



FOR IMMEDIATE RELEASE

STRATEGIC STORAGE TRUST, INC. REPORTS SECOND QUARTER 2013 RESULTS

- SAME-STORE REVENUES INCREASED 9.7%**
- SAME-STORE NOI INCREASED 21.2%**

LADERA RANCH, CA – August 14, 2013 – Strategic Storage Trust, Inc. today announced operating results for the three and six months ended June 30, 2013. “As we near the end of our follow-on offering and move towards the next stage of our lifecycle, we continue to exhibit strong gains in top line revenues, net operating income and modified funds from operations,” commented H. Michael Schwartz, CEO of Strategic Storage Trust, Inc. “I am extremely pleased with our current momentum which is evidenced by our 7 consecutive quarter of increased same-store revenue growth. We have always had confidence in our growth and income model and that confidence continues to pay off for our stockholders.”

Key Highlights for the Three Months Ended June 30, 2013:

- Increased same-store revenues and net operating income (“NOI”) by 9.7% and 21.2%, respectively, for the three months ended June 30, 2013 compared to the three months ended June 30, 2012. The increase in same-store revenues was primarily attributable to an increase in average occupancy between periods of approximately 6%. Same-store NOI improved due to the increase in same-store revenues, in combination with a decrease in property operating expenses of approximately 3% primarily related to reductions in payroll and advertising expense.
- Increased IPA Modified Funds From Operations (“MFFO”) by 354% to \$4.5 million for the three months ended June 30, 2013 from \$1.0 million for the three months ended June 30, 2012. The improvement was primarily the result of increased same-store NOI, incremental NOI from properties acquired during 2012 and reduced amortization expense of deferred financing costs related to both the KeyBank Bridge Loan and the Second Restated KeyBank Loan.
- Increased same-store average occupancy by approximately 6% to 83% for the three months ended June 30, 2013 from 77% for the three months ended June 30, 2012.
- Decreased property operating expenses as a percentage of revenues to 35.9% for the three months ended June 30, 2013 from 41.9% for the three months ended June 30, 2012.
- Increased net cash flow provided by operating activities by 169% to \$5.3 million for the three months ended June 30, 2013 from \$2.0 million for the three months ended June 30, 2012.
- Occupancy for the Homeland Portfolio increased to 81% as of June 30, 2013 from 61% as of June 30, 2012. The Homeland Portfolio consists of 12 lease-up self storage facilities which were acquired in December 2011 for \$80 million.

Key Highlights for the Six Months Ended June 30, 2013:

- Increased same-store revenues and NOI by 9.4% and 20.1%, respectively, for the six months ended June 30, 2013 compared to the six months ended June 30, 2012. The increase in same-store revenues was primarily attributable to an increase in average occupancy between periods of approximately 7%. Same-store NOI improved due to the increase in same-store revenues, in combination with a decrease in property operating expenses of approximately 3% primarily related to reductions in payroll and advertising expense.
- Increased MFFO by 333% to \$9.1 million for the six months ended June 30, 2013 from \$2.1 million for the six months ended June 30, 2012. The improvement was primarily the result of increased same-store NOI, incremental NOI from properties acquired during 2012 and reduced amortization expense of deferred financing costs related to both the KeyBank Bridge Loan and the Second Restated KeyBank Loan.
- Increased same-store average occupancy by approximately 7% to 82% for the six months ended June 30, 2013 from 75% for the six months ended June 30, 2012.
- Decreased property operating expenses as a percentage of revenues to 35.2% for the six months ended June 30, 2013 from 41.2% for the six months ended June 30, 2012.
- Increased net cash flow provided by operating activities by 136% to \$9.3 million for the six months ended June 30, 2013 from \$4.0 million for the six months ended June 30, 2012.

Acquisitions:

On July 10, 2013, we acquired a self storage facility located in North Charleston, South Carolina from an unaffiliated third party for a total purchase price of approximately \$6.6 million, plus closing costs and acquisition fees.

Quarterly Dividend:

Our board of directors declared a distribution for the third quarter of 2013 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.:

Strategic Storage Trust, Inc. ("SSTI") is the first and only self storage REIT in the public non-traded REIT marketplace. SSTI is one of five 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 111 properties in 17 states and Canada that are being branded as SmartStop Self Storage. The portfolio includes approximately 71,000 self storage units and 9.3 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 the Company's Prospectus, Annual Report on Form 10-K, as amended on Form 10-K/A, 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.