Notification of dividend / distribution

Update Summary

Entity name
NATIONAL STORAGE REIT

Security on which the Distribution will be paid
NSR - FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Announcement Type
Update to previous announcement

Date of this announcement
Wednesday August 28, 2019

Reason for the Update

Announcement of actual final FY19 distribution

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

Registration Number

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

1.2 Registered Number Type
other

1.3 ASX issuer code
NSR

1.4 The announcement is
Update/amendment to previous announcement

1.4a Reason for update to a previous announcement

Announcement of actual final FY19 distribution

1.4b Date of previous announcement(s) to this update
Monday June 24, 2019

1.5 Date of this announcement
Wednesday August 28, 2019

1.6 ASX +Security Code

NSR

ASX +Security Description

FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

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)

Sunday June 30, 2019

2A.4 +Record Date

Friday June 28, 2019

2A.5 Ex Date

Thursday June 27, 2019

2A.6 Payment Date

Thursday September 5, 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 dividends/distributions notified in this form

Estimated or Actual?

AUD 0.05100000

Actual

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?

No

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

AUD 0.05100000

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

Wednesday August 28, 2019

Estimated or Actual?

Actual

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

AUD 0.05100000

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 0.05100000

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 final distribution, which is expected to be early in September 2019. Further information regarding tax components will be made available at https://nationalstorageinvest.com.au in early September 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
Monday July 1, 2019 17:00:00

4A.3 DRP discount rate
2.0000 %

4A.4 Period of calculation of reinvestment price

Start Date
Monday August 12, 2019

End Date
Friday August 23, 2019

4A.5 DRP price calculation methodology

Stapled securities will be issued at the volume weighted average market price of NSR securities over a period of 10 trading days, commencing on and including 12 August 2019 less a 2 per cent discount.

4A.6 DRP Price (including any discount):
AUD 1.69390

4A.7 DRP +securities +issue date
Thursday September 5, 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
https://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 any queries, please contact
Claire Fidler
Director and Company Secretary
Ph 07 3218 8100

5.2 Additional information for inclusion in the Announcement Summary