



Announcement Summary

Entity name

NATIONAL STORAGE REIT

Security on which the Distribution will be paid

NSR - FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Announcement Type

New announcement

Date of this announcement

12/12/2025

Distribution Amount

AUD 0.06000000

Ex Date

30/12/2025

Record Date

31/12/2025

Payment Date

20/2/2026

Refer to below for full details of the announcement



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 the National Storage Property
Trust ARSN 101 227 712

1.3 ASX issuer code

NSR

1.4 The announcement is

New announcement

1.5 Date of this announcement

12/12/2025

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)

31/12/2025

2A.4 +Record Date

31/12/2025

2A.5 Ex Date

30/12/2025

2A.6 Payment Date

20/2/2026

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

Estimated or Actual?
Estimated

AUD 0.06000000

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?

No

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

Yes

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?

Yes

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD 0.06000000

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

11/2/2026

Estimated or Actual?
Estimated

3A.1b Ordinary Dividend/distribution amount per security

AUD

3A.2 Is the ordinary dividend/distribution franked?

Yes

3A.2a Is the ordinary dividend/distribution fully franked?

Yes

3A.3 Percentage of ordinary dividend/distribution that is franked

100.0000 %

3A.3a Applicable corporate tax rate for franking credit (%)

30.0000 %

3A.4 Ordinary dividend/distribution franked amount per

**+security**

AUD 0.06000000

3A.5 Percentage amount of dividend which is unfranked

0.0000 %

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

AUD 0.00000000

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

AUD

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 dividend, which is expected to be on or about 20 February 2026. Further information regarding taxation components will be made available at <http://www.nationalstorageinvest.com.au>.

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

Field Name	AIIR 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		
	9.126		



Capital gains other
Non-Taxable Australian
property

Other income 9.130

Royalties 9.135

NCMI

Excluded from NCMI

Part 5 - Further information

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

For further information please contact: Tanya Mangold
Company Secretary
PH: +61 7 3218 8100
CompanySecretary@nationalstorage.com.au

5.2 Additional information for inclusion in the Announcement Summary