

Appendix 3X

Initial Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/9/2001.

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| Name of entity National Storage REIT - stapled entity comprising shares in National Storage Holdings Limited and units in National Storage Property Trust ACN 166 572 845 and ARSN 101 227 712 |
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We (the entity) give ASX the following information under listing rule 3.19A.1 and as agent for the director for the purposes of section 205G of the Corporations Act.

| | |
|----------------------------|---------------------|
| Name of Director | Scott Anthony Smith |
| Date of appointment | 1 July 2022 |

Part 1 - Director's relevant interests in securities of which the director is the registered holder

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

| |
|---|
| Number & class of securities Nil. |
|---|

+ See chapter 19 for defined terms.

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Part 2 – Director's relevant interests in securities of which the director is not the registered holder

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

| Name of holder & nature of interest | Number & class of Securities |
|---|--|
| <p>Note: Provide details of the circumstances giving rise to the relevant interest.</p> <p>The holder is S & J Group Pty Ltd (A.C.N 112 754 613) as trustee for the S & J Smith Family Trust No 3. Mr Smith is a director and shareholder of S & J Group Pty Ltd and is a beneficiary of the S & J Smith Family Trust No 3.</p> | 42,509 fully paid ordinary stapled securities in NSR |

Part 3 – Director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

| | |
|---|-----|
| Detail of contract | N/A |
| Nature of interest | N/A |
| Name of registered holder (if issued securities) | N/A |
| No. and class of securities to which interest relates | N/A |

+ See chapter 19 for defined terms.