

Nontraded REIT Industry Review: Second Quarter 2015

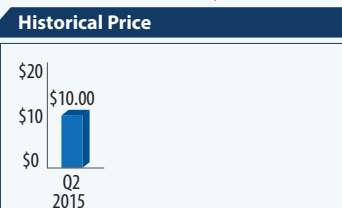
Strategic Storage Growth Trust, Inc.

Total Assets.....	\$39.8 Million
Real Estate Assets	\$33.1 Million
Cash	\$4.3 Million
Securities	\$0.0 Million
Other	\$2.4 Million



Initial Offering Date: January 20, 2015
 Offering Status..... Initial
 Number of Months Fundraising: 5
 Anticipated Offering Close Date: January 20, 2017
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 10.8%
 Asset Type: Self Storage
 Number of Investments:..... 9
 Square Feet / Units / Rooms / Acres: 6,620 Units
 Occupancy: 79.0%
 Weighted Average Lease Term Remaining:..... Not Applicable
 LifeStage:..... Emerging
 Investment Style: Opportunistic
 Weighted Average Shares Outstanding: 849,398

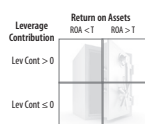


Contact Information

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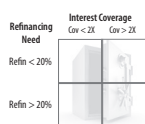
Performance Profiles

Operating Performance



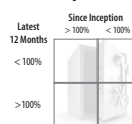
As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

Financing Outlook



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful interest coverage ratios. REITs in the Emerging LifeStage often rely on short-term financing with variable rates which will later be refinanced with longer maturity debt.

Cumulative MFFO Payout

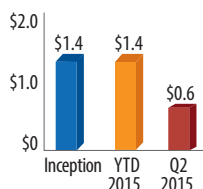


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

Summary

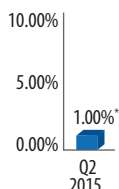
As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 1Q 2016, the profile will begin to show meaningful results.

Gross Dollars Raised*



*Includes reinvested distributions (in millions)

Historical Distribution



Historical FFO Payout Ratio

Not Applicable

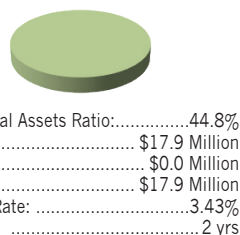
Historical MFFO Payout Ratio

Not Applicable

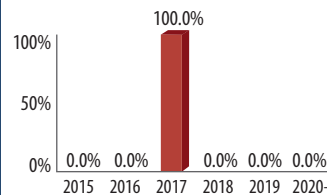
Redemptions



Debt Breakdown



Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- On June 17, 2013, the REIT commenced a private placement offering to accredited investors only for a maximum of \$109.5 million in shares of common stock, including shares being offered pursuant to its distribution reinvestment plan (the "Private Offering"). On May 23, 2014, it satisfied the minimum offering requirements of \$1 million from the Private Offering and commenced formal operations. It terminated the Private Offering on January 16, 2015. The REIT raised gross offering proceeds of approximately \$7.8 million from the issuance of 830,000 shares pursuant to the Private Offering. On January 20, 2015 the Company commenced a public offering of a maximum of 1,000,000,000 in common shares for sale to the public and \$95,000,000 in common shares for sale pursuant to its distribution reinvestment plan. The capital raise figures shown above are for the public offering only.
- As of August 3, 2015, the Company had issued approximately 961,048 shares of common stock for gross proceeds of approximately \$9.1 million in its public offering.
- On June 15, 2015, the REIT's Sponsor and Extra Space Storage Inc. ("Extra Space"), along with subsidiaries of each of the Sponsor and Extra Space, entered into a definitive Agreement and Plan of Merger in which the Sponsor will be acquired by Extra Space for \$13.75 per share in cash, representing an enterprise value of approximately \$1.4 billion. The REIT's stockholders will not participate in the merger. This transaction requires the approval of SmartStop's stockholders, which requires the filing of a proxy statement with the SEC. The SmartStop stockholder meeting is currently scheduled to take place on September 29, 2015 and we expect the merger will close shortly thereafter.
- On April 13, 2015, the board of directors authorized a stock distribution of 0.01 shares of common stock, \$0.001 par value per share, or 1.0% of each outstanding share of Common Stock, to the stockholders of record at the close of business on June 30, 2015. Such stock distribution was issued on July 15, 2015.
- The Company did not report MFFO according to IPA guidelines. Since the Company has not paid cash distributions, FFO and MFFO payout ratios are not applicable.