



FOR IMMEDIATE RELEASE

STRATEGIC STORAGE TRUST, INC. REPORTS 2013 RESULTS

- SAME-STORE REVENUES INCREASED 9.1%

- SAME-STORE NOI INCREASED 17.2%

- CASH FLOWS FROM OPERATIONS INCREASED 102%

LADERA RANCH, CA – April 4, 2014 – Strategic Storage Trust, Inc. today announced operating results for the three months and year ended December 31, 2013.

“Strategic Storage Trust, Inc. continues to achieve strong results in 2013. Same store net operating income increased 17.2% for the year” commented H Michael Schwartz, CEO of Strategic Storage Trust, Inc. “Our investment strategy is designed to provide investors with current income through highly occupied stabilized assets, augmented by growth provided through lease-up and development opportunities. Our continued growth coupled with our ability to operate our portfolio with more efficiencies has contributed to our success in 2013 and bodes well for the future.”

Key Highlights for the Year Ended December 31, 2013:

- Increased same-store revenues and net operating income (“NOI”) by 9.1% and 17.2%, respectively, for the year ended December 31, 2013 compared to the year ended December 31, 2012.
- Increased same-store average occupancy by approximately 5% to 83% for the year ended December 31, 2013 compared to 78% for the year ended December 31, 2012.
- Decreased property operating expenses as a percentage of revenue to 34.1% for the year ended December 31, 2013 from 38.9% for the year ended December 31, 2012.
- Increased IPA Modified Funds From Operations (“MFFO”) by 129% to \$20.6 million for the year ended December 31, 2013 from \$9.0 million for the year ended December 31, 2012.
- Increased cash flows from operations by 102% to \$19.3 million for the year ended December 31, 2013 from \$9.6 million for the year ended December 31, 2012.
- During 2013, we acquired 12 properties for a total purchase price of approximately \$82 million.
- Reduced debt leverage to 54% as of December 31, 2013 from 56% as of December 31, 2012.

Key Highlights for the Three Months Ended December 31, 2013:

- Increased same-store revenues and NOI by 8.6% and 13.9%, respectively, for the three months ended December 31, 2013 compared to the three months ended December 31, 2012.
- Increased same-store average occupancy by approximately 4% to 83% for the three months ended December 31, 2013 compared to 79% for the three months ended December 31, 2012.

- Decreased property operating expenses as a percentage of revenue to 32.2% for the three months ended December 31, 2013 from 34.9% for the three months ended December 31, 2012.
- Increased MFFO by 33% to \$5.6 million for the three months ended December 31, 2013 from \$4.2 million for the three months ended December 31, 2012.
- Increased cash flows from operations by 67% to \$5.2 million for the three months ended December 31, 2013 from \$3.1 million for the three months ended December 31, 2012.
- During the three months ended December 31, 2013, we acquired nine properties for a total purchase price of approximately \$65 million.

Acquisitions:

- On October 28, 2013 we acquired four self storage facilities (the “Knoxville Portfolio”). The Knoxville Portfolio, which consists of three properties in Knoxville, Tennessee and one property in Montgomery, Alabama, was purchased from an unaffiliated third party for a total purchase price of \$36.5 million, plus closing costs and acquisition fees.
- During the fourth quarter of 2013, we purchased 100% of the beneficial interests in Southwest Colonial, DST, a Delaware statutory trust sponsored by our sponsor. Southwest Colonial, DST owns five self storage facilities in Texas. The consideration provided was based on an aggregate appraised value of approximately \$27.9 million and consisted of approximately \$9.0 million in cash along with the issuance of approximately 151,000 limited partnership units in our operating partnership and the assumption of an approximately \$16.7 million loan.

Capital Transactions:

On October 28, 2013 we obtained a revolving loan from KeyBank for borrowings up to \$75 million (the “KeyBank Revolver”). The initial amount funded at closing was \$71 million, \$45 million of which was used to pay off the outstanding principal amount under our previously outstanding Second Restated KeyBank Credit Facility, thereby releasing the 12 properties that were serving as collateral for the Second Restated KeyBank Credit Facility, and approximately \$26 million of which was used to partially fund the acquisition of the Knoxville Portfolio. In January 2014, the aggregate loan commitment was increased to \$100 million. The KeyBank Revolver has an initial term of three years, maturing on October 25, 2016, with two one-year extension options subject to certain conditions. Payments due pursuant to the KeyBank Revolver are interest-only for the life of the loan and had an initial interest rate of approximately 1.7%. The interest rate on the KeyBank Revolver is variable, based on our selection of one of the two index rates available to us and our total leverage ratio. The \$45 million interest rate swap originally purchased in connection with the Second Restated KeyBank Credit Facility will remain in place through December 24, 2014, thus fixing the rate on the \$45 million at approximately 2.4% through such date. The KeyBank Revolver is secured by cross-collateralized first mortgage liens or first lien deeds of trust on 21 properties.

Quarterly Dividend:

Our board of directors declared a distribution for the first quarter of 2014 of \$0.001917808 per day per share on the outstanding shares of common stock (equivalent to an annual distribution rate of 7% assuming the share was purchased for \$10 and approximately 6.5% assuming the share was purchased for \$10.79).

About Strategic Storage Trust, Inc. (SSTI)

Strategic Storage Trust, Inc. (“SSTI”) is the first self storage REIT in the public non-traded REIT marketplace. SSTI is one of six publicly registered self storage REITs in the United States and is one of the fastest growing self storage REITs nationwide. The SSTI management team is comprised of industry veterans with extensive institutional experience in the acquisition and property management of self storage properties. Since the launch of SSTI in 2008, the company’s portfolio of wholly-owned properties has expanded to include 125 properties in 17 states and Canada that are being branded as SmartStop® Self Storage. The portfolio includes approximately 79,000 self storage units and 10.4 million rentable square feet of storage space.

For more information about SSTI, please call 949-429-6600 or visit www.strategicstoragetrust.com

The information herein should be read in conjunction with our Annual Report on Form 10-K, Quarterly Reports on Form 10-Q, Current Reports on Form 8-K and amendments to those reports and other information filed with, or furnished to, the SEC.

To view our properties and locations or to find a nearby storage facility, visit www.smartstopselfstorage.com

This press release may contain certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. 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. Because such statements include risks, uncertainties and contingencies, actual results may differ materially from the expectations, intentions, beliefs, plans or predictions of the future expressed or implied by such forward-looking statements. These risks, uncertainties and contingencies include, but are not limited to: uncertainties relating to changes in general economic and real estate conditions; uncertainties relating to the implementation of our real estate investment strategy; uncertainties relating to financing availability and capital proceeds; uncertainties relating to the closing of property acquisitions; uncertainties relating to the public offering of our common stock; uncertainties related to the timing and availability of distributions; and other risk factors as outlined in the Company’s prospectus, as amended from time to time. This is neither an offer nor a solicitation to purchase securities.