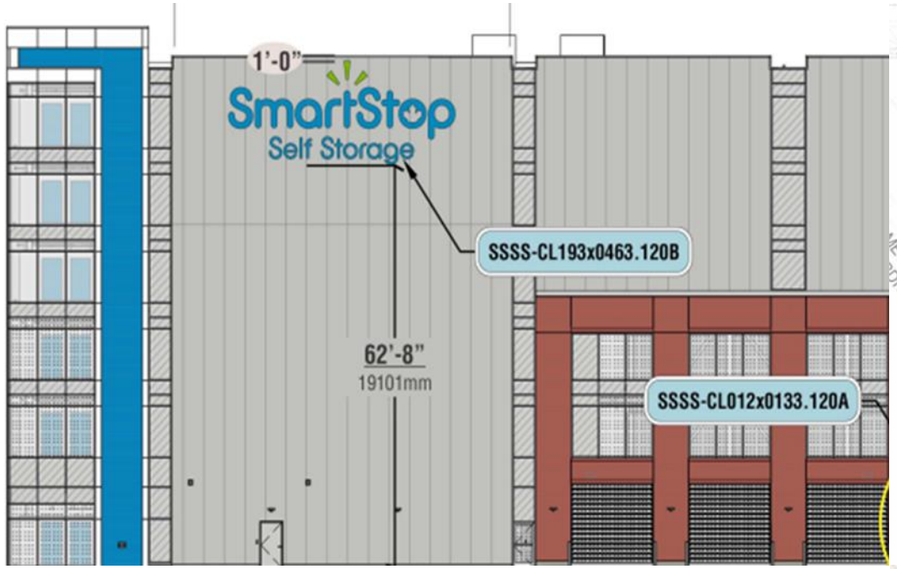
Coming Soon

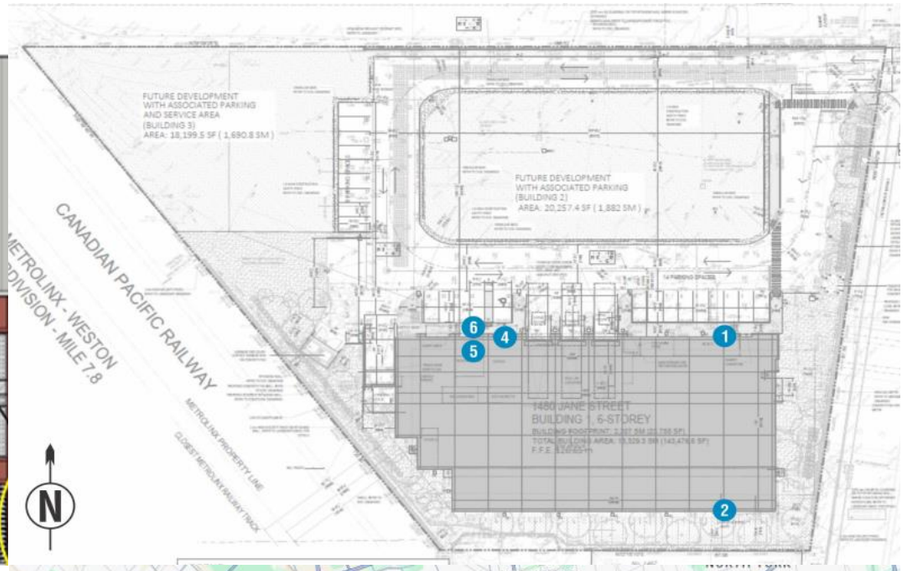


1480 Jane St. | Toronto, ON

Projected Soft Open: June 2025

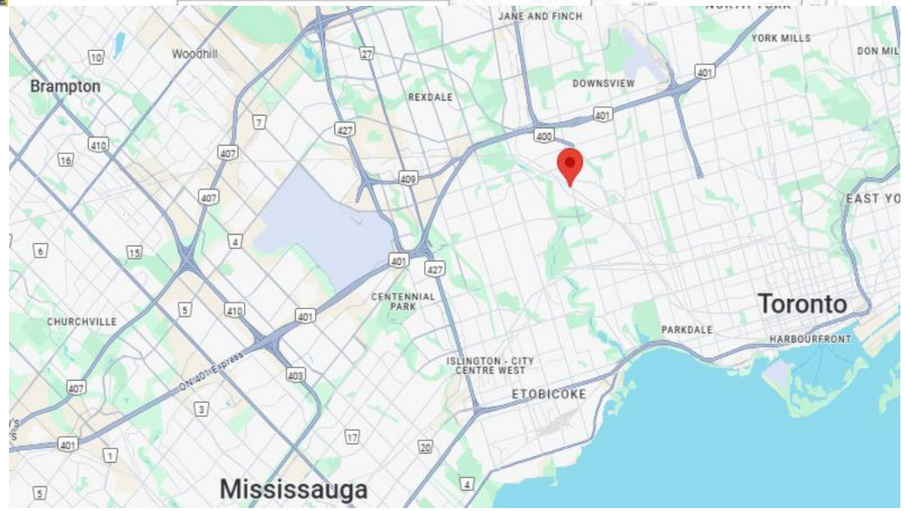
Units	1,090
NRSF [2]	100,250
Occupancy[1]	New Build
Ownership Type [2]	JV / SST VI
Acres	1.67
Acquisition Type	Development
3-mile Population[3]	344,867
3-mile Median HH Income[3]	CAD $86,406





ASSET MANAGEMENT STRATEGY

- JV development property with SmartCentres REIT, one of the largest retail REITs in Canada.
- Part of our Managed REIT Platform; SST VI.
- Constructing a Class A facility with SmartCentres, that contains additional land area for potential future development.
- Facility will be 6-storeys, with approximately 100,250 NRSF and 1,090 storage units.
- This will mark the fourth Smartstop asset in Alberta, strengthening our brand presence in the surrounding area.



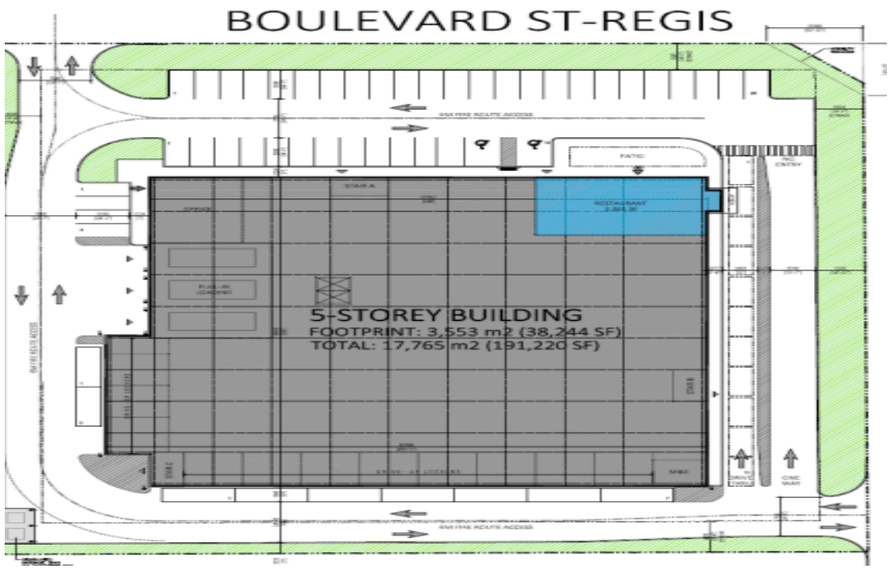
(1) Baseline SF Occupancy (2) 50/50 Joint Venture purchase, represents 100% of asset (3) As of 2024

2990 Blvd. Sunnybrooke | Dorval, QC

Projected Soft Open: June 2025

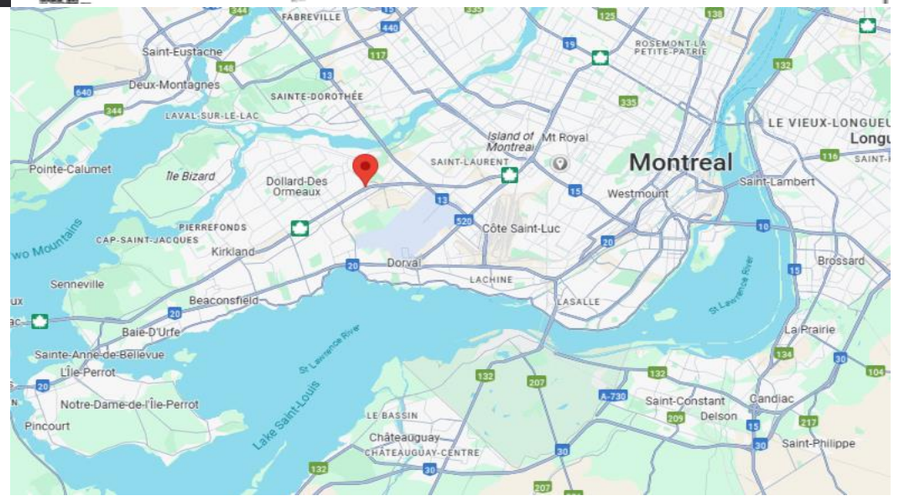
Units	1,200
NRSF (2)	112,000
Occupancy(1)	New Build
Ownership Type (2)	JV / SST VI
Acres	2.22
Acquisition Type	Development
3-mile Population(3)	124,933
3-mile Median HH Income(3)	CAD $104,224





ASSET MANAGEMENT STRATEGY

- JV development property with SmartCentres REIT, one of the largest retail REITs in Canada.
- Part of our Managed REIT Platform; SST VI.
- Constructing a Class A, 5-storey facility, with approximately 112,000 NRSF, projecting a lease-up period to occur under 48 months.
- SmartStop's first property in Quebec, expanding our footprint into a new province and strengthening our presence across Canada.



(1) Baseline SF Occupancy (2) 50/50 Joint Venture purchase, represents 100% of asset (3) As of 2024