

**Form 603**

Corporations Act 2001

Section 671B

**Notice of initial substantial holder**

To Company Name/Scheme

NATIONAL STORAGE REIT

ACN/ARSN

ACN 166 572 845

**1. Details of substantial holder (1)**

Name

DIAM CO., Ltd.

ACN/ARSN (if applicable)

The holder became a substantial holder on 22/Aug/2016**2. Details of voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary	26,147,730	26,147,730	5.22%

**3. Details of relevant interests**

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
Colonial First State Global Asset Management	Investment manager	Ordinary 22,420,891
DIAM Co., Ltd	Beneficiary owner	Ordinary 3,726,839

**4. Details of present registered holders**

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
Colonial First State Global Asset Management	Mizuho Trust & Banking Corporation		Ordinary 22,420,891
DIAM Co., Ltd	Mizuho Trust & Banking Corporation		Ordinary 3,726,839

**5. Consideration**

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
Colonial First State Global Asset	22/Apr/2016 To 22/Aug/2016	16,488,357		Ordinary 10,401,588

Management				
DIAM Co., Ltd	22/Apr/2016 To 22/Aug/2016	1,340,947		Ordinary 762,978
See annexure for details				

#### 6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
NA	

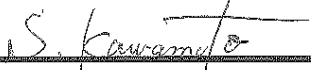
#### 7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
DIAM Co., Ltd.	3-1 Marunouchi 3-chome, Chiyoda-ku, Tokyo 100-0005 Japan
Colonial First State Global Asset Management	Level 2 Tower 1 201 Sussex Street Sydney NSW 2000

#### Signature

print name                      Shigenori KAWAMOTO                      capacity                      Executive Officer

sign here                                            date                      25/Aug/2016

#### DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
  - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
  - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.

- (8) If the substantial holder is unable to determine the identity of the person ( eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

## Annexure

Holder of relevant interest	Date of acquisition	Consideration	Class	Number of securities
Colonial First State Global Asset Management	13-Jul-16	9,402,106	Ordinary	5,950,700
Colonial First State Global Asset Management	17-Aug-16	1,623,032	Ordinary	1,017,639
Colonial First State Global Asset Management	18-Aug-16	2,109,416	Ordinary	1,324,359
Colonial First State Global Asset Management	19-Aug-16	968,952	Ordinary	608,890
Colonial First State Global Asset Management	22-Aug-16	2,384,850	Ordinary	1,500,000
DIAM Co., Ltd	13-May-16	563,272	Ordinary	290,092
DIAM Co., Ltd	27-May-16	91,839	Ordinary	50,117
DIAM Co., Ltd	31-May-16	40,766	Ordinary	21,889
DIAM Co., Ltd	12-Jul-16	314,196	Ordinary	198,858
DIAM Co., Ltd	14-Jul-16	270,841	Ordinary	164,312
DIAM Co., Ltd	9-Aug-16	25,081	Ordinary	15,711
DIAM Co., Ltd	12-Aug-16	34,952	Ordinary	21,999