

Nontraded REIT Industry Review: First Quarter 2015

Strategic Realty Trust, Inc.

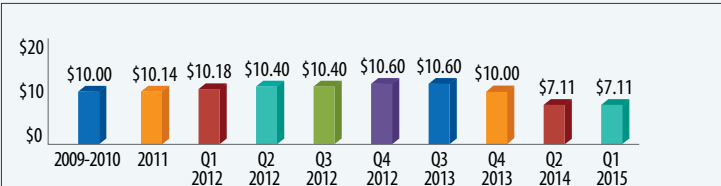
Total Assets.....	\$141.7 Million
Real Estate Assets	\$111.2 Million
Cash	\$4.0 Million
Securities	\$0.0 Million
Other	\$26.5 Million



Cash to Total Assets Ratio:	2.8%
Asset Type:	Retail
Number of Properties:	12
Square Feet / Units / Rooms / Acres:	1,060,000 Sq. Ft.
Percent Leased:	90%
Weighted Average Lease Term Remaining:	6 Years
LifeStage:	Maturing
Investment Style:	Value Add
Weighted Average Shares Outstanding:	11,401,510

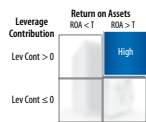
Initial Offering Date: August 7, 2009
 Offering Close Date: February 7, 2013
 Current Price per Share: \$7.11*
 Reinvestment Price per Share: Not Applicable
 Cumulative Capital Raised during Offering (including DRP): \$108.4 Million

Historical Price



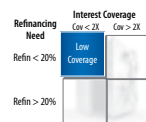
Performance Profiles

Operating Performance



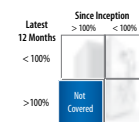
The REIT's recent 12-month average return on assets exceeds yields on 10-year Treasuries, indicating potential for positive risk-adjusted returns. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

Financing Outlook



The REIT's interest coverage ratio is below the 2.0X benchmark but the REIT does not have over 20% of debt maturing within 2 years or at unhedged variable rates. The REIT does not face an immediate need to refinance a significant portion of its debt, but may need to increase earnings to provide lenders with sufficient interest coverage.

Cumulative MFFO Payout



The REIT has not achieved a level of MFFO in excess of cash distributions since inception and the latest 12-month results indicate cash distributions exceed MFFO, a trend which must be eventually reversed for distribution sustainability.

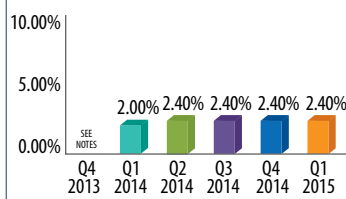
Summary

The REIT's average return on assets was 8.40% for the last four quarters, above the yield on 10-Year Treasuries, and its leverage contribution was positive, given its estimated weighted average cost of debt of 5.45% and 60% debt ratio. The interest coverage ratio was 1.7X for the last four quarters, only 4.3% of debt is maturing in the next two years and none is at unhedged variable rates, so there are few near-term refinancing concerns and no interest rate risk. The REIT has paid out \$9.81 million in cash distributions despite having negative cumulative MFFO since inception, and has paid out over \$2.63 million as cash distributions over the past 12 months vs. MFFO of \$0.723 million.

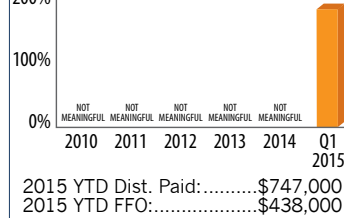
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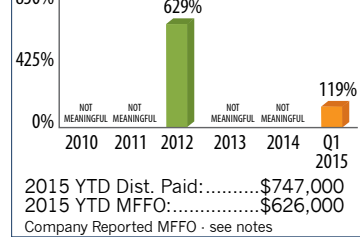
Historical Distribution



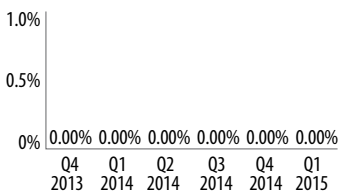
Historical FFO Payout Ratio



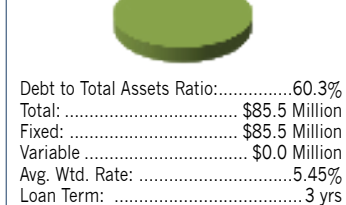
Historical MFFO Payout Ratio



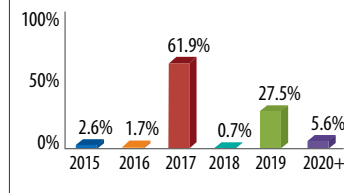
Redemptions



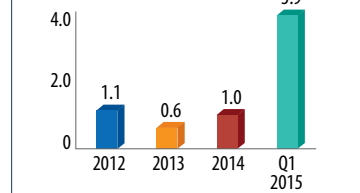
Debt Breakdown



Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- On March 11, 2015 the Company sold three properties for an aggregate sales price of \$53.6 million.
- On March 11, 2015 the Company agreed to form a joint venture with Grocery Retail Grand Avenue Partners LLC, a subsidiary of Oaktree Real Estate Opportunities Fund VI LP, and GLB SGO LLC, a wholly owned subsidiary of Glenborough Property Partners LLC.
- The REIT's Cash to Total Assets ratio increased to 2.8% as of 1Q 2015 compared to 2.3% as of 1Q 2014.
- The REIT's Debt to Total Assets ratio decreased to 60.3% as of 1Q 2015 compared to 64.3% as of 1Q 2014.
- The Company used Modified Funds from Operations ("MFFO") as defined by the Investment Program Association ("IPA").
- On March 25, 2015, the Company declared a quarterly distribution to stockholders totaling \$684,000, and will continue to evaluate the amount of future quarterly distributions based on its operational cash needs.