GLOBAL SELF STORAGE

NASDAQ: SELF

Record Annual Total Revenues, Same-Store Revenues and Net Operating Income (NOI) with Sector-Leading Occupancy and NOI Growth Driven by Continued Operational Excellence

Corporate Presentation

May 2026

Important Cautions Regarding Forward-Looking Statements

NASDAQ: SELF

Certain information presented in this press release 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.

Non-GAAP Measures & Same-Store Definition

NASDAQ: SELF

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 March 31, 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.

Corporate Objective & Strategic Business Plan for Growth

GLOBAL SELF STORAGE
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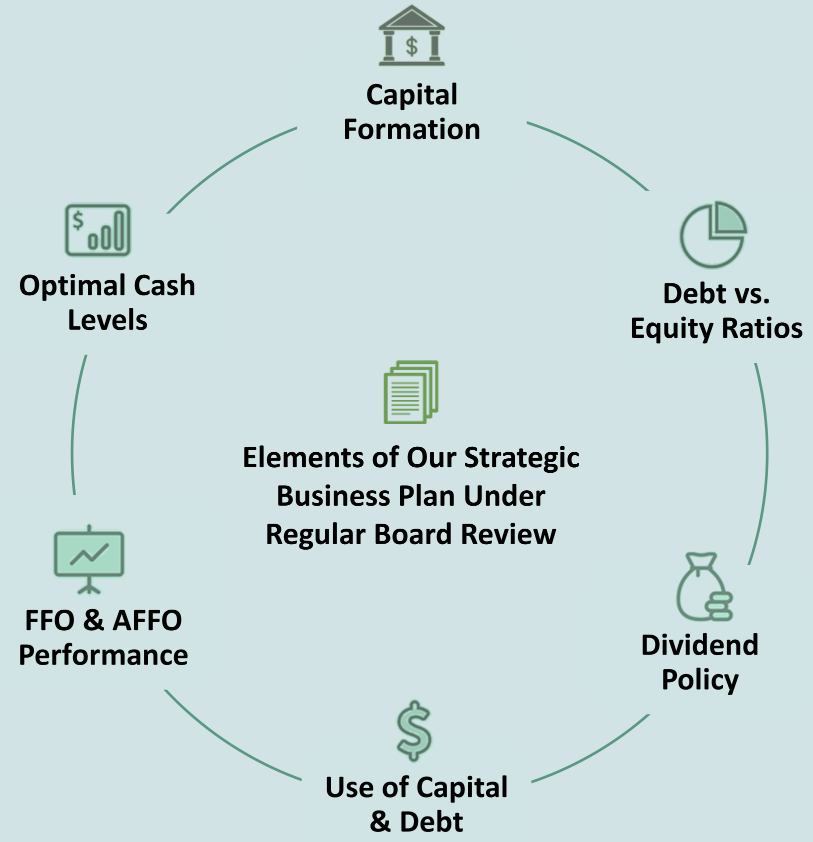
- **Our objective** is to increase value over time for the benefit of our stockholders.
- We will continue to execute our strategic business plan.
- Plan includes:
  - Acquisitions, directly or through joint ventures.
  - Expansion projects at existing properties.
- Our board of directors regularly reviews our strategic business plan, including a range of topics & metrices:
  - Capital formation.
  - Debt versus equity ratios.
  - Dividend policy.
  - Use of capital & debt.
  - Funds from operations (FFO) & adjusted funds from operations (AFFO) performance.
  - Optimal cash levels.



Key Stats: SELF (NasdaqCM)

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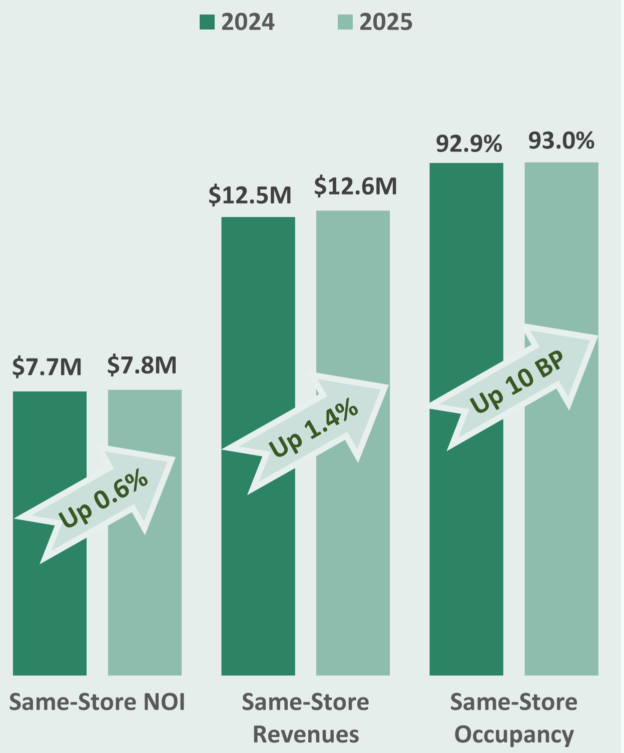
Share Price *5/8/26*	***$5.29***
52 Week Range	*$4.73 - $5.89*
Avg. Daily Volume *3 mo.*	*29,900*
Common Shares Outstanding[1]	*11.4M*
Free Float[2]	*~87.8%*
Market Cap	***$63.1M***
Retail Holdings[3]	*~65.1%*
Insider Holdings	*~12.2%*
Institutional Holdings	*~22.7%*
Employees	36
Fiscal Year End	*Dec. 31*

Revenue *2025*	*$12.7M*
Operating Income *2025*	*$3.0M*
Net Income *2025*	*$2.0M*
Capital Resources[4]	*$24.5M*
Total Debt *mrq*	*$15.6M*
Dividends Per Share *ttm*	*$0.29*
Dividend Yield	*5.5%*
Funds From Operations (FFO) *2025*[5]	***$4.0M or $0.36*** *per diluted EPS*
Adjusted Funds From Operations (AFFO) *2025*[5]	***$4.4M or $0.39*** *per diluted EPS*

1) Total common shares outstanding as of May 7, 2026.
2) Free float = Total shares outstanding excluding insider ownership
3) Holdings by retail investors is a company estimate.
4) Capital resources at March 31, 2026 totaled ~ $24.5M, comprised of $7.4M in cash, cash equivalents and restricted cash; $2.3M in marketable securities; and $14.8M available under the company's revolving credit facility.
5) See definition of FFO & AFFO, both non-GAAP terms, in slide 3 of this presentation, and reconciliation to GAAP in the Appendix.

Data sources: IPREO, Yahoo! Finance, SELF Form 10-Q as of March 31, 2026 and Form 10-K as of December 31, 2025.
mrq = most recent quarter as of March 31, 2026. ttm = trailing twelve months
Dividend yield based on closing price as of May 8, 2026.

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



Who We Are

GLOBAL SELF STORAGE
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- **Global Self Storage** is a self-administered and self-managed **Real Estate Investment Trust (REIT).**
- **Own and/or manage 13 self-storage properties** with 966,395 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.
- **Our objective** is to increase value over time for the benefit of our stockholders.

1) As of 3/31/26; Includes outside parking (RV, boat, auto), retail, office and commercial space.

Q1 2026 Highlights

GLOBAL SELF STORAGE
NASDAQ: SELF

Total revenues: Up $1.5% to $3.2M.

Same-Store Results

- **Revenues:** up 1.5% to $3.2M.
- **Net income:** $477,000 or $0.04 per diluted share.

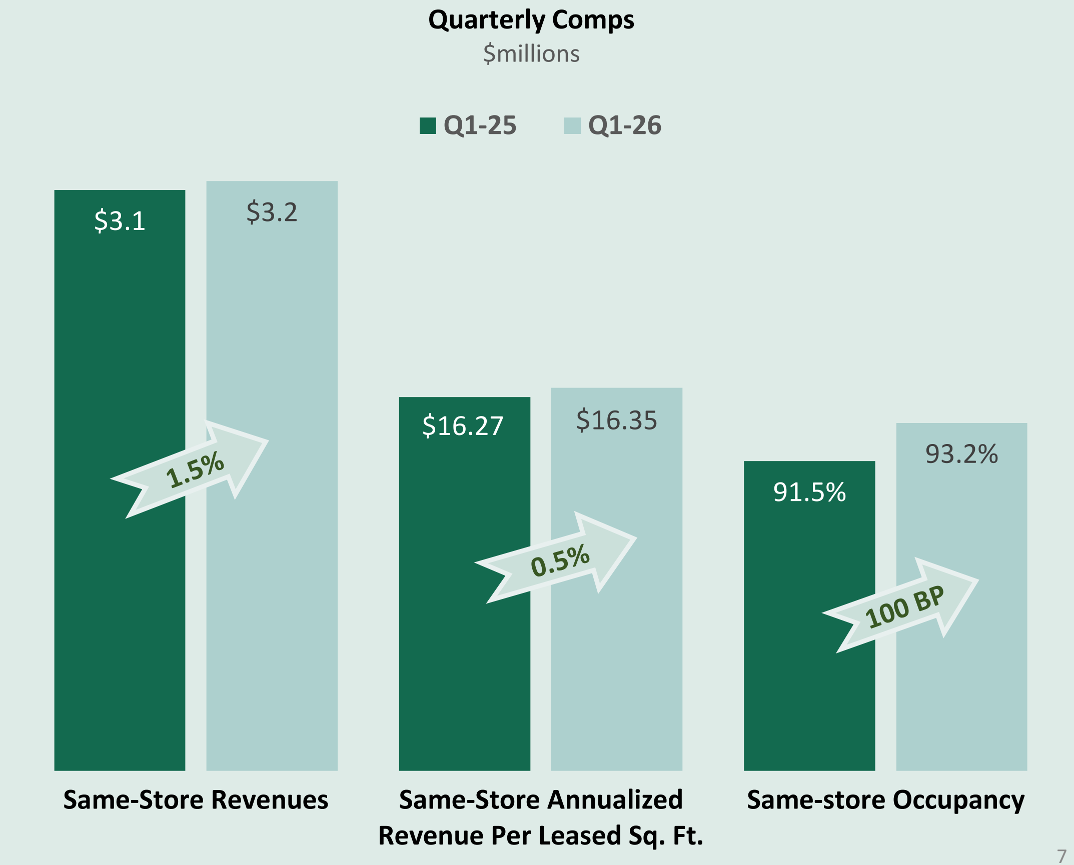
Same-store occupancy as of March 31, 2026, increased 100 basis points to 93.1%, representing the highest same-store occupancy and occupancy growth in the sector.

Same-store avg. tenant duration of stay: record-high ~3.6 years at quarter end, up from 3.5 years at Mar. 31, 2025.

Maintained quarterly dividend: $0.0725 per common share.

Capital resources at Mar. 31, 2025: $24.5M, comprised of:

- $7.4M in cash, cash equivalents & restricted cash.
- $2.3M in marketable equity securities.
- $14.8M available under a revolving credit line.



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

Full Year 2025 Highlights

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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]

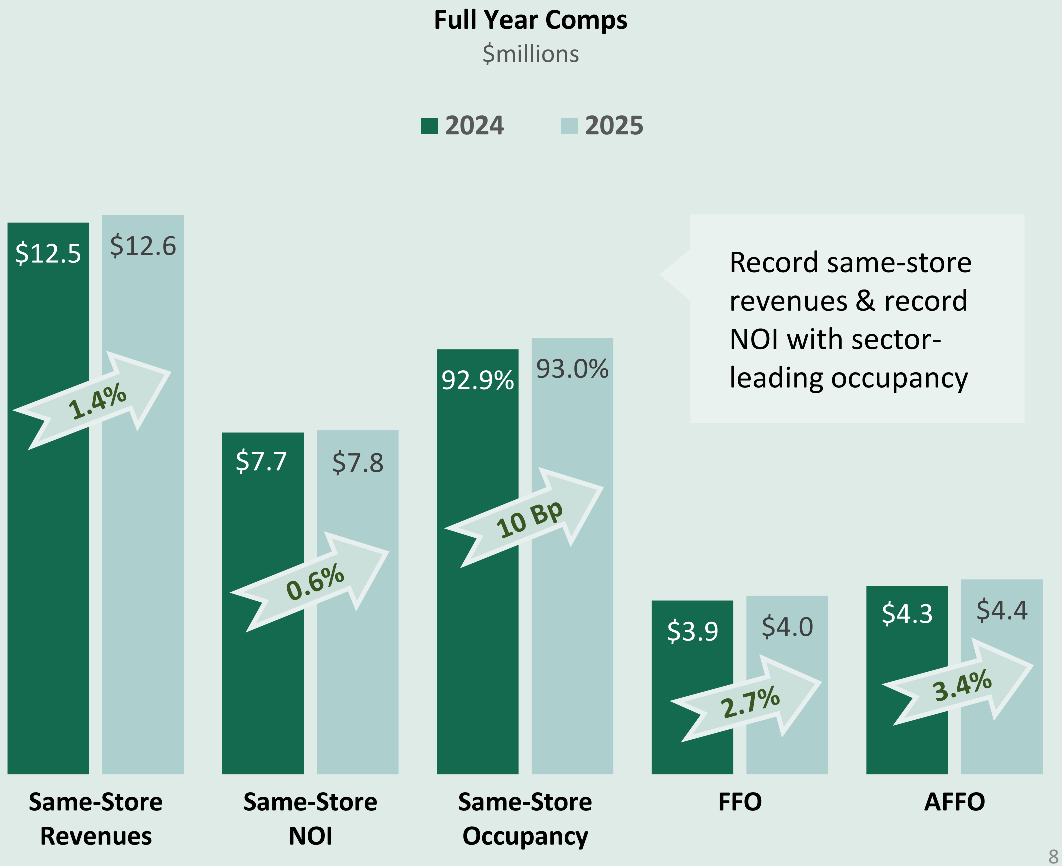
Same-Store Results

- **Revenues:** up 1.4% to a record $12.6M
- **Net operating income (NOI):** up 0.6% to a record $7.8M [1]

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.

Maintained and covered four quarterly dividends totaling $0.29 per common share.



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 Total Return Comparison

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✓ Leader	1-Year	3-Year	5-Year
Global Self Storage	1.1% ✓	7.0% ✓	10.2% ✓
Nat. Storage Affiliates	-19.6%	-1.1%	1.5%
Extra Space Storage	-8.6%	0.6%	6.7%
CubeSmart	-11.0%	1.1%	6.0%
Public Storage	-9.3%	1.8%	7.1%

Global Self Storage is the Leading Publicly-Traded Self-Storage REIT in Total Return

Note: Based on information obtained on Morningstar.com for public self-storage REITs (SELF, PSA, EXR, NSA and CUBE). Total return as of December 31, 2025. SmartStop (SMA) is excluded because the date its shares began trading on the NYSE was April 2, 2025. Total return represents shareholders' gains from a stock over a given period of time. Total return includes both capital gains and losses (the increase or decrease in the stock price) and income (in the form of dividend payments). For ease of use, total returns for periods longer than one year are expressed in terms of compounded average annual returns.

Expanding Market Opportunity

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$57.8B

Self-Storage Industry **by 2031,** up **27%** vs 2026[1]

1 in 3

Americans Currently Uses Self-Storage, with Another 18% Planning to Rent a Unit in the Future[2]

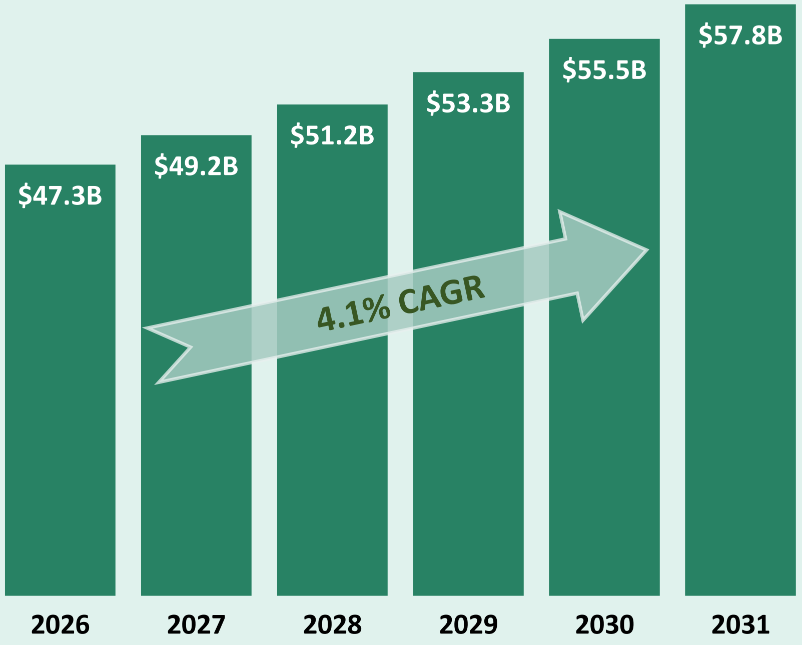
65.1K

Self-Storage Facilities in U.S. vs. 58.0K in 2024[3]

~$2.7B

Full Year 2025 Self-Storage Acquisitions vs. ~$1.6B in 2024.

U.S. Self Storage Market Outlook[1]



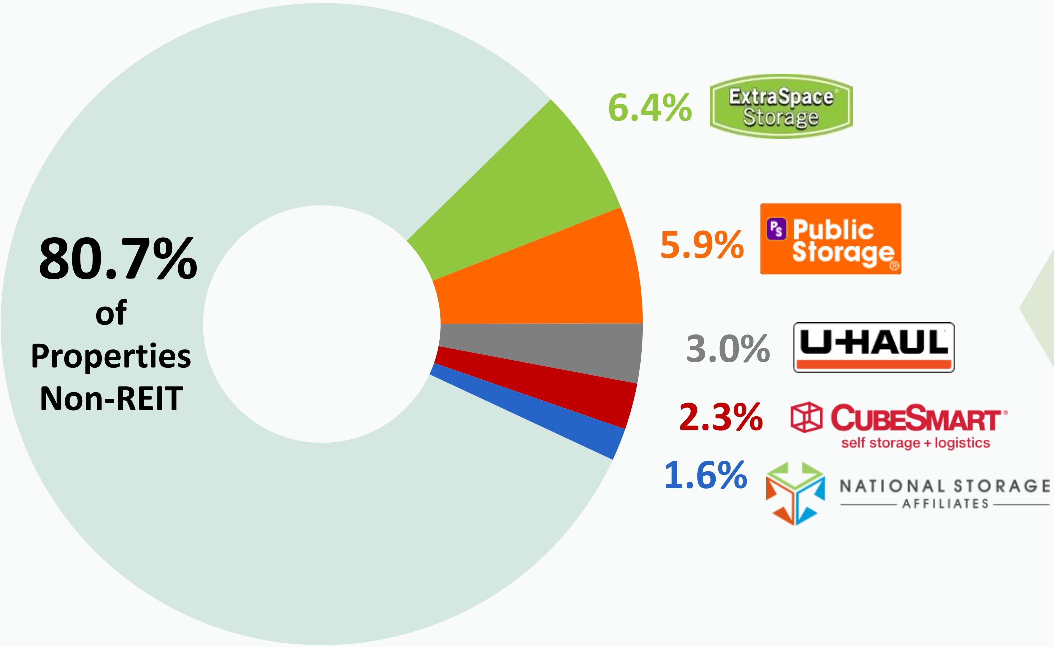
1) MordorIntelligence: U.S. Self Storage Market Size & Share Analysis – Growth Trends & Forecasts (2026- 2031) Report.
2) SpareFoot Article, March 2026.
3) 2026 Self-Storage Almanac and 2025 Self-Storage Almanac.
4) MJ Partners Self Storage Market Overview – Fourth Quarter and Full Year 2025 Results – Includes wholly-owned property acquisitions and joint venture acquisitions.

Highly-Fragmented U.S. Self-Storage Market

65,143 Total Facilities in U.S.

66.4%

Self-storage properties managed by independent (mom-and-pop) operators



Only 19.3%

Controlled by the Top Five publicly-traded self-storage companies.
(4 REITs + U-HAUL)

High Fragmentation = Acquisition & Third-Party Management Opportunities

Source: 2026 Self-Storage Almanac

Target Market Factors

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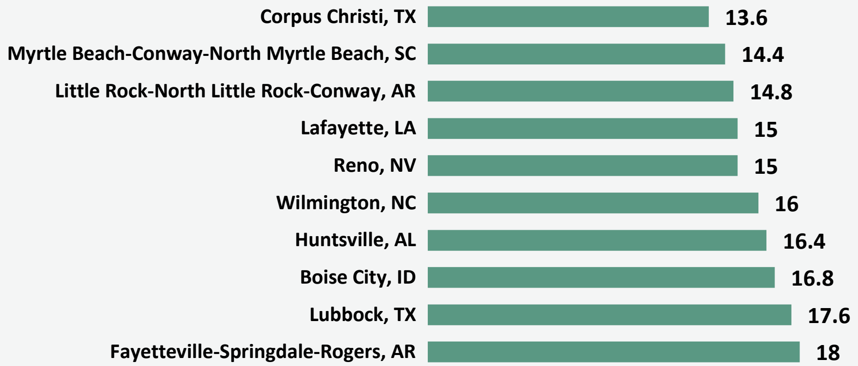
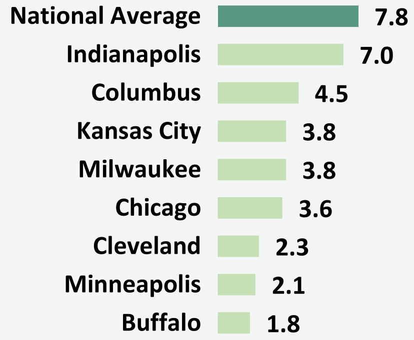
- **We are focused on secondary & tertiary cities** in the Northeast, Mid-Atlantic, Midwest & South-Central U.S.
- Generally targeting markets **outside the top Metropolitan Statistical Areas** (MSAs):
  - Experiencing dramatically **slower self-storage supply growth**.
  - **Less competition** from public REITs support outlook for stronger risk-adjusted returns.
  - Expect above average growth in rents in due to more **favorable supply/demand dynamics**.

Largest MSAs by Rentable Sf. Self Storage Inventory Per Capita[1]



Example of Our Target MSAs –Rentable Sf. Per Capita [2]



1) StorageCafe Self Storage Industry Trends Report, March 2026
2) StorageCafe data most recently reported as of March 2026; 2026 Self-Storage Almanac

We Address the Market Opportunity with a Diverse Portfolio of Self-Storage Properties

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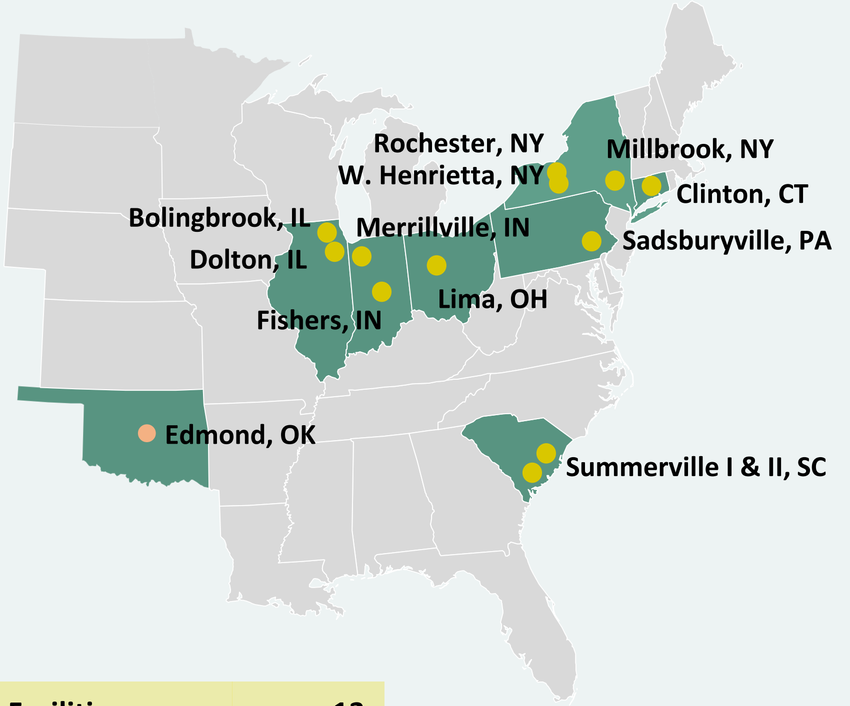
Global Self Storage properties are primarily located in secondary or tertiary cities in the **Northeast, Mid-Atlantic, Midwest, South Central regions:**

- Near metropolitan areas.
- Excellent road or highway exposure.
- Prominent road-side signage.
- Easily accessible.
- Clean, well-maintained properties with minimal deferred maintenance.
- Strong market fundamentals (demographics).
- High competitive barriers to entry (zoning).



Facilities	13
Units	7,039
Leasable Sq. Ft.	966,395

Facility data as of 3/31/26. Includes outside parking (RV, boat, auto), retail, office and commercial space.

Good Mix Across Properties[1]

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59%

Traditional Drive-up Storage[2]

33%

Climate Controlled Storage

8%

Outdoor Storage Boats/Cars/RVs

1) Percentage figures as of 3/31/26.
2) Includes non-storage space.

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.**
- All facilities include **customer service call centers** and **24/7 rental and payment kiosks.**
- 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 Kiosks

How We Attract & Retain High Quality Tenants

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- ✓ **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-high ~3.6 years as of the end of Q1 2026.

Key Competitive Factors vs. Public REIT Sector

NASDAQ: SELF

- **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 kiosks make rentals and payments convenient.
- **Greater agility** – allows innovation and faster response to market conditions and trends.
- ***Security is Our First Priority***SM – we provide high-end and highly secure facilities with security cameras.
- **Positive reviews** on Google and other platforms attract customers.[1]

Google Reviews ★★★★★

Sadsburyville, PA

4.8 ★★★★★ 418 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 May 11, 2026, subject to change at any time.

Key Same-Store Metrics

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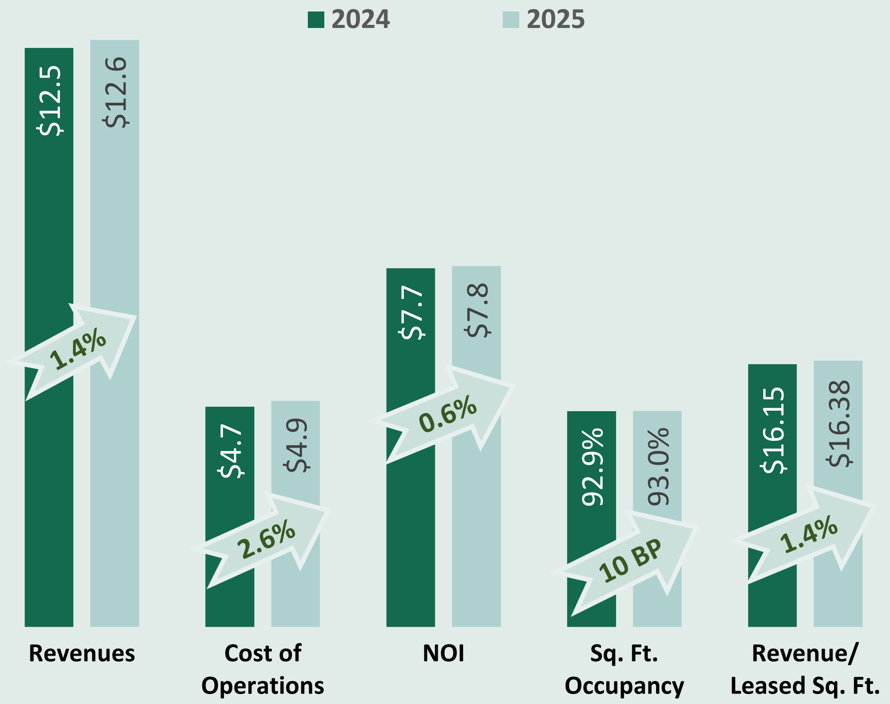
Annual Comps - % Change

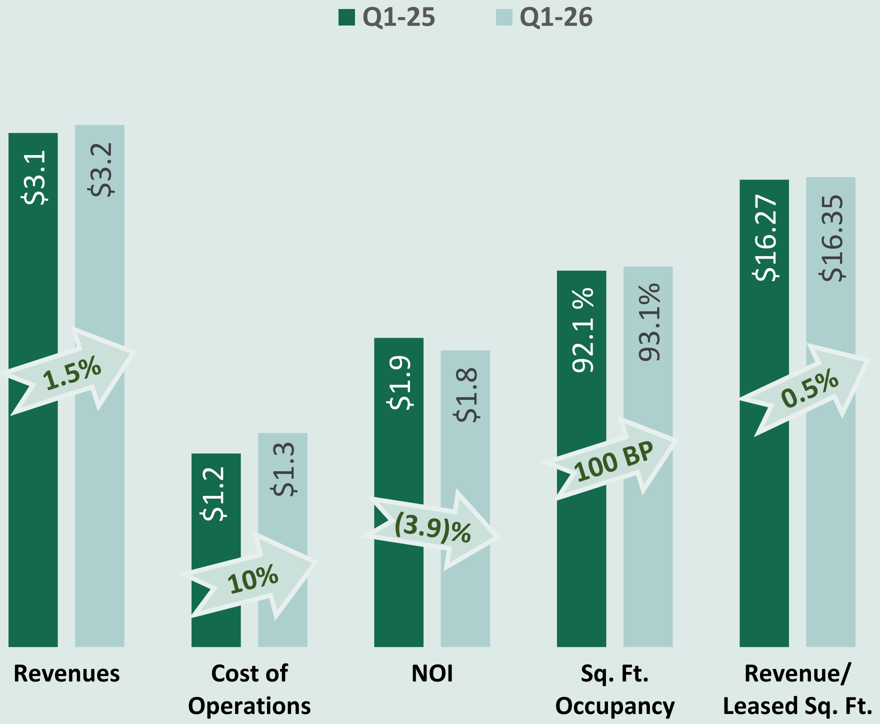
$millions



Source: Company's Form 10-K for December 31, 2025 as filed with the SEC.

Quarterly Comps - % Change

$millions



Source: Company's Q1 2026 earnings release and Form 10-K for December 31, 2025 as filed with the SEC.

Publicly-Traded Self-Storage REIT Same-Store Comparison – Q1 2026

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✓ Leader	Revenue Growth	Occupancy Growth	Occupancy - EOQ	Dividend Yield
Global Self Storage	1.5%	1.1% ✓	93.1% ✓	5.5% ✓
Nat. Storage Affiliates	0.2%	0.8%	84.5%	5.2%
Extra Space Storage	1.7%	-0.2%	93.0%	4.5%
CubeSmart	0.6%	-0.3%	89.3%	5.1%
Public Storage	0.0%	0.2%	91.3%	3.9%
SmartStop	1.5%	0.0%	92.5%	5.0%

Global Self Storage a Leading Publicly-Traded Self-Storage REIT in Occupancy Growth with Strong Dividend Yield

Dividend yield based on closing price as of May 8, 2026.
EOQ = End of quarter
Note: Based on information obtained in reports on Form 10-Q as of March 31, 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.

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

GLOBAL SELF STORAGE
NASDAQ: SELF

✓ Leader	Revenue Growth	NOI Growth	Occupancy Rate - EOY	Dividend Yield
Global Self Storage	1.4%	0.6% ✓	93.0% ✓	5.5% ✓
Nat. Storage Affiliates	-2.3%	-1.6%	84.0%	5.2%
Extra Space Storage	0.1%	-1.7%	92.6%	4.5%
CubeSmart	-0.5%	-1.1%	88.6%	5.1%
Public Storage	0.0%	-0.5%	91.0%	3.9%
SmartStop	1.6%	0.6%	92.5%	5.0%

Global Self Storage is a Leading Publicly-Traded Self-Storage REIT in NOI Growth and Occupancy Rate with Strong Dividend Yield

Dividend yield based on closing price as of May 1, 2026
EOY = End of year
Note: Based on information obtained in reports on Form 10-K as of December 31, 2025, as filed with the SEC by public self-storage REITs (SELF, PSA, EXR, NSA, CUBE and SMA). SmartStop reports average occupancy, not end of period occupancy

Acquisition & Expansion Focus

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- **We are targeting acquisitions** where our professional management can add value:
  - **Improve revenue** rate management
  - **Increase occupancy** rates
  - **Expand leasable sq. ft** on existing property
  - **Introduce new revenue streams,** like insurance premiums for tenant-stored items
- **Targeting markets which present high barriers-to-entry** for new self-storage development due to difficult permitting.
  - Such markets can support higher move-in rates and rental increases over time.
  - Also supports investments in property expansions and upgrades.
- **Capital resources available** at March 31, 2026 totaled $24.5M.[1] Provides operational flexibility for our strategic business plan for growth.

We believe that our emphasis on secure, clean, high-quality properties will continue to draw high quality tenants and generate attractive returns for our stockholders.

1) Capital resources at March 31, 2026 totaled approximately $24.5 million, comprised of $7.4 million in cash, cash equivalents and restricted cash; $2.3 million in marketable securities; and $14.8 million available under the company's revolving credit facility.

Potential Growth Areas

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Pursue expansion opportunities throughout our portfolio.

Further enhance existing property performance utilizing our revenue rate management program.

Grow Global MaxManagementSM client base, recurring revenue stream and captive acquisition pipeline.

Acquisitions that could add wholly-owned properties to our portfolio.

Joint venture opportunities.

Acquisition & Conversion/Expansion Case Studies: Strong Occupancy Growth During Lease-Up Period

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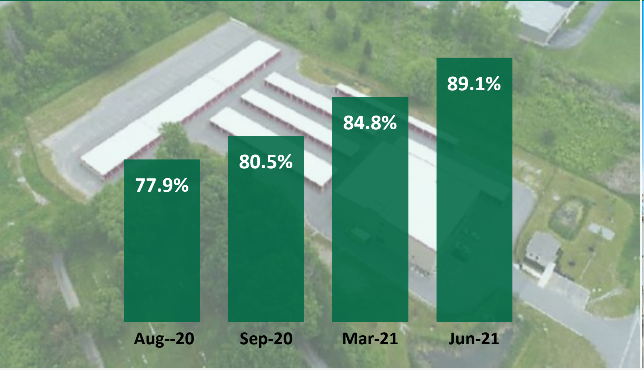
Acquisition/Expansion - West Henrietta, NY



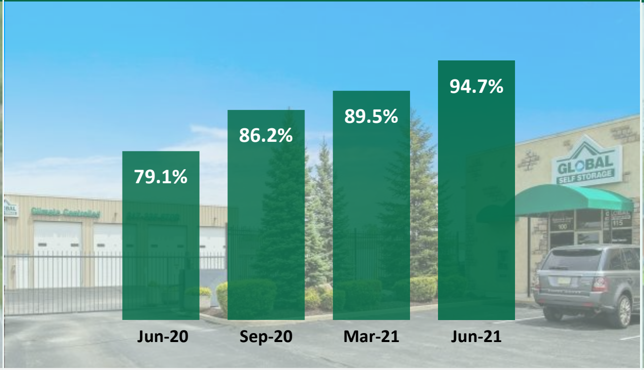
Nov. 2019: Acquired Erie Station Storage for $6.2M.

- Located in West Henrietta, NY, a growing upstate suburb of Rochester near Rochester Institute of Technology.
- Seven buildings <3 years old.
- 55,550 net leasable sf.
- 476 storage units, 230-climate controlled.

Aug. 2020: Completed Property Expansion

- Added 7,300 leasable sf. of drive-up storage units.
- Increased occupancy from 77.9% to 89.1% by June 2021.
- Lease-up program produced better than expected results despite COVID-19.
- Benefited immediately from our proprietary property management techniques.

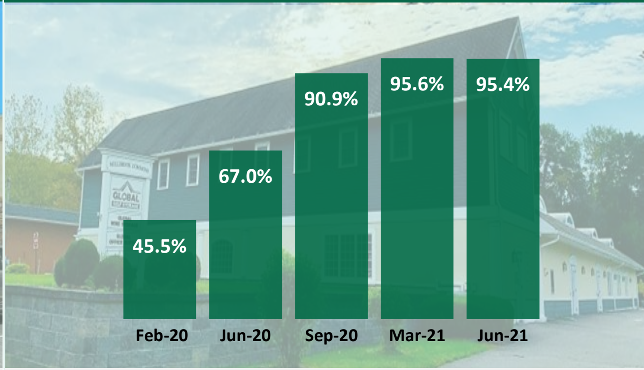
Conversion/Lease Up - McCordsville, IN



June 2020: Completed conversion of certain commercially-leased space to climate-controlled self storage units.

- **Added ~135 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 June 2021.
- As with all our properties, the **new climate-controlled units generate higher margins versus non-climate-controlled.**

Expansion/Lease Up - Millbrook, NY



Feb. 2020, completed expansion of Millbrook, NY store

- Added 11,800 leasable sq. ft. of higher-margin climate-controlled units.
- Increased non-occupied, available lease space **from 11.3% to 54.5%.**
- Increased occupancy to **95.4%** by June 2021 – much higher than before 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.

Third-Party Management Platform: **Global MaxManagement℠**

- **Third-party management platform** launched in 2019.
- **Multiple advantages and benefits:**
  - Additional revenue stream through management fees and tenant insurance premiums.
  - Expands brand awareness.
  - Builds captive acquisition pipeline.
- **Signed first self-storage client in Oct. 2019**, located in Edmond, Oklahoma.

Global MaxManagement Example Property

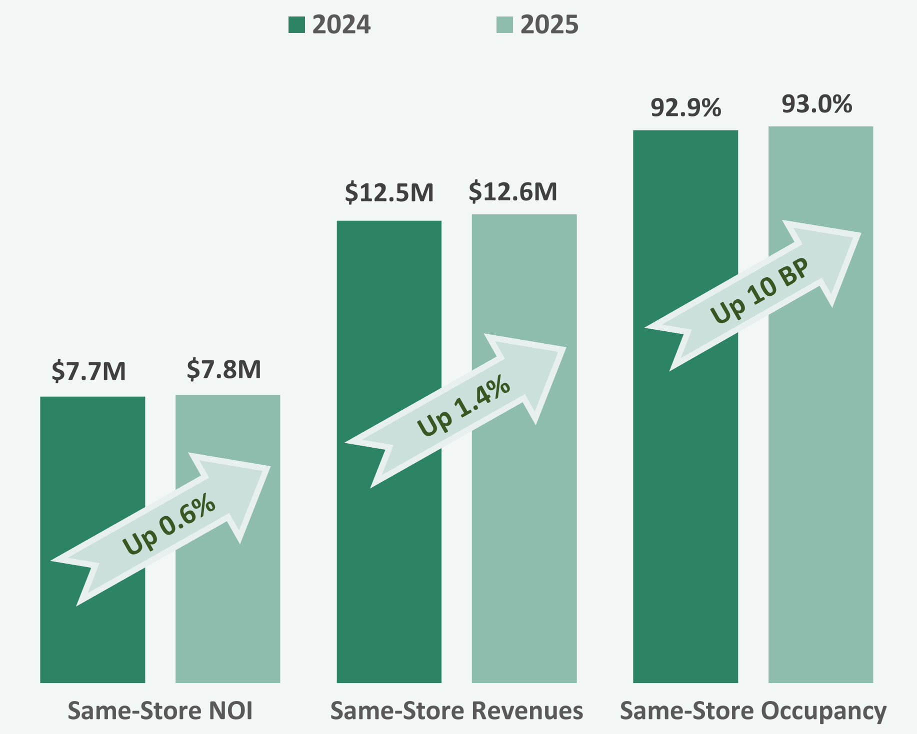
- **Self-Storage client property located in Edmond, Okla.**
- **137,318-leasable sf.**
- **619 climate-controlled & non-climate-controlled units**

Key Takeaways

GLOBAL SELF STORAGE
NASDAQ: SELF

- **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]
- **Unique focus** on high-quality tenants in select markets supports higher occupancy rates, longer lengths of stay and revenue rate increases.
- **Pursuing growth initiatives**, including third-party management, in existing and target markets with disciplined acquisition and expansion strategies.
- **Capital resources provide operational flexibility** for self-storage property acquisitions and expansions at our existing properties.

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.

NASDAQ: SELF

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Investor Relations

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Appendix

Management Team

NASDAQ: SELF

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.

Occupancy Rate Change by Facility

GLOBAL SELF STORAGE
NASDAQ: SELF

Same-Store Average Tenant Duration of Stay of ~3.6 Years @ March 31, 2026	Year Acquired	Unit Count	Leasable Sf.	Occupancy by Sq. Ft.[1] @ 3/31/2026	Occupancy by Sq. Ft.[1] @ 3/31/2025
Owned Stores					
Bolingbrook, IL	2013	809	114,000	92.7	92.2
Clinton, CT	2016	180	29,283	89.4	86.5
Dolton, IL	2013	652	86,590	94.6	92.5
McCordsville, IN	2016	547	76,385	94.1	93.0
Lima, OH	2016	759	94,931	91.1	89.1
Merrillville, IN	2013	570	81,270	90.9	93.9
Millbrook, NY	2016	258	24,462	97.0	96.0
Rochester, NY	2012	646	68,161	97.6	96.5
Sadsburyville, PA	2012	696	78,875	93.7	89.9
Summerville I, SC	2013	571	76,360	92.7	90.2
Summerville II, SC	2013	248	43,210	93.2	92.5
West Henrietta , NY	2019	484	55,550	90.9	93.9
Owned Stores: Total/Average Same-Store		**6420**	**829,077**	**93.1%**	**92.1%**
Managed Stores					
Edmond, OK *(Managed 3rd party location starting Oct. 2019)*	2019	619	137,318	96.8%	93.5%
Grand Totals & Averages		**7,039**	**966,395**	**93.6%**	**92.3%**

1) "Occupancy by square feet" includes the expansion and redevelopment projects at our stores.

GAAP Financial Results: 2025 vs. 2024

GLOBAL SELF STORAGE
NASDAQ: SELF

	Year Ended Dec. 31, 2025	Year Ended Dec. 31, 2024	Change	% Change
Total Revenues	**$12,705,245**	**$12,530,280**	**$174,965**	**1.4%**
Total Expenses	**$9,743,894**	**$9,635,952**	**$107,942**	**1.1%**
Operating Income	**$2,961,351**	**$2,894,328**	**$67,023**	**2.3%**
Net Income	**$2,038,451**	**$2,123,743**	**$(85,292)**	**(4.0)%**
Net Income Per Share	**$0.18**	**$0.19**	**$(0.01)**	**(5.3)%**

For further details, please refer to the Company's 2025 10-K.

GAAP Financial Results: Q1 2026 vs Q1 2025

GLOBAL SELF STORAGE
NASDAQ: SELF

	Q1 2026	Q1 2025	Change	% Change
Total Revenues	$3,173,754	$3,126,304	$47,450	1.5%
Total Expenses	$2,601,978	$2,402,637	$199,341	8.3%
Operating Income	$571,776	$723,667	$(151,891)	(21.0)%
Net Income	$477,019	$555,152	$(78,133)	(14.1)%
Net Income Per Diluted Share	$0.04	$0.05	$(0.01)	(20.0)%

For further details, please refer to the Company's Q1 2026 earnings release and 10-Q as of March 31, 2026.

Same-Store Properties: 2025 vs. 2024

GLOBAL SELF STORAGE
NASDAQ: SELF

	Year Ended Dec. 31,			
	2025	2024	Change	% Change
Revenues	$12,631,502	$12,459,719	$171,783	1.4%
Cost of Operations	$4,864,402	$4,739,995	$124,407	2.6%
Net Operating Income	$7,767,100	$7,719,724	$47,376	0.6%
Sq. Ft. Occupancy	93.0%	92.9%	10 Bp	0.1%
Annual Revenue/Leased Sq. Ft.	$16.38	$16.15	$0.23	1.4%

For further details, please refer to the Company’s 2025 10-K.

Same-Store Properties: Q1 2026 vs Q1 2025

GLOBAL® SELF STORAGE
NASDAQ: SELF

	Three Months Ended			
	March 31, 2026	March 31, 2025	Change	% Change
Revenues	$3,155,135	$3,107,922	$47,213	1.5%
Cost of Operations	$1,330,343	$1,208,898	$121,445	10.0%
Net Operating Income	$1,824,792	$1,899,024	$(74,232)	(3.9)%
Sq. Ft. Occupancy	93.1%	92.1%	100 Bp	1.1%
Annualized Revenue/Leased Sq. Ft.	$16.35	$16.27	$0.08	0.5%

For further details, please refer to the Company's 10-Q for the quarter ended March 31, 2026.

Reconciliation of GAAP Net Income to FFO and AFFO (Unaudited)

GLOBAL SELF STORAGE
NASDAQ: SELF

	Three Months Ended March 31,	
	2026	2025
Net income	$ 477,019	$ 555,152
Eliminate items excluded from FFO:		
Unrealized (gain) loss on marketable equity securities	(36,871)	13,345
Depreciation and amortization	412,415	406,846
FFO attributable to common stockholders	**852,563**	**975,343**
Adjustments:		
Compensation expense related to stock-based awards	105,371	100,736
AFFO attributable to common stockholders	**$ 957,934**	**$ 1,076,079**
Earnings per share attributable to common stockholders - basic	$ 0.04	$ 0.05
Earnings per share attributable to common stockholders - diluted	$ 0.04	$ 0.05
FFO per share - diluted	$ 0.08	$ 0.09
AFFO per share - diluted	$ 0.08	$ 0.10
Weighted average shares outstanding - basic	11,212,499	11,140,788
Weighted average shares outstanding - diluted	11,269,994	11,204,854

For further details, please refer to the Company’s 10-Q for the quarter ended March 31, 2026.

Reconciliation of GAAP Net Income to FFO and AFFO (Unaudited)

GLOBAL SELF STORAGE
NASDAQ: SELF

	Three Months Ended December 31, 2025	Three Months Ended December 31, 2024	Twelve Months Ended December 31, 2025	Twelve Months Ended December 31, 2024
Net income	$ 322,824	$ 84,406	$ 2,038,451	$ 2,123,743
Eliminate items excluded from FFO:				
Unrealized loss on marketable equity securities	221,924	569,977	357,421	166,042
Depreciation and amortization	410,614	408,857	1,634,480	1,634,147
FFO attributable to common stockholders	**955,362**	**1,063,240**	**4,030,352**	**3,923,932**
Adjustments:				
Compensation expense related to stock-based awards	106,431	114,222	350,333	332,358
Business development	—	—	22,286	3,037
AFFO attributable to common stockholders	**$ 1,061,793**	**$ 1,177,462**	**$ 4,402,971**	**$ 4,259,327**
Earnings per share attributable to common stockholders - basic	$ 0.03	$ 0.01	$ 0.18	$ 0.19
Earnings per share attributable to common stockholders - diluted	$ 0.03	$ 0.01	$ 0.18	$ 0.19
FFO per share - diluted	$ 0.08	$ 0.10	$ 0.36	$ 0.35
AFFO per share - diluted	$ 0.09	$ 0.11	$ 0.39	$ 0.38
Weighted average shares outstanding - basic	11,189,445	11,116,664	11,166,641	11,094,915
Weighted average shares outstanding - diluted	11,243,353	11,175,035	11,224,476	11,143,831

For further details, please refer to the Company's 10-K for the year ended December 31, 2025.

Reconciliation of GAAP Net Income to Same-Store Net Operating Income (Unaudited)

GLOBAL SELF STORAGE
NASDAQ: SELF

	Three Months Ended March 31,	
	2026	2025
Net income	$ 477,019	$ 555,152
Adjustments:		
Management fees and other income	(18,619)	(18,382)
General and administrative	859,220	786,893
Depreciation and amortization	412,415	406,846
Dividend and interest	(72,250)	(68,599)
Unrealized loss (gain) on marketable equity securities	(36,871)	13,345
Interest expense	203,878	223,769
Total same-store net operating income	$ 1,824,792	$ 1,899,024

	Three Months Ended March 31,	
	2026	2025
Same-store revenues	$ 3,155,135	$ 3,107,922
Same-store cost of operations	1,330,343	1,208,898
Total same-store net operating income	$ 1,824,792	$ 1,899,024

For further details, please refer to the Company's 10-Q for the quarter ended March 31, 2026.

Reconciliation of GAAP Net Income to Same-Store Net Operating Income (Unaudited)

GLOBAL SELF STORAGE NASDAQ: SELF

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2025	2024	2025	2024
Net income	$ 322,824	$ 84,406	$ 2,038,451	$ 2,123,743
Adjustments:				
Management fees and other income	(18,318)	(18,535)	(73,743)	(70,561)
General and administrative	830,919	799,972	3,222,726	3,258,773
Depreciation and amortization	410,614	408,857	1,634,480	1,634,147
Business development	—	—	22,286	3,037
Dividend and interest income	(71,169)	(65,171)	(288,573)	(276,201)
Unrealized loss on marketable equity securities	221,924	569,977	357,421	166,042
Interest expense	206,749	205,122	854,052	880,744
Total same-store net operating income	$ 1,903,543	$ 1,984,628	$ 7,767,100	$ 7,719,724

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2025	2024	2025	2024
Same-store revenues	$ 3,140,574	$ 3,168,391	$ 12,631,502	$ 12,459,719
Same-store cost of operations	$ 1,237,031	$ 1,183,763	$ 4,864,402	$ 4,739,995
Total same-store net operating income	$ 1,903,543	$ 1,984,628	$ 7,767,100	$ 7,719,724

For further details, please refer to the Company's 10-K for the year ended December 31, 2025.