

Strong Pricing Power and Lease-ups Driving Record Revenues with Double-Digit FFO & AFFO Growth

Key Stats



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.

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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 969,100 sf. of leasable space.
- Demonstrating resiliency** during COVID-19.
- Strong lease-up performance driving **record same-store occupancy and revenues with double-digit percentage growth in 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 95.6%.⁸
- McCordsville, IN:** Added 13,713 leasable sf. in June 2020. Occupancy up from 79.1% to 89.5%.⁸
- West Henrietta, NY:** Added 7,300 leasable sf. in Aug. 2020. Occupancy up from 77.9% to 84.8%.⁸

Recent Milestones & Results

- 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.
- 6/01/21:** \$0.065 cash dividend per common share.

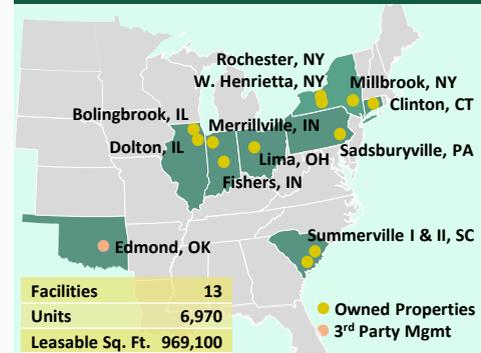
High Quality Service & Facilities



Peer-Leading Results⁴

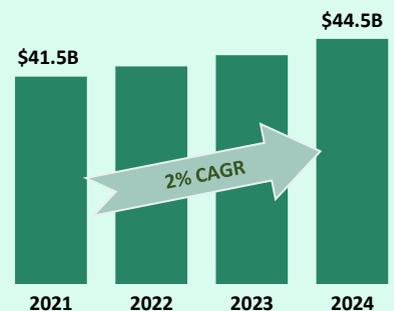
	Q1-21 Same-Store Revenue Growth	Occupancy Rate	Dividend Yield <i>ttm</i>
GLOBAL SELF STORAGE	4.7%	96.1%	5.1%
NSA	8.1%	93.8%	2.9%
EXR	4.6%	95.7%	2.3%
CUBE	6.7%	94.4%	2.8%
LSI	7.3%	94.0%	2.7%
PSA	3.4%	96.0%	2.6%

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 \$8.5M in cash, cash equivalents & restricted cash, \$2.6M in marketable equity securities, \$9.9M available under a revolving credit line as of 7/6/2021; 2) Dividend yield based on closing price at 7/06/21; 3) Definition of FFO & AFFO, both non-GAAP terms, and reconciliation to GAAP on reverse page; 4) Per info from 10-Qs as of 3/31/21 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 Mar. 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 & 2020. All Rights Reserved. Product of CMA. 070621.

