

Nontraded REIT Industry Review: Second Quarter 2015

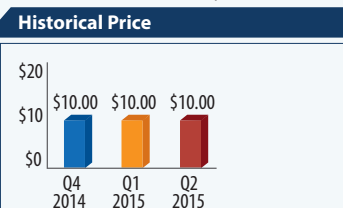
Strategic Storage Trust II, Inc.

Total Assets.....	\$165.7 Million
Real Estate Assets	\$136.4 Million
Cash	\$13.2 Million
Securities	\$0.0 Million
Other	\$16.1 Million



Initial Offering Date: January 10, 2014
 Offering Status..... Initial
 Number of Months Fundraising: 18
 Anticipated Offering Close Date: January 10, 2016
 Current Price per Share: \$10.00
 Reinvestment Price per Share: \$9.50

Cash to Total Assets Ratio: 8.0%
 Asset Type: Storage
 Number of Properties: 31
 Square Feet / Units / Rooms / Acres: 16,980 Units
 Percent Leased: 87.0%
 Weighted Average Lease Term Remaining: Not Applicable
 LifeStage: Growth
 Investment Style: Core
 Weighted Average Shares Outstanding: 2,968,500

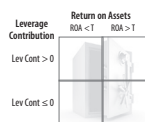


Contact Information

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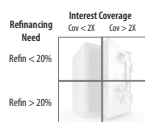
Performance Profiles

Operating Performance



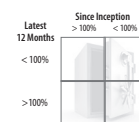
As a Growth LifeStage REIT, there are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

Financing Outlook



As a Growth LifeStage REIT, there are less than five quarters of data to calculate meaningful interest coverage ratios.

Cumulative MFFO Payout

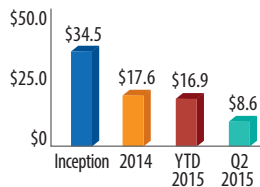


For this Growth LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios.

Summary

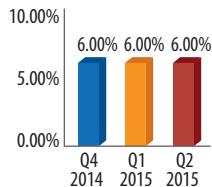
As a Growth LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 4Q 2015, the profile will begin to show meaningful results.

Gross Dollars Raised*

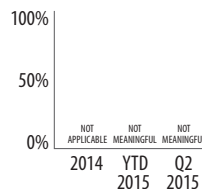


*Includes reinvested distributions (in millions)

Historical Distribution

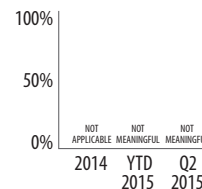


Historical FFO Payout Ratio



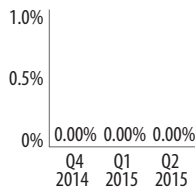
2015 YTD Dist. Paid: \$692,984
 2015 YTD FFO: (\$4,986,489)

Historical MFFO Payout Ratio



2015 YTD Dist. Paid: \$692,984
 2015 YTD MFFO: (\$2,187,086)

Redemptions

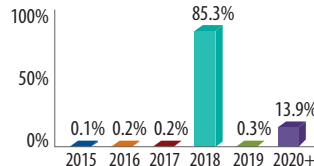


Debt Breakdown

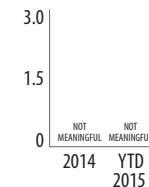


Debt to Total Assets Ratio: 51.1%
 Total: \$84.7 Million
 Fixed: \$13.4 Million
 Variable: \$71.3 Million
 Avg. Wtd. Rate: 3.77%
 Loan Term: 3 – 8 yrs

Debt Repayment Schedule



Interest Coverage Ratio



Source of Distributions, Trends and Items of Note

- As of August 12, 2015, the Company has received gross offering proceeds of approximately \$44.3 million from the sale of approximately 4.4 million Class A shares in its offering.
- On June 10, 2015, the board of directors declared a distribution rate for the third quarter of 2015 of \$0.00164383561 per day, annualized at 6.0% based upon the \$10.00 share price, commencing on July 1, 2015 and continuing on each day thereafter through and including September 30, 2015.
- As of August 12, 2015, the REIT owned 31 properties in nine states.
- On May 8, 2015, the REIT closed on three self storage facilities located in Michigan representing the fifth phase of the acquisition of the 26 Property Portfolio for a purchase price of approximately \$11.9 million, plus closing costs and acquisition fees. On May 21, 2015, it closed on the purchase of the sixth phase of the 26 Property Portfolio which consisted of one self storage facility located in Michigan for a purchase price of approximately \$3.9 million, plus closing costs and acquisition fees. On May 28, 2015, it closed on one self storage facility located in New Jersey, representing the seventh and final phase of the acquisition of the 26 Property Portfolio for a purchase price of approximately \$2.2 million, plus closing costs and acquisition fees. The Company funded the acquisitions of the 26 Property Portfolio with a combination of proceeds from draws under the KeyBank Facility, issuance of preferred units in the Operating Partnership, and proceeds from the Primary Offering.
- On July 9, 2015, the REIT purchased a self storage facility in Foley, Alabama, with 1,050 rental units, for approximately \$8 million.
- On June 15, 2015, SmartStop and Extra Space Storage Inc., along with subsidiaries of each of SmartStop and Extra Space, entered into a definitive Agreement and Plan of Merger in which SmartStop will be acquired by Extra Space for \$13.75 per share in cash, representing an enterprise value of approximately \$1.4 billion. Strategic Storage Trust II'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 the Company expects the merger will close shortly thereafter.
- The REIT's Cash to Total Assets ratio decreased to 8.0% as of 2Q 2015 compared to 18.6% as of 4Q 2014.
- The REIT's Debt to Total Assets ratio was 51.1% as of 2Q 2015 compared to 38.5% as of 4Q 2014.
- Cash distributions paid in the six months ended June 30, 2015 were \$430,970 to common stockholders, \$5,984 to OP unit holders and \$1,363,028 to preferred unit holders, for a total of \$2,061,996 inclusive of \$262,014 distributions reinvested. Offering proceeds funded 87% of the distributions and proceeds from the distribution reinvestment plan funded 13%.