APPENDIX 4E

FINAL REPORT FOR THE YEAR ENDED 30 JUNE 2021
(the previous corresponding period being the year ended 30 June 2020)

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 2021 for announcement to the market are detailed below.

	Movement from 30 June 2020			$ 000
Revenue from ordinary activities	Up	22%	to	217,748
Profit from ordinary activities after tax attributable to members	Up	154%	to	309,708
Net profit for the year attributable to members	Up	154%	to	309,708

DIVIDENDS (distributions) 2021 financial year	Amount per security	Franked amount per security
Final distribution		
National Storage Property Trust - Distribution 2021 financial year payable on 3 September 2021	4.2 cents per unit	N/A
Interim distribution		
National Storage Property Trust - paid on 1 March 2021	4.0 cents per unit	N/A

30 June 2021 is the record date for determining entitlements to the 2021 final distribution. National Storage Holdings Limited has not declared an interim or final dividend for the year ended 30 June 2021.

NTA BACKING	As at 30 June 2021	As at 30 June 2020
Net tangible assets per security	$1.89	$1.65

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 2021 Annual Report. This report is based on the consolidated financial statements audited by Ernst and Young, for which an unqualified opinion has been issued.