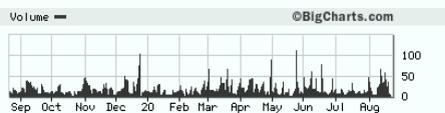


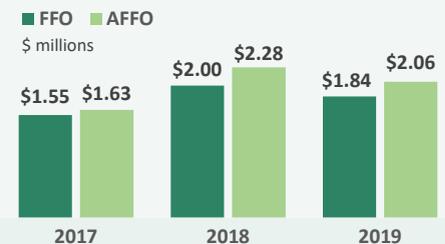
Self-Storage REIT Generating Industry-Leading, Same-Store NOI Growth and Dividend Yield

Key Stats



Share Price (8/20/20)	\$3.90
52 Week Range	\$2.65 - \$4.95
Avg. Daily Volume 3 mo.	22,456
Common Shares Out.	9.4M
Free Float	92%
Market Cap	\$36.4M
Capital Resources ¹	\$9.3M
Insider Holdings	~8%
Institutional Holdings	~22%
Dividend Yield ttm ²	6.7%
Employees	25+
Fiscal Year End	Dec. 31

Funds From Operations (FFO) Adjusted Funds From Operations (AFFO)³



Executive Management

Mark C. Winmill, CEO, President & Chairman - 36+ years of real estate investing experience. Led acquisition, development and management of \$300M+ of self-storage properties.

Thomas O'Malley, CFO - CPA with 30+ years' financial and operating experience in real estate and finance.

Don Klimoski II, CCO, VP & General Counsel - 13+ years' experience in acquisitions, capital markets, securities law & corporate governance.

Company Contacts

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Investor Relations
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Company Overview

About Global Self Storage

- Self-administered/self-managed **Real Estate Investment Trust (REIT)** paying attractive dividend.
- Owns and/or manages 13 self-storage properties primarily in Northeast, Mid-Atlantic and Midwest.
- 961,100 sf of total leasable space.
- Highest same-store NOI growth and dividend yield** vs. publicly-traded self-storage REIT peers reflects winning strategy.

Competitive Focus

- Prioritizing tenant quality** in marketing and operational efforts.
- Focused on credit card payers** who rent for longer periods and accept greater rental rate increases.
- Third-party management platform, **Global MaxManagementSM**, increases revenue, widens brand footprint and creates acquisition pipeline.

Growing Market with Strong Drivers

- Self-storage industry to reach **\$44.5B** by 2024, growing at 2.0% CAGR from 2019.⁴
- Demand remains high industrywide:** average occupancy rates still above 90% in 2019.⁵
- Favorable generational demographics: Millennials preferring rentals, flexibility, mobility, smaller living spaces, with Baby Boomers selling and downsizing their homes.

Fragmented Market = M&A Opportunity

- 72% of self-storage operators only manage one or two properties.⁵
- Only 19% of the market is controlled by the six publicly-traded self-storage companies.⁵

Recent Expansions

- Feb. 2020:** completed Millbrook, N.Y. expansion, ~11,800 leasable sf. of climate-controlled units, nearly doubling the leasable sf.
- June 2020:** completed conversion at McCordville, IN, adding another 13,713 leasable sf. of climate-controlled units.
- Aug. 2020:** completed West Henrietta, NY expansion, adding ~7,300 leasable sf. of drive-up storage units.

Recent Milestones & Results

- May 15, 2020:** Q1 2020 same-store revenues up 2.1% to \$1.8M, NOI up 10.4% to \$1.1M.
- June 1, 2020:** Declared cash dividend of \$0.065 per common share for Q2 2020.
- June 29, 2020:** Joined Russell Microcap[®] Index
- Aug. 14, 2020:** Q2-20 rent collection at 97% (despite COVID-19) and disciplined approach to controlling expenses drove nearly double digit same-store NOI growth.

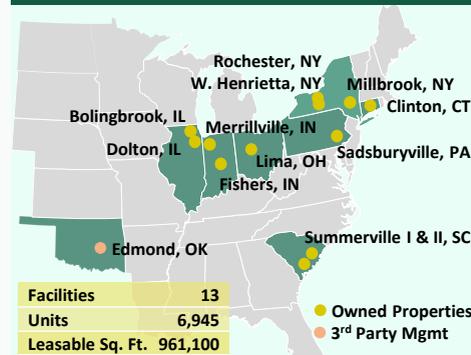
High Quality Service & Facilities



Industry-Leading Growth & Yield⁶

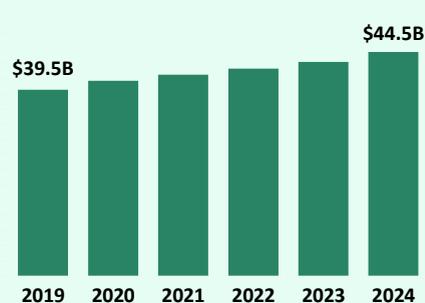
	Q2 2020 Same-Store NOI Growth	Dividend Yield ttm
GLOBAL SELF STORAGE	9.1%	6.8%
NSA	-1.2%	4.6%
EXR	-4.6%	3.9%
CUBE	-4.1%	3.7%
LSI	-2.5%	4.6%
PSA	-6.8%	4.2%

Strategic Presence



Expanding Market Opportunity

U.S. Self-Storage Market Outlook⁴



Stock data source: Yahoo! Finance and Global Self Storage (the "Company"). ttm - trailing 12 months at 6/30/20. Footnotes: 1) comprised of \$2.7M in cash, cash equivalents & restricted cash, \$1.5M in marketable equity securities, and \$5.1M available under a revolving credit line; 2) Dividend yield based on closing price at 8/20/20; 3) Definition of FFO & AFFO, both non-GAAP terms, and reconciliation to GAAP on back page of this profile; 4) IBISWorld: Storage & Warehouse Leasing in the US - Industry Outlook (2019-2024) Report; 5) 2020 Self Storage Almanac; 6) Based on information obtained in reports on Form 10-Q as of June 30, 2020 as filed with the SEC by public self-storage REITs (SELF, PSA, EXR, LSI, NSA, and CUBE). Dividend yield based on closing price as of June 30, 2020. Disclaimer: This document includes forward looking statements that involve risk & uncertainties as described in Company's Form 10-K filed with the SEC and other filings at www.sec.gov. This document does not constitute an offer to sell, or a solicitation of an offer to buy, any security. Company makes no guarantee as to the reliability of this information and you should not rely on this information as the basis upon which to make any investment decision. © Global Self Storage, Inc. 2020. All Rights Reserved. Product of CMA. 083120.

