



**FOR IMMEDIATE RELEASE**

**August 15, 2017**

## **Strategic Storage Growth Trust, Inc. Reports 2017 Second Quarter Results**

**LADERA RANCH, CA** – August 15, 2017 – Strategic Storage Growth Trust, Inc. (“SSGT”) announced continued growth in same-store revenues, net operating income (“NOI”), occupancy and annualized rent per occupied square footage as part of its overall operating results for the three and six months ended June 30, 2017.

“Our second quarter results represent our 5<sup>th</sup> consecutive quarter of double-digit growth in same-store revenues and NOI. This trend is a testament to our investment strategy of buying growth-oriented assets and driving performance” said H. Michael Schwartz, chairman and chief executive officer of Strategic Storage Growth Trust. “We also continued to expand our portfolio during the quarter with the acquisition of two existing properties in Asheville, NC, as well as a lease-up property in Sarasota, FL.”

### **Second Quarter 2017 Highlights**

- Increased same-store revenues and NOI by 15.6% and 44.1%, respectively, compared to the same period in 2016.
- Increased same-store average physical occupancy by approximately 5.5% to 94.8% from 89.3% compared to the same period in 2016.
- Increased same-store annualized rent per occupied square foot by approximately 9.8% to \$12.11 from \$11.03 compared to the same period in 2016.
- Increased modified funds from operations to approximately \$0.7 million from a loss of approximately \$0.6 million compared to the same period in 2016.
- Increased quarterly cash flows from operations to approximately \$1.4 million from cash used in operations of approximately \$0.2 million compared to the same period in 2016.

### **Six Months Ended June 30, 2017 Highlights**

- Increased same-store revenues and NOI by 18.2% and 38.7%, respectively, compared to the same period in 2016.
- Increased same-store average physical occupancy by approximately 7.2% to 94.3% from 87.1% compared to the same period in 2016.
- Increased same-store annualized rent per occupied square foot by approximately 9.5% to \$11.62 from \$10.61 compared to the same period in 2016.
- Increased modified funds from operations to approximately \$1.1 million from a loss of approximately \$1.4 million compared to the same period in 2016.
- Increased cash flows from operations to approximately \$0.5 million from cash used in operations of approximately \$0.6 million compared to the same period in 2016.

### **Acquisitions**

#### *Asheville Portfolio*

On May 11, 2017, SSGT closed on two existing self storage facilities in Asheville, NC (the “Asheville Portfolio”) for a purchase price of approximately \$10.3 million. The two properties have approximately 860 units and 125,000 rentable square feet combined.

*Sarasota, Florida*

On May 23, 2017, SSGT closed on a newly-constructed self storage facility located in Sarasota, FL. SSGT acquired the Sarasota property for a purchase price of approximately \$6.7 million. The property has approximately 485 units and 48,000 rentable square feet.

### **DRP Offering**

On May 5, 2017, SSGT filed with the SEC a Registration Statement on Form S-3, which registered up to an additional \$115.6 million in shares under SSGT's distribution reinvestment plan (our "DRP Offering"). The DRP Offering may be terminated at any time upon 10 days' prior written notice to stockholders. As of June 30, 2017, SSGT had sold approximately 32,000 Class A Shares and 11,000 Class T Shares for approximately \$0.4 million and \$0.1 million, respectively, in its DRP Offering.

### **Quarterly Distribution**

On June 22, 2017, SSGT's board of directors declared a daily distribution in the amount of \$0.0010958904 per share on outstanding shares of common stock, payable to both Class A and Class T stockholders of record of such shares shown on its books as of the close of business each day during the period commencing July 1, 2017 and ending September 30, 2017. Such distributions payable to each stockholder of record during a month will be paid the following month.

### **Subsequent Events**

#### *Mount Pleasant, SC Property Acquisition*

On July 11, 2017, SSGT closed on a self storage facility located in Mt. Pleasant, SC for a purchase price of approximately \$5.7 million. The property has approximately 500 units and 48,000 rentable square feet.

#### *Property Management Agreement*

On July 14, 2017, SSGT's property manager informed Extra Space Storage, Inc. of its intention to terminate each sub-property management agreement effective October 1, 2017, after which SSGT expects that its property manager will manage its properties directly. In connection with a termination of the sub-property management agreements with Extra Space and the anticipated amendments to the underlying property management agreements with its property manager, SSGT will incur a termination fee of approximately \$0.2 million. SSGT's sponsor is currently in negotiations to reacquire the rights to the "SmartStop® Self Storage" brand in the United States which, if successfully acquired, SSGT anticipates using at its properties.

### **Potential Acquisitions**

#### *Pembroke Pines Property*

On February 8, 2016, a subsidiary of SSGT executed a purchase and sale agreement with an unaffiliated third party for the acquisition of property that is being developed into a self storage facility located in Pembroke Pines, FL (the "Pembroke Pines Property"). The purchase price for the Pembroke Pines Property is approximately \$15.7 million. SSGT expects the acquisition of the Pembroke Pines Property to close in the fourth quarter of 2017 after construction is complete on the self storage facility and a certificate of occupancy has been issued.

#### *Riggs Road Property*

On April 5, 2017, a subsidiary of SSGT executed a purchase and sale agreement with an unaffiliated third party for the acquisition of property that is being developed into a self storage facility located in Gilbert, AZ (the "Riggs Road Property"). The purchase price for the Riggs Road Property is approximately \$10.0 million. SSGT expects the acquisition of the Riggs Road Property to close in the second quarter of 2018 after construction is complete on the self storage facility and a certificate of occupancy has been issued.

#### *Deer Springs Property*

On May 9, 2017, a subsidiary of SSGT entered into an assignment with its sponsor in which its sponsor assigned it a purchase and sale agreement with an unaffiliated third party for the acquisition of property that is being developed into a self

storage facility located in Las Vegas, NV (the “Deer Springs Property”). The purchase price for the Deer Springs Property is approximately \$9.2 million. SSGT expects the acquisition of the Deer Springs Property to close in the first quarter of 2018 after construction is complete on the self storage facility and a certificate of occupancy has been issued.

*Eastlake, California*

On June 5, 2017, a subsidiary of SSGT entered into an assignment with its sponsor in which its sponsor assigned it a purchase and sale agreement with an unaffiliated third party for the acquisition of property that is being developed into a self storage facility located in Eastlake, CA (the “Eastlake Property”). The purchase price for the Eastlake Property is approximately \$17.0 million. SSGT expects the acquisition of the Eastlake Property to close in the fourth quarter of 2017 after construction is complete on the self storage facility and a certificate of occupancy has been issued.

*Riverview, Florida*

On June 9, 2017, a subsidiary of SSGT entered into an assignment with its sponsor in which its sponsor assigned it a purchase and sale agreement with an unaffiliated third party for the acquisition of property that is being developed into a self storage facility located in Riverview, FL (the “Riverview Property”). The purchase price for the Riverview Property is approximately \$7.8 million. SSGT expects the acquisition of the Riverview Property to close in the first quarter of 2018 after construction is complete on the self storage facility and a certificate of occupancy has been issued.

*Nantucket, Massachusetts*

On July 26, 2017, a subsidiary of SSGT entered into an assignment with its sponsor in which its sponsor assigned it a purchase and sale agreement with an unaffiliated third party for the acquisition of a self storage facility located in Nantucket, MA (the “Nantucket Property”). The purchase price for the Nantucket Property is approximately \$37.5 million. SSGT expects the acquisition of the Nantucket Property to close in the third quarter of 2017.

**STRATEGIC STORAGE GROWTH TRUST, INC. AND SUBSIDIARIES**  
**CONSOLIDATED BALANCE SHEETS**

	<u>June 30, 2017 (Unaudited)</u>	<u>December 31, 2016</u>
<b>ASSETS</b>		
Real estate facilities:		
Land .....	\$ 34,525,391	\$ 24,315,650
Buildings .....	90,021,715	57,722,965
Site improvements .....	8,661,708	5,542,989
	<u>133,208,814</u>	<u>87,581,604</u>
Accumulated depreciation .....	(4,814,361)	(3,300,523)
	<u>128,394,453</u>	<u>84,281,081</u>
Construction in process .....	4,805,045	2,174,191
Real estate facilities, net .....	133,199,498	86,455,272
Cash and cash equivalents .....	103,832,600	3,642,631
Other assets, net .....	4,414,787	3,156,769
Debt issuance costs, net .....	18,347	292,160
Intangible assets, net .....	481,712	391,143
<b>Total assets</b> .....	<b><u>\$241,946,944</u></b>	<b><u>\$ 93,937,975</u></b>
<b>LIABILITIES AND EQUITY</b>		
Secured debt, net .....	\$ 4,815,546	\$ 12,509,308
Accounts payable and accrued liabilities .....	2,300,038	1,499,984
Due to affiliates .....	3,653,863	963,535
Distributions payable .....	799,810	305,764
<b>Total liabilities</b> .....	<b><u>11,569,257</u></b>	<b><u>15,278,591</u></b>
Commitments and contingencies		
Redeemable common stock .....	<u>2,945,034</u>	<u>1,086,603</u>
Equity:		
Strategic Storage Growth Trust, Inc. equity:		
Preferred Stock, \$0.001 par value; 200,000,000 shares authorized; none issued and outstanding at June 30, 2017 and December 31, 2016 .....	—	—
Class A Common stock, \$0.001 par value; 350,000,000 shares authorized; 18,800,393 and 8,607,246 shares issued and outstanding at June 30, 2017 and December 31, 2016, respectively .....	18,800	8,607
Class T Common stock, \$0.001 par value; 350,000,000 shares authorized; 7,504,711 and 1,716,957 issued and outstanding at June 30, 2017 and December 31, 2016, respectively .....	7,505	1,717
Additional paid-in capital .....	247,970,983	92,442,198
Distributions .....	(5,732,934)	(2,010,167)
Accumulated deficit .....	(14,872,656)	(12,655,490)
Accumulated other comprehensive income (loss) .....	108,423	(153,079)
Total Strategic Storage Growth Trust, Inc. equity .....	<u>227,500,121</u>	<u>77,633,786</u>
Noncontrolling interests in our Operating Partnership .....	(67,468)	(61,005)
<b>Total equity</b> .....	<b><u>227,432,653</u></b>	<b><u>77,572,781</u></b>
<b>Total liabilities and equity</b> .....	<b><u>\$241,946,944</u></b>	<b><u>\$ 93,937,975</u></b>

**STRATEGIC STORAGE GROWTH TRUST, INC. AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENTS OF OPERATIONS**  
(Unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2017	2016	2017	2016
<b>Revenues:</b>				
Self storage rental revenue .....	\$ 3,024,621	\$ 2,229,763	\$ 5,711,108	\$ 4,284,944
Ancillary operating revenue .....	23,760	19,828	41,704	37,532
<b>Total revenues</b> .....	<b>3,048,381</b>	<b>2,249,591</b>	<b>5,752,812</b>	<b>4,322,476</b>
<b>Operating expenses:</b>				
Property operating expenses .....	1,338,707	1,093,115	2,488,203	2,003,047
Property operating expenses – affiliates .....	360,456	245,286	659,783	464,112
General and administrative .....	597,542	459,151	1,178,676	1,041,032
Depreciation .....	854,560	488,469	1,533,665	990,964
Intangible amortization expense .....	245,843	342,666	444,431	734,985
Acquisition expenses – affiliates .....	463,469	244,325	1,072,488	550,236
Other property acquisition expenses .....	237,100	81,329	339,906	149,215
<b>Total operating expenses</b> .....	<b>4,097,677</b>	<b>2,954,341</b>	<b>7,717,152</b>	<b>5,933,591</b>
<b>Operating loss</b> .....	<b>(1,049,296)</b>	<b>(704,750)</b>	<b>(1,964,340)</b>	<b>(1,611,115)</b>
<b>Other income (expenses):</b>				
Interest expense .....	(24,055)	(401,610)	(39,155)	(841,878)
Interest expense – debt issuance costs .....	(178,558)	(162,630)	(326,797)	(336,227)
Other .....	123,859	(10,843)	110,650	(10,614)
<b>Net loss</b> .....	<b>(1,128,050)</b>	<b>(1,279,833)</b>	<b>(2,219,642)</b>	<b>(2,799,834)</b>
<b>Less: Distributions to preferred unitholders in our Operating Partnership</b> .....	—	(490,151)	—	(974,206)
<b>Less: Accretion of preferred equity costs</b> .....	—	(21,551)	—	(51,518)
<b>Net loss attributable to the noncontrolling interests in our Operating Partnership</b> .....	<b>1,081</b>	<b>8,015</b>	<b>2,476</b>	<b>20,445</b>
<b>Net loss attributable to Strategic Storage Growth Trust, Inc. common stockholders</b> .....	<b><u>\$ (1,126,969)</u></b>	<b><u>\$ (1,783,520)</u></b>	<b><u>\$ (2,217,166)</u></b>	<b><u>\$ (3,805,113)</u></b>
Net loss per Class A share—basic and diluted .....	<u>\$ (0.04)</u>	<u>\$ (0.39)</u>	<u>\$ (0.11)</u>	<u>\$ (0.98)</u>
Net loss per Class T share—basic and diluted .....	<u>\$ (0.04)</u>	<u>\$ (0.39)</u>	<u>\$ (0.11)</u>	<u>\$ (0.98)</u>
Weighted average Class A shares outstanding—basic and diluted .....	18,486,387	4,315,350	14,753,319	3,741,820
Weighted average Class T shares outstanding—basic and diluted .....	<b><u>7,368,963</u></b>	<b><u>205,915</u></b>	<b><u>5,171,021</u></b>	<b><u>127,882</u></b>

**STRATEGIC STORAGE GROWTH TRUST, INC. AND SUBSIDIARIES**  
**NON-GAAP MEASURE – COMPUTATION OF FUNDS FROM OPERATIONS**  
**(Unaudited)**

	Three Months Ended		Six Months Ended	
	June 30, 2017	June 30, 2016	June 30, 2017	June 30, 2016
Net loss attributable to Strategic Storage Growth Trust, Inc. common stockholders <sup>(1)</sup> .....	\$(1,126,969)	\$(1,783,520)	\$(2,217,166)	\$(3,805,113)
Add:				
Depreciation .....	844,234	483,537	1,513,838	981,913
Amortization of intangible assets .....	245,843	342,666	444,431	734,985
Deduct:				
Adjustment for noncontrolling interests ...	(885)	(3,666)	(2,096)	(8,912)
<b>FFO</b> .....	<b>(37,777)</b>	<b>(960,983)</b>	<b>(260,993)</b>	<b>(2,097,127)</b>
Other Adjustments:				
Acquisition expenses <sup>(2)</sup> .....	700,569	325,654	1,412,394	699,451
Adjustment for noncontrolling interests ...	(561)	(1,367)	(1,521)	(3,920)
<b>MFFO</b> .....	<b>\$ 662,231</b>	<b>\$ (636,696)</b>	<b>\$ 1,149,880</b>	<b>\$ (1,401,596)</b>

SSGT's results of operations for the three and six months ended June 30, 2017 and 2016 have been significantly impacted by a favorable increase in same store results of approximately \$0.4 million and \$0.7 million, respectively, a decrease in interest expense of approximately \$0.4 million and \$0.8 million, respectively, and a decrease in distributions to preferred interest holders of approximately \$0.5 million and \$1.0 million, respectively. The information below should be read in conjunction with the discussion regarding the acquisitions and the table above.

- (1) Net loss attributable to SSGT's common stockholders for the three months ended June 30, 2017 and 2016 included none and approximately \$0.5 million, respectively, in distributions to Preferred Unitholders in SSGT's operating partnership and none and approximately \$22,000, respectively, in accretion of preferred equity costs. Net loss attributable to SSGT's common stockholders for the six months ended June 30, 2017 and 2016 included none and approximately \$1.0 million, respectively, in distributions to Preferred Unitholders in SSGT's Operating Partnership and none and approximately \$52,000, respectively, in accretion of preferred equity costs. As of December 31, 2016, SSGT had redeemed all of the Preferred Units.
- (2) In evaluating investments in real estate, SSGT differentiates the costs to acquire the investment from the operations derived from the investment. Such information would be comparable only for publicly registered, non-traded REITs that have generally completed their acquisition activity and have other similar operating characteristics. By excluding expensed acquisition-related expenses, SSGT believes MFFO provides useful supplemental information that is comparable for each type of real estate investment and is consistent with management's analysis of the investing and operating performance of SSGT's properties. Acquisition fees and expenses include payments to SSGT's advisor and third parties. Acquisition related expenses under GAAP are considered operating expenses and as expenses included in the determination of net income (loss) and income (loss) from continuing operations, both of which are performance measures under GAAP. All paid and accrued acquisition fees and expenses will have negative effects on returns to investors, the potential for future distributions, and cash flows generated by SSGT, unless earnings from operations or net sales proceeds from the disposition of other properties are generated to cover the purchase price of the property, these fees and expenses and other costs related to such property.

*Non-cash Items Included in Net Loss:*

Provided below is additional information related to selected non-cash items included in net loss above, which may be helpful in assessing SSGT's operating results:

- Debt issuance costs of approximately \$179,000 and \$163,000, respectively, were recognized for the three months ended June 30, 2017 and 2016. Debt issuance costs of approximately \$327,000 and \$336,000, respectively, were recognized for the six months ended June 30, 2017 and 2016.

## **ADDITIONAL INFORMATION REGARDING NOI, FFO, and MFFO**

### **Net Operating Income (“NOI”)**

NOI is a non-GAAP measure that SSGT defines as net income (loss), computed in accordance with GAAP, generated from properties before corporate general and administrative expenses, asset management fees, interest expense, depreciation, amortization, acquisition expenses and other non-property related expenses. SSGT believes that NOI is useful for investors as it provides a measure of the operating performance of its operating assets because NOI excludes certain items that are not associated with the operation of the properties. Additionally, SSGT believes that NOI is a widely accepted measure of comparative operating performance in the real estate community. However, SSGT’s use of the term NOI may not be comparable to that of other real estate companies as they may have different methodologies for computing this amount.

### **Funds from Operations (“FFO”) and Modified Funds from Operations (“MFFO”)**

Due to certain unique operating characteristics of real estate companies, the National Association of Real Estate Investment Trusts, or NAREIT, an industry trade group, has promulgated a measure known as funds from operations, or FFO, which SSGT believes to be an appropriate supplemental measure to reflect the operating performance of a REIT. The use of FFO is recommended by the REIT industry as a supplemental performance measure. FFO is not equivalent to SSGT’s net income (loss) as determined under GAAP.

SSGT defines FFO, a non-GAAP measure, consistent with the standards established by the White Paper on FFO approved by the Board of Governors of NAREIT, as revised in February 2004, or the White Paper. The White Paper defines FFO as net income (loss) computed in accordance with GAAP, excluding gains or losses from sales of property and asset impairment write downs, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. Adjustments for unconsolidated partnerships and joint ventures are calculated to reflect FFO on the same basis. SSGT’s FFO calculation complies with NAREIT’s policy described above.

The historical accounting convention used for real estate assets requires straight-line depreciation of buildings and improvements, which implies that the value of real estate assets diminishes predictably over time. Diminution in value may occur if such assets are not adequately maintained or repaired and renovated as required by relevant circumstances or other measures necessary to maintain the assets are not undertaken. However, SSGT believes that, since real estate values historically rise and fall with market conditions, including inflation, interest rates, the business cycle, unemployment and consumer spending, presentations of operating results for a REIT using historical accounting for depreciation may be less informative. In addition, in the determination of FFO, SSGT believes it is appropriate to disregard impairment charges, as this is a fair value adjustment that is largely based on market fluctuations and assessments regarding general market conditions which can change over time. An asset will only be evaluated for impairment if certain impairment indications exist and if the carrying value, or book value, exceeds the total estimated undiscounted future cash flows (including net rental revenues, net proceeds on the sale of the property, and any other ancillary cash flows at a property or group level under GAAP) from such asset. Testing for impairment is a continuous process and is analyzed on a quarterly basis. Investors should note, however, that determinations of whether impairment charges have been incurred are based partly on anticipated operating performance, because estimated undiscounted future cash flows from a property, including estimated future net rental revenues, net proceeds on the sale of the property, and certain other ancillary cash flows, are taken into account in determining whether an impairment charge has been incurred. While impairment charges are excluded from the calculation of FFO as described above, investors are cautioned that due to the fact that impairments are based on estimated future undiscounted cash flows and that SSGT intends to have a relatively limited term of its operations; it could be difficult to recover any impairment charges through the eventual sale of the property. To date, SSGT has not recognized any impairments.

Historical accounting for real estate involves the use of GAAP. Any other method of accounting for real estate such as the fair value method cannot be construed to be any more accurate or relevant than the comparable methodologies of real estate valuation found in GAAP. Nevertheless, SSGT believes that the use of FFO, which excludes the impact of real estate related depreciation and amortization and impairments, assists in providing a more complete understanding of its performance to investors and to its management, and when compared year over year, reflects the impact on SSGT’s operations from trends in occupancy rates, rental rates, operating costs, general and administrative expenses, and interest costs, which may not be immediately apparent from net income (loss).

However, FFO or modified funds from operations (“MFFO”), discussed below, should not be construed to be more relevant or accurate than the current GAAP methodology in calculating net income (loss) or in its applicability in evaluating SSGT’s operating performance. The method utilized to evaluate the value and performance of real estate under GAAP should be considered a more relevant measure of operational performance and is, therefore, given more prominence than the non-GAAP FFO and MFFO measures and the adjustments to GAAP in calculating FFO and MFFO.

Changes in the accounting and reporting rules under GAAP that were put into effect and other changes to GAAP accounting for real estate subsequent to the establishment of NAREIT's definition of FFO have prompted an increase in cash-settled expenses, specifically acquisition fees and expenses, that are expensed as operating expenses under GAAP. SSGT believes these fees and expenses do not affect its overall long-term operating performance. Publicly registered, non-traded REITs typically have a significant amount of acquisition activity and are substantially more dynamic during their initial years of investment and operation. The purchase of properties, and the corresponding expenses associated with that process, is a key feature of SSGT's business plan in order to generate operational income and cash flow in order to make distributions to investors. While other start-up entities may also experience significant acquisition activity during their initial years, SSGT believes that publicly registered, non-traded REITs are unique in that they typically have a limited life with targeted exit strategies within a relatively limited time frame after the acquisition activity ceases. As disclosed in the prospectus for SSGT's offering, SSGT will use the proceeds raised in its offering to acquire properties and SSGT expects to begin the process of achieving a liquidity event (*i.e.*, listing of its shares of common stock on a national securities exchange, a merger or sale, the sale of all or substantially all of its assets, or another similar transaction) within three to five years after the completion of its offering, which is generally comparable to other publicly registered, non-traded REITs. Thus, SSGT does not intend to continuously purchase assets and intends to have a limited life. The decision whether to engage in any liquidity event is in the sole discretion of the board of directors of SSGT. Due to the above factors and other unique features of publicly registered, non-traded REITs, the Investment Program Association, or the IPA, an industry trade group, has standardized a measure known as MFFO, which the IPA has recommended as a supplemental measure for publicly registered, non-traded REITs and which SSGT believes to be another appropriate supplemental measure to reflect the operating performance of a publicly registered, non-traded REIT having the characteristics described above. MFFO is not equivalent to SSGT's net income (loss) as determined under GAAP, and MFFO may not be a useful measure of the impact of long-term operating performance on value if SSGT does not ultimately engage in a liquidity event. SSGT believes that, because MFFO excludes acquisition fees and expenses that affect its operations only in periods in which properties are acquired and that SSGT considers more reflective of investing activities, as well as other non-operating items included in FFO, MFFO can provide, on a going-forward basis, an indication of the sustainability (that is, the capacity to continue to be maintained) of SSGT's operating performance after the period in which it is acquiring properties and once its portfolio is in place. By providing MFFO, SSGT believes it is presenting useful information that assists investors and analysts to better assess the sustainability of its operating performance after its offering has been completed and its properties have been acquired. SSGT also believes that MFFO is a recognized measure of sustainable operating performance by the publicly registered, non-traded REIT industry. Further, SSGT believes MFFO is useful in comparing the sustainability of its operating performance after its offering and acquisitions are completed with the sustainability of the operating performance of other real estate companies that are not as involved in acquisition activities. Investors are cautioned that MFFO should only be used to assess the sustainability of SSGT's operating performance after its offering has been completed and properties have been acquired, as it excludes acquisition fees and expenses that have a negative effect on SSGT's operating performance during the periods in which properties are acquired.

SSGT defines MFFO, a non-GAAP measure, consistent with the IPA's Guideline 2010-01, Supplemental Performance Measure for Publicly Registered, Non-Listed REITs: Modified Funds From Operations (the "Practice Guideline") issued by the IPA in November 2010. The Practice Guideline defines MFFO as FFO further adjusted for the following items included in the determination of GAAP net income (loss): acquisition fees and expenses; amounts relating to straight line rents and amortization of above or below intangible lease assets and liabilities; accretion of discounts and amortization of premiums on debt investments; non-recurring impairments of real estate related investments; mark-to-market adjustments included in net income; non-recurring gains or losses included in net income from the extinguishment or sale of debt, hedges, foreign exchange, derivatives or securities holdings where trading of such holdings is not a fundamental attribute of the business plan, unrealized gains or losses resulting from consolidation from, or deconsolidation to, equity accounting, adjustments relating to contingent purchase price obligations included in net income, and after adjustments for consolidated and unconsolidated partnerships and joint ventures, with such adjustments calculated to reflect MFFO on the same basis. The accretion of discounts and amortization of premiums on debt investments, unrealized gains and losses on hedges, foreign exchange, derivatives or securities holdings, unrealized gains and losses resulting from consolidations, as well as other listed cash flow adjustments are adjustments made to net income (loss) in calculating cash flows from operations and, in some cases, reflect gains or losses which are unrealized and may not ultimately be realized.

SSGT's MFFO calculation complies with the IPA's Practice Guideline described above. In calculating MFFO, SSGT excludes acquisition related expenses. The other adjustments included in the IPA's Practice Guideline are not applicable to SSGT for the periods presented. Acquisition fees and expenses are paid in cash by SSGT, and it has not set aside or put into escrow any specific amount of proceeds from its offering to be used to fund acquisition fees and expenses. SSGT does not intend to fund acquisition fees and expenses in the future from operating revenues and cash flows, nor from the sale of properties and subsequent re-deployment of capital and concurrent incurring of acquisition fees and expenses. Acquisition fees and expenses include payments to SSGT's advisor and third parties. Acquisition related expenses under GAAP are considered operating expenses and as expenses included in the determination of net income (loss) and income (loss) from

continuing operations, both of which are performance measures under GAAP. All paid and accrued acquisition fees and expenses will have negative effects on returns to investors, the potential for future distributions, and cash flows generated by SSGT, unless earnings from operations or net sales proceeds from the disposition of other properties are generated to cover the purchase price of the property, these fees and expenses and other costs related to such property. In the future, if SSGT is not able to raise additional proceeds from its offering, this could result in SSGT paying acquisition fees or reimbursing acquisition expenses due to its advisor, or a portion thereof, with net proceeds from borrowed funds, operational earnings or cash flows, net proceeds from the sale of properties, or ancillary cash flows. As a result, the amount of proceeds available for investment and operations would be reduced, or SSGT may incur additional interest expense as a result of borrowed funds.

Further, under GAAP, certain contemplated non-cash fair value and other non-cash adjustments are considered operating non-cash adjustments to net income (loss) in determining cash flows from operations. In addition, SSGT views fair value adjustments of derivatives and the amortization of fair value adjustments related to debt as items which are unrealized and may not ultimately be realized or as items which are not reflective of on-going operations and are therefore typically adjusted for when assessing operating performance.

SSGT uses MFFO and the adjustments used to calculate it in order to evaluate its performance against other publicly registered, non-traded REITs which intend to have limited lives with short and defined acquisition periods and targeted exit strategies shortly thereafter. As noted above, MFFO may not be a useful measure of the impact of long-term operating performance if SSGT does not continue to operate in this manner. SSGT believes that its use of MFFO and the adjustments used to calculate it allow it to present its performance in a manner that reflects certain characteristics that are unique to publicly registered, non-traded REITs, such as their limited life, limited and defined acquisition period and targeted exit strategy, and hence that the use of such measures may be useful to investors. For example, acquisition fees and expenses are intended to be funded from the proceeds of SSGT's offering and other financing sources and not from operations. By excluding expensed acquisition fees and expenses, the use of MFFO provides information consistent with management's analysis of the operating performance of the properties. Additionally, fair value adjustments, which are based on the impact of current market fluctuations and underlying assessments of general market conditions, but can also result from operational factors such as rental and occupancy rates, may not be directly related or attributable to SSGT's current operating performance. By excluding such charges that may reflect anticipated and unrealized gains or losses, SSGT believes MFFO provides useful supplemental information.

Presentation of this information is intended to provide useful information to investors as they compare the operating performance of different REITs, although it should be noted that not all REITs calculate FFO and MFFO the same way, so comparisons with other REITs may not be meaningful. Furthermore, FFO and MFFO are not necessarily indicative of cash flow available to fund cash needs and should not be considered as an alternative to net income (loss) or income (loss) from continuing operations as an indication of SSGT's performance, as an alternative to cash flows from operations, which is an indication of SSGT's liquidity, or indicative of funds available to fund SSGT's cash needs including its ability to make distributions to its stockholders. FFO and MFFO should be reviewed in conjunction with other measurements as an indication of SSGT's performance. MFFO may be useful in assisting management and investors in assessing the sustainability of operating performance in future operating periods, and in particular, after the offering and acquisition stages are complete.

Neither the SEC, NAREIT, nor any other regulatory body has passed judgment on the acceptability of the adjustments that SSGT uses to calculate FFO or MFFO. In the future, the SEC, NAREIT or another regulatory body may decide to standardize the allowable adjustments across the publicly registered, non-traded REIT industry and SSGT would have to adjust its calculation and characterization of FFO or MFFO.

**About Strategic Storage Growth Trust, Inc. (“SSGT”):**

SSGT is a public non-traded REIT that focuses on the acquisition, development, redevelopment and lease-up of self storage properties. The SSGT portfolio currently consists of 20 operating self storage facilities located in nine states comprising approximately 12,900 self storage units and approximately 1.5 million net rentable square feet of storage space. Additionally, SSGT owns two development properties in the Greater Toronto Area which will be comprised of approximately 1,700 self storage units and 170,000 net rental square feet of storage space once completed, and one development property in Asheville, North Carolina which will be comprised of approximately 650 self storage units and 72,000 net rental square feet of storage space once completed.

**About SmartStop Asset Management, LLC (“SmartStop”):**

SmartStop is a diversified real estate company focused on self storage assets, along with student and senior housing. SmartStop has a managed portfolio that currently includes more than 67,000 self storage units and approximately 7.8 million rentable square feet and approximately \$1.3 billion of real estate assets under management. SmartStop is the asset manager for 107 self storage facilities located throughout the United States and Toronto, Canada and two student housing facilities. SmartStop is the sponsor of Strategic Storage Trust II, Inc., SSGT and Strategic Storage Trust IV, Inc., all public non-traded REITs focusing on self storage assets. The facilities offer affordable and accessible storage units for residential and commercial customers. In addition, they offer secure interior and exterior storage units as well as outside storage areas for vehicles, RVs and boats. Additional information is available at [www.smartstopassetmanagement.com](http://www.smartstopassetmanagement.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 related to the timing and availability of distributions; and other risk factors as outlined in the Company’s public filings with the Securities and Exchange Commission. This is neither an offer nor a solicitation to purchase securities.*