



## FOR IMMEDIATE RELEASE

### STRATEGIC STORAGE TRUST FORMS BUSINESS RELATIONSHIP WITH TOP RECORDKEEPING/ACCOUNT MANAGEMENT SERVICES COMPANY

**LADERA RANCH, Calif./KANSAS CITY, Mo.**— February 22, 2010 – Strategic Storage Trust, Inc. (SSTI), a publicly registered (\$1 billion of common stock registered) non-traded REIT targeting the self storage industry has completed the transition to a new transfer agent.

DST Systems, Inc. will handle the processing of new accounts, ongoing recordkeeping, transfers, tax reporting, account statement and distribution processing and other reporting for all of its real estate investment programs. Based in Kansas City, Mo., DST Systems. is an information processing and computer software company servicing the financial services industry.

“When we began our transfer agent search, DST clearly stood out as the industry leader,” said H. Michael Schwartz, SSTI’s chairman and CEO. “The company’s advancements in technology and stringent attention to security issues were also key components to our decision. Representatives can now access SSTI client information through DST Vision®, a web-based system that provides intermediaries with real time access to client information on a consolidated program across product platforms, including other non-traded REITs and mutual funds.”

“SSTI has experienced significant growth since the business launched two years ago, and its recordkeeping needs have evolved. We’re proud to be able to offer a full suite of solutions—including access to DST Vision to support SSTI’s distribution needs and AWD, our business process management offering, to streamline its business processes,” said Tom Schmidt, vice president, DST Systems. “We look forward to helping SSTI achieve further business expansion.”

SSTI is continuing its focus as one of the leading purchasers of self storage properties across the United States in conjunction with a nationwide branding initiative which began in the fourth quarter of 2009. The non-traded REIT’s current portfolio has expanded to include 26 properties in 14 states.

#### **About Strategic Storage Trust, Inc.**

*SSTI is a publicly registered (\$1 billion of common stock registered) non-traded REIT with a portfolio that currently includes approximately 19,200 self storage units and 2.3 million rentable square feet of storage space. SSTI’s sponsor is Strategic Capital Holdings, which manages a growing portfolio of over 5.8 million square feet of commercial properties, including 4.2 million square feet of self storage facilities, with a combined market value of over \$628 million. For more information about SSTI please call 949-429-6600 or visit [www.strategicstoragetrust.com](http://www.strategicstoragetrust.com).*

#### **About DST Systems, Inc.**

*DST Systems, Inc. provides sophisticated information processing and computer software products and services to support the mutual fund, investment management, insurance and healthcare industries. In addition to technology products and services, DST provides integrated print and electronic statement and billing output solutions through a wholly owned subsidiary. DST’s world-class data centers provide technology infrastructure support for mutual fund companies, healthcare providers, banks, mortgage bankers and insurance companies around the globe. DST is headquartered in Kansas City, Mo., and is a publicly traded company on the New York Stock Exchange. Additional information is available at [www.dstsystems.com](http://www.dstsystems.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.