

YourSpace America ®

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There can be no assurance that the projections will be realized, and the actual results may be materially worse than those shown. The provision of these projections should not be regarded as a representation, warranty or prediction by the Company or its officers or directors that the projections are or will prove to be accurate.

This presentation does not constitute an offer to sell securities.



Our Purpose



YourSpace America, Inc was formed as an investment vehicle to provide superior risk adjusted returns in the growing self-storage industry. This commercial real estate asset class is characterized by strong cash flows, low break-even margins and best in REIT universe returns for the last 28 years. Our business focus is the acquisition, development, and repositioning of existing self-storage facilities; the repurposing and conversion of existing commercial, retail, and industrial buildings to institutional quality self-storage properties located in the top US self-storage markets, and the construction of ground up state of the art self-storage facilities in high barrier to entry markets. The combination of a proven and highly disciplined executive management team, lower construction cost relative to replacement cost on repositioning and conversion projects, and the use of sophisticated best in market third party REIT property management resulting in exceptional all-in risk adjusted returns.

YourSpace America, Inc CEO/President Russ Colvin has a well-established reputation in the self-storage industry for developing high quality projects in excellent locations, and a flawless record of performance for investors.

Why YSA

Management Team

- The principals of YSA have more than one hundred years of real estate investment and asset management experience across multiple property sectors, and are experienced, proven, and successful owners and operators of multiple real estate platform companies – a demonstrated track record of strong financial returns for our partners.
- YSA has an experienced and seasoned management team. In addition, the Company has industry leading project development team and accounting/finance infrastructure with full reporting capability.
- YSA's in-house development team will manage all entitlement and development. Its project management capabilities will ensure timely delivery, and highly disciplined oversight of the construction and development process so that projects are completed in a high-quality manner.

Acquisition/Underwriting

- The senior management team and shareholders of YSA have collectively acquired, refinanced, and sold real estate assets across the United States in transactions totaling over \$2 billion, inclusive of the acquisition and development of self-storage assets.
- YSA has a highly disciplined project underwriting and analysis team to perform comprehensive underwriting and financial analysis on each project. This includes financial modeling, market feasibility and competitive analysis while utilizing a full set of proprietary analysis tools. In addition, all members of the management team participate in the project underwriting process. YSA's REIT relationships also play a critical role in the project feasibility and analysis process.

Relationship/Network/Deal Flow

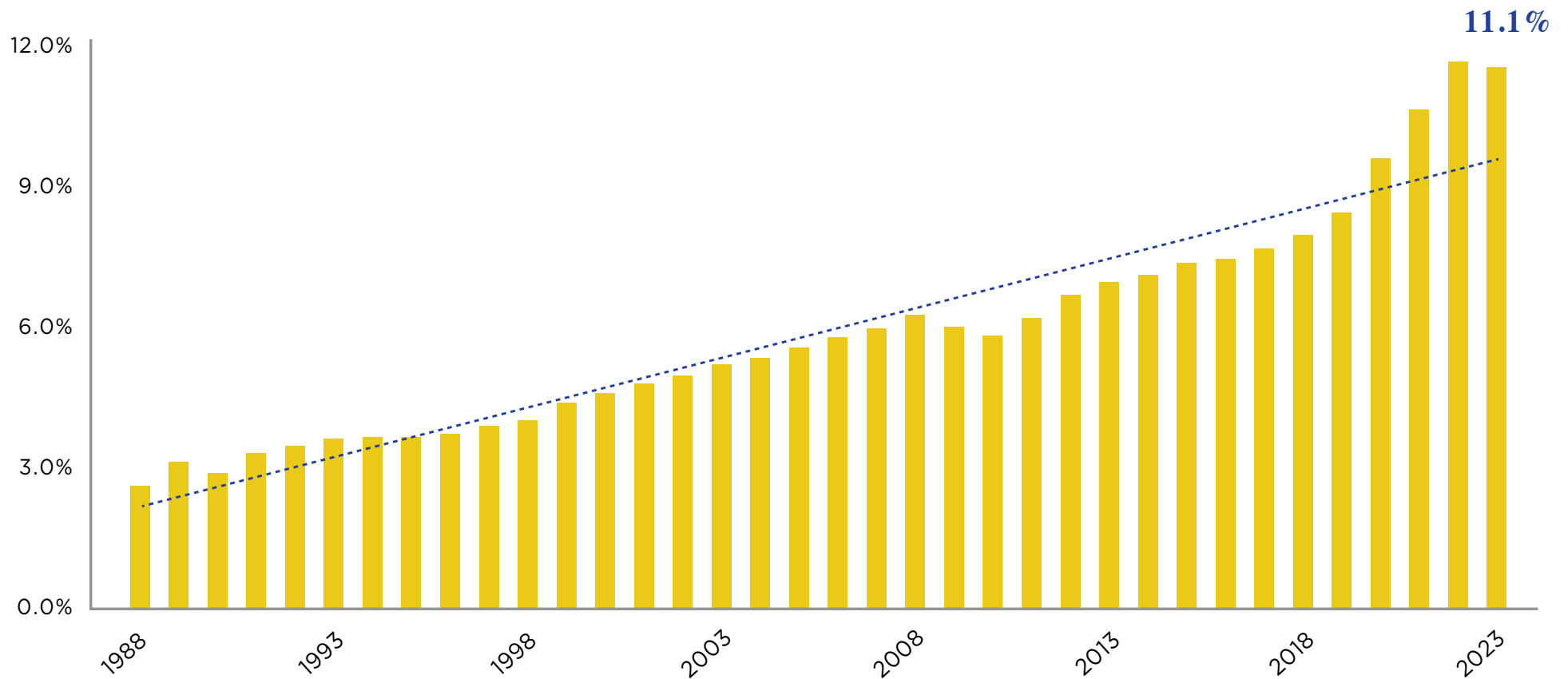
- YSA's business plan is opportunistic and seeks to maximize risk adjusted returns. Deal flow is significantly greater due to YSA's acquisition, conversion, and development strategy. We are not limited to entitled sites or acquisition of stabilized or near stabilized assets that are hotly contested by numerous prospective acquirers.
- YSA has long established relationships with key executives in the self-storage industry. These relationships are critical in terms of designing industry leading projects and the overall process of project feasibility and providing timely and essential market intelligence.
- As a result of our substantial experience in real estate acquisition and development, we have well-established long-term relationships in the commercial real estate brokerage industry and a reputation for closing.

Self-Storage: A Growing Industry

Percentage of U.S. Households Using Self-Storage

Over 1 in 10 U.S. households currently rent a self-storage unit¹

Number of households using self storage and their length of stay are growing every year



1. SpareFoot – U.S. Self-Storage Industry Snapshot April 2024

Self-Storage: A Growing Industry

Ownership by number of properties¹

Decentralized Market

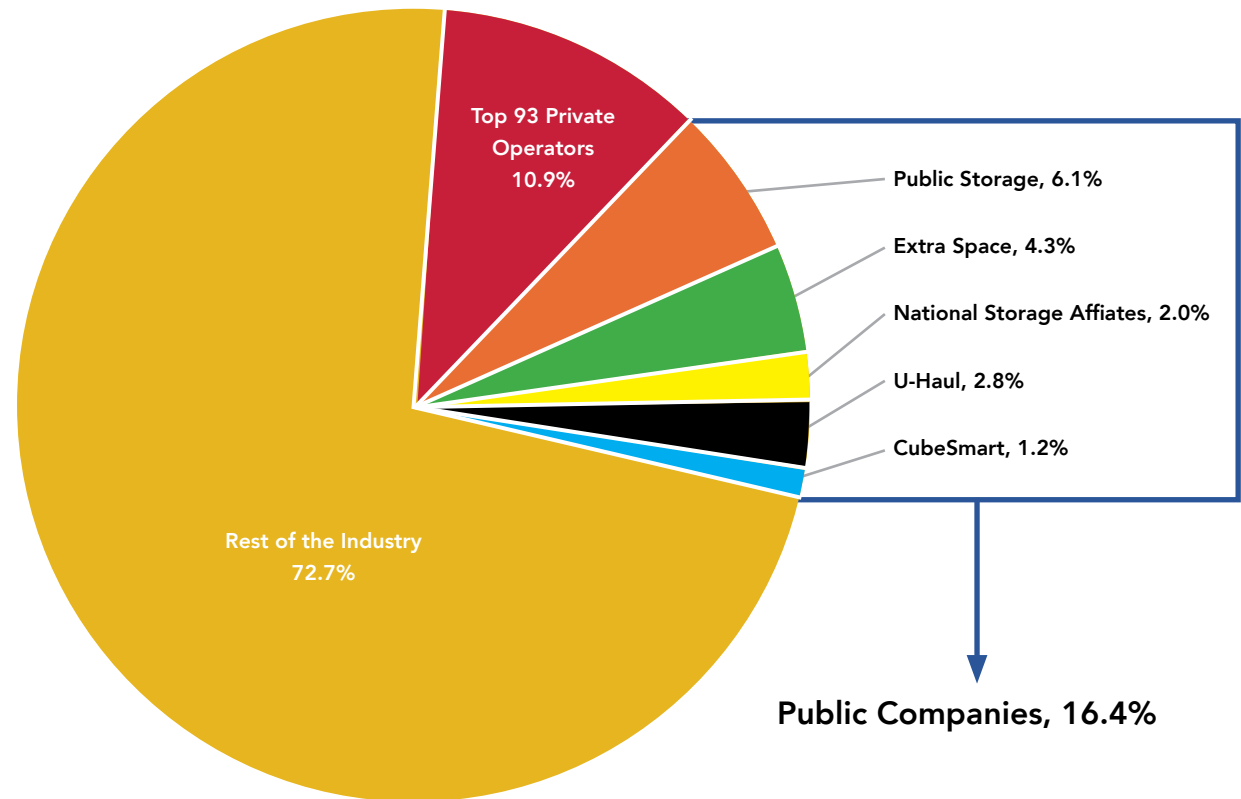
- Top 100 Operators own ~29% of properties
- 6 Public Operators own ~17% of properties

Undercapitalized sellers with no legacy plan²

- ~71% of assets owned by “mom-and-pop” operators who are unable to invest in large capital improvements, technology or marketing
- Primarily Baby Boomers or older who liquidate post-retirement

Difficult for larger institutions to participate

- \$5-10mm typical acquisition size
- Time intensive investment process
- Portfolio exit to Institutional buyers offers premium due to scale



Source: Self-Storage Almanac 2024.

1. Extra Space and Life Storage completed a \$12.7bn merger in 2023. The graph above combines Extra Space and Life Storage as one entity.

2. Based on number of facilities owned.

Self-Storage: A Growing Industry

Self-storage is a resilient, defensive and cash-flowing asset



LOW CAPEX

Lowest of any multi-tenant property type (5% v. 10% for apartments)



HIGH PROFIT MARGINS

55-65%, due to low staffing needs, utility usage and repairs/maintenance



INFLATION PROTECTION

Month-to-month leases create flexibility and protection from changing interest rate environments and inflation



DIVERSIFIED RENT ROLL

~500 tenants per property, on average, providing credit and turnover diversification



LOW DELINQUENCY RATES

One of the lowest of any commercial property type since 2000 and the lowest since 2008



LANDLORD FRIENDLY LEGAL FRAMEWORK

Ability to swiftly lien defaulted tenants and auction off goods

Tenant Demographics

Diverse tenant mix

Idiosyncratic Demand Drivers



Life events, including a death or change of marital status



Relocation/ retirement/ downsizing

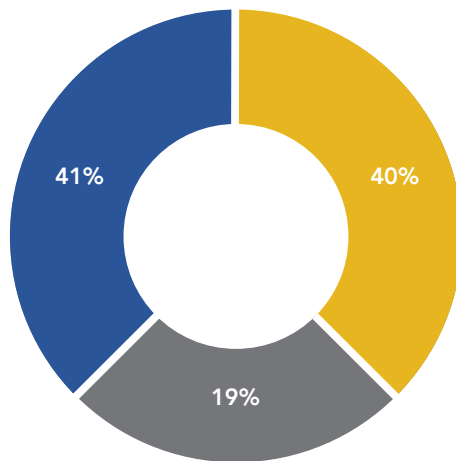


Business expansion or contraction



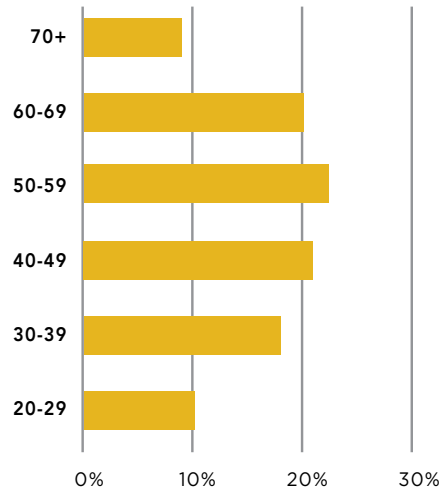
Last mile distribution

Current Rent Roll



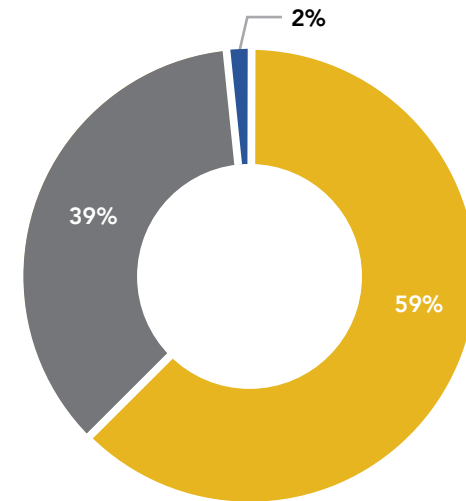
- Less than one year
- Between one and two years
- Longer than two years

Age



Average customer age = 51.0

Sign-up Device



- Mobile
- Desktop
- Tablet

REIT Sector Return Fundamentals





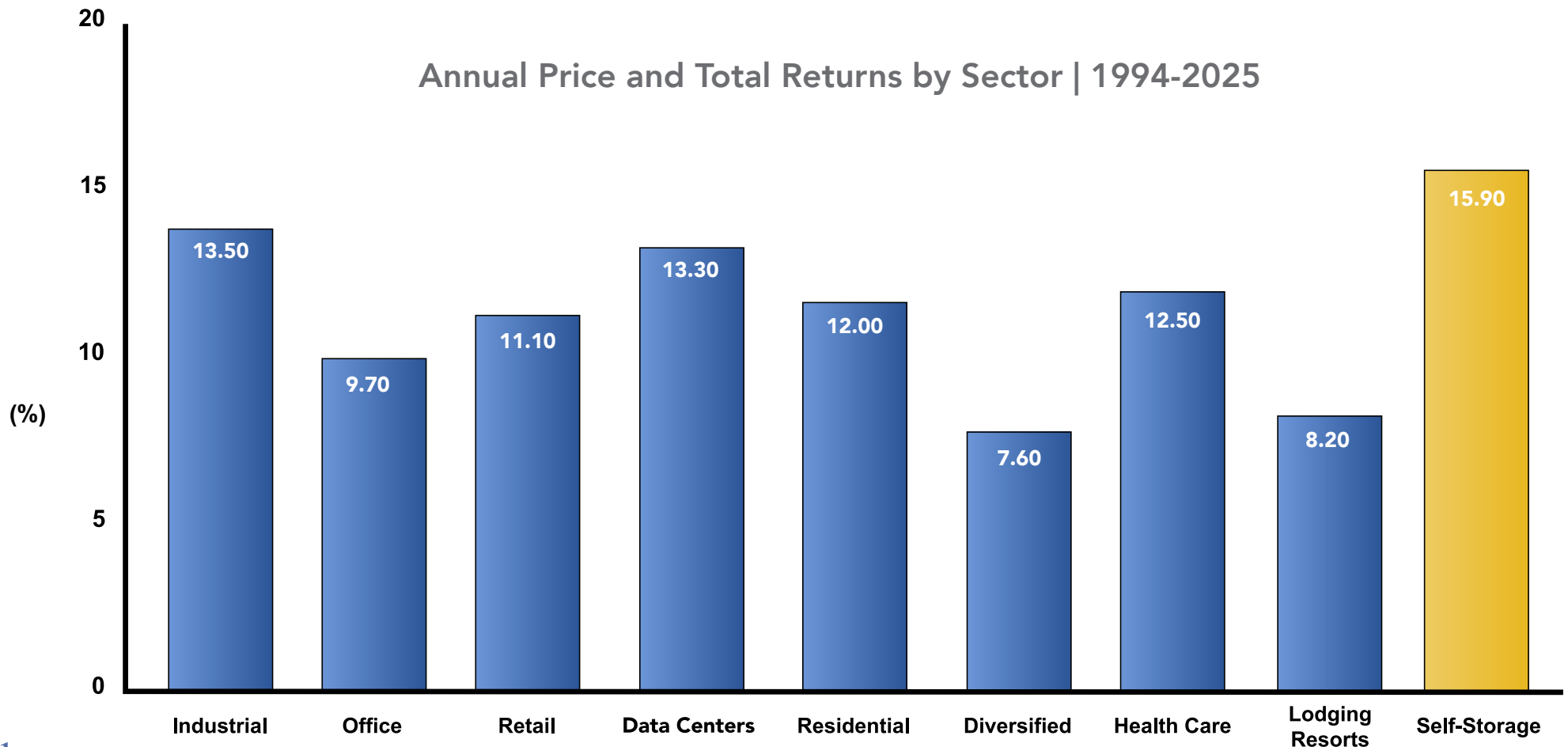
REIT Sector Return Fundamentals



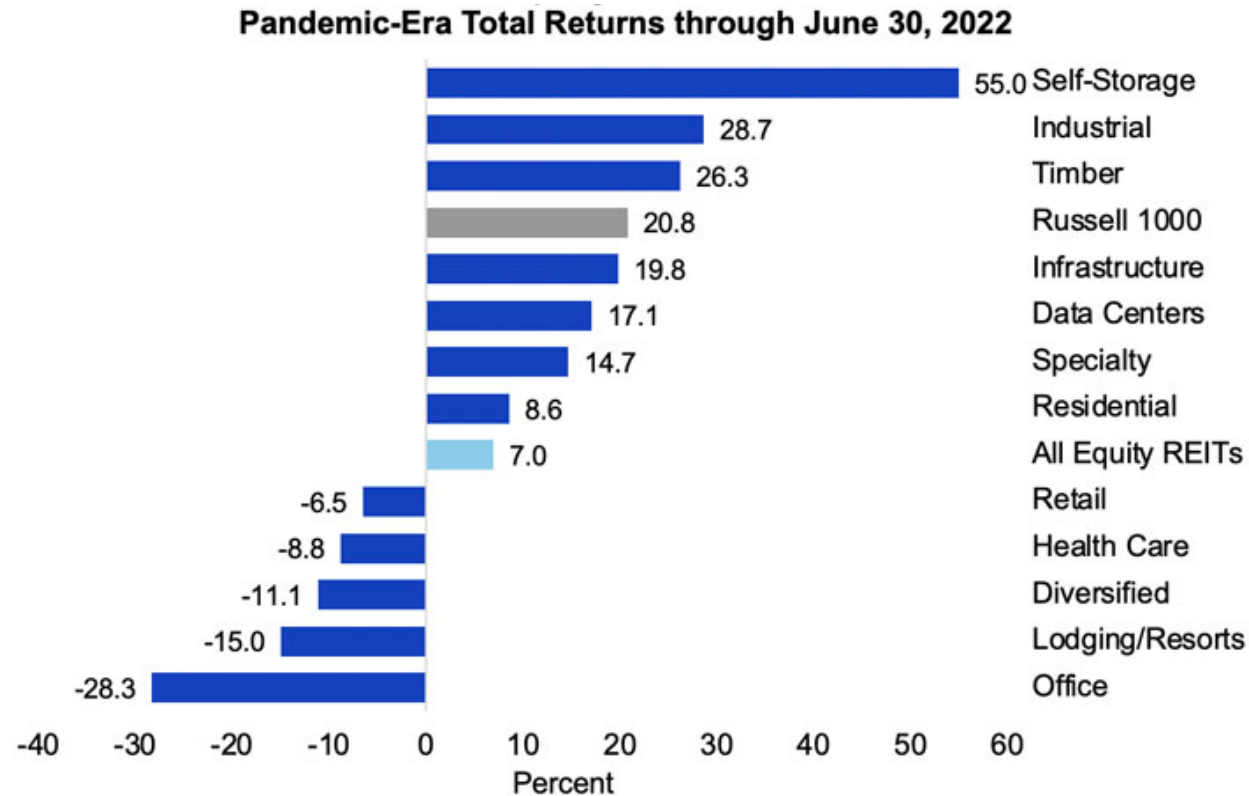
The performance of self-storage as a commercial real estate investment is unrivaled in terms of overall returns and long-term performance. For the past 32 years, self-storage was the top performing property type in the NAREIT index, with average total returns of 15.9% for the period from 1994-2025. Self-storage outperformed the Office, Industrial, Retail, Residential, Diversified, Health Care, Lodging/Resorts, Mortgage REIT, Timber, Infrastructure, and Data Center sectors.

Comparative Sector Total Returns

The self-storage sector has demonstrated leading returns across all property sectors.



U.S. REIT Property Sector Performance



Source: FTSE Russell, Nareit, FactSet.

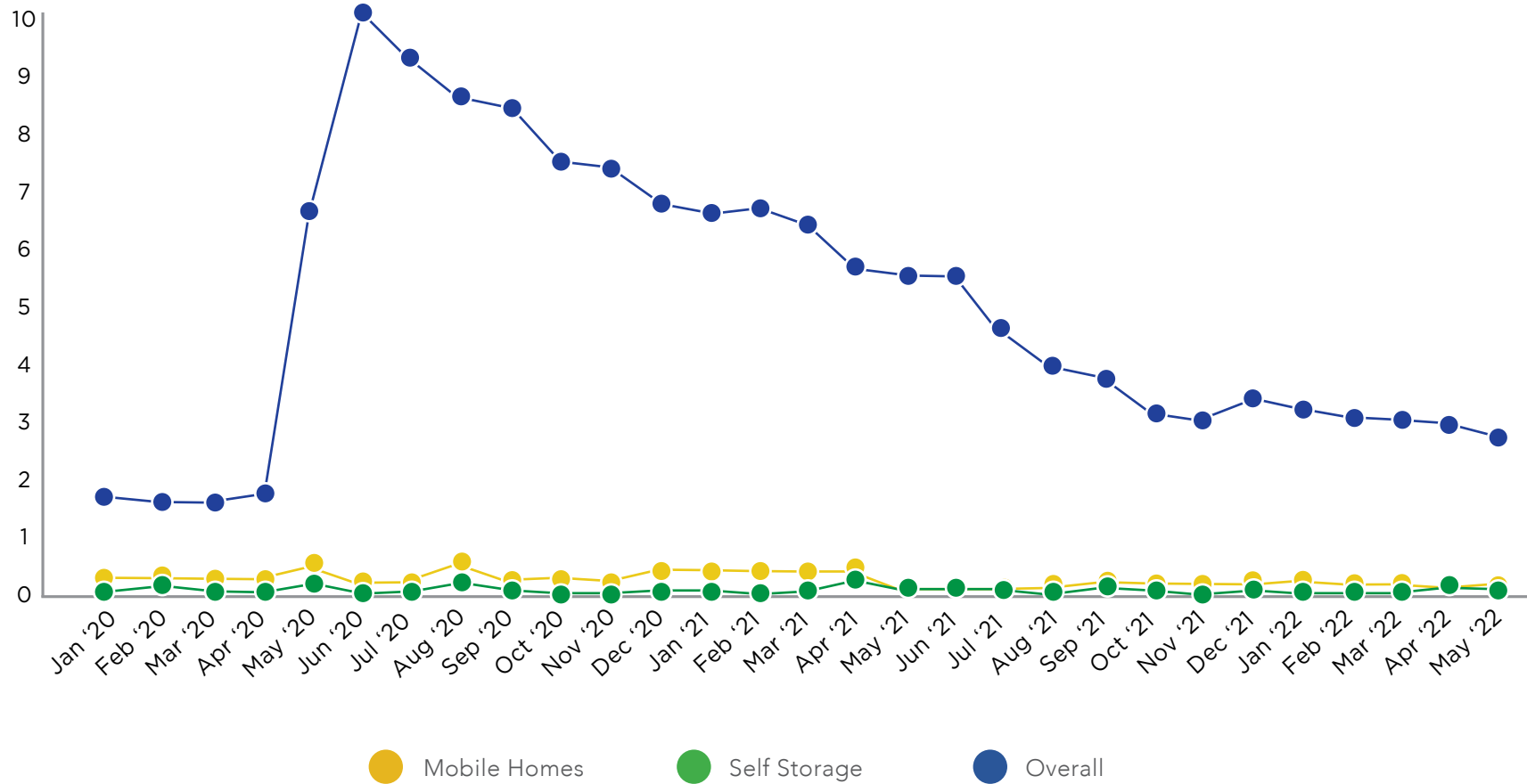
Chart 2 reports total returns for U.S. REITs by sector over the COVID-19 period, which began in February 2020, through mid-year 2022. As the chart shows, self-storage leads all sectors with a total return of 55.0% over the pandemic period, followed by industrial at 28.7%.

REIT operating performance has been in stark contrast to the stock market performance and the speed of the recovery of the REIT industry from COVID-19 induced shutdowns has demonstrated both the flexibility of REIT management teams as well as the resilience of the industry.

Delinquency Rates

Self-Storage and Mobile Home Parks

January 2020 – May 2022



PUBLIC STORAGE - Top 10 Institutional Shareholders

Holder	Shares	Date Reported	% Out	Value
Vanguard Group Inc	25.34M	Dec 31, 2025	14.44%	7,597,860,471
Blackrock Inc.	16.91M	Dec 31, 2025	9.63%	5,068,248,007
State Street Corporation	10.57M	Dec 31, 2025	6.02%	3,167,459,122
NORGES BANK	4.48M	Dec 31, 2025	2.56%	1,344,479,727
Capital International Investors	4.13M	Dec 31, 2025	2.36%	1,239,671,750
Geode Capital Management, LLC	4.09M	Dec 31, 2025	2.33%	1,225,925,021
FMR, LLC	4.04M	Dec 31, 2025	2.30%	1,211,131,391
Cohen & Steers Inc.	3.99M	Dec 31, 2025	2.28%	1,197,288,126
JPMORGAN CHASE & CO	3.39M	Dec 31, 2025	1.93%	1,016,789,946
Charles Schwab Investment Management, Inc.	3.1M	Dec 31, 2025	1.77%	930,126,763

EXTRA SPACE STORAGE - Top 10 Institutional Shareholders

Holder	Shares	Date Reported	% Out	Value
Vanguard Group Inc	34.51M	Dec 31, 2025	16.34%	4,960,302,187
Blackrock Inc.	22.55M	Dec 31, 2025	10.68%	3,240,962,487
Cohen & Steers Inc.	15.98M	Dec 31, 2025	7.57%	2,297,042,200
State Street Corporation	13.84M	Dec 31, 2025	6.56%	1,990,178,931
NORGES BANK	9.37M	Dec 31, 2025	4.44%	1,346,324,406
Capital World Investors	7.09M	Dec 31, 2025	3.36%	1,019,331,681
Principal Financial Group, Inc.	6.65M	Dec 31, 2025	3.15%	955,403,612
Capital International Investors	6.26M	Dec 31, 2025	2.96%	899,398,756
Geode Capital Management, LLC	5.95M	Dec 31, 2025	2.82%	854,639,031
JPMORGAN CHASE & CO	3.94M	Dec 31, 2025	1.87%	566,962,075

Current Projects



Current Projects



Las Vegas Owens

Executive Summary

The project is located at 120 West Owens Avenue, Las Vegas, Nevada 89106. The 2.39 acre (104,108 SF) easily accessible site is in a densely populated residential and commercial area that sits adjacent to the I-15 and is visible to over 190,000 vehicles daily. The business plan for the project is to develop a Class A, institutional quality, 158,844 GBA and approximately 116,255 NRA 1,189-unit self-storage facility with state-of-the-art security. The completed project will be the highest quality self-storage facility in the market upon completion. The 2023 population within the three and five-mile radius is 174,549 and 524,284, respectively. The property was completed in December 2025 and is currently an operating property.

Current Projects



Phoenix Stadium

Executive Summary

The project is located at 815-901 E. Jackson St Phoenix, Arizona 85034. The property is adjacent to Chase Field, home to the Arizona Diamondbacks. The parcel is 1.78 acres with A-2 zoning. The project is fully entitled for self-storage use, including site plan approval. This project will be a highly visible, multistory, institutional quality, class A self-storage facility. The business plan for the subject property is to develop a fully climate controlled self-storage facility of approximately 168,599 GBA, with 126,600 NRSF. The project, in addition to being climate controlled, will offer a state-of-the-art security system. The project will be the highest quality self-storage facility in the downtown Phoenix market upon completion. The property is under construction and completion is anticipated in July 2026.



Tucson

Executive Summary

The project is located at 980 W. Irvington Road, Tucson, Arizona 85714. The project is designed to be built as 129,838 GBA, with a 1,018 SF office, and 96,615 SF Net Rentable Area. The business plan for the subject property is to develop a Generation V, state-of-the-art climate-controlled self-storage facility, with a state-of-the-art security system. The project is located along Interstate Highway 19 and W. Irvington Road at the freeway entrance. The three-mile and five-mile populations are 110,677 and 209,629, respectively. The project is in an under-supplied self-storage market. The project is located at the heart of the SW Tucson trade area with great freeway frontage and visibility, and across the freeway is approximately 1 million SF of power retail. There is vested access through the shopping center. Construction is currently underway, and completion is projected for December 2026.



Bakersfield

Executive Summary

The subject property is located at 141 N. Chester Avenue, Bakersfield, California 93308. The subject property, a 1.71-acre (74,640 SF) land parcel and planned self-storage development project. The subject property will be a major qualitative addition to the existing self-storage market and will be the premier self-storage facility in the market. The average age of self-storage facilities in the market is twenty-nine years. In addition, there is extremely limited climate-controlled self-storage in the market, with only one climate-controlled facility in the market. The three-mile population is 90,371 and the five-mile population is 229,477.

The subject property's zoning allows self-storage-use by CUP, which was approved April 24, 2025. The development team is currently collaborating with its consultants and the City of Bakersfield and recently obtained CUP and site plan approval for the subject property. The development, as it is currently planned meets the FAR, height limitation, and setback requirements per City of Bakersfield building code. The building site acquisition has closed, and a building permit is anticipated in June 2026 with completion projected for May 2027.



Northridge

Executive Summary

The subject property is located at 9400 Reseda Boulevard, Northridge, California 91324. The subject property, a 1.05-acre (45,569 SF) land parcel and planned self-storage development project. The subject property will be a major qualitative addition to the existing self-storage market and will be the premier self-storage facility in the market. The average age of self-storage facilities in the market is thirty-nine. In addition, there is extremely limited climate-controlled self-storage in the market. Out of 57 facilities in the five-mile radius, only 20 are climate controlled, and it is a significantly under supplied self-storage market. The three- and five-mile populations are 202,143 and 589,499, respectively. The subject property is located less than 500' from Cal State Northridge, with approximately 38,000 students.

The subject property's zoning allows self-storage use by CUP. The subject property is currently in the entitlement phase, with all approvals anticipated by Q-4 2026, with construction anticipated to commence thereafter, with completion anticipated for Q-4 2027. The business plan for the subject property is to develop a fully climate controlled self-storage facility of approximately 243,387 GBA, with 185,311 NRSF, with approximately 2,000 units, and an office of 1,500 SF. The new facility will be a state-of-the-art Generation V self-storage facility of institutional quality. The subject property, in addition to being climate controlled, will offer a state-of-the-art security system. The subject property will also have coded electronic access for customers. In the global self-storage industry, the Los Angeles market is considered one of the most desirable self-storage markets in the world.



Contact Us

YourSpace America, Inc.

Mr. Russ Colvin | CEO/President

999 Corporate Drive, Suite 100
Ladera Ranch, California 92694

(949) 315-0044

russcolvin@yourspaceamerica.com