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NATIONAL STORAGE REIT

ASX ANNOUNCEMENT

21 April 2023

COMPLETION OF THE SECURITY PURCHASE PLAN

National Storage REIT (**NSR**) is pleased to announce that the Security Purchase Plan (**SPP**) closed on 19 April 2023, with applications received for approximately \$40.4 million.

Given the strong support shown by participating securityholders for the SPP, the directors have exercised their discretion under the terms of the SPP to increase the size of the SPP from the original cap of \$25 million, with NSR confirming that all valid applications under the SPP were accepted in full and no scale back was applied.

This will result in the issue of approximately 16,748,283 new ordinary stapled securities at \$2.41 per stapled security, being the price paid by institutional investors under the institutional placement (**Placement**) announced on 22 March 2023. Together with the Placement which raised \$300 million (as announced on 23 March 2023), NSR has now successfully raised approximately \$340.4 million (pre costs).

As previously announced, the purpose of the SPP and the Placement is to fund NSR's committed acquisitions and development spend, repay debt, and strengthen the balance sheet.

Stapled securities to be issued under the SPP will rank equally with existing stapled securities and are expected to be allotted on 26 April 2023, with trading expected to commence on 27 April 2023.

The directors of National Storage Holdings Limited and National Storage Financial Services Limited, in its capacity as responsible entity for the National Storage Property Trust, wish to thank all securityholders who supported the SPP.

Authorised by the Board of National Storage Holdings Limited.

ENDS

National Storage is the largest self-storage provider in Australia and New Zealand, with 231 centres providing tailored storage solutions to over 90,000 residential and commercial customers. NSR is the first independent, internally managed and fully integrated owner and operator of self-storage centres to be listed on the Australian Securities Exchange (ASX).

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All dollar amounts are in Australian dollars unless otherwise indicated.

NATIONAL STORAGE REIT (NSR)

National Storage Holdings Limited (ACN 166 572 845)

National Storage Financial Services Limited (ACN 600 787 246 AFSL 475228) as responsible entity for National Storage Property Trust (ARSN 101 227 712)