



Update Summary

Entity name

NATIONAL STORAGE REIT

Security on which the Distribution will be paid

NSR - FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Announcement Type

Update to previous announcement

Date of this announcement

Tuesday February 23, 2021

Reason for the Update

Announcement of actual interim distribution

Refer to below for full details of the announcement

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Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

NATIONAL STORAGE REIT

1.2 Registered Number Type

other

Registration Number

National Storage Holdings Limited ACN 166 572 845
National Storage Financial Services Limited ACN 600
787 246 as responsible entity for National Storage
Property Trust ARSN 101 227 712

1.3 ASX issuer code

NSR

1.4 The announcement is

Update/amendment to previous announcement

1.4a Reason for update to a previous announcement

Announcement of actual interim distribution

1.4b Date of previous announcement(s) to this update

Wednesday December 16, 2020

1.5 Date of this announcement

Tuesday February 23, 2021

1.6 ASX +Security Code

NSR

ASX +Security Description

FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary

2A.2 The Dividend/distribution:

relates to a period of six months



2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

Thursday December 31, 2020

2A.4 +Record Date

Thursday December 31, 2020

2A.5 Ex Date

Wednesday December 30, 2020

2A.6 Payment Date

Monday March 1, 2021

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form

AUD 0.04000000

Estimated or Actual?

Actual

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

No

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

Yes

2A.11a(i) DRP Status in respect of this dividend/distribution

Full DRP

2A.12 Does the +entity have tax component information apart from franking?

Yes

Part 3A - Ordinary dividend/distribution

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**3A.1 Is the ordinary dividend/distribution estimated at this time?** No**3A.1a Ordinary dividend/distribution estimated amount per +security**

AUD 0.04000000

3A.1a(i) Date that actual ordinary amount will be announced

Wednesday February 24, 2021

Estimated or Actual? Actual**3A.1b Ordinary Dividend/distribution amount per security**

AUD 0.04000000

3A.2 Is the ordinary dividend/distribution franked? No**3A.3 Percentage of ordinary dividend/distribution that is franked**

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.04000000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 3E - Other - distribution components / tax**3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).**

A payment advice will be sent to investors following payment of the half year distribution, which is expected to be on or about 1 March 2021. Further information regarding taxation components will be made available at <http://www.nationalstorageinvest.com.au> at the end of August 2021.

3E.2 Please indicate the following information if applicable. (Refer Annual Investment Income Report specification for further information)

Field Name	AllR Specification Reference	Value	Estimated/Actual
Interest		9.79	
Unfranked dividends not declared to be conduit foreign income	9.80		
Unfranked dividends declared to be conduit foreign income	9.81		



Assessable foreign source income	9.91
Tax-free amounts	9.96
Tax-deferred amounts	9.97
Managed investment trust fund payments	9.105
Franked distributions from trusts	9.120
Gross cash distribution	9.121
Interest exempt from withholding	9.122
Capital Gains discount method Non-Taxable Australian property	9.124
Capital gains other Non-Taxable Australian property	9.126
Other income	9.130
Royalties	9.135
NCMI	
Excluded from NCMI	

Part 4A - +Dividend reinvestment plan (DRP)

4A.1 What is the default option if +security holders do not indicate whether they want to participate in the DRP? Do not participate in DRP (i.e. cash payment)**4A.2 Last date and time for lodgement of election notices to share registry under DRP**

Monday January 4, 2021 17:00:00

4A.3 DRP discount rate

2.0000 %

4A.4 Period of calculation of reinvestment price**Start Date**

Monday February 8, 2021

End Date

Friday February 19, 2021

4A.5 DRP price calculation methodology

Stapled securities will be issued at the volume weighted average market price of NSR stapled securities over a period of 10 trading days, commencing on 8 February 2021, less a 2 percent discount.



4A.6 DRP Price (including any discount):

AUD 1.85960

4A.7 DRP +securities +issue date

Monday March 1, 2021

4A.8 Will DRP +securities be a new issue?

Yes

4A.8a Do DRP +securities rank pari passu from +issue date?

Yes

4A.9 Is there a minimum dollar amount or number of +securities required for DRP participation?

No

4A.10 Is there a maximum dollar amount or number of +securities required for DRP participation?

No

4A.11 Are there any other conditions applying to DRP participation?

No

4A.12 Link to a copy of the DRP plan rules

<http://www.nationalstorageinvest.com.au/reporting>

4A.13 Further information about the DRP

Securityholders whose registered address is outside Australia or New Zealand may only participate in the Plan if the Administrators determine that the issue or transfer of Stapled Securities to them under the Plan is lawful and practicable.

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

For further information please contact:

Claire Fidler

Director & Company Secretary

07 3218 8100

invest@nationalstorage.com.au

5.2 Additional information for inclusion in the Announcement Summary