



NOT FOR DISTRIBUTION OR RELEASE IN THE UNITED STATES OR TO US PERSONS

25 August 2014

The Manager
Company Announcements
ASX Limited
Exchange Centre
20 Bridge Street
Sydney NSW 2000

NATIONAL STORAGE REIT ANNOUNCES \$45,918,205 CAPITAL RAISING

Highlights

- a fully underwritten Placement of approximately \$45,918,205 at \$1.25 per stapled security representing a discount of approximately 11% to last closing price;
- a Security Purchase Plan to be offered to eligible securityholders to purchase up to approximately \$15,000 of stapled securities (subject to discretionary scaleback); and
- to provide NSR with financial flexibility to pursue acquisitions whilst maintaining its sound financial position and conservatively geared balance sheet.

Equity raising summary

National Storage REIT (**NSR**) today announces that it will raise approximately \$45,918,205 via a fully underwritten equity placement (**Placement**).

In addition, NSR will provide an offer to eligible securityholders to purchase up to approximately \$15,000 of stapled securities (subject to discretionary scale-back) through a Security Purchase Plan (**SPP**). The total amount raised under the SPP may be subject to a cap determined by the Boards of National Storage Holdings Limited and The Trust Company (RE Services) Limited (as responsible entity for National Storage Property Trust) (**Boards**).

NSR stapled securities will remain subject to a trading halt pending a formal announcement of the results of the Placement, which is expected to occur on Tuesday, 26 August 2014.

Institutional placement

The Placement consists of a fully underwritten issue of approximately 36.73 million new ordinary stapled securities to raise approximately \$45,918,205, to be offered to institutional and professional investors in select jurisdictions. New stapled securities issued under the Placement will rank equally with existing NSR stapled securities.

The issue price represents approximately an 11% discount to the last closing price of NSR stapled securities on Friday, 22 August 2014 (being the last trading day prior to the announcement of the capital raising).

Morgan Stanley Australia Securities Limited will act as the underwriter and lead manager for the Placement.

Purpose of equity raising

The purpose of the capital raising is to provide NSR with financial flexibility to pursue acquisitions whilst maintaining its sound financial position and conservatively geared balance sheet.

NATIONAL STORAGE REIT (NSR)

National Storage Holdings Limited (ACN 166 572 845)

The Trust Company (RE Services) Limited (ACN 003 278 831 AFSL 235 150) as responsible entity for National Storage Property Trust (ARSN 101 227 712)

Security Purchase Plan (SPP)

NSR will provide an offer to eligible securityholders to purchase up to approximately \$15,000 of stapled securities (subject to discretionary scaleback) through the SPP.

The price of stapled securities under the SPP will be equal to the lesser of:

- the Placement issue price of \$1.25 per stapled security paid by institutional and professional investors; and
- the volume weighted average price of the Securities traded in the ordinary course on ASX during the five trading days preceding the closing date for applications under the SPP (being Wednesday, 1 October 2014) (**Closing Date**), rounded down to the nearest cent,

as determined at the Closing Date.

The SPP is not underwritten and the total amount raised under the SPP may be capped at an amount determined by the Boards. An appropriate scale-back policy will be applied if valid applications exceed any cap determined by the Boards.

The SPP will be open to eligible Australian and New Zealand resident securityholders on the register as at 7.00pm on Friday, 22 August 2014 who are eligible to participate under the terms of the SPP. SPP documentation will be despatched to eligible securityholders in early September and will include full details of the SPP. Stapled securities issued under the SPP will rank equally with existing stapled securities on issue.

For further information about NSR or the equity raising, please contact:

1300 850 505

Yours sincerely

Pat Rogers
Company Secretary

NATIONAL STORAGE REIT (NSR)

National Storage Holdings Limited (ACN 166 572 845)

The Trust Company (RE Services) Limited (ACN 003 278 831 AFSL 235 150) as responsible entity for National Storage Property Trust (ARSN 101 227 712)

NOT FOR DISTRIBUTION OR RELEASE IN THE UNITED STATES OR TO US PERSONS

This announcement has been prepared for publication in Australia and may not be released or distributed in the United States or to "US Persons" (as defined in Regulation S under the US Securities Act of 1933, as amended (the "US Securities Act")) (**US Persons**). This announcement does not constitute an offer to sell, or a solicitation of an offer to buy, securities in the United States, or to any person that is, or is acting for the account or benefit of, a US Person. The securities described in this announcement have not been, and will not be, registered under the US Securities Act or the securities laws of any state or other jurisdiction of the United States and may not be offered or sold, directly or indirectly, in the United States or to, or for the account or benefit of, US Persons except in transactions exempt from, or not subject to, the registration requirements of the US Securities Act and other applicable securities laws.

FORWARD LOOKING STATEMENTS

This announcement may contain certain statements and projections provided by or on behalf of NSR with respect to anticipated future undertakings. Forward looking words such as, "expect", "should", "could", "may", "predict", "plan", "will", "believe", "forecast", "estimate", "target" and other similar expressions are intended to identify forward-looking statements within the meaning of securities laws of applicable jurisdictions. Indications of, and guidance on, future earnings and financial position and performance are also forward-looking statements. These forward-looking statements reflect various assumptions by or on behalf of NSR, which may or may not be correct. Accordingly, these statements are not guarantees of future performance and involve known and unknown risks, uncertainties and contingencies that may be beyond the control of NSR which could cause actual results or trends to differ materially from those expressed or implied in such statements. Consequently, there can be no assurance that such statements and projections will be realised. Neither NSR, or any of its affiliates, advisers, consultants, agents or any of their respective officers or employees make any representations as to the accuracy or completeness of any such statement of projections or that any forecasts will be achieved. Such forward-looking statements only speak as to the date of this announcement and NSR assumes no obligation to update such information.

NATIONAL STORAGE REIT (NSR)

National Storage Holdings Limited (ACN 166 572 845)

The Trust Company (RE Services) Limited (ACN 003 278 831 AFSL 235 150) as responsible entity for National Storage Property Trust (ARSN 101 227 712)