

**OFFICIAL COMMITTEE OF EQUITY SECURITY HOLDERS
OF SPECIALTY TRUST, INC., AND
ITS CHAPTER 11 DEBTOR AFFILIATES**

June 28, 2011

To: All Shareholders of Specialty Trust, Inc.

Dear Fellow Shareholders:

This letter is provided to you by the Official Committee of Equity Security Holders in the bankruptcy matter relating to Specialty Trust, Inc., and its subsidiaries (collectively, the "Debtors"). The Official Committee of Equity Security Holders (the "Equity Committee") consists of five individuals who, like you, are Shareholders in Specialty Trust. Each of the Equity Committee's members spent many, many hours working for the Shareholders and they neither requested nor did they receive any compensation for their efforts. The Equity Committee was authorized by the Bankruptcy Court to hire the law firm of McDonald Carano Wilson LLC ("MCW") to represent the Equity Committee in the bankruptcy proceedings and to assist in legal matters relating to the bankruptcy. The Bankruptcy Court also authorized the Equity Committee to hire the financial consulting firm of FTI Consulting ("FTI") to assist the Equity Committee in evaluating the liquidity and cash flow of the Debtors, to assist in evaluating the assets and liabilities of the Debtors, to identify and coordinate possible financing sources, to assist in the conduct of financial investigations on behalf of the Shareholders, and to advise the Equity Committee on financial matters relevant to the bankruptcy.

On March 25, 2011, the Equity Committee and the Debtors each filed competing Plans of Reorganization relating to the Debtors. Both Plans required participation by a lender to finance the operations of the Reorganized Debtors upon exit from bankruptcy (the "Exit Financing") and both Plans set forth terms providing for an orderly liquidation of the Reorganized Debtors over a period of time. The Debtors' Plan proposed to utilize Exit Financing provided by Northlight Real Estate Group, LLC ("Northlight"), a lending source introduced to the Debtors and their representatives by FTI. The Equity Committee and FTI worked closely with the Debtors and their financial advisor to secure interim financing to the Debtors during the course of the bankruptcy proceedings and to present the Exit Financing proposal set forth in the Debtors' proposed Plan of Reorganization.

However, while providing the means for funding of the Reorganized Debtors following discharge from bankruptcy and partial recovery by the secured creditors of the Debtors, the Northlight Exit Financing proposal left little, if any, opportunity for recovery by the Shareholders. While the Debtors were finalizing the terms of the proposed Exit Financing with Northlight, the Equity Committee continued to try to find more advantageous, less expensive financing for the proposed reorganization that, hopefully, would have provided a better chance for recovery by the Shareholders or, at the least, a greater level of recovery by the Secured Note Holders, many of whom are also Shareholders. With FTI's assistance, the Equity Committee was successful in identifying SunChase Holdings as a possible alternative to the Northlight Exit

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Financing proposal. The Debtors supported the Equity Committee's efforts and offered to withdraw their Plan if SunChase agreed to provide Exit Financing on more favorable terms. Unfortunately, due to various factors including the extremely short time provided to finalize the Exit Financing and questions that arose with regard to some of the material assets of the Reorganized Debtors that could not be resolved in the limited period of time allowed for the completion of due diligence, SunChase decided not to present an alternative Exit Financing proposal. Consequently, the Equity Committee withdrew its proposed Plan of Reorganization from consideration by the Court, and the Court subsequently approved the Debtors' Plan. The Debtors completed the closing of the Exit Financing with Northlight on June 27, 2011.

The Reorganized Debtors emerged from bankruptcy on June 28, 2011 (the "Effective Date"). Your shares of stock in Specialty Trust, Inc., owned as of the Effective Date, were cancelled pursuant to the terms of the Debtors' Plan and the Bankruptcy Court's final order of approval. Your equity interests in Specialty Trust have been replaced by an uncertificated residual interest in the Reorganized Debtors' assets that is subordinate to the approved claims of the secured and unsecured creditors of the Reorganized Debtors. If the Shareholders ever receive anything of value for their residual interests in these assets, the value will come only if and when all of the assets of the Reorganized Debtors are liquidated and the final expenses of the Reorganized Debtors, including all approved claims of the creditors, have been paid in full. At the present time and based upon current market conditions, neither the Debtors nor the Equity Committee have any expectation that Shareholders will receive any value for such residual interests.

The Equity Committee is not in a position to give tax advice to individual Shareholders regarding these matters. Information regarding the tax implications for Shareholders as a result of the Debtors' Plan is discussed in the "Joint Disclosure Statement" that was previously provided.

Reorganized Specialty Trust will issue new share certificates to its creditors as part of the Debtors' Plan. The holders of Specialty Trust Notes formerly administered by Deutsche Bank (the "Secured Note Holders") will receive new share certificates representing the majority of the new stock in Reorganized Specialty Trust, and will be represented by two of the five members of the new Board of Directors that will direct and manage Reorganized Specialty Trust and its reorganized subsidiaries. The two representatives who have been selected as interim Directors representing this present class of Note holders are Joanne Ballardini (represented by James Cavilia, Esq.) and Robert Barengo, Esq. Two other persons will be selected to serve on the Board of Directors by the creditors currently owning unsecured notes formerly issued by Specialty Trust. A fifth member of the Board of Directors will be selected by the foregoing four Directors. Although a final selection has not been announced as of this time, the Equity Committee believes this person will be a person acceptable to the Equity Committee. All of the new members of the new Board of Directors of Reorganized Specialty Trust will serve in such capacities pursuant to the bylaws of Reorganized Specialty Trust, as amended pursuant to the Plan of Reorganization, and will select such officers to serve the Reorganized Debtors as the new Board determines to be necessary.

The Plan of Reorganization provides that the sum of \$300,000 be dedicated to the further investigation and pursuit of claims the Reorganized Debtors may have against former officers, directors, professionals and others. All of such claims have been preserved pursuant to the terms of the Debtors' Plan, and may be pursued at the discretion of the new Board of Directors of the Reorganized Debtors. The general nature of these claims and summary descriptions of the facts giving rise to such claims are set forth in the Joint Disclosure Statement previously provided to you. The Equity Committee was charged by the Court with identifying potential claims that might be available to the Debtors' estates and preparing descriptions of such potential claims for publication in the Joint Disclosure Statement. Any proceeds derived as a result of the successful pursuit of such claims will be dispersed through the liquidation process adopted by the new Board of Directors pursuant to the Debtors' Plan.

The Equity Committee has previously informed Shareholders that they may have individual causes of action against the Debtors' principals and agents based upon representations that were made at the time they purchased their shares in Specialty Trust. The time for filing such individual lawsuits is running and may have expired with respect to some types of individual shareholder claims. Shareholders are cautioned to consult counsel without further delay if they believe they may have such claims.

The Equity Committee thanks FTI for introducing both Northlight and SunChase to the Debtors, as well as many other potential financing sources that considered participation in the reorganization. Additionally, the Equity Committee thanks FTI for its thoroughness and professionalism in investigating and compiling information regarding the relevant transactions. FTI conducted preliminary investigations of many extremely complicated financial transactions and compiled and analyzed a significant amount of data regarding the potential claims on a limited budget and with limited time. The results of FTI's investigations will be turned over to the Reorganized Debtors.

Several persons complained about the amount FTI charged for its work as the Equity Committee's financial consultant. Of the total fees charged to the Debtors' estates for financial consulting services by FTI and by the Debtors' financial consultants, Imperial Capital, approximately 24% was incurred by FTI and 76% was incurred by Imperial Capital. In exchange for the fees which it charged, FTI brought Northlight to the Debtors as an interim lender and was instrumental in bringing both Northlight and SunChase to the Debtors as potential Exit Facility lenders, in addition to the excellent work it conducted on the financial investigations described above. And, in addition to the foregoing, FTI's analysis of the Debtors' financial position both during the case and on a post-bankruptcy basis proved invaluable to the Equity Committee. Although the Bankruptcy Court has not yet ruled on the final fees paid to the professionals, the Committee believes that the FTI's work in this case and its introduction of Northlight to the Debtors has more than justified its fees.

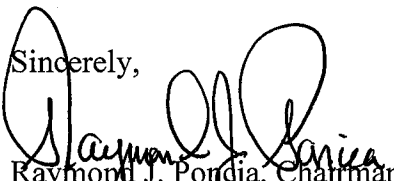
The Equity Committee also thanks MCW and its lawyers for their work on behalf of the Shareholders. MCW provided the primary liaison between the Committee and the Debtors and their counsel, assisted the Equity Committee with communications to the Court and to the Shareholders, drafted all the legal documents for the Equity Committee including the Equity Committee's Plan and Disclosure Statement, and were instrumental in helping the Equity

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Committee convince the Debtors to employ an independent Chief Restructuring Officer to assist the Debtors through the bankruptcy process. MCW also prepared the initial draft of the Plan of Reorganization that Debtors subsequently used as the basis of the Plan ultimately confirmed by the Court. MCW also provided comments and assistance to Debtors' counsel on subsequent drafts of the Plan as well as on drafts of the Joint Disclosure Statement. Nevertheless, a few persons also criticized the fees charged by MCW for its work on behalf of the Equity Committee and the Shareholders. Of the total legal fees charged to the bankrupt estate by the lawyers, approximately 18% were charged by MCW. The remaining 82% were charged by the various law firms representing the Debtors and the Debtors' Board of Directors.

As of the Effective Date, the Reorganized Debtors will be led by the new Board of Directors and a CEO/Plan Administrator who will be engaged by the Board to assist in the business operations and orderly liquidation of the Reorganized Debtors. Pursuant to the terms of the Exit Financing agreements, Northlight will serve as the manager for the Reorganized Debtors' assets during the liquidation process. We assume that the Reorganized Debtors will provide the former Shareholders with information regarding the status of the liquidation process following the Effective Date and, in particular, regarding the possibilities of any recovery based on the residual interests granted to the former Shareholders of Specialty Trust, Inc. We continue to hope for a dramatic recovery in the national economy and wish all our fellow Shareholders well.

Sincerely,

Raymond J. Pondia, Chairman
Official Committee of Equity Security Holders