2nd Quarter 2011

U-STORE-IT

Supplemental Information

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U•STORE•IT TRUST

June 30, 2011

Equity Research Coverage

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Company Information

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610.293.5700

Trading Symbol
Common Shares: YSI

Stock Exchange Listing
New York Stock Exchange

Investor Relations
Timothy M. Martin
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Wayne, PA 19087
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Information Requests
To request an Investor Relations package or annual report, please visit our website at www.ustoreit.com.

Investor Information

	2nd Quarter 2011	1st Quarter 2011	4th Quarter 2010	3rd Quarter 2010	2nd Quarter 2010
Share price, high	$ 11.39	$ 10.57	$ 9.56	$ 8.86	$ 8.98
Share price, low	$ 9.93	$ 9.20	$ 8.19	$ 6.88	$ 7.25
Share price, period end	$ 10.52	$ 10.52	$ 9.53	$ 8.35	$ 7.46
Dividends declared per share	$ 0.07	$ 0.07	$ 0.07	$ 0.025	$ 0.025
Dividend yield, period end	2.66%	2.66%	2.94%	1.20%	1.34%
Closing Common Shares outstanding (excluding unvested restricted shares, in thousands)	98,854	98,831	98,597	95,435	92,958
Closing Operating Partnership Units outstanding	4,729	4,737	4,737	4,737	4,806
Total closing Common Shares and Units	103,583	103,568	103,334	100,172	97,764

Forward Looking Statements

This presentation, together with other statements and information publicly disseminated by U-Store-It Trust ("we," "us," "our" or the "Company"), contain certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"). Such statements are based on estimates, assumptions and expectations that may not be realized and are inherently subject to risks and uncertainties, many of which we cannot predict with accuracy and some of which we might not even anticipate. Although we believe the estimates, assumptions and expectations reflected in these forward-looking statements are reasonable, our actual performance may differ materially from the results expressed or implied by the forward-looking statements. Risks, uncertainties and other factors that might cause such differences, some of which could be material, include, but are not limited to: changes in national and local economic, business, real estate and other market conditions which, among other things, reduce demand for self-storage facilities or increase costs of owning and operating self-storage facilities; competition from other self-storage facilities and storage alternatives, which could result in lower occupancy and decreased rents; the execution of our business plan; financing risks, including the risk of over-leverage and the corresponding risk of default on our mortgage and other debt and potential inability to refinance existing indebtedness; increases in interest rates and operating costs; counterparty non-performance related to the use of derivative financial instruments; our ability to maintain our status as a real estate investment trust ("REIT") for federal income tax purposes; acquisition and development risks, including unanticipated costs associated with the integration and operation of acquisitions; risks of investing through joint ventures, including risks that our joint venture partners may not fulfill their obligations or may pursue actions that are inconsistent with our objectives; changes in real estate and zoning laws or regulations; risks related to natural disasters; potential environmental and other liabilities; and other risks identified in Item 1A of our Annual Report on Form 10-K and, from time to time, in other reports we file with the Securities and Exchange Commission (the "SEC") or in other documents that we publicly disseminate.

Given these uncertainties, we caution readers not to place undue reliance on forward-looking statements. We undertake no obligation to publicly update or revise these forward-looking statements, whether as a result of new information, future events or otherwise except as may be required by securities laws.

Funds from Operations (FFO)

FFO is a widely used performance measure for real estate companies and is provided here as a supplemental measure of operating performance. The Company calculates FFO in accordance with the best practices described in the April 2002 National Policy Bulletin of the National Association of Real Estate Investment Trusts (the "White Paper"). The White Paper defines FFO as net income (computed in accordance with GAAP), excluding gains (or losses) from sales of property, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures.

Management uses FFO as a key performance indicator in evaluating the operations of the Company's facilities. Given the nature of its business as a real estate owner and operator, the Company considers FFO a key measure of its operating performance that is not specifically defined by accounting principles generally accepted in the United States. The Company believes that FFO is useful to management and investors as a starting point in measuring its operational performance because it excludes various items included in net income that do not relate to or are not indicative of its operating performance such as gains (or losses) from sales of property and depreciation, which can make periodic and peer analyses of operating performance more difficult. FFO should not be considered as an alternative to net income (determined in accordance with GAAP) as an indicator of the Company's financial performance, is not an alternative to cash flow from operating activities (determined in accordance with GAAP) as a measure of the Company's liquidity, and is not indicative of funds available to fund the Company's cash needs, including its ability to make distributions.

We define net operating income, which we refer to as "NOI," as total continuing revenues less continuing property operating expenses. NOI also can be calculated by adding back to net income: interest expense, loan procurement amortization expense, loan procurement amortization expense - early repayment of debt, acquisition related costs, noncontrolling interest, depreciation and general and administrative, and deducting from net income: gains on sale of self-storage facilities, interest income and other. NOI is not a measure of performance calculated in accordance with GAAP.

Management uses NOI as a measure of operating performance at each of our facilities, and for all of our facilities in the aggregate. NOI should not be considered as a substitute for operating income, net income, cash flows provided by operating, investing and financing activities, or other income statement or cash flow statement data prepared in accordance with GAAP.

News Release—August 4, 2011

**U-STORE-IT DELIVERS 36% FFO PER SHARE GROWTH,
3.5% SAME-STORE REVENUE GROWTH AND 7.4% NOI GROWTH---
RAISES FULL-YEAR EARNINGS GUIDANCE**

WAYNE, PA -- (MARKET WIRE) – August 4, 2011 -- U-Store-It Trust (NYSE: YSI) announced its operating results for the three and six months ended June 30, 2011.

U-Store-It Chief Executive Officer Dean Jernigan said, "In the first six months of the year, we have delivered on our 2011 operational, investment and balance sheet objectives. Strong core portfolio performance continued in the second quarter and into our prime rental season providing us the visibility to increase our expectations for internal growth for the year. In addition to excellent revenue growth, we have also increased occupancy on our same-store portfolio 200 basis points from 77.8% last June to 79.8% this June, and the momentum continued into July as we pushed occupancy to 80.8% at the end of the month."

Key Highlights

- Funds from Operations ("FFO")
  - FFO of $0.15 per share for the three months ended June 30, 2011, representing 36% growth compared to $0.11 per share reported for the three months ended June 30, 2010.
- Same-store Revenue (350 same-store facilities)
  - 2nd quarter - Same-store total revenue increased 3.5% from the second quarter of 2010.
  - Six months ended - Same-store total revenue increased 3.6% in 2011 over 2010.
- Same-store Property Operating Expenses
  - 2nd quarter - Same-store property operating expenses decreased 2.3% compared to the second quarter of 2010.
  - Six months ended - Same-store property operating expenses increased 1.5% from 2010 to 2011.
- Same-store Net Operating Income ("NOI")
  - 2nd quarter - Same-store NOI increased 7.4% from the second quarter of 2010.
  - Six months ended - Same-store NOI increased 5.0% from the first six months of 2010.
- Same-store Physical Occupancy
  - At June 30, 2011, ending physical occupancy increased 200 basis points to 79.8% compared to 77.8% at June 30, 2010.
  - 2nd quarter - Average physical occupancy was 78.5% for the second quarter of 2011 on the same-store facilities, an increase of 180 basis points compared to 76.7% for the second quarter of 2010.
  - Six months ended - Average physical occupancy was 77.6% for the six months ended June 30, 2011 on the same-store facilities compared to 76.0% for the six months ended June 30, 2010.
  - Ending sequential quarterly occupancy increased 290 basis points (79.8% as of June 30, 2011 compared to 76.9% as of March 31, 2011) compared to an increase

of 260 basis points in the same period last year (77.8% as of June 30, 2010 compared to 75.2% as of March 31, 2010).

- Acquisition Activity
  - 2nd quarter - The Company acquired four storage facilities for an aggregate investment of $45.6 million.
  - Six month ended – The Company acquired five storage facilities for an aggregate investment of $59.8 million.
  - Through the date of this release, the Company has acquisitions closed or under contract totaling $113.6 million.
- Third Party Management
  - At June 30, 2011, the Company managed 85 properties totaling 5.6 million square feet.
  - Year-to-date, the Company has been awarded new management contacts related to nine self-storage facilities and has management agreements for an additional eight facilities in process with final approval expected during the third quarter.
- Investment Grade Rating
  - In July, Moody's Investors Services assigned the Company's operating partnership, U-Store-It, L.P., a Baa3 issuer rating with a stable outlook.
- 5-Year and 7-Year Unsecured Term Loans
  - In June, the Company closed on a $200 million unsecured term loan facility and entered into interest rate swaps to fix the interest rate through loan maturity:
    - $100 million 5-year unsecured term loan with an effective fixed interest rate at closing of 3.70%
    - $100 million 7-year unsecured term loan with an effective fixed interest rate at closing of 4.52%

Funds from Operations

FFO for the second quarter of 2011 was $16.0 million, compared to $10.6 million for the second quarter of 2010. FFO per share was $0.15 per share for the second quarter of 2011, compared to $0.11 per share for the same quarter of last year.

2011 Investment Activity

The Company acquired one self-storage facility in the first quarter of 2011 that contained approximately 91,000 rentable square feet located in the northern Virginia suburbs of Washington, D.C.

During the second quarter of 2011, the Company acquired four self-storage facilities containing approximately 257,000 rentable square feet located in Miami, Florida; White Plains, New York; Houston, Texas; and Phoenix, Arizona.

During the third quarter of 2011, through the date of this release, the Company acquired four self-storage facilities containing approximately 227,000 rentable square feet located in suburban Atlanta, Georgia and Jacksonville, Florida.

The nine assets acquired year-to-date are located in the Company's targeted investment markets, contain an aggregate 575,000 square feet and were acquired for a total investment of approximately $70.7 million. The Company expects to close on $42.9 million of additional facility acquisitions during the third quarter that it currently has under contract. Including closed facility acquisitions and facility acquisitions under contract, year-to-date investment activity totals $113.6 million.

Christopher Marr, President & Chief Investment Officer said, "We continue to execute on our strategy of improving the quality of the cash flows from our portfolio. Our acquisitions to date in our core markets, including Washington D.C. and New York City, have us approaching the high end of our guidance of investing $75 to $125 million. We expect our 2011 dispositions will provide proceeds at the high end of our $35 to $50 million guidance based on assets currently under contract or in contract negotiations. We targeted a 15% increase in our third party management contracts and our activity to date gives us a high degree of confidence in meeting or exceeding that objective."

Same-Store Results

The Company's same-store pool at June 30, 2011 represented 350 facilities containing approximately 22.8 million rentable square feet and included approximately 95.3% of the aggregate rentable square feet of the Company's 367 owned facilities. These same-store facilities represent approximately 93.0% of property net operating income for the quarter ended June 30, 2011.

The same-store physical occupancy at period end for the second quarter of 2011 was 79.8% compared to 77.8% for the same quarter of last year. Same-store net rental income for the second quarter of 2011 increased 2.4%, same-store total revenues increased 3.5% and same-store operating expenses decreased 2.3% over the same quarter in 2010. Same-store net operating income increased 7.4% compared to the same quarter of 2010.

For the six months ended June 30, 2011, same-store total revenues, operating expenses and net operating income increased 3.6%, 1.5%, and 5.0%, respectively, as compared to the results for the six months ended June 30, 2010. Average physical occupancy of the same-store pool for 2011 was 77.6% as compared to 76.0% during 2010.

Balance Sheet

On June 20, 2011, the Company entered into a $200 million unsecured term loan facility (the "Term Loan Facility"). The Term Loan Facility consists of a $100 million term loan with a five-year maturity and a $100 million term loan with a seven-year maturity. At closing, the effective fixed interest rate on the five-year term loan was 3.70% and the effective fixed interest rate on the seven-year term loan was 4.52%.

Proceeds from the term loans were used to repay $100 million of the existing unsecured term loan scheduled to mature in 2013, approximately $31 million of various secured loans having a weighted average interest rate of 7.25%, amounts drawn on the Company's unsecured revolving line of credit and for general corporate purposes.

Pricing on the Term Loan Facility is based on a borrowing spread over LIBOR. The borrowing spread is determined by our leverage levels or our investment grade credit rating once received. The facility contains customary affirmative and negative covenants that, among other things, require us to comply with leverage, liquidity and net worth tests. The company entered into interest rate swap agreements effective on the closing date that fix LIBOR on both the $100 million five-year term loan and the $100 million seven-year term loan through their respective maturity dates.

At June 30, 2011, $100 million of unsecured term loan borrowings and $9 million of unsecured revolving credit facility borrowings were outstanding under the Credit Facility, $200 million of unsecured term loan borrowings were outstanding under the Term Loan Facility, and $241 million was available for borrowing under the Credit Facility.

During the six months ended June 30, 2011, the Company repaid $2.7 million of secured loans that had maturity dates in 2011 and $30.7 million of secured loans that had maturity dates in 2014.

Investment Grade Rating

On July 13, 2011, the Company announced that its operating partnership, U-Store-It, L.P., was assigned a Baa3 issuer rating by Moody's Investors Service with a stable outlook.

Additional information regarding U-Store-It, L.P.'s rating assignment can be found in the Moody's press release dated July 13, 2011 available on Moody's website at www.moodys.com. None of the information on Moody's website, including the press release, is incorporated by reference into or is otherwise a part of this press release. The rating is subject to revision or withdrawal at any time by the rating agency and is not a recommendation to buy, sell or hold securities.

Operating Results

The Company reported net income attributable to the Company of $0.9 million in the second quarter of 2011, compared to a net loss attributable to the Company of $4.5 million or $0.05 per common share in the second quarter of 2010. Total revenues increased $6.2 million and total property operating expenses increased $1.3 million in the second quarter of 2011, compared to the same period in 2010. Increases in total revenues are attributable to increased occupancy levels in the same-store portfolio, revenues generated from property acquisitions and increased revenues generated from our third-party management business. Increases in total property operating expenses are attributable to $1.2 million of increased expenses associated with newly acquired properties and a full quarter of expenses related to the addition of 85 management contracts in April 2010 as compared to the second quarter of 2010.

During the second quarter, the Company repaid $100 million of unsecured term loan borrowings under its credit facility that matures in 2013. Under that agreement, the Company may not re-borrow term loans once repaid. Accordingly, the Company expensed during the quarter $2.1 million of previously unamortized costs associated with the portion of the loan that was repaid.

Interest expense decreased approximately $1.6 million in the second quarter of 2011, compared to the second quarter of 2010, primarily related to approximately $136 million of net mortgage loan repayments during the period from April 1, 2010 through June 30, 2011.

The Company's second quarter results include $1.9 million of income from discontinued operations. This income represents settlement proceeds the Company received in conjunction with a property that was taken by the State of California through eminent domain proceedings in 2009 as part of a roadway expansion project.

The Company's 367 owned facilities, containing 24.0 million rentable square feet, had a physical occupancy at June 30, 2011 of 79.5% and an average physical occupancy for the quarter ended June 30, 2011 of 78.2%.

Quarterly Dividend

On June 1, 2011, the Company declared a dividend of $0.07 per share. The dividend was paid on July 22, 2011, to shareholders of record on July 7, 2011.

2011 Financial Outlook

"Strong operating performance in the first half of 2011 has created upward revisions in our internal growth assumptions as well as our FFO expectations for the year. We have increased our same-store revenue, net operating income, and FFO per share expectations and reduced our same-store expense growth assumptions," said Timothy Martin, Chief Financial Officer. "In addition to raising our earnings estimates, our year-to-date investment activity drives our expectation of meeting the upper end of our acquisition and disposition assumptions. The unsecured term loans we completed this quarter further improved our balance sheet position and we received an investment grade rating from Moody's. We are on track to fully deliver on our strategic objectives for 2011."

The Company is adjusting its previously issued estimates as well as the underlying same-store assumptions, and now expects that its fully-diluted FFO per share for 2011 will be between $0.60 and $0.63 (versus previous estimate of $0.56 to $0.61 per share), and that its fully-diluted net income per share for the period will be between $0.05 and $0.08. The Company's estimate is based on the following key assumptions:

- For 2011, the same-store pool consists of 350 assets totaling 22.9 million square feet
- Same-store revenue growth increased to a current assumption of 3.5% to 3.8% over 2010 (previously 2.5% to 3.5%)
- Same-store expense growth decreased to a current assumption of 1.0% to 2.0% over 2010 (previously 2.0% to 3.0%)
- Same-store net operating income growth increased to a current assumption of 4.5% to 5.5% over 2010 (previously 2.5% to 3.5%)
- General and administrative expenses of approximately $25.5 million to $26.5 million

2011 Full Year Guidance	Range or Value		
Earnings per diluted share allocated to common shareholders	$ 0.05	to	$ 0.08
Plus: real estate depreciation and amortization	0.55		0.55
FFO per diluted share	$ 0.60	to	$ 0.63

The Company estimates that its fully-diluted FFO per share for the quarter ending September 30, 2011 will be between $0.16 and $0.17, and that its fully-diluted net income per share for the period will be between $0.02 and $0.03.

3rd Quarter 2011 Guidance	Range or Value		
Earnings per diluted share allocated to common shareholders	$ 0.02	to	$ 0.03
Plus: real estate depreciation and amortization	0.14		0.14
FFO per diluted share	$ 0.16	to	$ 0.17

Conference Call

Management will host a conference call at 11:00 a.m. ET on Friday, August 5, 2011, to discuss financial results for the three and six months ended June 30, 2011.

A live webcast of the conference call will be available online from the investor relations page of the Company’s corporate website at www.u-store-it.com. The dial-in numbers are 1-877-317-6789 for domestic callers and +1-412-317-6789 for international callers. After the live webcast, the call will remain available on U-Store-It’s website for thirty days. In addition, a telephonic replay of the call will be available until September 6, 2011. The replay dial-in number is 877-344-7529 for domestic callers and +1-412-317-0088 for international callers. The reservation number for both is 451776.

Supplemental operating and financial data as of June 30, 2011 is available on our corporate website under Investor Relations - Financial Information - Financial Reports.

About U-Store-It Trust

U-Store-It Trust is a self-administered and self-managed real estate investment trust. The Company's self-storage facilities are designed to offer affordable, easily accessible and secure storage space for residential and commercial customers. According to the Self-Storage Almanac, U-Store-It Trust is one of the top four owners and operators of self-storage facilities in the United States.

Non-GAAP Performance Measurements

FFO is a widely used performance measure for real estate companies and is provided here as a supplemental measure of operating performance. The Company calculates FFO in accordance with the best practices described in the April 2002 National Policy Bulletin of the National Association of Real Estate Investment Trusts (the "White Paper"). The White Paper defines FFO as net income (computed in accordance with GAAP), excluding gains (or losses) from sales of property, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures.

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We define net operating income, which we refer to as “NOI,” as total continuing revenues less continuing property operating expenses. NOI also can be calculated by adding back to net income (loss): interest expense on loans, loan procurement amortization expense, loan procurement amortization expense – early repayment of debt, acquisition related costs, amounts attributable to noncontrolling interests, other expense, depreciation and amortization expense, general and administrative expense, and deducting from net income: income from discontinued operations, gains on disposition of discontinued operations, other income, and interest income. NOI is not a measure of performance calculated in accordance with GAAP.

Management uses NOI as a measure of operating performance at each of our facilities, and for all of our facilities in the aggregate. NOI should not be considered as a substitute for operating income, net income, cash flows provided by operating, investing and financing activities, or other income statement or cash flow statement data prepared in accordance with GAAP.

Forward-Looking Statements

This presentation, together with other statements and information publicly disseminated by U-Store-It Trust (“we,” “us,” “our” or the “Company”), contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, as amended (the “Exchange Act”). Such statements are based on assumptions and expectations that may not be realized and are inherently subject to risks, uncertainties and other factors, many of which cannot be predicted with accuracy and some of which might not even be anticipated. Although we believe the expectations reflected in these forward-looking statements are based on reasonable assumptions, future events and actual results, performance, transactions or achievements, financial and otherwise, may differ materially from the results, performance, transactions or achievements expressed or implied by the forward-looking statements. Risks, uncertainties and other factors that might cause such differences, some of which could be material, include, but are not limited to:

- national and local economic, business, real estate and other market conditions;
- the competitive environment in which we operate, including our ability to raise rental rates;

- the execution of our business plan;
- the availability of external sources of capital;
- financing risks, including the risk of over-leverage and the corresponding risk of default on our mortgage and other debt and potential inability to refinance existing indebtedness;
- increases in interest rates and operating costs;
- counterparty non-performance related to the use of derivative financial instruments;
- our ability to maintain our status as a real estate investment trust (“REIT”) for federal income tax purposes;
- acquisition and development risks;
- increases in taxes, fees, and assessments from state and local jurisdictions;
- changes in real estate and zoning laws or regulations;
- risks related to natural disasters;
- potential environmental and other liabilities;
- other factors affecting the real estate industry generally or the self-storage industry in particular; and
- other risks identified in our Annual Report on Form 10-K and, from time to time, in other reports we file with the Securities and Exchange Commission (the “SEC”) or in other documents that we publicly disseminate.

We undertake no obligation to publicly update or revise these forward-looking statements, whether as a result of new information, future events or otherwise except as may be required in securities laws.

Contact:
U-Store-It Trust
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Chief Financial Officer
(610) 293-5700

U•STORE•IT TRUST
FINANCIAL HIGHLIGHTS
(unaudited, in thousands, except per share data)

This section includes non-GAAP financial measures, which are accompanied by what we consider the most directly comparable financial measures calculated and presented in accordance with GAAP.

	Three Months Ended				
	June 30, 2011	March 31, 2011	December 31, 2010	September 30, 2010	June 30, 2010
Selected Financial Information:					
Total portfolio:					
Revenue	$ 59,404	$ 57,541	$ 56,612	$ 55,487	$ 53,163
EBITDA	$ 27,478	$ 25,900	$ 26,867	$ 24,947	$ 22,564
Net income (loss) attributable to the Company	$ 902	$ (117)	$ 2,083	$ (1,480)	$ (4,521)
Funds from operations (FFO)	$ 16,027	$ 14,669	$ 15,598	$ 13,122	$ 10,627
FFO per share - fully diluted	$ 0.15	$ 0.14	$ 0.15	$ 0.13	$ 0.11
Earnings (loss) per share - basic	$ 0.01	$ -	$ 0.02	$ (0.02)	$ (0.05)
Earnings (loss) per share - diluted	$ 0.01	$ -	$ 0.02	$ (0.02)	$ (0.05)
Dividends per common share and unit	$ 0.07	$ 0.07	$ 0.07	$ 0.025	$ 0.025
Total assets	$ 1,509,462	$ 1,475,707	$ 1,478,819	$ 1,497,194	$ 1,485,034
Total gross assets (total assets plus accumulated depreciation)	$ 1,828,232	$ 1,783,276	$ 1,793,349	$ 1,823,508	$ 1,821,426
Same-store:					
Revenue	$ 54,155	$ 53,185	$ 53,195	$ 53,571	$ 52,338
Expense	$ 20,770	$ 21,578	$ 19,785	$ 21,056	$ 21,266
NOI	$ 33,385	$ 31,607	$ 33,410	$ 32,515	$ 31,072
Gross margin	62%	59%	63%	61%	59%
Period average occupancy	78.5%	76.7%	76.9%	78.1%	76.7%
Total rentable square feet	22,849	22,849	22,849	22,849	22,849
REVPAF (1)	$ 8.63	$ 8.58	$ 8.59	$ 8.63	$ 8.43
In place annual rent per occupied square foot (2)	$ 11.85	$ 11.93	$ 11.97	$ 11.95	$ 11.82
Realized annual rent per occupied square foot (3)	$ 10.99	$ 11.19	$ 11.17	$ 11.05	$ 10.99
Scheduled annual rent per square foot (4)	$ 11.95	$ 11.90	$ 11.98	$ 11.86	$ 11.70
Ratios:					
Interest coverage ratio (5)	2.92	2.66	2.63	2.23	2.01
FFO payout ratio	46.7%	50.0%	46.7%	19.2%	22.7%
Capitalization:					
Total Debt	$ 656,645	$ 623,041	$ 615,457	$ 656,174	$ 665,854
Price per share at quarter end	$ 10.52	$ 10.52	$ 9.53	$ 8.35	$ 7.46
Market Equity Value at quarter end	$ 1,089,641	$ 1,088,883	$ 964,798	$ 822,392	$ 729,081
Total Market Capitalization	$ 1,746,286	$ 1,711,924	$ 1,580,255	$ 1,478,566	$ 1,394,935
Total Debt/Total Gross Assets	35.9%	34.9%	34.3%	36.0%	36.6%
Total Debt/Total Market Capitalization	37.6%	36.4%	38.9%	44.4%	47.7%
Shares and Units:					
Closing Common Shares outstanding (excluding unvested restricted shares)	98,854	98,831	98,597	95,435	92,958
Closing Operating Partnership Units outstanding	4,729	4,737	4,737	4,737	4,806
Closing total Common Shares and Operating Partnership Units outstanding	103,583	103,568	103,334	100,172	97,764
Average Common Shares outstanding (excluding unvested restricted shares)	98,844	98,769	96,501	93,724	92,925
Average Operating Partnership Units outstanding	4,734	4,737	4,737	4,766	4,807
Average total Common Shares and Operating Partnership Units outstanding	103,578	103,506	101,238	98,490	97,732
Average total weighted-average shares and units outstanding (including dilutive effect of options)	105,071	105,008	102,535	99,620	98,802

(1) Realized annual rent per available foot or "REVPAF" is computed by dividing rental income (which excludes late charges and administrative fees) by the total available net rentable square feet for the period.
(2) In place annual rent per occupied square foot represents annualized contractual rents per occupied square foot without reductions for promotional discounts and excludes late charges and administrative fees.
(3) Realized annual rent per occupied square foot is computed by dividing rental income by the weighted average occupied square feet for the period.
(4) Scheduled annual rent per square foot represents annualized contractual rents per available square foot for the period.
(5) Net operating income divided by interest expense.

U•STORE•IT TRUST
BALANCE SHEETS
(unaudited, in thousands, except share data)

	June 30, 2011	March 31, 2011	December 31, 2010	September 30, 2010	June 30, 2010
ASSETS					
Storage facilities	$ 1,781,331	$ 1,737,681	$ 1,743,021	$ 1,745,625	$ 1,739,617
Less: Accumulated depreciation	(318,770)	(307,569)	(314,530)	(326,314)	(336,392)
Storage facilities, net	1,462,561	1,430,112	1,428,491	1,419,311	1,403,225
Cash and cash equivalents	1,845	4,089	5,891	23,203	31,877
Restricted cash	9,747	9,612	10,250	15,528	13,961
Loan procurement costs, net of amortization	12,672	14,034	15,611	17,351	16,458
Notes receivable	-	-	-	-	256
Assets held for sale	-	-	-	1,867	-
Other assets, net	22,637	17,860	18,576	19,934	19,257
Total assets	$ 1,509,462	$ 1,475,707	$ 1,478,819	$ 1,497,194	$ 1,485,034
LIABILITIES AND EQUITY					
Revolving credit facility	$ 9,000	$ 40,500	$ 43,000	$ -	$ -
Unsecured term loans	300,000	200,000	200,000	200,000	-
Secured term loan	-	-	-	-	200,000
Mortgage loans and notes payable	347,645	382,541	372,457	456,174	465,854
Accounts payable, accrued expenses and other liabilities	37,105	32,104	36,172	40,646	35,400
Distributions payable	7,260	7,292	7,275	2,515	2,435
Deferred revenue	9,532	9,272	8,873	8,893	8,932
Security deposits	490	497	489	512	428
Other liabilities held for sale	-	-	-	22	-
Total liabilities	711,032	672,206	668,266	708,762	713,049
Noncontrolling interests in the Operating Partnership	49,789	49,835	45,145	43,871	44,731
Commitments and contingencies					
Equity					
Common shares $.01 par value, 200,000,000 shares authorized	989	988	986	954	930
Additional paid in capital	1,028,640	1,027,594	1,026,952	998,894	977,211
Accumulated other comprehensive loss	(113)	(888)	(1,121)	(924)	(1,104)
Accumulated deficit	(321,053)	(314,693)	(302,601)	(296,225)	(292,350)
Total U-Store-It Trust shareholders' equity	708,463	713,001	724,216	702,699	684,687
Noncontrolling interest in subsidiaries	40,178	40,665	41,192	41,862	42,567
Total equity	748,641	753,666	765,408	744,561	727,254
Total liabilities and equity	$ 1,509,462	$ 1,475,707	$ 1,478,819	$ 1,497,194	$ 1,485,034

U•STORE•IT TRUST
STATEMENTS OF OPERATIONS
(unaudited, in thousands, except per share data)

	Three Months Ended				
	June 30, 2011	March 31, 2011	December 31, 2010	September 30, 2010	June 30, 2010
REVENUES					
Rental income	$ 52,906	$ 51,873	$ 50,515	$ 49,610	$ 48,156
Other property related income	5,650	4,759	4,950	4,829	4,417
Property management fee income	848	909	1,147	1,048	590
Total revenues	59,404	57,541	56,612	55,487	53,163
OPERATING EXPENSES					
Property operating expenses	25,085	25,610	23,647	23,943	23,755
Depreciation and amortization	15,945	15,572	15,925	15,143	15,930
General and administrative	6,841	6,031	6,098	6,597	6,844
Total operating expenses	47,871	47,213	45,670	45,683	46,529
OPERATING INCOME	11,533	10,328	10,942	9,804	6,634
OTHER INCOME (EXPENSE)					
Interest:					
Interest expense on loans	(8,020)	(8,113)	(8,470)	(9,648)	(9,625)
Loan procurement amortization expense	(1,396)	(1,636)	(1,745)	(1,559)	(1,620)
Loan procurement amortization expense - early repayment of debt	(2,085)	-	-	-	-
Interest income	5	9	5	19	62
Acquisition related costs	(146)	(109)	(294)	(165)	(300)
Other	(198)	(3)	(94)	(67)	(35)
Total other expense	(11,840)	(9,852)	(10,598)	(11,420)	(11,518)
INCOME (LOSS) FROM CONTINUING OPERATIONS	(307)	476	344	(1,616)	(4,884)
DISCONTINUED OPERATIONS					
Income from discontinued operations	1,895	-	507	501	495
Net gain on disposition of discontinued operations	-	-	1,826	-	-
Total discontinued operations	1,895	-	2,333	501	495
NET INCOME (LOSS)	1,588	476	2,677	(1,115)	(4,389)
NET LOSS (INCOME) ATTRIBUTABLE TO NONCONTROLLING INTERESTS					
Noncontrolling interests in the Operating Partnership	(44)	5	(106)	76	233
Noncontrolling interest in subsidiaries	(642)	(598)	(488)	(441)	(365)
NET INCOME (LOSS) ATTRIBUTABLE TO THE COMPANY	$ 902	$ (117)	$ 2,083	$ (1,480)	$ (4,521)
Basic and diluted loss per share from continuing operations attributable to common shareholders	$ (0.01)	$ -	$ -	$ (0.02)	$ (0.05)
Basic and diluted earnings per share from discontinued operations attributable to common shareholders	0.02	-	0.02	-	-
Basic and diluted earnings (loss) per share attributable to common shareholders	$ 0.01	$ -	$ 0.02	$ (0.02)	$ (0.05)
Weighted-average basic and diluted shares outstanding	98,844	98,769	96,501	93,724	92,925
AMOUNTS ATTRIBUTABLE TO THE COMPANY'S COMMON SHAREHOLDERS:					
Loss from continuing operations	$ (906)	$ (117)	$ (143)	$ (1,957)	$ (4,992)
Total discontinued operations	1,808	-	2,226	477	471
Net income (loss)	$ 902	$ (117)	$ 2,083	$ (1,480)	$ (4,521)

U•STORE•IT TRUST
SAME-STORE PORTFOLIO NET OPERATING INCOME
(unaudited, in thousands)

	Three months ended			Six months ended		
	June 30, 2011	June 30, 2010	Percent Change	June 30, 2011	June 30, 2010	Percent Change
REVENUES						
Net rental income	$ 49,279	$ 48,137	2.4%	$ 98,288	$ 95,736	2.7%
Other property related income	4,876	4,201	16.1%	9,052	7,883	14.8%
Total revenues	54,155	52,338	3.5%	107,340	103,619	3.6%
OPERATING EXPENSES						
Property taxes	6,696	6,696	0.0%	13,345	13,722	-2.7%
Personnel expense	6,001	5,599	7.2%	11,946	11,351	5.2%
Advertising	1,627	2,644	-38.5%	3,273	3,367	-2.8%
Repair and maintenance	755	646	16.9%	1,403	1,258	11.5%
Utilities	1,980	1,991	-0.6%	4,338	4,420	-1.9%
Property insurance	723	740	-2.3%	1,413	1,473	-4.1%
Other expenses	2,988	2,950	1.3%	6,630	6,133	8.1%
Total operating expenses	20,770	21,266	-2.3%	42,348	41,724	1.5%
Net operating income (1)	$ 33,385	$ 31,072	7.4%	$ 64,992	$ 61,895	5.0%
Gross margin	61.6%	59.4%		60.5%	59.7%	
Period Average Occupancy (2)	78.5%	76.7%		77.6%	76.0%	
Period End Occupancy (3)	79.8%	77.8%		79.8%	77.8%	
Total rentable square feet	22,849	22,849		22,849	22,849	
Realized annual rent per occupied square foot (4)	$ 10.99	$ 10.99	0.0%	$ 11.09	$ 11.03	0.5%
Scheduled annual rent per square foot (5)	$ 11.95	$ 11.70	2.1%	$ 11.93	$ 11.66	2.3%

Reconciliation of Same-Store Net Operating Income to Operating Income

	June 30, 2011 (three months)	June 30, 2010 (three months)	June 30, 2011 (six months)	June 30, 2010 (six months)
Same-store net operating income (1)	$ 33,385	$ 31,072	$ 64,992	$ 61,895
Non same-store net operating income (1)	2,529	(34)	4,460	257
Indirect property overhead (6)	(1,595)	(1,630)	(3,200)	(3,298)
Depreciation and amortization	(15,945)	(15,930)	(31,518)	(31,878)
General and administrative expense	(6,841)	(6,844)	(12,874)	(12,711)
Operating Income	$ 11,533	$ 6,634	$ 21,860	$ 14,265

(1) Net operating income (NOI) is a non-GAAP (generally accepted accounting principles) financial measure that excludes from operating income the impact of depreciation and general & administrative expense.

(2) Represents the weighted average occupancy for the period.

(3) Represents occupancy at June 30 of the respective year.

(4) Realized annual rent per occupied square foot is computed by dividing rental income by the weighted average occupied square feet for the period.

(5) Scheduled annual rent per square foot represents annualized contractual rents per available square foot for the period.

(6) Includes property management fee income earned in conjunction with managed properties.

U•STORE•IT TRUST
SAME-STORE PORTFOLIO NET OPERATING INCOME - TRAILING FIVE QUARTERS
(unaudited, in thousands)

	Three months ended				
	June 30, 2011	March 31, 2011	December 31, 2010	September 30, 2010	June 30, 2010
REVENUES					
Net rental income	$ 49,279	$ 49,009	$ 49,052	$ 49,301	$ 48,137
Other property related income	4,876	4,176	4,143	4,270	4,201
Total revenues	54,155	53,185	53,195	53,571	52,338
OPERATING EXPENSES					
Property taxes	6,696	6,648	6,401	6,450	6,696
Personnel expense	6,001	5,945	5,754	5,987	5,599
Advertising	1,627	1,646	1,102	1,659	2,644
Repair and maintenance	755	647	771	757	646
Utilities	1,980	2,357	1,989	2,517	1,991
Property insurance	723	689	716	737	740
Other expenses	2,988	3,646	3,052	2,949	2,950
Total operating expenses	20,770	21,578	19,785	21,056	21,266
Net operating income (1)	$ 33,385	$ 31,607	$ 33,410	$ 32,515	$ 31,072
Gross margin	61.6%	59.4%	62.8%	60.7%	59.4%
Period Average Occupancy (2)	78.5%	76.7%	76.9%	78.1%	76.7%
Period End Occupancy (3)	79.8%	76.9%	76.7%	77.6%	77.8%
Total rentable square feet	22,849	22,849	22,849	22,849	22,849
Realized annual rent per occupied square foot (4)	$ 10.99	$ 11.19	$ 11.17	$ 11.05	$ 10.99
Scheduled annual rent per square foot (5)	$ 11.95	$ 11.90	$ 11.98	$ 11.86	$ 11.70
Reconciliation of Same-Store Net Operating Income to Operating Income					
Same-store net operating income (1)	$ 33,385	$ 31,607	$ 33,410	$ 32,515	$ 31,072
Non same-store net operating income (1)	2,529	1,894	1,453	38	(34)
Indirect property overhead (6)	(1,595)	(1,570)	(1,898)	(1,009)	(1,630)
Depreciation and amortization	(15,945)	(15,572)	(15,925)	(15,143)	(15,930)
General and administrative expense	(6,841)	(6,031)	(6,098)	(6,597)	(6,844)
Operating Income	$ 11,533	$ 10,328	$ 10,942	$ 9,804	$ 6,634

(1) Net operating income (NOI) is a non-GAAP (generally accepted accounting principles) financial measure that excludes from operating income the impact of depreciation and general & administrative expense.
(2) Square feet occupancy represents the weighted average occupancy for the period.
(3) Represents occupancy at end of respective period.
(4) Realized annual rent per occupied square foot is computed by dividing rental income by the weighted average occupied square feet for the period.
(5) Scheduled annual rent per square foot represents annualized contractual rents per available square foot for the period.
(6) Includes property management fee income earned in conjunction with managed properties.

U•STORE•IT TRUST
FUNDS FROM OPERATIONS
(in thousands, except per share data)

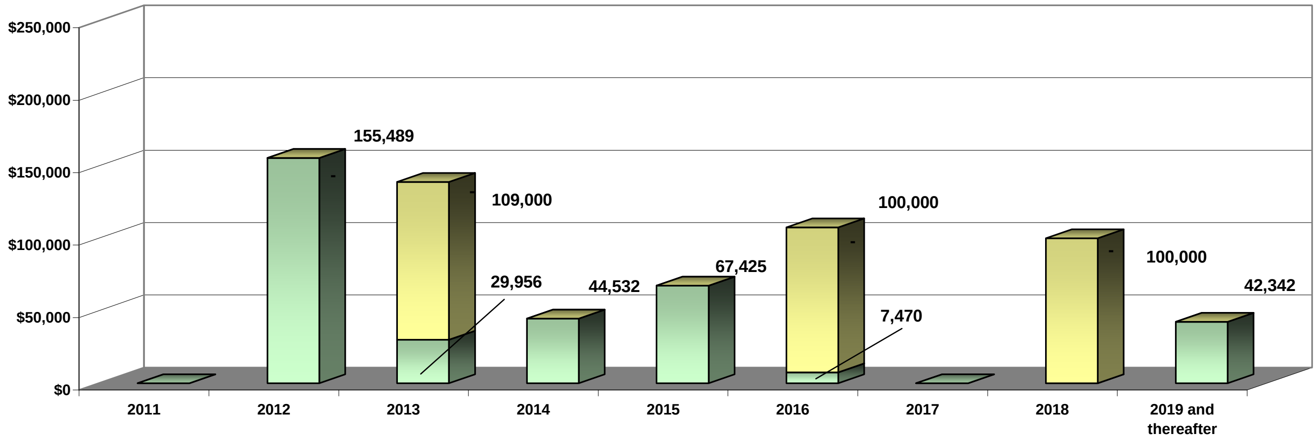
	Three months ended		Six months ended	
	June 30, 2011	June 30, 2010	June 30, 2011	June 30, 2010
Net income (loss)	$ 1,588	$ (4,389)	$ 2,064	$ (7,581)
Add (deduct):				
Real estate depreciation and amortization	15,531	15,950	30,787	31,920
Noncontrolling interests in subsidiaries' share of FFO	(1,092)	(934)	(2,155)	(1,955)
FFO	$ 16,027	$ 10,627	$ 30,696	$ 22,384
Earnings (loss) per share attributable to common shareholders - basic and diluted	$ 0.01	$ (0.05)	$ 0.01	$ (0.09)
FFO per share and unit - fully diluted	$ 0.15	$ 0.11	$ 0.29	$ 0.23
Weighted-average basic and diluted shares outstanding	98,844	92,925	98,807	92,880
Weighted-average diluted shares and units outstanding	105,071	98,802	104,959	98,655
Dividend per common share and unit	$ 0.07	$ 0.025	$ 0.14	$ 0.05
Payout ratio of FFO (Dividend per share divided by FFO per share)	47%	23%	48%	22%

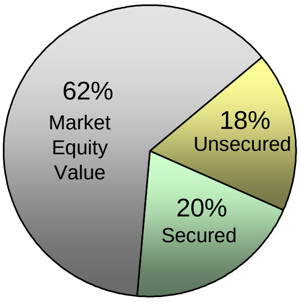
U•STORE•IT TRUST

DEBT OVERVIEW (as of June 30, 2011)

(unaudited, in thousands)

Debt Maturity Schedule

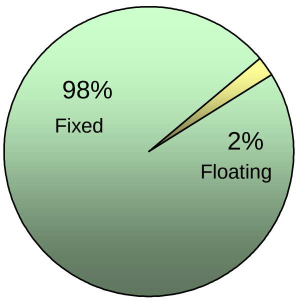




Market Capitalization

	Amount	Rate[1]	Weighted Average Maturity (in years)
Unsecured	$ 309,000	3.87%	4.7
Secured	347,645	5.74%	3.0
Total Debt	$ 656,645	4.86%	3.8
Market Equity Value	1,089,641		
Total Market Capitalization	$ 1,746,286		

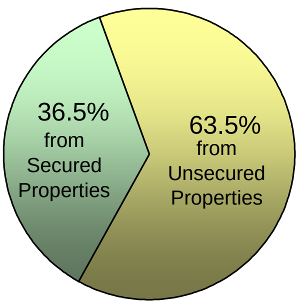
(1) Weighted average interest rate



Floating and Fixed

	Amount	Rate[1]	Weighted Average Maturity (in years)
Floating Rate Debt	$ 14,603	4.08%	2.5
Fixed Rate Debt	642,042	4.88%	3.9
Total Debt	$ 656,645	4.86%	3.8

(1) Weighted average interest rate



Portfolio Net Operating Income

NOI from Unencumbered Properties [1]	63.5%
NOI from Encumbered Properties [1]	36.5%
Total	100.0%

(1) Represents respective NOI contribution from properties as of quarter end

U•STORE•IT TRUST
DEBT ANALYSIS
(in thousands)
As of June 30, 2011

TE MORTGAGES	Balance		Rate		Maturity Date	
YSI 6	$ 75,489	FIXED	5.13%		Aug-12	
YASKY	80,000	FIXED	4.96%		Sep-12	
YSI 14	1,731	FIXED	6.22%		Jan-13	
YSI 7	3,066	FIXED	5.50%		Jun-13	
YSI 8	1,752	FIXED	5.50%		Jun-13	
YSI 9	1,927	FIXED	5.50%		Jun-13	
YSI 17	4,054	FIXED	5.72%		Jul-13	
YSI 27	490	FIXED	6.13%		Nov-13	
YSI 30	7,184	FIXED	6.13%		Nov-13	
YSI 11	2,386	FIXED	6.29%		Dec-13	
YSI 5	3,147	FIXED	6.22%		Jan-14	
YSI 28	1,532	FIXED	6.02%		Feb-14	
YSI 37	2,192	FIXED	7.25%		Aug-14	
YSI 44	1,084	FIXED	7.00%		Sep-14	
YSI 41	3,827	FIXED	6.60%		Sep-14	
YSI 45	5,399	FIXED	6.75%		Oct-14	
YSI 48	25,059	FIXED	7.25%		Nov-14	
YSI 50	2,292	FIXED	6.75%		Dec-14	
YSI 10	4,051	FIXED	5.47%		Jan-15	
YSI 15	1,855	FIXED	5.60%		Jan-15	
YSI 20	61,519	FIXED	5.97%		Nov-15	
YSI 51	7,470	FIXED	6.36%		Oct-16	
YSI 31	13,539	FIXED	6.75%		Jun-19	(a)
YSI 35	4,499	FIXED	6.90%		Jul-19	(a)
YSI 32	6,005	FIXED	6.75%		Jul-19	(a)
YSI 33	11,266	FIXED	6.42%		Jul-19	
YSI 39	3,899	FIXED	6.50%		Sep-19	(a)
YSI 47	3,134	FIXED	6.63%		Jan-20	(a)
Total Mortgages	$ 339,848		5.76%			
FIXED RATE DEBT PREMIUMS						
Fixed Rate Debt Premiums	431					
SECURED LOANS, VARIABLE RATE						
USIFB	7,366	LIBOR + 2.75%	5.11%	(d)	Dec-13	
Total Secured Debt	$ 347,645		5.74%			
UNSECURED FACILITY DEBT						
Line-of-Credit	9,000	LIBOR + 3.25%	3.44%	(b)	Dec-13	
Unsecured Term Loan	100,000	LIBOR + 3.25%	3.44%	(b) (c)	Dec-13	
Unsecured Term Loan	100,000	LIBOR + 1.90%	3.70%	(b) (e)	Jun-16	
Unsecured Term Loan	100,000	LIBOR + 2.05%	4.52%	(b) (f)	Jun-18	
Total Unsecured Facility Debt	$ 309,000		3.87%			
TOTAL PORTFOLIO DEBT	$ 656,645		4.86%			

(a) These borrowings have a fixed interest rate for the first 5 years of their term, which then resets and remains constant over the final 5 years of the loan term.
(b) These borrowings are calculated based on 30 day LIBOR.
(c) These borrowings are subject to an interest rate cap on $100 million of borrowings that effectively limits the 30 day LIBOR borrowing rate to no more than 2.00% through January, 2012.
(d) Rate as of June 30, 2011, includes the impact of a $1.8 million interest rate swap to fix 3 month LIBOR at 2.36% through December 31, 2013.
(e) Rate as of June 30, 2011 includes the impact of interest rate swaps on $100 million of borrowings at a blended rate of 1.0825%, maturing in June 2016.
(f) Rate as of June 30, 2011 includes the impact of interest rate swaps on $100 million of borrowings at a blended rate of 2.4676%, maturing in June 2018.

U•STORE•IT TRUST
PROPERTIES BY STATE, Total Portfolio
As of June 30, 2011

State	Number of Facilities	Number of Units	Total Rentable Square Feet	% of Total Rentable Square Feet	June 30, 2011 Occupancy
Florida	53	37,430	3,947,817	16.5%	77.5%
California	44	27,555	3,202,866	13.4%	72.0%
Texas	45	21,937	2,773,013	11.6%	83.5%
Ohio	33	15,349	1,872,697	7.8%	78.9%
Illinois	27	13,848	1,607,808	6.7%	83.6%
Tennessee	24	12,792	1,684,720	7.0%	82.4%
Arizona	24	11,961	1,285,151	5.4%	84.4%
Connecticut	17	7,082	847,311	3.5%	81.2%
New Jersey	16	10,366	1,039,710	4.3%	72.7%
Georgia	9	6,015	759,585	3.2%	79.5%
Indiana	9	5,148	592,801	2.5%	77.9%
New York	10	8,770	646,590	2.7%	78.0%
New Mexico	9	3,377	387,540	1.6%	87.6%
Colorado	8	4,063	493,098	2.1%	88.0%
North Carolina	6	3,855	462,898	1.9%	80.7%
Maryland	5	4,158	518,252	2.2%	82.4%
Virginia	5	3,420	363,744	1.5%	80.2%
Michigan	4	1,885	270,869	1.1%	74.9%
Utah	4	2,245	239,723	1.0%	83.7%
Massachusetts	4	2,381	206,526	0.9%	77.1%
Louisiana	3	1,411	195,017	0.8%	79.8%
Pennsylvania	2	1,614	173,669	0.7%	91.1%
Nevada	2	886	97,182	0.4%	85.6%
Alabama	1	795	128,971	0.5%	72.5%
Washington DC	1	752	63,085	0.3%	92.3%
Mississippi	1	509	61,251	0.2%	75.0%
Wisconsin	1	485	58,500	0.2%	77.8%
Total/Weighted Average	**367**	**210,089**	**23,980,394**	**100.0%**	**79.5%**

U•STORE•IT TRUST
PROPERTIES BY STATE, Same-Store Portfolio
As of June 30, 2011

State	Number of Facilities	Number of Units	Total Rentable Square Feet	% of Total Rentable Square Feet	June 30, 2011 Occupancy	June 30, 2010 Occupancy
Florida	51	35,846	3,794,850	16.6%	77.9%	76.8%
California	44	27,555	3,202,866	14.0%	72.0%	69.3%
Texas	43	20,838	2,643,498	11.6%	83.4%	83.6%
Ohio	33	15,349	1,872,697	8.2%	78.9%	77.2%
Illinois	27	13,848	1,607,808	7.0%	83.6%	81.7%
Tennessee	24	12,792	1,684,720	7.4%	82.4%	79.7%
Arizona	23	11,125	1,200,748	5.3%	85.1%	80.0%
Connecticut	17	7,082	847,311	3.7%	81.2%	77.9%
New Jersey	13	8,995	876,510	3.8%	77.5%	75.3%
Georgia	9	6,015	759,585	3.3%	79.5%	76.0%
Indiana	9	5,148	592,801	2.6%	77.9%	76.4%
New Mexico	9	3,377	387,540	1.7%	87.6%	83.8%
Colorado	8	4,063	493,098	2.2%	88.0%	85.7%
North Carolina	6	3,855	462,898	2.0%	80.7%	75.0%
Maryland	5	4,158	518,252	2.3%	82.4%	82.4%
New York	5	2,898	312,025	1.4%	77.7%	77.3%
Michigan	4	1,885	270,869	1.2%	74.9%	73.7%
Utah	4	2,245	239,723	1.1%	83.7%	80.5%
Massachusetts	3	1,788	173,233	0.8%	76.6%	72.2%
Louisiana	3	1,411	195,017	0.9%	79.8%	83.1%
Pennsylvania	2	1,614	173,669	0.8%	91.1%	86.2%
Virginia	2	1,160	130,732	0.6%	74.8%	69.5%
Nevada	2	886	97,182	0.4%	85.6%	86.0%
Alabama	1	795	128,971	0.5%	72.5%	71.8%
Washington DC	1	752	63,085	0.2%	92.3%	93.4%
Mississippi	1	509	61,251	0.2%	75.0%	89.9%
Wisconsin	1	485	58,500	0.2%	77.8%	78.8%
Total/Weighted Average	**350**	**196,474**	**22,849,439**	**100.0%**	**79.8%**	**77.8%**