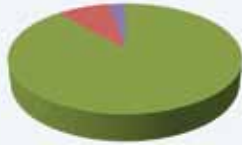


## Nontraded REIT Industry Review: Second Quarter 2012



## Strategic Storage Trust, Inc.

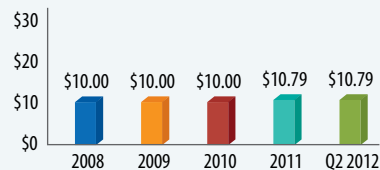
Total Assets.....	\$585.6 Million
Real Estate Assets .....	\$518.2 Million
Cash .....	\$51.4 Million
Securities .....	\$0.0 Million
Other .....	\$16.0 Million



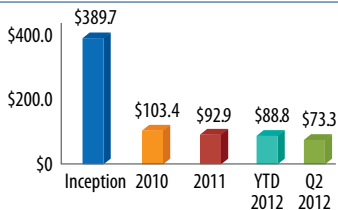
Initial Offering Date: .....	March 17, 2008
Number of Months Fundraising: .....	51
Anticipated Offering Close Date: .....	September 22, 2013
Current Price per Share: .....	\$10.79
Reinvestment Price per Share: .....	\$10.25

Cash to Total Assets Ratio: .....	8.8%
Asset Type: .....	Storage
Number of Properties: .....	92
Square Feet / Units / Rooms / Acres: .....	7.5 Million Sq. Ft.
Percent Leased: .....	78.9%
LifeStage .....	Stabilizing
Investment Style .....	Core

## Historical Price



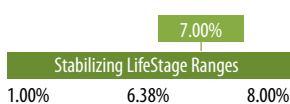
## Gross Dollars Raised\*



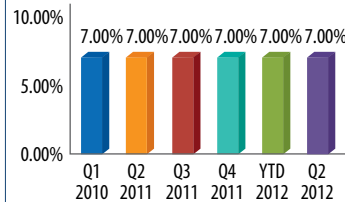
\*Includes reinvested distributions (in millions)

## Current Distribution

Current Distribution Yield: ... 7.00%



## Historical Distribution



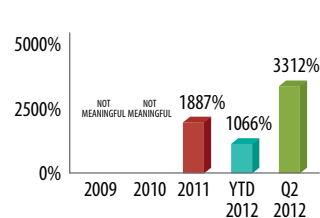
## Contact Information

[www.StrategicStorageTrust.com](http://www.StrategicStorageTrust.com)  
**Strategic Storage Trust**  
 111 Corporate Drive, Suite 120  
 Ladera Ranch, CA 92694  
 (877) 327-3485

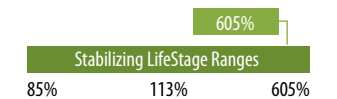
## Year to Date FFO Payout Ratio

FFO Payout Ratio:  
YTD Distributions/YTD FFO: ... 1066%YTD Distributions Paid:.. \$12,711,737  
YTD FFO: .....

## Historical FFO Payout Ratio

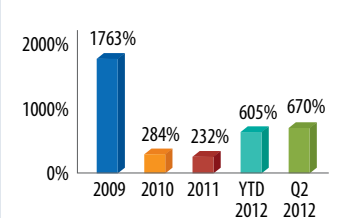


## Year to Date MFFO Payout Ratio

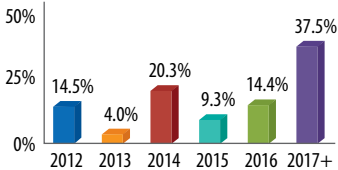
MFFO Payout Ratio:  
YTD Distributions/YTD MFFO: ... 605%YTD Distributions Paid: .. \$12,711,737  
YTD MFFO: .....

\*Company reported MFFO - see notes

## Historical MFFO Payout Ratio

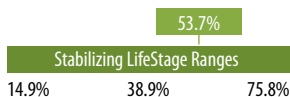


## Debt Maturity



## Current Debt Ratio

Debt to Total Assets Ratio: ... 53.7%



## Debt Breakdown



## Interest Coverage Ratio

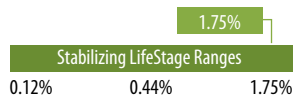
YTD Interest Coverage Ratio: ... 1.6



Adjusted EBITDA: .....

Interest Expense: .....

## Redemptions

Ratio of Shares Redeemed to Wtd.  
Avg. Shares Outstanding: .....Redemptions Year to Date: ... 658,971  
Wtd. Avg. Shares  
Outstanding : .....

## Lease Expirations

Leases are Month to Month

## Trends and Items of Note

- The 7.00% distribution yield is based on a \$10.00 share price.
- Effective June 1, 2012, the offering price of shares of common stock increased from \$10.00 per share to \$10.79 per share. This increase was primarily based on the April 2, 2012 estimated per share value of common stock of \$10.79 calculated as of December 31, 2011.
- On May 24, 2012, Company purchased an 870-unit self-storage property in Chantilly, Virginia for approximately \$7.3 million.
- The REIT's debt to total assets ratio decreased to 53.7% as of Q2 2012 compared to 59.3% as of Q1 2012.
- Share redemptions totaled \$6.3 million in the six months ended June 30, 2012, as requests exceeded the limits of the share redemption program. All redemptions for death and disability were met.
- The Company hedged \$45,000,000 of its variable rate debt as of June 30, 2012.
- The Company uses modified funds from operations ("MFFO") as defined by the Investment Program Association ("IPA").
- See additional notes on page 77 for information regarding the source of distributions.