

GLOBAL[®]
SELF STORAGE
MaxManagementSM

NASDAQ: SELF

September 2026

Important Cautions Regarding Forward-Looking Statements

Certain information presented in this presentation may contain “forward-looking statements” within the meaning of the federal securities laws including the Private Securities Litigation Reform Act of 1995. Forward-looking statements include statements concerning our plans, objectives, goals, strategies, future events, future revenues or performance, capital expenditures, financing needs, plans or intentions relating to acquisitions and other information that is not historical information. In some cases, forward-looking statements can be identified by terminology such as “believes,” “plans,” “intends,” “expects,” “estimates,” “may,” “will,” “should,” or “anticipates” or the negative of such terms or other comparable terminology, or by discussions of strategy. All forward-looking statements made by the Company involve known and unknown risks, uncertainties and other factors, many of which are beyond the control of the Company, which may cause the Company’s actual results to be materially different from those expressed or implied by such statements. We may also make additional forward-looking statements from time to time.

All such subsequent forward-looking statements, whether written or oral, by us or on our behalf, are also expressly qualified by these cautionary statements. All forward-looking statements, including without limitation, management’s examination of historical operating trends and estimates of future earnings, are based upon our current expectations and various assumptions. Our expectations, beliefs and projections are expressed in good faith and we believe there is a reasonable basis for them, but there can be no assurance that management’s expectations, beliefs and projections will result or be achieved.

All forward-looking statements apply only as of the date made. Except as required by law, we undertake no obligation to publicly update or revise forward-looking statements which may be made to reflect events or circumstances after the date made or to reflect the occurrence of unanticipated events. The amount, nature, and/or frequency of dividends paid by the company may be changed at any time without notice.



Non-GAAP Measures & Same-Store Definition

Non-GAAP 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. The Company also excludes changes in unrealized gains or losses on marketable equity securities. 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 our liquidity or ability to pay dividends, because it excludes financing activities presented on our 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”) and AFFO per share are non-GAAP measures that represent FFO and FFO per share excluding the effects of stock-based compensation, business development, capital raising, and acquisition related costs and non-recurring items, which we believe are not indicative of the Company’s operating results. AFFO and AFFO per share are not a substitute for net income or earnings per share. AFFO is not a substitute for GAAP net cash flow in evaluating our liquidity or ability to pay dividends, because it excludes financing activities presented on our statements of cash flows. We present AFFO because we believe it is a helpful measure in understanding our results of operations insofar as we believe that the items noted above that are included in FFO, but excluded from AFFO, are not indicative of our ongoing operating results. We also believe that the analyst community considers our AFFO (or similar measures using different terminology) when evaluating us. Because other REITs or real estate companies may not compute AFFO in the same manner as we do, and may use different terminology, our computation of AFFO may not be comparable to AFFO reported by other REITs or real estate companies. However, the Company believes that to further understand the performance of its stores, AFFO 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.

We believe net operating income or “NOI” is a meaningful measure of operating performance because we utilize 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, we believe 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 our operating results.

Same-Store Self Storage Operations Definition

We consider our 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. We consider a store to be stabilized once it has achieved an occupancy rate that we believe, based on our 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. We believe that same-store results are useful to investors in evaluating our 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. As of June 30, 2026, we owned twelve same-store properties and zero 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.

Who We Are

- **Global Self Storage** is a self-administered and self-managed **Real Estate Investment Trust (REIT)**.
- **Own and/or manage 13 self-storage properties** with 966,245 sf. of total leasable space.¹
- Seeking additional properties to own, operate, manage and acquire where our **highly-effective professional management and best practices** can improve operations.



¹) As of 9/30/26; Includes outside parking (RV, boat, auto), retail, office and commercial space.

Q2 2026 Highlights

Total revenues: Up 0.6% to \$3.2M.

Same-Store Results

- **Revenues:** up 0.6% to \$3.2M.
- **Net income:** \$830,000 or \$0.07 per diluted share.

Same-store occupancy as of June 30, 2026, was 94.7%, consistent with June 30, 2025, among the highest same-store occupancy levels in the sector.

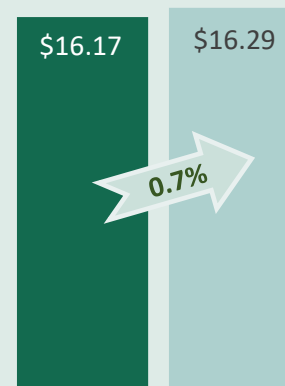
Same-store avg. tenant duration of stay: maintained record-level ~3.6 years at quarter end, up from ~3.4 years at June 30, 2025.

Quarterly Comps \$millions

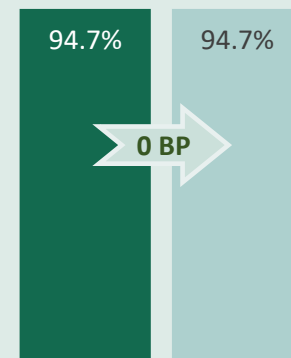
■ Q2-25 ■ Q2-26



Same-Store Revenues



Same-Store Annualized
Revenue Per Leased Sq. Ft.



Same-store Occupancy

Full Year 2025 Highlights

Total revenues: Up 1.4% to a record \$12.7M

Net income: \$2.0M or \$0.18 per diluted share.

Funds from operations (FFO): up 2.7% to \$4.0 million or \$0.36 per diluted share.¹

Adjusted funds from operations (AFFO): increased 3.4% to \$4.4M or \$0.39 per diluted share.¹

Same-Store Results

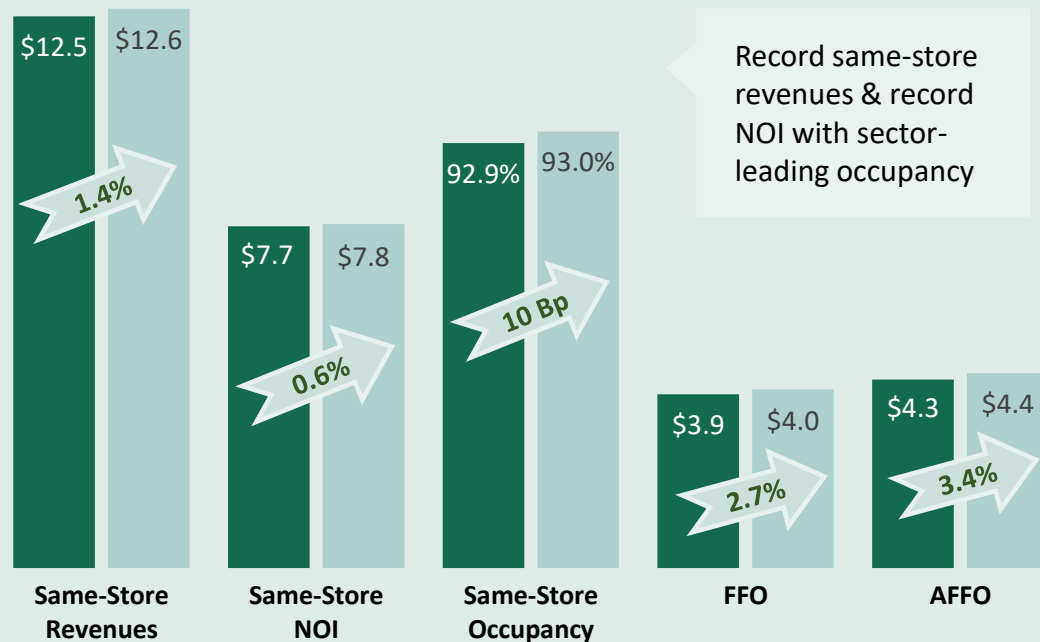
- **Revenues:** up 1.4% to a record \$12.6M
- **Net operating income (NOI):** up 0.6% to a record \$7.8M¹

Occupancy at Dec. 31, 2025: Increased 10 basis points to a sector-leading 93.0% from 92.9% at Dec. 31, 2024.

Same-store avg. tenant duration of stay: maintained record-high ~3.5 years at year-end, up from ~3.4 years at 12/31/24.

Full Year Comps \$millions

■ 2024 ■ 2025



¹) See definition of FFO, AFFO, NOI, non-GAAP terms, on Slide 3 and reconciliation to GAAP in the Appendix.

Publicly-Traded Self-Storage REIT Same-Store Comparison – Q2 2026

✓ Leader	Revenue Growth	Occupancy Growth	Occupancy - EOQ	Dividend Yield
Global Self Storage	0.6%	0.0%	94.7% ✓	5.5% ✓
Extra Space Storage	2.4%	-0.2%	94.2%	4.6%
CubeSmart	0.8%	0.0%	91.0%	5.2%
Public Storage -0.6%		0.5%	92.4%	3.9%
SmartStop	1.3%	-0.9%	92.3%	5.0%

Global Self Storage a Leading Publicly-Traded Self-Storage REIT in Occupancy and Dividend Yield

Dividend yield based on closing price as of August 31, 2026.

EOQ = End of quarter

Note: Based on information obtained in reports on Form 10-Q as of June 30, 2026, as filed with the SEC by public self-storage REITs (SELF, PSA, EXR, NSA, CUBE and SMA). SmartStop occupancy growth based on average occupancy as reported, not end of period occupancy.

National Storage Affiliates (NSA) had not reported second quarter 2026 results as of this presentation.

Publicly-Traded Self-Storage REIT Same-Store Comparison – Full Year 2025

✓ **Leader**

Revenue Growth

NOI Growth

Occupancy Rate - EOY

Global Self Storage	1.4%	0.6% ✓	93.0% ✓
Nat. Storage Affiliates	-2.3%	-1.6%	84.0%
Extra Space Storage	0.1%	-1.7%	92.6%
CubeSmart	-0.5%	-1.1%	88.6%
Public Storage	0.0%	-0.5%	91.0%
SmartStop	1.6%	0.6%	92.5%

Global Self Storage is a Leading Publicly-Traded Self-Storage REIT in NOI Growth & Occupancy Rate

Why Choose Third-Party Management?



- **Maximize the value of your property** with experienced and dedicated industry professionals working for you.
- **Avoid the challenges of** managing staff, budgets, Search Engine Optimization (SEO), marketing, and maintenance.
- **Rely on industry professionals** with decades of experience to handle your self storage operational needs and success.

Why Choose Global Self Storage?

- **Highly trained and experienced regional managers** provide dedicated support to your local property managers.
- **Sophisticated and effective revenue rate management.**
- **Revenue generating** internet presence and instant brand recognition.
- **SEO strategy** that makes you competitive.
- **Automated** collections services and auction process.
- **Reliable**, industry-leading call center.
- **Personalized** rate increase program.
- **Access to a team of experienced management professionals.**
- **Exemplary attention** to staff training and development.
- **Strong financial foundation.**
- **Purchasing power** and reduced operating expenses.
- **Exit strategy opportunities that fit your needs.**



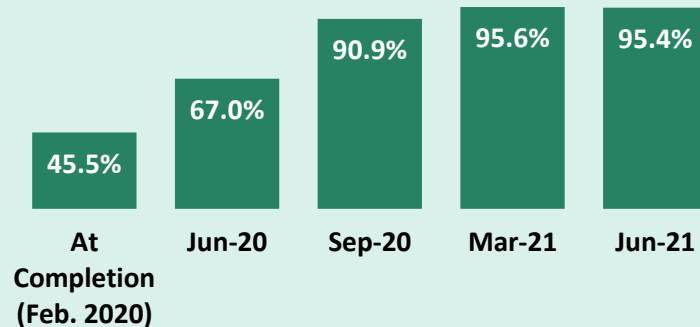
Expansion/Lease Up Case Study: Millbrook, NY

February 2020, completed expansion of Millbrook, NY store

- Added 11,800 leasable sq. ft. of valuable climate-controlled units.
- Increased non-occupied, available lease space **from 11.3% to 54.5%.**
- Tailored lease-up program increased occupancy to **95.4%** by end of June 2021 – much higher than before the new units and despite COVID-19.
- **Strong lease up performance driven by:**
 - Meeting pent-up demand for climate-controlled storage.
 - Increased migration to the suburbs.
 - Effective internet & digital marketing.
 - Attractive roadside signage and drive-by curb appeal.



Total Occupancy During Lease-up Period



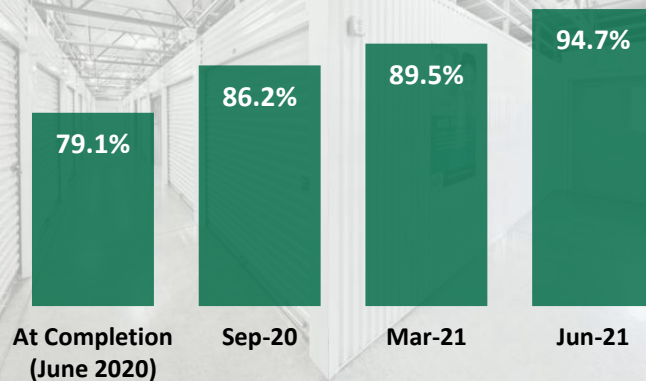
Conversion/Lease Up Case Study: Converting to Climate-Controlled Units

- **Completed conversion** of certain commercially-leased space to climate-controlled self storage units in McCordsville, Indiana, in June 2020.
- **Added ~135 of all-climate-controlled units** with 13,713 sq. ft. of leasable space.
- **Brought total unit at this location to 540** with 76,360 leasable sq. ft. of self storage space.
- **Increased occupancy** from 79.1% in June 2020 to 94.7% by end of June 2021.
- As with all of our properties, the new climate-controlled units **generate higher margins versus non-climate-controlled units**.

McCordsville, Indiana



Total Occupancy During Lease-up Period



Why Customers Choose Us: Secure, Clean, High-Quality Service & Facilities

- Property managers encouraged to maintain the **highest security and cleanliness standards.**
- Employees are motivated to deliver **courteous, attentive customer service.**
- In Q2 2026, we enhanced customer service with AI-enabled technology:
 - Completed the transition from a live agent call center to an **AI-based virtual agent call center**
 - Began rollout of a **QR code-based quick access page for 24/7 rental and payment.**
- Our goal is to make the customer experience as **pleasant and hassle-free** as possible.

Easy Gate Access



24/7 Security Monitoring



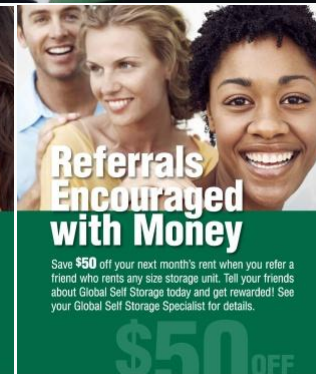
24/7 Rental & Payment via QR-based Quick Access Page



How We Attract & Retain High Quality Tenants

- ✓ **Prioritize tenant quality** in marketing and operational efforts.
- ✓ **Focus on credit card payers**, who rent for longer duration and accept greater rental rate increases.
- ✓ **Referral marketing** generates new tenant inquiries for **high quality new tenants**.
- ✓ **Strong Internet & social media presence** generate new tenant inquiries.
- ✓ **Offer referral discounts & complementary truck rental** at certain facilities.

As a result, our average same-store tenant duration was maintained at a record-level ~3.6 years as of the end of Q2 2026.



Key Competitive Factors vs. Public REIT Sector

- **Attract quality, long-staying tenants** by incentivizing credit card auto-payers.
- **Effective revenue rate management program:**
 - Dynamic rate management through daily analysis of competitive rates.
 - Systematic rate increases per customers.
 - Self-service QR code-based quick access page make rentals and payments convenient.
- **Greater agility** – allows innovation and faster response to market conditions and trends.
- **Security is Our First PrioritySM** – we provide high-end and highly secure facilities with security cameras.
- **Positive reviews** on Google and other platforms attract customers.¹



Sadsburyville, PA

4.8 ★★★★★ 422 Google reviews



Secure facility for climate-controlled units and drive-up storage, along with boat, outdoor and RV storage.

Address: 21 Aim Blvd, Sadsburyville, PA 19369

Phone: (610) 486-5052

Hours: Open · Closes 6 PM

Access: Open · Closes 10 PM · [More hours](#)

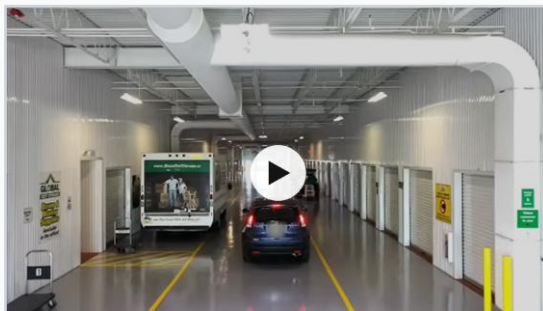
1) Google reviews as of August 18, 2026, subject to change at any time.

See Global Self Storage in Action

Facility tours, community partnerships, and customer voices.



Chamber of Commerce Check-In
Sadsburyville, PA
youtu.be/ulHtmZo9riY



Drive-Through Facility Tour
Rochester, NY
youtu.be/uZQ1-T52BWg



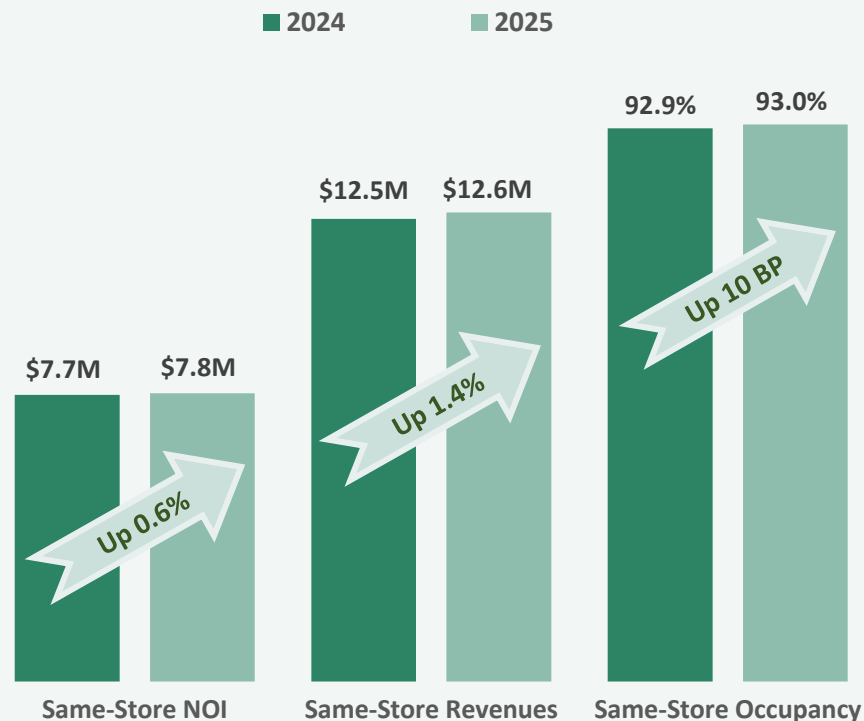
What Customers Are Saying
Customer Testimonials
youtu.be/cuyVmFWDAQU

Full videos available on the Global Self Storage YouTube channel.

Key Takeaways

- **Self-storage REIT** with sector-leading occupancy and annual NOI growth as well as continued record-high same-store average tenant duration of stay.^{1,2}
- **Strong lease-up performance** at expansions/conversions in 2020.
- **Unique focus** on high-quality tenants in select markets supports higher occupancy rates, longer lengths of stay and revenue rate increases.
- **Digital marketing expertise** leads to positive brand reputation and visibility online.
- **AI-enabled technology** drives enhanced customer service.

Same-Store Net Operating Income (NOI), Same-Store Revenues & Same-Store Occupancy ²



1) Presentation based on information obtained in Form 10-Ks as of December 31, 2025 as filed with the SEC by public self-storage REITs (SELF, PSA, EXR, NSA, CUBE and SMA).

2) See definition of NOI, a non-GAAP term, in slide 3 of this presentation, and reconciliation to GAAP in the Appendix.

Management Team

Mark C. Winmill CEO & President

Chief executive officer since company's inception in 2012.

40+ years of real estate investing experience.

Led the acquisition, development and management of over 50 projects valued at \$300+ million since 1982, including over \$65 million of self-storage properties since 2012.

Previously founder and CEO of Bull & Bear, a nationwide discount broker, from 1987 until its sale to the Royal Bank of Canada in 1999.

Trustee of two charitable foundations, numerous family trusts and a director of two other companies.

Thomas O'Malley CFO, Treasurer & Senior Vice President

Chief financial officer, chief accounting officer, treasurer and senior vice president since company's inception in 2012.

30+ years of financial and operating experience in the real estate, financial services, and investment management sectors.

Previously served as assistant controller of the investment advisory, Reich & Tang. Earlier, was an audit manager at RSM.

Certified public accountant.

Donald Klimoski II Senior Vice President - Operations, General Counsel, Secretary & CCO

General counsel, secretary, chief compliance officer since 2017 and senior vice president – operations since 2022.

Previously, served as the associate general counsel of NASDAQ-listed Commvault Systems from 2014 to 2017.

Prior to leaving private practice, was an associate at Sullivan and Cromwell, where his practice focused on mergers and acquisitions, securities law, corporate governance, intellectual property and related matters from 2008 to 2014

Member of the New York and New Jersey State Bars, and U.S. Patent and Trademark Office.

Robert J. Mathers Property Operations, Vice President

Vice president of property operations since company's inception in 2012.

30+ years of real estate property operations management experience.

Stephen Stoner Customer Operations, Vice President

Vice president of customer operations since 2025.

20+ years of experience in multi-unit operations.

Previously, a district manager at Storage Asset Management.

Russell Kamerman Asst. General Counsel, Asst. Secretary, Asst. CCO & Vice President

Assistant general counsel, assistant secretary, assistant chief compliance officer and vice president since 2014.

Previously, an associate at Fried, Frank, Harris, Shriver & Jacobson LLP and Kleinberg, Kaplan, Wolff & Cohen, where his practice focused on asset management, securities law, compliance, and other corporate matters 2008 - 2014.

Member of the New York State Bar.

Louis Soulios Finance, Vice President

Vice president of finance since 2022.

18+ years of senior financial and operating experience in financial service & investment management industries.

Previously, served as vice president and head of finance at Berenberg Capital Markets, VP of finance at Kimberlite Group and controller at Brean Capital.

Masters in Accounting from Kean University.

Certified public accountant.

Angelito Sarabia Controller

Controller and accounting coordinator since 2013.

15+ years of combined experience in financial and management services.

Contact Us



NASDAQ: SELF

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