



National Storage Holdings Limited (ACN 166 572 845)
National Storage Financial Services Limited (ACN 600 787 246 AFSL 475 228)
as responsible entity for
National Storage Property Trust (ARSN 101 227 712)

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NSR
B & G TRELOAR PTY LTD
<B & G TRELOAR S/F A/C>
C/- AUSTRALIAN EXEC TRUSTEES
GPO BOX 546
ADELAIDE SA 5001

Date: 13th December 2018
Holder Number: **SRN WITHHELD**
ASX Code: NSR

Annual Statement

National Storage REIT

Statement for period: 2018 Financial Year

This statement represents an Annual Statement for the 2018 financial year for your holding in National Storage REIT (NSR). Please refer to the last page for the glossary of terms and calculation methodologies.

Date	Transaction	Security Transactions ⁴	Security Price ¹	Securities Held ²	Security Value ³
30/06/2017	Opening Balance		-	0	-
04/08/2017	Purchase	7200	-	7200	-
30/06/2018	Closing Balance		\$1.65	7200	\$11,844.00

Cash Distribution Received	\$338.00
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Distribution Reinvestment Cash Balance

Date	Balance
30/06/2017	-
30/06/2018	-

Fees	Amount
Directly charged managed costs paid ⁵	-
Other management costs ⁶	\$11.11
Total fees paid	\$11.11

Glossary of terms

Opening Balance

Opening balance is the security price at the close of trading multiplied by the number of securities you hold.

Closing Balance

Closing balance is the security price at the close of trading multiplied by the number of securities you hold.

Total Fees Paid

All fees and costs charged on your investment during the period.

Distribution

Distributions are intended to be made on a half yearly basis to investors.

Return on Investments

National Storage Financial Services Limited is not able to calculate the return on your investment during the reporting period as not all of the relevant information is available to it. Typically an investor calculates a return on investment as the percentage of a distribution per stapled security received in a financial year divided by the cost of the stapled security. If acquisitions of stapled securities are made at different prices during a financial year an investor should give consideration to weighting each stapled security's return on investment in the context of the investor's total investment (as opposed to simply calculating an average return on investment).

Cash Distribution Received

Any payments you received in cash during the statement period.

Performance of NSR

The performance of NSR is described in its most recent annual report, which is available on the ASX website (www.asx.com.au).

Complaints Handling

A formal complaints handling procedure is in place for National Storage REIT. National Storage Financial Services Limited is a member of the Australian Financial Complaints Authority (AFCA). If, after giving us the opportunity to resolve your complaint, you do not feel that it has been resolved satisfactorily, you can lodge a complaint with AFCA:

Australian Financial Complaints Authority
GPO Box 3
Melbourne VIC 3001
Web: www.afca.org.au
Email: info@afca.org.au
Phone: 1800 931 678

Further Information

For further information regarding National Storage REIT, visit www.nationalstorageinvest.com.au or telephone 1800 683 290 during business hours.

Notes

¹ Security Price – This is the security price as at the close of trading. The security price for a sale or purchase of securities has not been included in your periodic statement because National Storage REIT does not have access to the actual market prices at which you have transacted.

² Securities Held – The number of securities on register as at the close of business.

³ Security Value – The number of securities held multiplied by the security price at the close of trading.

⁴ Security Transactions – The number of units transacted 'on' or 'off' your holding over the statement period.

⁵ Directly charged managed costs paid – There are no directly charged management costs.

⁶ Other management costs – Sum of daily accrued management fee for each invested day.