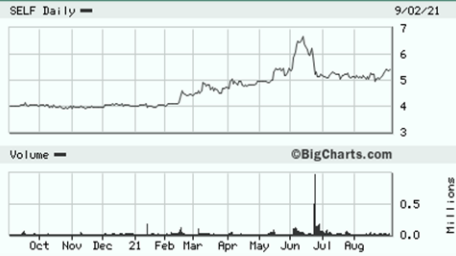


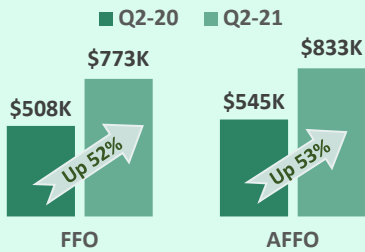
Strong Pricing Power and Lease-up Performance Driving Record Occupancies, Revenues, FFO and AFFO

Key Stats



Share Price 9/02/21	\$5.44
52 Week Range	\$3.92 - \$6.77
Avg. Daily Volume 3 mo.	58,141
Common Shares Out./% Float	10.7M/92%
Market Cap	\$58.2M
Capital Resources ¹	\$20.8M
Insider/Institutional Holdings	~8%/~17%
FFO per Diluted Share <i>mrq</i>	\$0.08
AFFO per Diluted Share <i>mrq</i>	\$0.09
Dividend Yield <i>ttm</i> ²	4.8%
Employees	30+
Fiscal Year End	Dec. 31

High Growth in FFO & AFFO³



Executive Management

Mark C. Winmill, CEO, President & Chairman: 37+ years in real estate investing. Acquisition, development and management of \$300M+ in self-storage properties.

Thomas O'Malley, CFO: CPA with 31+ years' financial and operating experience in real estate & finance.

Don Klimoski II, CCO, VP & General Counsel: 14+ years in acquisitions, securities law & corporate governance.

Company Contacts

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Company Overview

About Global Self Storage

- Self-administered/self-managed **Real Estate Investment Trust (REIT)** with attractive dividend.
- Owns/manages 13 self-storage properties** with 969,210 sf. of leasable space.
- Demonstrating resiliency** during COVID-19.
- Strong pricing power and lease-up performance **driving record occupancies, revenues, FFO and AFFO.**³

Competitive Focus

- Secondary and tertiary** markets in Northeast, Mid-Atlantic, Midwest & South-Central U.S. which have experienced slower supply growth.
- High tenant quality**, including credit card payers who rent for longer periods and can accept greater rental rate increases.
- Third-party management offering, **Global MaxManagementSM**, increases revenue, brand presence and acquisition pipeline.

Growing Self-Storage Market, Strong Drivers

- Industry to reach \$44.5B** by 2024 @ 2.0% CAGR.⁵
- New demand generators:** home office expansion, relocation of remote workers, migration to lower cost cities, population growth in secondary markets.⁶

Acquisition Opportunity

- Highly-fragmented market: 71% of storage operators manage only 1-2 properties.⁷
- Only 20% of the market currently controlled by six publicly-traded self-storage companies.⁷

Expansion & Lease-up Performance

- Millbrook, NY:** Added 11,800 leasable sf. in Feb. 2020. Occupancy up from 45.5% to 95.4%.⁸
- McCordsville, IN:** Added 13,713 leasable sf. in June 2020. Occupancy up from 79.1% to 94.7%.⁸
- West Henrietta, NY:** Added 7,300 leasable sf. in Aug. 2020. Occupancy up from 77.9% to 89.1%.⁸

Recent Milestones & Results

8/16/21: Reported record Q2-21 revenues, occupancies, FFO and AFFO.

7/06/21: Extended revolving credit facility from \$10M to \$15M; capital resources total \$21.0M.

6/29/21: Closed public offering of common stock for total gross proceeds of \$6.9M.

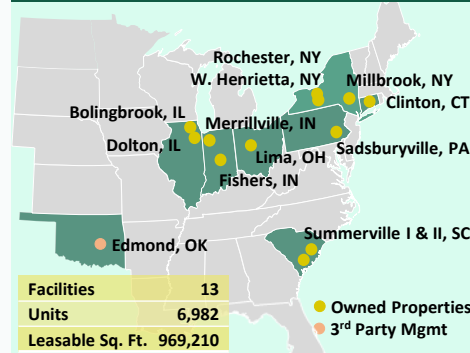
High Quality Service & Facilities



Peer-Leading Results⁴

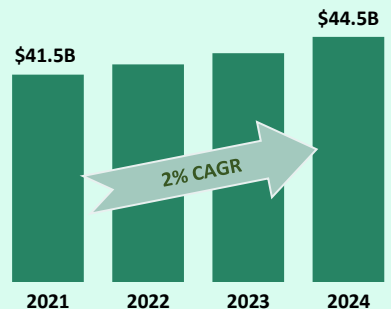
	Q2-21 Same-Store Revenue Growth	Occupancy Rate	Dividend Yield <i>ttm</i>
GLOBAL SELF STORAGE	11.1%	96.3%	4.8%
NSA	16.3%	96.7%	2.6%
EXR	13.6%	97.0%	2.1%
CUBE	14.0%	96.1%	2.5%
LSI	14.7%	95.7%	2.3%
PSA	10.8%	96.5%	2.4%

Strategic Presence



Large & Steady Market Growth

U.S. Self-Storage Market Outlook⁵



Stock data source: Yahoo! Finance and Global Self Storage ("Company"). *ttm* = trailing 12 months. **Footnotes:** 1) Capital resources is comprised of \$3.2M in cash, cash equivalents & restricted cash, \$2.6M in marketable equity securities, \$15.0M available under a revolving credit line as of 7/6/2021; 2) Dividend yield based on closing price at 9/2/21; 3) Definition of FFO & AFFO, both non-GAAP terms, and reconciliation to GAAP on reverse page; 4) Per info from 10-Qs as of 6/30/21 filed with SEC, including the Company, Extra Space Storage, CubeSmart, Public Storage, Life Storage and National Storage Affiliates (SELF, EXR, CUBE, PSA, LSI, NSA); 5) IBISWorld Report; 6) Marcus & Millichap 2020 Self-Storage U.S. Investment Forecast; 7) 2021 Self Storage Almanac; 8) at June 2021. **Disclaimer:** This document includes forward looking statements that involve risk & uncertainties as described in Company's Form 10-Q and other forms filed with the SEC; does not constitute an offer to sell, or a solicitation of an offer to buy, any security. Company makes no guarantee of reliability of this information; you should not rely on it as the basis for any investment decision. © Global Self Storage, Inc. 2021. All Rights Reserved. Product of CMA. 090221.

Non-GAAP Financial Measures

Funds from Operations (“FFO”) and FFO per share are non-GAAP measures defined by the National Association of Real Estate Investment Trusts (“NAREIT”) and are considered helpful measures of REIT performance by REITs and many REIT analysts. NAREIT defines FFO as a REIT’s net income, excluding gains or losses from sales of property, and adding back real estate depreciation and amortization. FFO and FFO per share are not a substitute for net income or earnings per share. FFO is not a substitute for GAAP net cash flow in evaluating the company’s liquidity or ability to pay dividends, because it excludes financing activities presented on the company’s statements of cash flows. In addition, other REITs may compute these measures differently, so comparisons among REITs may not be helpful. However, the Company believes that to further understand the performance of its stores, FFO should be considered along with the net income and cash flows reported in accordance with GAAP and as presented in the Company’s financial statements.

Adjusted FFO (“AFFO”) represents FFO excluding the effects of business development, capital raising, store acquisition, and third-party management marketing expenses and non-recurring items, which management believes are not indicative of the Company’s operating results. Management presents AFFO because management believes it is a helpful measure in understanding the company’s results of operations insofar as management believes that the items noted above that are included in FFO, but excluded from AFFO, are not indicative of the company’s ongoing operating results. Management also believes that the investment community considers the company’s AFFO (or similar measures using different terminology) when evaluating the company. Because other REITs or real estate companies may not compute AFFO in the same manner as the company does, and may use different terminology, the company’s computation of AFFO may not be comparable to AFFO reported by other REITs or real estate companies.

The company believes net operating income or “NOI” is a meaningful measure of operating performance because management utilizes NOI in making decisions with respect to, among other things, capital allocations, determining current store values, evaluating store performance, and in comparing period-to-period and market-to-market store operating results. In addition, the company believes the investment community utilizes NOI in determining operating performance and real estate values and does not consider depreciation expense because it is based upon historical cost. NOI is defined as net store earnings before general and administrative expenses, interest, taxes, depreciation, and amortization.

NOI is not a substitute for net income, net operating cash flow, or other related GAAP financial measures, in evaluating the company’s operating results.

Same-Store Self-Storage Operations Definition

The company considers its same-store portfolio to consist of only those stores owned and operated on a stabilized basis at the beginning and at the end of the applicable periods presented. Management considers a store to be stabilized once it has achieved an occupancy rate that management believes, based on management’s assessment of market-specific data, is representative of similar self storage assets in the applicable market for a full year measured as of the most recent January 1 and has not been significantly damaged by natural disaster or undergone significant renovation or expansion. Management believes that same-store results are useful to investors in evaluating the company’s performance because they provide information relating to changes in store-level operating performance without taking into account the effects of acquisitions, dispositions, or new ground-up developments.

At June 30, 2021, the company owned nine same-store properties and three non same-store properties. The company believes that, by providing same-store results from a stabilized pool of stores, with accompanying operating metrics including, but not limited to, variances in occupancy, rental revenue, operating expenses, and NOI, stockholders and potential investors are able to evaluate operating performance without the effects of non-stabilized occupancy levels, rent levels, expense levels, acquisitions, or completed developments. Same-store results should not be used as a basis for future same-store performance or for the performance of the Company’s stores as a whole.

Reconciliation of GAAP Net Income to Same-Store Net Operating Income

The following table presents a reconciliation of same-store net operating income to net income (loss) as presented on the company’s unaudited consolidated statements of operations for the periods indicated:

	For the Three Months Ended June 30,		For the Six Months Ended June 30,	
	2021	2020	2021	2020
Net income (loss)	\$ 861,299	\$ (22,144)	\$ 1,272,546	\$ (378,568)
Adjustments:				
Management fees and other income	(18,785)	(17,501)	(36,982)	(34,845)
General and administrative	631,208	575,568	1,209,825	1,258,191
Depreciation and amortization	406,561	502,746	812,175	1,018,682
Business development	4,837	817	4,837	10,057
Dividend, interest, and other income	(18,792)	(20,270)	(36,863)	(44,369)
Unrealized (gain) loss on marketable equity securities	(494,461)	27,764	(709,197)	218,169
Interest expense	286,572	294,522	572,064	600,305
			(1,028,49)	
Non same-store revenues	(533,896)	(396,834)	8)	(775,381)
Non same-store cost of operations	182,076	164,040	373,463	334,116
Total same-store net operating income	<u>\$ 1,306,619</u>	<u>\$ 1,108,708</u>	<u>\$ 2,433,370</u>	<u>\$ 2,206,357</u>
	For the Three Months Ended June 30,		For the Six Months Ended June 30,	
	2021	2020	2021	2020
Same-store revenues	\$ 2,021,840	\$ 1,819,877	\$ 3,951,228	\$ 3,663,530
Same-store cost of operations	715,221	711,169	1,517,858	1,457,173
Total same-store net operating income	<u>\$ 1,306,619</u>	<u>\$ 1,108,708</u>	<u>\$ 2,433,370</u>	<u>\$ 2,206,357</u>
FFO and AFFO (Unaudited)				
	For the Three Months Ended June 30,		For the Six Months Ended June 30,	
	2021	2020	2021	2020
Net income (loss)	\$ 861,299	\$ (22,144)	\$ 1,272,546	\$ (378,568)
Eliminate items excluded from FFO:				
Unrealized (gain) loss on marketable equity securities	(494,461)	27,764	(709,197)	218,169
				1,018,682
Depreciation and amortization	406,561	502,746	812,175	2
FFO attributable to common stockholders	773,399	508,366	1,375,524	858,283
Adjustments:				
Compensation expense related to stock-based awards	54,476	35,317	86,182	64,479
Business development, capital raising, store acquisition, and third-party management marketing expenses	4,837	817	4,837	10,057
AFFO attributable to common stockholders	\$ 832,712	\$ 544,500	\$ 1,466,543	\$ 932,819
Earnings per share attributable to common stockholders - basic	\$ 0.09	\$ (0.00)	\$ 0.14	\$ (0.04)
Earnings per share attributable to common stockholders - diluted	\$ 0.09	\$ (0.00)	\$ 0.14	\$ (0.04)
FFO per share - diluted	\$ 0.08	\$ 0.05	\$ 0.15	\$ 0.09
AFFO per share - diluted	\$ 0.09	\$ 0.06	\$ 0.16	\$ 0.10
Weighted average shares outstanding – basic	9,363,981	9,269,567	9,328,432	9,266,189
Weighted average shares outstanding - diluted	9,402,479	9,269,567	9,370,935	9,266,189