



Notification of dividend / distribution

Announcement Summary

Entity name

NATIONAL STORAGE REIT

Security on which the Distribution will be paid

NSR - STAPLED SECURITY FULLY PAID

Announcement Type

New announcement

Date of this announcement

Tuesday December 18, 2018

Distribution Amount

AUD 0.04500000

Ex Date

Friday December 28, 2018

Record Date

Monday December 31, 2018

Payment Date

Friday March 1, 2019

DRP election date

Wednesday January 2, 2019 17:00:00

Refer to below for full details of the announcement

Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

NATIONAL STORAGE REIT

1.2 Registered Number Type

other

1.3 ASX issuer code

NSR

1.4 The announcement is

New announcement

Registration Number

National Storage Holdings Limited ACN 166 572 845
National Storage Financial Services Limited ACN 600
787 246 as responsible entity for National Storage
Property Trust ARSN 101 227 712



1.5 Date of this announcement

Tuesday December 18, 2018

1.6 ASX +Security Code

NSR

ASX +Security Description

STAPLED SECURITY FULLY PAID

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary

2A.2 The Dividend/distribution:

relates to a period of six months

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

Monday December 31, 2018

2A.4 +Record Date

Monday December 31, 2018

2A.5 Ex Date

Friday December 28, 2018

2A.6 Payment Date

Friday March 1, 2019

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount

per +security (in primary currency) for all **Estimated or Actual?**

dividends/distributions notified in this form **Estimated**

AUD 0.04500000

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

No



2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

Yes

2A.11a(i) DRP Status in respect of this dividend/distribution

Full DRP

2A.12 Does the +entity have tax component information apart from franking?

Yes

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?

Yes

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD 0.04500000

3A.1a(i) Date that actual ordinary amount will be announced

Tuesday February 26, 2019

Estimated or Actual?

Estimated

3A.1b Ordinary Dividend/distribution amount per security

AUD

3A.2 Is the ordinary dividend/distribution franked?

No

3A.3 Percentage of ordinary dividend/distribution that is franked

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.04500000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 3E - Other - distribution components / tax



3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).

A payment advice and taxation statement will be sent to investors following payment of the half year distribution, which is expected to be in early March 2019. Further information regarding taxation components will be made available at <http://www.nationalstorageinvest.com.au> in late February 2019.

Part 4A - +Dividend reinvestment plan (DRP)

4A.1 What is the default option if +security holders do not indicate whether they want to participate in the DRP?

Do not participate in DRP (i.e. cash payment)

4A.2 Last date and time for lodgement of election notices to share registry under DRP

Wednesday January 2, 2019 17:00:00

4A.3 DRP discount rate

2.0000 %

4A.4 Period of calculation of reinvestment price

Start Date

Monday February 4, 2019

End Date

Friday February 15, 2019

4A.5 DRP price calculation methodology

Stapled securities will be issued at the volume weighted average market price of NSR stapled securities over a period of 10 trading days, commencing on 4 February 2019, less a 2 percent discount.

4A.6 DRP Price (including any discount):

AUD

4A.7 DRP +securities +issue date

Friday March 1, 2019

4A.8 Will DRP +securities be a new issue?

Yes

4A.8a Do DRP +securities rank pari passu from +issue date?

Yes

4A.9 Is there a minimum dollar amount or number of +securities required for DRP participation?

No

4A.10 Is there a maximum dollar amount or number of +securities required for DRP participation?

No

4A.11 Are there any other conditions applying to DRP participation?

No

4A.12 Link to a copy of the DRP plan rules

<http://www.nationalstorageinvest.com.au/announcements>

4A.13 Further information about the DRP

Securityholders whose registered address is outside Australia or New Zealand may only participate in the Plan if the Administrators determine that the issue or transfer of Stapled Securities to them under the Plan is lawful and practicable.

Part 5 - Further information



5.1 Please provide any further information applicable to this dividend/distribution

For further information please contact:

Claire Fidler

Director & Company Secretary

07 3218 8100

invest@nationalstorage.com.au

5.2 Additional information for inclusion in the Announcement Summary