



## APPENDIX 4E

### FINAL REPORT FOR THE YEAR ENDED 30 JUNE 2019

(the previous corresponding period being the year ended 30 June 2018)

National Storage REIT comprises the combined assets of National Storage Holdings Limited ("the Company" or "NSH") and its controlled entities and National Storage Property Trust ("the Trust") and its controlled entities, under a joint quotation on the Australian Securities Exchange. The Financial Statements are prepared in compliance with Australian accounting standards.

### RESULTS FOR ANNOUNCEMENT TO THE MARKET

National Storage REIT results for the year ended 30 June 2019 for announcement to the market are detailed below.

	Movement from 30 June 2018			\$ 000
Revenue from ordinary activities	Up	14%	to	159,188
Profit from ordinary activities after tax attributable to members	Down	1%	to	144,840
Net profit for the year attributable to members	Down	1%	to	144,840

DIVIDENDS (distributions) 2019 financial year	Amount per security	Franked amount per security
<b>Final distribution</b>		
National Storage Property Trust - Distribution 2019 financial year payable on 5 September 2019	5.1 cents per unit	N/A
<b>Interim distribution</b>		
National Storage Property Trust - paid 1 March 2019	4.5 cents per unit	N/A

28 June 2019 is the record date for determining entitlements to the 2019 final distribution.

National Storage Holdings Limited has not declared an interim or final dividend for the year ending 30 June 2019.

NTA BACKING	As at 30 June 2019	As at 30 June 2018
Net tangible assets per security	1.63*	1.51

\*As at 30 June 2019 the number of stapled securities on issue was 673,928,751 (30 June 2018: 559,107,042). On 25 June 2019, the Group announced a fully underwritten \$170m equity raising. On 28 June 2019, the Group received proceeds for this raising and has been recognised as contributed equity within the statement of financial position. This resulted in the issue of 99,415,205 new stapled securities on 1 July 2019. These additional securities have been included with the Group's calculation of net tangible assets per security.

Additional Appendix 4E disclosure requirements and commentary for the results of the period can be found in the Notes to the financial statements and the Directors' Report included in the 2019 Annual Report.

This report is based on the consolidated financial statements audited by Ernst and Young, for which an unqualified opinion has been issued.

### NATIONAL STORAGE REIT (NSR)

National Storage Holdings Limited (ACN 166 572 845)

National Storage Financial Services Limited (ACN 600 787 246 AFSL 475 228) as responsible entity for National Storage Property Trust (ARSN 101 227 712)