

NATIONAL STORAGE PROPERTY TRUST (NSPT)

CONSOLIDATED FINANCIAL STATEMENTS

NATIONAL STORAGE HOLDINGS LIMITED

For the financial year ended 30 June 2023

National Storage Financial Services Limited

ACN 600787246 AFSL 475228 as responsible entity for

National Storage Property Trust ARSN 101227712

A large, illuminated yellow sign with a black border, mounted on a black pole. The sign features the words "NATIONAL" and "STORAGE" in bold, black, sans-serif capital letters, stacked vertically. The background of the sign is a bright yellow. The sign is positioned in front of a modern building with a glass facade and dark structural elements. The building's windows reflect the sky and surrounding trees. The overall scene is captured in a low-angle shot, looking up at the building and sign. The lighting suggests it might be dusk or dawn, with a deep blue sky.

**NATIONAL
STORAGE**

CONTENTS

CORPORATE INFORMATION	3
DIRECTORS' REPORT	4
AUDITOR'S INDEPENDENCE DECLARATION	7
CONSOLIDATED STATEMENT OF PROFIT OR LOSS	8
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME	9
CONSOLIDATED STATEMENT OF FINANCIAL POSITION	10
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	11
CONSOLIDATED STATEMENT OF CASH FLOWS	12
NOTES TO THE FINANCIAL STATEMENTS	13
DIRECTORS' DECLARATION	50
INDEPENDENT AUDITOR'S REPORT	51

CORPORATE INFORMATION

National Storage Property Trust ARSN 101 227 712 (“**NSPT**”)¹

Responsible Entity of NSPT

National Storage Financial Services Limited (“**the Responsible Entity**”), a wholly owned subsidiary of National Storage Holdings Limited

ACN 600 787 246

AFSL 475 228

Level 16, 1 Eagle Street

Brisbane QLD 4000

Directors – the Responsible Entity

Andrew Catsoulis

Anthony Keane

Howard Brenchley

Steven Leigh (Retired 26 October 2022)

Claire Fidler

Scott Smith

Inmaculada Beaumont

Company Secretary – the Responsible Entity

Claire Fidler

Registered office

Level 16, 1 Eagle Street

Brisbane QLD 4000

Principal place of business

Level 16, 1 Eagle Street

Brisbane QLD 4000

Unit registry

Computershare Investor Services Pty Limited

452 Johnston Street

Abbotsford VIC 3067

Auditor

Ernst & Young

111 Eagle Street

Brisbane QLD 4000

¹ NSPT is stapled to National Storage Holdings Limited (“**NSH**”) to form National Storage REIT (“**NSR**”). NSR stapled securities are quoted on the Australian Securities Exchange (“**ASX**”) – trading code ASX:NSR.

DIRECTORS' REPORT

The Group is a Consolidated Group of Trusts which hold investment properties in Australia and New Zealand. The units in NSPT are stapled to the shares of National Storage Holdings Limited ("NSH") to form National Storage REIT ("NSR"). NSR is quoted on the Australian Securities Exchange ("ASX").

The Constitutions of NSH and NSPT ensure that, for so long as the two entities remain jointly quoted, the number of shares in NSH and the number of units in NSPT shall be equal and that the shareholders and unitholders be identical. The Responsible Entity of the Trust must at all times act in the best interest of NSPT. The stapling arrangement will continue until either the winding up of NSH or NSPT, or either entity terminates the stapling arrangements.

The Directors of National Storage Financial Services Limited as responsible entity of NSPT present their report together with the financial statements of National Storage Property Trust ("the Group") for the financial year ended 30 June 2023 ("Reporting Period").

DIRECTORS

National Storage Financial Services Limited - the Responsible Entity

The Directors of the Responsible Entity in office during the Reporting Period and continuing as at the date of this Directors' Report are set out below.

Andrew Catsoulis	Director
Anthony Keane	Director
Howard Brenchley	Director
Steven Leigh	Director (Retired 26 October 2022)
Claire Fidler	Director
Scott Smith	Director
Inmaculada Beaumont	Director

PRINCIPAL ACTIVITIES

NSPT and its sub trusts hold investment properties in Australia and New Zealand for the purpose of earning rental returns and generating capital growth.

REVIEW AND RESULTS OF OPERATIONS

The Financial Statements are prepared in compliance with Australian Accounting Standards. Users of the financial information should familiarise themselves with the Corporate Information and Basis of Preparation in Notes 1 and 2 in the Financial Statements.

Operating results

For the year ended 30 June 2023, total revenue increased by 26% to \$138.5m (30 June 2022: \$109.5m) through increased rental income from investment properties, including investment properties acquired in the current and prior years.

The Group achieved IFRS profit after tax for the period of \$283.1m (30 June 2022: \$593.4m). Fair value adjustments to investment properties increased investment property values by \$195.3m over the period (30 June 2022: \$523.1m).

Capital management

Cash and cash equivalents as at 30 June 2023 were \$42.2m (30 June 2022: \$53.7m). Net operating cashflow for the year increased by \$28.7m to \$132.3m (30 June 2022: \$103.6m).

An interim distribution of 5.5 cents per stapled security (\$66m) was paid on 1 March 2023 with an estimated final distribution of 5.5 cents per stapled security (\$74.2m) declared on 21 June 2023 with a payment date of 5 September 2023.

DIRECTORS' REPORT

NSR continues to offer a Distribution Reinvestment Plan (“DRP”) enabling eligible unit holders to receive part or all of their distribution by way of units rather than cash.

For the December 2022 interim distribution 25% of eligible securityholders (by number of securities) elected to receive their distributions as securities. This raised equity of \$16.5m of which \$15.2m was attributed to the Group.

The June 2023 final distribution has seen approximately 35% of eligible securityholders (by number of securities) elect to receive their distributions as securities totalling \$25.7m. The DRP price was set at \$2.1555 which will result in approximately 11,934,000 new securities being issued of which \$23.6m will be attributable to the Group.

The Group is a party to NSR's finance facilities. During the year ended 30 June 2023, the Group entered into an additional \$400m syndicated term loan, two further term loans for a total of \$130m with major international banks, and a \$50m revolving facility with an investment bank. This has extended the tenor of the Group's borrowings and also expanded the Group's lender pool.

At the reporting date NSR's borrowing facilities are AUD \$1,410m and NZD \$225m of which \$670m was undrawn and available. NSR's weighted average debt tenor as at the Reporting Date has increased to 3.45 years (30 June 2022: 3.3 years). NSR continues to monitor its debt structure with the aim of increasing diversity of funding sources and extending NSR's debt tenor beyond 4 years. NSR's gearing level as at 30 June 2023 was 19.8% below the target gearing range of 25% - 40%, demonstrating a conservative position in the current debt environment and providing flexibility and the ability to act expeditiously on acquisition and development opportunities as they arise.

NSR manages interest rate risk using financial derivatives, which include interest rate swaps, interest rate swaptions, and caps in accordance with NSR's hedging policy. This hedging policy is reviewed on a regular basis. As at the Reporting date current interest rate swaps totalling \$345.9m and future interest rate swaps totalling \$73.0m were in place with expiry dates ranging from 0.25 years to 4 years. In addition, the Group entered into \$40m of AUD interest rate swaptions and \$50m NZD (AUD: \$46.0m) of NZD interest rate swaptions with maturities ranging from 23 June 2025 to 23 June 2027.

Acquisitions and revaluation of investment properties

NSR considers its ability to acquire and integrate quality self-storage assets to be one of the key drivers of its growth strategy and success to date. NSR's dedicated in-house acquisitions team has continued to lead the market in identifying, facilitating and transacting on acquisitions that are considered to be appropriate for inclusion in the NSR portfolio. NSR critically assesses each potential acquisition against criteria such as:

- Location and surrounding demographics of local catchment area;
- Competition and potential for future competition within the primary (3km) and secondary (5km) competitive radial areas;
- Exposure to passing traffic – typically a minimum of 30,000 cars per day targeted;
- Build quality and opportunities for value adding such as expansion potential, surplus land, occupancy runway or potential for rate per square metre improvement;
- Proximity to major drivers of storage demand such as retirement villages, new housing development and / or medium density apartment or townhouse developments and major shopping centres; and
- Environmental, sustainability and climate change risks.

The Group continued with the execution of its focused acquisition strategy with 10 new storage centres, the freehold of one previously leasehold storage centre and 22 new development sites acquired during the Reporting Period, totalling \$234m.

The Group re-values all assets each Reporting Period through a combined process undertaken by both external valuers and NSR's Directors based on valuations and methodologies from independent valuers. During this process the weighted average primary capitalisation rate marginally softened by

DIRECTORS' REPORT

three basis points to 5.82%. The value of the 30 June 2023 portfolio increased by \$190m, with the majority of this uplift driven by improved operating performance.

SIGNIFICANT EVENTS AFTER BALANCE SHEET DATE

For the period from 1 July 2023 to the date of this report the Group settled two storage centre investment properties, two development sites, and purchased the freehold of a leasehold component of an existing centre for total consideration of \$45.3m.

On 22 August 2023, the Group secured \$150m of new senior unsecured debt facilities, comprised of a \$50m three-year facility and a \$100m five-year facility. In addition, the Group extended \$30m of existing undrawn facilities maturing September 2023 for a period of one year.

ROUNDING

The amounts contained in this report and in the financial report have been rounded to the nearest \$1,000 (unless otherwise stated) under the option available under ASIC Corporations (Rounding in Financial / Directors' Reports) Instrument 2016/191. The Group is an entity to which the class order applies.

AUDITOR'S INDEPENDENCE DECLARATION

A copy of the auditor's independence declaration as required under Section 307C of the *Corporations Act 2001* is set out on page 7.

FEES PAID TO AND INTERESTS HELD IN NSPT BY THE RESPONSIBLE ENTITY OR ITS ASSOCIATES

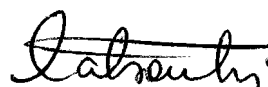
Fees paid to the Responsible Entity and its associates from NSPT during the year are disclosed in the Statement of Comprehensive Income and are detailed in note 16 to the financial statements.

No fees were paid to the Directors of the Responsible Entity during the year out of NSPT.

This report is made on 23 August 2023 in accordance with a resolution of the Responsible Entity and is signed for and on behalf of the Responsible Entity.



Anthony Keane
Director
National Storage Financial Services Limited
Brisbane



Andrew Catsoulis
Director
National Storage Financial Services Limited
Brisbane



**Building a better
working world**

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Auditor's Independence Declaration to the directors of National Storage Financial Services Limited as responsible entity of National Storage Property Trust and its controlled entities

As lead auditor for the audit of the financial report of National Storage Property Trust and its controlled entities for the financial year ended 30 June 2023, I declare to the best of my knowledge and belief, there have been:

- a. No contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit;
- b. No contraventions of any applicable code of professional conduct in relation to the audit; and
- c. No non-audit services provided that contravene any applicable code of professional conduct in relation to the audit.

This declaration is in respect of National Storage Property Trust and the entities it controlled during the financial year.

A handwritten signature in black ink that reads 'Ernst & Young' in a cursive script.

Ernst & Young

A handwritten signature in black ink that reads 'Wade Hansen' in a cursive script.

Wade Hansen
Partner
Brisbane
23 August 2023

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 30 June 2023

	Notes	2023 \$'000	2022 \$'000
Revenue from rental income		137,277	109,308
Interest income		1,189	155
Total revenue		138,466	109,463
Management fees		(3,700)	(4,092)
Other operational expenses		(2,337)	(2,711)
Finance costs	5	(43,528)	(27,423)
Share of profit from joint venture	11	108	70
Restructuring and other non-recurring costs		-	(4,057)
Gain from fair value adjustments	6	195,260	523,114
Profit before income tax		284,269	594,364
Income tax expense	7	(1,173)	(967)
Profit after tax		283,096	593,397
Profit for the year attributable to:			
Unitholders of National Storage Property Trust		283,096	593,397
Basic earnings per unit (cents)	18	22.78	49.51
Diluted earnings per unit (cents)	18	22.76	49.44

The above Consolidated Statement of Profit or Loss should be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 30 June 2023

	2023 \$'000	2022 \$'000
Profit after tax	283,096	593,397
Other comprehensive income / (loss)		
<i>Items that may be reclassified to profit or loss</i>		
Exchange differences on translation of foreign operations	4,293	(4,686)
Net gain on cash flow hedges	579	26,793
Other comprehensive income for the year, net of tax	4,872	22,107
Total comprehensive income for the year	287,968	615,504
Total comprehensive income for the year attributable to:		
Unitholders of National Storage Property Trust	287,968	615,504

The above Consolidated Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2023

	Notes	2023 \$'000	2022 \$'000
ASSETS			
Current assets			
Cash and cash equivalents	8.1	42,240	53,715
Trade and other receivables	8.2	982	457
Other current assets	8.3	558	387
Total current assets		43,780	54,559
Non-current assets			
Investment properties	9.1	4,221,826	3,666,134
Investment in joint venture	11	2,469	2,361
Deferred tax assets	7	6	-
Other non-current assets	8.3	19,307	20,876
Total non-current assets		4,243,608	3,689,371
Total assets		4,287,388	3,743,930
LIABILITIES			
Current liabilities			
Trade and other payables	8.4	138,044	58,848
Lease liabilities	8.7	904	828
Deferred revenue		112	96
Distribution payable	15	74,161	64,557
Total current liabilities		213,221	124,329
Non-current liabilities			
Borrowings	8.5	941,133	972,017
Lease liabilities	8.7	18,590	17,655
Deferred tax liabilities	7	6,208	4,963
Other liabilities	8.6	1,289	-
Total non-current liabilities		967,220	994,635
Total liabilities		1,180,441	1,118,964
Net assets		3,106,947	2,624,966
EQUITY			
Contributed equity	12	1,929,188	1,595,013
Retained earnings		1,168,441	1,025,507
Foreign currency translation reserve	13	(1,897)	(6,190)
Cash flow hedge reserve	13	11,215	10,636
Total equity		3,106,947	2,624,966

The above Consolidated Statement of Financial Position should be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 30 June 2023

Attributable to unitholders of National Storage Property Trust

	Notes	Contributed equity \$'000	Retained earnings \$'000	Foreign currency translation reserve \$'000	Cash flow hedge reserve \$'000	Total equity \$'000
Balance at 1 July 2022		1,595,013	1,025,507	(6,190)	10,636	2,624,966
Profit for the year		-	283,096	-	-	283,096
Other comprehensive income		-	-	4,293	579	4,872
Total comprehensive income		-	283,096	4,293	579	287,968
Issue of stapled units		338,968	-	-	-	338,968
Costs associated with issue of units		(4,793)	-	-	-	(4,793)
Distributions	15	-	(140,162)	-	-	(140,162)
		334,175	(140,162)	-	-	194,013
Balance at 30 June 2023		1,929,188	1,168,441	(1,897)	11,215	3,106,947
Balance at 1 July 2021		1,568,864	551,352	(1,504)	(16,157)	2,102,555
Profit for the year		-	593,397	-	-	593,397
Other comprehensive income / (loss)		-	-	(4,686)	26,793	22,107
Total comprehensive income / (loss)		-	593,397	(4,686)	26,793	615,504
Issue of units		26,412	-	-	-	26,412
Costs associated with issue of units		(263)	-	-	-	(263)
Distributions	15	-	(119,242)	-	-	(119,242)
		26,149	(119,242)	-	-	(93,093)
Balance at 30 June 2022		1,595,013	1,025,507	(6,190)	10,636	2,624,966

The above Consolidated Statement of Changes in Equity should be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 30 June 2023

	Notes	2023 \$'000	2022 \$'000
Operating activities			
Receipts from customers		140,286	112,645
Payments to suppliers and employees		(9,090)	(9,026)
Interest received		1,095	51
Income tax paid		-	(109)
Net cash flows from operating activities	8.1	132,291	103,561
Investing activities			
Purchase of investment properties		(136,910)	(186,591)
Improvements to investment properties		(2,638)	(1,019)
Development of investment properties under construction		(206,445)	(66,317)
Net cash flows used in investing activities		(345,993)	(253,927)
Financing activities			
Proceeds from issue of units	12	313,762	-
Transaction costs on issue of units		(4,793)	(263)
Distributions paid to unitholders	15	(104,888)	(76,779)
Proceeds from borrowings	8.5	798,403	1,230,861
Repayment of borrowings	8.5	(829,351)	(1,009,267)
Borrowings from / (repayment to) related party	16	76,543	62,474
Payment of principal and interest on lease liabilities	8.7	(852)	(790)
Interest and other finance costs paid	5	(46,602)	(24,504)
Net cash flows from financing activities		202,222	181,732
Net (decrease) / increase in cash and cash equivalents		(11,480)	31,366
Net foreign exchange difference		5	(30)
Cash and cash equivalents at 1 July		53,715	22,379
Cash and cash equivalents at 30 June	8.1	42,240	53,715

The above Consolidated Statement of Cash flows should be read in conjunction with the accompanying notes.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 30 June 2023

1. CORPORATE INFORMATION

The Group is a Consolidated Group of Trusts which hold investment properties in Australia and New Zealand. The units in NSPT are stapled to the shares of National Storage Holdings Limited ("NSH") to form National Storage REIT ("NSR"). NSR is quoted on the Australian Securities Exchange ("ASX").

The Constitutions of NSH and NSPT ensure that, for so long as the two entities remain jointly quoted, the number of shares in NSH and the number of units in NSPT shall be equal and that the shareholders and unitholders be identical. The Responsible Entity of the Trust must at all times act in the best interest of NSPT. The stapling arrangement will continue until either the winding up of NSH or NSPT, or either entity terminates the stapling arrangements.

The financial report of Group for the year ended 30 June 2023 was approved on 23 August 2023, in accordance with a resolution of the Directors the Responsible Entity.

The nature of the operations and principal activities of the Group are described in the Directors' Report.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ("AASB") and the Corporations Act 2001. The financial statements have been prepared on a historical cost basis, except for selected non-current assets, financial assets and financial liabilities for which the fair value basis of accounting has been applied. NSPT is a for-profit entity for the purpose of preparing the financial statements.

The financial statements are presented in Australian Dollars ("AUD") and all values are rounded to the nearest thousand dollars (\$'000) unless otherwise stated.

The accounting policies applied by NSPT in these financial statements are the same as the 30 June 2022 financial statements except for the accounting policies impacted by new or amended accounting standards detailed in this note.

The Group presents only financial information relating to the NSPT Group within these financial statements. A separate financial report for NSR has also been prepared for the year ended 30 June 2023, this is available at www.nationalstorageinvest.com.au.

Deficiency of net current assets

As at 30 June 2023, the Group had an excess of current liabilities over current assets of \$169.4m (30 June 2022: \$69.8m). The Group has payables of \$129.3m due to National Storage Holdings (a related party entity) and its subsidiaries, which are not expected to fall due within the period (30 June 2022: \$51.3m).

The Group generated operating cash flows of \$132.3m for the year ended 30 June 2023 (30 June 2022: \$103.6m) and has available funding facilities with tenor beyond a year of \$639.9m (see note 8.5). The Group's gearing levels remain low at 19.8% as at 30 June 2023 (30 June 2022: 23.0%).

The financial report has been prepared on a going concern basis as the Directors of the Responsible Entity believe the Group will continue to generate operating cash flows to meet all payment obligations in the ordinary course of business.

(b) Compliance with IFRS

The consolidated financial statements of the Group comply with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board.

(c) Changes in accounting policy, disclosures, standards and interpretations

The Group has adopted all of the new and revised Standards and Interpretations issued by the AASB that are relevant to its operations and effective for the current year.

Other standards, amendments and interpretations

Several other amendments and interpretations apply for the first time in the reporting period, but do not have a material impact on the consolidated financial report of the Group. The Group has not early adopted any other standards.

Accounting standards and interpretations issued but not yet effective

Australian Accounting Standards and Interpretations relevant to the Group's operations, that have recently been issued or amended but are not yet effective or have not been adopted for the annual reporting period ended 30 June 2023 are outlined in the following table:

Reference	Title	Summary and impact on Group financial report	Application date of standard	Application date for Group
AASB 2021-2	Amendments to AASB 7, AASB 101, AASB 134 Interim Financial Reporting and AASB Practice Statement 2 Making Materiality Judgements - Disclosure of Accounting Policies	<p>The amendments to AASB 101 Presentation of Financial Statements require disclosure of material accounting policy information, instead of significant accounting policies. Unlike 'material', 'significant' was not defined in Australian Accounting Standards.</p> <p>Leveraging the existing definition of material with additional guidance is expected to help preparers make more effective accounting policy disclosures. The guidance illustrates circumstances where an entity is likely to consider accounting policy information to be material.</p> <p>The amendments to AASB Practice Statement 2 supplement the amendments to AASB 101 by illustrating how the four-step materiality process can identify material accounting policy information.</p>	1 January 2023	1 July 2023
AASB 2021-2	Amendments to AASB 108 – Definition of Accounting Estimates	<p>An accounting policy may require items in the financial statements to be measured using information that is either directly observable or estimated. Accounting estimates use inputs and measurement techniques that require judgements and assumptions based on the latest available, reliable information.</p> <p>The amendments to AASB 108 clarify the definition of an accounting estimate, making it easier to differentiate it from an accounting policy.</p>	1 January 2023	1 July 2023

Reference	Title	Summary and impact on Group financial report	Application date of standard	Application date for Group
AASB 2021-5	Amendments to AASBs – Deferred Tax related to Assets and Liabilities arising from a Single Transaction	<p>The new definition provides that 'Accounting estimates are monetary amounts in financial statements that are subject to measurement uncertainty.' The amendments explain that a change in an input or a measurement technique used to develop an accounting estimate is considered a change in an accounting estimate unless it is correcting a prior period error.</p> <p>AASB 112 Income Taxes requires entities to account for income tax consequences when economic transactions take place, and not at the time when income tax payments or recoveries are made.</p> <p>Entities need to consider the differences between the tax rules and the accounting standards. These differences could either be: Permanent – e.g., when tax rules do not allow a certain expense to ever be deducted; or Temporary – e.g., when tax rules treat an item of income as taxable in a period later than when included in the accounting profit.</p> <p>Deferred taxes representing amounts of income tax payable or recoverable in the future must be recognised on temporary differences unless prohibited by AASB 112 in certain circumstances.</p> <p>One of these circumstances, known as the initial recognition exception, applies when a transaction affects neither accounting profit nor taxable profit, and is not a business combination.</p> <p>The amendments to AASB 112 have narrowed the scope of this exception such that it no longer applies to transactions that, on initial recognition, give rise to equal amounts of taxable and deductible temporary differences.</p>	1 January 2023	1 July 2023
ASB 2020-1	Amendments to AASBs – Classification of Liabilities as Current or Non-current	<p>A liability is classified as current if the entity has no right at the end of the reporting period to defer settlement for at least 12 months after the reporting period. The AASB recently issued amendments to AASB 101 Presentation of Financial Statements to clarify the requirements for classifying liabilities as current or non-current.</p> <p>The amendments specify that the conditions which exist at the end of the reporting period are those which will be used to determine if a right to defer settlement of a liability exists.</p>	1 January 2024	1 July 2024

Reference	Title	Summary and impact on Group financial report	Application date of standard	Application date for Group
AASB 2014-10	Amendments to Australian Accounting Standards – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Management intention or expectation does not affect classification of liabilities. AASB 2014-10 amends AASB 10 <i>Consolidated Financial Statements</i> and AASB 128 <i>Investments in Associates</i> and Joint Ventures to address an inconsistency between the requirements in AASB 10 and those in AASB 128, in dealing with the sale or contribution of assets between an investor and its associate or joint venture.	1 January 2025	1 July 2025

(d) Basis of consolidation

The consolidated financial statements of NSPT comprises the consolidated group consisting of the parent entity and sub-trusts.

Subsidiaries

Subsidiaries are all entities over which the Group has control. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through the power to direct the activities of the entity.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control. The acquisition method of accounting is used to account for business combinations (see note 2 (h)).

Intercompany transactions, balances and unrealised gains on transactions between group entities are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of all subsidiaries are consistent with the policies adopted by the Group.

The Group treats transactions with non-controlling interests that do not result in a loss of control as transactions with equity owners of the Group. A change in ownership interest results in an adjustment between the carrying amounts of the controlling and non-controlling interests to reflect their relative interests in the subsidiary.

Any difference between the amount of the adjustment to non-controlling interests and any consideration paid or received is recognised in a separate reserve within equity attributable to owners of the parent entity.

Associates

Associates are all entities over which the Group has significant influence but not control or joint control. This is generally the case where the Group holds between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method.

Joint arrangements

Under AASB 11 *Joint Arrangements*, investments in joint arrangements are classified as either joint operations or joint ventures. The classification depends on the contractual rights and obligations of each investor, rather than the legal structure of the joint arrangement.

Investments in joint ventures are accounted for using the equity method.

Equity method

Under the equity method, the investment in an associate or a joint venture is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets since the acquisition date. Goodwill relating to the associate or joint venture is included in the carrying amount of the investment and is neither amortised nor individually tested for impairment.

The consolidated statement of profit or loss reflects the Group's share of the results of operations of the associate or joint venture. Any change in other comprehensive income of those investees is presented as part of the Group's other comprehensive income. In addition, when there has been a change recognised directly in the equity of the associate or joint venture, the Group recognises its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions

between the Group and the associate or joint venture are eliminated to the extent of the interest in the associate or joint venture.

The aggregate of the Group's share of profit or loss from joint ventures is shown on the face of the consolidated statement of profit or loss. This represents profit or loss after tax and non-controlling interests in the subsidiaries of joint ventures.

The financial statements of joint ventures are prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group.

After application of the equity method, at each reporting date, the Group determines whether there is objective evidence that the investment in the joint venture is impaired. If there is such evidence, the Group calculates the amount of impairment as the difference between the recoverable amount of the associate or joint venture and its carrying value, then recognises the loss as 'Share of profit or loss of joint venture' in the consolidated statement of profit or loss.

Upon loss of significant influence over an associate or joint control over the joint venture, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate or joint venture upon loss of significant influence or joint control and the fair value of the retained investment and proceeds from disposal is recognised in profit or loss.

(e) Revenue recognition

Revenue is recognised when performance obligations have been met and is measured at the fair value of the consideration received or receivable to the extent it is probable the economic benefits will flow to the Group and the revenue can be reliably measured.

The Group's revenue is disaggregated in the consolidated statement of profit or loss that depict how the nature, amount, timing and uncertainty of revenue and cash flows are affected by economic factors.

The following specific recognition criteria must also be met before revenue is recognised:

Revenue from rental income

Revenue from rental income relating to the provision of storage space and commercial

units is recognised less any amount contractually refundable to customers over the term of the general agreement. The value of discounts offered to customers at the end of an incentive period is recognised over the expected rental period.

Interest income

Interest income is recognised using the effective interest method.

(f) Taxes

The Group comprises taxable and non-taxable entities. A liability for current and deferred tax expense is only recognised in respect of taxable entities that are subject to income tax.

NSPT is a 'flow through' entity for Australian income tax purposes and is an Attribution Managed Investment Trust, such that the determined tax components of NSPT will be taxable in the hands of unitholders on an attribution basis.

NSPT's subsidiary, National Storage New Zealand Property Trust ("**NSNZPT**"), is an Australian registered trust which owns investment property in New Zealand. For New Zealand tax purposes NSNZPT is classed as a unit trust and is subject to New Zealand income tax.

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered or paid to the taxation authorities. The tax rates and laws used to compute the amount are those that are enacted or substantively enacted at the reporting date in the countries where the Group operates and generates taxable income.

Current income tax relating to items recognised directly in equity is recognised in equity and not in the consolidated statement of profit or loss.

Management periodically evaluates tax positions where the interpretation of applicable tax regulations is subjective and establishes provisions where appropriate.

Deferred tax

Deferred tax is provided using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax assets and liabilities are recognised for all deductible or taxable temporary differences, except:

- When the deferred tax asset or liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss;
- In respect of deductible or taxable temporary differences associated with investments in subsidiaries, associates and interest in joint arrangements, when the timing of the reversal of temporary differences can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future, and in the case of deferred tax assets taxable profit will be available against which the temporary differences can be utilised.

The deferred tax liabilities in relation to investment property is recognised dependent upon the taxable impact in the relevant jurisdiction. The Group assumes that the current measurement at fair value will be recovered entirely through a sale. In New Zealand, as any capital gain on sale will generally be exempt from tax, the deferred tax liability in relation to these assets would generally be calculated based on the amount of any tax depreciation recovery.

Deferred tax assets are also recognised relating to the carry forward of unused tax credits and unused tax losses to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and adjusted to the extent that it is probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Goods and services tax ("GST")

Revenue, expenses, assets, and liabilities are recognised net of the amount of GST. The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the consolidated statement of financial position. Commitments and contingencies are disclosed

net of the amount of GST recoverable from, or payable to, the taxation authority. Cash flows are included in the consolidated statement of cash flows on a gross basis and the GST component of cash flows arising from investing and financing activities, which is recoverable from, or payable to, the taxation authority is classed as part of operating cash flows.

(g) Foreign currencies

The Group's consolidated financial statements are presented in Australian dollars. For each entity, the Group determines the functional currency and items included in the financial statements of each entity are measured using that functional currency.

Transactions and balances

Transactions in foreign currencies are initially recorded by the Group's entities at their respective functional currency spot rates at the date the transaction first qualifies for recognition. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date. Differences arising on settlement or translation of monetary items are recognised in profit or loss with the exception of monetary items that are designated as part of the hedge of the Group's net investment of a foreign operation. These are recognised in other comprehensive income until the net investment is disposed of, at which time, the cumulative amount is reclassified to profit or loss. Tax charges and credits attributable to exchange differences on those monetary items are also recorded in other comprehensive income.

Non-monetary items that are measured at historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined.

The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e. translation differences on items recognised in other comprehensive income or profit or loss are also recognised in other comprehensive income or profit or loss).

Group entities

On consolidation, the assets and liabilities of foreign operations are translated into Australian dollars at the rate of exchange prevailing at the reporting date and their statements of profit or loss are translated at exchange rates prevailing at the dates of the transactions. The exchange differences arising on translation for consolidation are recognised in other comprehensive income. On disposal of a foreign operation, the component of other comprehensive income relating to that particular foreign operation is recognised in profit or loss.

(h) Business combinations and goodwill

The Group accounts for a transaction as a business combination if it meets the definition under AASB 3, which requires the assets and liabilities acquired to constitute a business. A business is defined as an integrated set of activities and assets that are capable of being conducted and managed for the purpose of providing goods or services to customers, generating investment income (such as dividends or interest) or generating other income from ordinary activities. In order to determine if these are an integrated set of activities, an assessment of minimum business requirements and what substantive processes have been acquired, is applied.

As part of this assessment the Group applies the amendments to the definition of a business under AASB 2018-6 including the optional fair value concentration test. If the concentration test is passed, the set of activities and assets is determined not to be a business and therefore, the transaction is accounted for as an asset acquisition rather than a business combination.

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred, which is measured at acquisition date fair value, and the amount of any non-controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition related costs are expensed as incurred and included in business combination expenses in the consolidated statement of profit or loss.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date.

Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. Contingent consideration classified as an asset or liability that is a financial instrument and within the scope of AASB 9 *Financial Instruments*, is measured at fair value with the changes in fair value recognised in the consolidated statement of profit or loss.

Goodwill is initially measured at cost (being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests and any previous interest held over the net identifiable assets acquired and liabilities assumed).

If the fair value of the net assets acquired exceeds the aggregate consideration transferred, the Group re-assesses whether it has correctly identified all assets acquired and liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, then the gain is recognised in profit or loss.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Group's cash-generating units ("**CGUs**") that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

Where goodwill has been allocated to a CGU and part of the operation within that unit is disposed of, the goodwill associated with the disposed operation is included in the carrying amount of the operation when determining the gain or loss on disposal. Goodwill disposed in these circumstances is measured based on the relative values of the disposed operation and the portion of the CGU retained.

(i) Leases

The Group assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Group as a lessor

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight line basis over the lease terms and is included in revenue in the consolidated statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

(j) Cash and cash equivalents

Cash and cash equivalents in the consolidated statement of financial position comprise cash at bank, and term deposits that are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

For the purposes of the consolidated statement of cash flows, cash and cash equivalents consist of cash and term deposits as defined above.

(k) Financial assets

Initial recognition and measurement

At initial recognition, financial assets are classified as subsequently measured at amortised cost, fair value through other comprehensive income, or fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. The Group initially measures a financial asset at its fair value plus transaction costs.

Trade receivables that do not contain a significant financing component or for which the Group has applied the practical expedient are measured at the transaction price

determined under AASB 15 *Revenue from Contracts with Customers*.

In order for a financial asset to be classified and measured at amortised cost or fair value through other comprehensive income, it needs to give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding. This assessment performed at an instrument level. Financial assets with cash flows that are not solely payments of principal and interest ("**SPPI**") are classified and measured at fair value through profit or loss, irrespective of the business model.

The Group's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Financial assets classified and measured at amortised cost are held with the objective of collecting contractual cash flows while financial assets classified and measured at fair value through Other Comprehensive Income ("**OCI**") are held with the objective of both holding to collect contractual cash flows and selling the asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in three categories:

- Financial assets at amortised cost (debt instruments);
- Financial assets at fair value through OCI with recycling of cumulative gains and losses; and
- Financial assets at fair value through profit or loss.

Financial assets at amortised cost

Financial assets held at amortised cost are subsequently measured using the effective interest method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired. The Group's financial assets at amortised cost include trade and other receivables, and deposits.

Financial assets at fair value through other comprehensive income

For debt instruments at fair value through OCI, interest income, foreign exchange revaluation

and impairment losses or reversals are recognised in the consolidated statement of profit or loss and computed in the same manner as financial assets measured at amortised cost. The remaining fair value changes are recognised in other comprehensive income. Upon derecognition, the cumulative fair value change recognised in other comprehensive income is recycled to profit or loss.

Financial assets at fair value through profit or loss
Financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

This category includes derivative instruments which the Group has not designated as a hedged instrument.

A derivative embedded in a hybrid contract, with a financial liability or non-financial host, is separated from the host and accounted for as a separate derivative if:

- The economic characteristics and risks are not closely related to the host;
- A separate instrument with the same terms as the embedded derivative would meet the definition of a derivative; and
- The hybrid contract is not measured at fair value through profit or loss.

Embedded derivatives are measured at fair value with changes in fair value recognised in profit or loss.

Reassessment only occurs if there is either a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or a reclassification of a financial asset out of the fair value through profit or loss category.

Derecognition

Financial assets are primarily derecognised when:

- The rights to receive cash flows from the assets have expired; or
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either;

- (a) the Group has transferred substantially all the risks and rewards of the asset; or
- (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of its continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Impairment

The Group uses AASB 9 *Financial Instruments'* expected loss approach with a forward-looking expected credit loss ("ECL") methodology to recognise an ECL provision for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months.

For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default. For trade receivables and contract assets, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Group assesses

this allowance based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors.

The Group considers a financial asset to be at risk of default when contractual payments are 90 days past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

(l) Financial liabilities

Initial recognition and measurement

Financial liabilities are classified at initial recognition as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. The Group's financial liabilities include trade and other payables, loans and borrowings, and derivative financial instruments.

Subsequent measurement

Financial liabilities at fair value through profit or loss

This category includes financial liabilities held for trading and financial liabilities designated upon initial recognition at fair value through profit or loss.

Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Group that are not designated as hedging instruments in hedge relationships as defined by AASB 9. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognised in the statement of profit or loss. Financial liabilities designated upon initial recognition at fair value through profit or loss are

designated at the initial date of recognition, and only if the criteria in AASB 9 are satisfied. The Group has not designated any financial liability as at fair value through profit or loss.

Loans and borrowings

This is the category most relevant to the Group. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate ("EIR") method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the consolidated statement of profit or loss.

Borrowing costs are recognised as an expense when incurred unless they relate to the acquisition, construction or production of a qualifying asset or to upfront borrowing establishment and arrangement costs, which are deferred and amortised as an expense over the life of the facility. Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete the asset for its intended use or sale.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, this is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the consolidated statement of profit or loss.

Borrowings are classified as current liabilities unless the group has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period.

(m) Derivative financial instruments and hedge accounting

Initial recognition and measurement

The Group uses derivative financial instruments, such as interest rate swaps, interest rate caps,

interest rate swaptions, and a net investment hedge to hedge its foreign currency and interest rate risks.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to fair value at the end of each reporting period. Derivatives are carried as financial assets when the fair value is positive and as financial liabilities when the fair value is negative.

The accounting for subsequent changes in fair value depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged.

For the purpose of hedge accounting, hedges are classified as:

- Fair value hedges when hedging the exposure to changes in the fair value of a recognised asset or liability or an unrecognised firm commitment;
- Cash flow hedges when hedging the exposure to variability in cash flows that is either attributable to a particular risk associated with a recognised asset or liability or a highly probable forecast transaction or the foreign currency risk in an unrecognised firm commitment; or
- Hedges of a net investment in a foreign operation.

At the inception of a hedge relationship, the Group formally designates and documents the hedge relationship to which it wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge.

The documentation includes identification of the hedging instrument, the hedged item, the nature of the risk being hedged and how the Group will assess whether the hedging relationship meets the hedge effectiveness requirements (including the analysis of sources of hedge ineffectiveness and how the hedge ratio is determined). A hedging relationship qualifies for hedge accounting if it meets all of the following effectiveness requirements:

- There is 'an economic relationship' between the hedged item and the hedging instrument;
- The effect of credit risk does not 'dominate the value changes' that result from that economic relationship; and

- The hedge ratio of the hedging relationship is the same as that resulting from the quantity of the hedged item that the Group actually hedges and the quantity of the hedging instrument that the Group actually uses to hedge that quantity of hedged item.

Hedges that meet all the qualifying criteria for hedge accounting are accounted for, as described below:

Cash flow hedge

The effective portion of the gain or loss on the hedging instrument is recognised in OCI in the cash flow hedge reserve, while any ineffective portion is recognised immediately in the statement of profit or loss. The cash flow hedge reserve is adjusted to the lower of the cumulative gain or loss on the hedging instrument and the cumulative change in fair value of the hedged item.

The Group uses interest rate swap contracts as hedges of its exposure to the risk of changes in market interest rates. The ineffective portion relating to these is recognised as other operating income or expenses.

The Group designates only the spot element of these contracts as a hedging instrument. The forward element is recognised in other comprehensive income and accumulated in a separate component of equity within the hedging reserve. The amounts accumulated in other comprehensive income are accounted for depending on the nature of the underlying hedged transaction. These amounts are reclassified to profit or loss as a reclassification adjustment in the same period or periods during which the hedged cash flows affect profit or loss.

If cash flow hedge accounting is discontinued, the amount that has been accumulated in other comprehensive income must remain in other comprehensive income if the hedged future cash flows are still expected to occur. Otherwise, the amount will be immediately reclassified to profit or loss as a reclassification adjustment. After discontinuation, once the hedged cash flow occurs, any accumulated amount remaining in other comprehensive income must be accounted for depending on the nature of the underlying transaction.

Hedges of a net investment

Hedges of a net investment in a foreign operation, including a hedge of a monetary

item that is accounted for as part of the net investment, are accounted for in a similar way to cash flow hedges. Gains or losses on the hedging instrument relating to the effective portion of the hedge are recognised as other comprehensive income while any gains or losses relating to the ineffective portion are recognised in the consolidated statement of profit or loss. On disposal of the foreign operation, the cumulative value of any such gains or losses recorded in equity is transferred to the consolidated statement of profit or loss.

(n) Investment properties

Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the reporting date.

Gains or losses arising from changes in the fair values of investment properties are included in profit or loss in the period in which they arise. Investment properties under construction are held at cumulative cost of construction as a proxy for fair value. This serves as the most appropriate basis to estimate fair value particularly during the early stages of development and is adjusted once risks associated with the completion of development and ultimate operations of the property are determined to be insignificant.

Fair values are determined by a combination of independent valuations and Director valuations. The independent valuations are performed by an accredited independent valuer. Investment properties are independently valued on a rotational basis every three years, unless required by the underlying financing or the Directors determine a more frequent valuation cycle.

For properties subject to an independent valuation, the Directors verify all major inputs to the valuation and review the results with the independent valuer. The Responsible Entity has outsourced completion of the Director valuations to the NSH Group Board under a management agreement. The valuations are determined using the same techniques and similar estimates to those applied by the independent valuer. In some transactions involving the purchase of a group of assets the value assessed by NSR, being the purchase price paid, may exceed the sum of the

independent property valuations which are undertaken on a stand-alone property basis. This excess in value represents a portfolio premium.

Any portfolio premium attributable to the investment property assets acquired in transactions accounted for as asset acquisition is allocated to the individual identifiable assets acquired within each portfolio on the relative fair value basis at the date of acquisition. Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use with no future economic benefit expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in the consolidated statement of profit or loss in the period of derecognition. Transfers are made to or from investment property only when there is a change in use.

(o) Impairment of assets

Non-financial assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (CGU's). Non-financial assets other than goodwill that have been impaired in previous periods are reviewed for possible reversal of the impairment at the end of each reporting period.

(p) Contributed equity

Units are classified as equity. Issued and paid up capital is recognised at the fair value of the consideration received by the Group. Incremental costs directly attributable to the issue of securities are shown in equity as a deduction, net of tax, from the proceeds.

(q) Distribution to unitholders

The Group recognises a liability to make cash or non-cash distributions to equity holders when the distribution is authorised and is no longer at

the discretion of the Company or the Responsible Entity. A corresponding amount is recognised directly in equity.

Non-cash distributions are measured at the fair value of the assets to be distributed with fair value re-measurement recognised directly in equity. Any difference between the carrying amount of the liability and the carrying amount of the assets distributed is recognised in the consolidated statement of profit or loss.

(r) Rounding of amounts

The Group is of a kind referred to in ASIC Corporations (Rounding in Financial/Directors' Reports) Instrument 2016/191, relating to the 'rounding off' of amounts in the financial statements. Amounts in the financial statements have been rounded off to the nearest thousand dollars, or in certain cases, the nearest dollar.

(s) Parent entity financial information

The financial information for the parent entity, NSPT, disclosed in note 20 has been prepared on the same basis as the consolidated financial statements, except in relation to investments in subsidiaries which are accounted for at cost in the financial statements of NSPT.

(t) Fair value measurement

The Group measures financial instruments, such as derivatives, and non-financial assets such as investment properties, at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability; or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the group. The fair value of an asset or liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best

interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data is available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs. All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For further details on fair value measurement refer to notes 8.8 and 9.2.

3. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the Group's consolidated financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent assets and liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the assets or liabilities affected in future periods.

Other disclosures relating to the Group's exposure to risks and uncertainties include:

- Capital management (note 15)
- Financial instruments risk management and policies (notes 8.8, 14)
- Sensitivity analyses disclosures (notes 9.2, 14).

Judgements

In the process of applying the Group's accounting policies, management has made the following judgements which have a significant effect on the amounts recognised in the consolidated financial statements.

Significant judgements

Acquisition of storage centre assets

For the acquisition of storage centres, the Group's policy is to review the nature of the transaction and assess if the transaction should be accounted for under AASB 3 *Business Combinations* or AASB 140 *Investment Properties* as a purchase of investment property. The key assessment is whether the transaction constitutes a purchase of a 'business', and if so, it will be accounted for under AASB 3. If it is determined that the transaction does not meet this definition, the transaction is accounted for as a purchase of an asset under AASB 140, as an acquisition of a storage centre(s) held for rental return and capital appreciation.

For the years ended 30 June 2023 and 30 June 2022, the Group has assessed that all of its storage centre acquisitions do not meet the definitions set out in AASB 3 and are therefore accounted for as purchases of investment property per AASB 140.

Property lease classification – Group as lessor

The Group has entered into commercial property leases on its investment property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements that it retains substantially all the risks and rewards incidental to ownership of these properties and accounts for the contracts as operating leases.

Estimates and assumptions

The key assumptions at the reporting date concerning the future, and other key sources of estimation uncertainty, that have significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below.

Assumptions and estimates are based on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about the future developments may change due to market changes or circumstances arising beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

Revaluation of investment properties

The Group carries its investment properties at fair value, with changes in fair value being recognised in the consolidated statement of profit or loss under fair value adjustments. Fair values of individual properties are determined by a combination of independent valuations assessed on a rotational basis and annual Director valuations, determined using the same techniques and similar estimates to those applied by the independent valuer.

The capitalisation of net operating income approach to investment property valuations is applied by both the external and Directors' valuations. This is a commonly applied valuation method for storage facilities within Australia and New Zealand. This methodology is generally used in sectors where revenue is earned from short term rentals or an operating activity as opposed to a fixed long-term rental lease.

The Group calculates net operating income before depreciation, amortisation, interest, tax, and capital expenditure deductions for both passive income (current trading income) and potential income (additional income at sustainable occupancy). Potential income is subject to a higher degree of risk, reflected in a higher secondary capitalisation rate. The approach of disaggregating a property's net operating income between current passive income and future potential income allows appropriate risk adjusted capitalisation rates to be applied to each income stream.

The Group disaggregates primary and secondary capitalisation rates to provide more transparency to the valuation process. This gives visibility over the separate rates applied to passive income from current trading and potential income, and the resultant differing risk profile which exists between these income categories.

The key assumptions used to determine the fair value of the properties and the sensitivity analyses are provided in note 9.2.

4. SEGMENT INFORMATION

The Group has identified its operating segments based on the internal management information used by the Managing Director of NSR, the Group's chief decision maker.

The Group operates wholly within one business segment being the ownership of storage centres in Australia and New Zealand. The operating results presented in the Consolidated Statement of Profit or Loss represent the same segment information as reported to the Responsible Entity of NSPT. The Group's financing (including finance costs and interest income) is managed on a Group basis and is not allocated to operating segments.

The operating results presented in the consolidated statement of profit or loss represent the same segment information as reported in internal management information.

Geographic information

	2023 \$'000	2022 \$'000
Revenue from rental income		
Australia	119,304	97,178
New Zealand	17,973	12,130
Total	137,277	109,308

The revenue information above excludes interest income and is based on the location of storage centres.

	2023 \$'000	2022 \$'000
Non-current operating assets		
Australia	3,756,015	3,236,030
New Zealand	465,811	430,104
Total	4,221,826	3,666,134

Non-current assets for this purpose consists of investment properties.

93% of revenue is received from the NSH Group, a related entity (2022: 94%).

5. FINANCE COSTS

	2023 \$'000	2022 \$'000
Interest on borrowings	37,388	18,841
Reclassification from cash flow hedge reserve to consolidated statement of profit or loss	13 5,359	7,815
Interest on lease liabilities	781	767
	43,528	27,423

6. FAIR VALUE ADJUSTMENTS

	2023 \$'000	2022 \$'000
Gains / (losses) for the year in profit or loss (recognised in fair value adjustments)		
Realised losses – lease diminution of leasehold property	(71)	(24)
Unrealised gains associated with investment property	193,277	523,138
Change in fair value of derivatives recognised at fair value through the profit and loss.	2,054	-
	195,260	523,114

7. INCOME TAX

NSPT is a 'flow through' entity for Australian income tax purposes and is an Attribution Managed Investment Trust, such that the determined tax components of NSPT will be taxable in the hands of unitholders on an attribution basis. NSPT's subsidiary, National Storage New Zealand Property Trust ("NSNZPT"), is an Australian registered trust which owns investment property in New Zealand. For New Zealand tax purposes NSNZPT is classed as a unit trust and is subject to New Zealand income tax at a rate of 28%.

The major components of income tax expense for the years ended 30 June 2023 and 30 June 2022 are:

	Notes	2023 \$'000	2022 \$'000
Consolidated statement of profit or loss			
Current tax		(99)	(44)
Deferred tax		1,272	1,039
Adjustment in relation to prior periods		-	(28)
Total income tax expense		1,173	967
Consolidated statement of comprehensive income			
Net gain on revaluation of cash flow hedges	13	-	3
Reconciliation of tax expense and accounting profit multiplied by Australia's domestic tax rate for 2023 and 2022:			
Profit before tax		284,269	594,364
Deduct profit before tax from Trusts owning Australian properties		(269,180)	(559,655)
Accounting profit before income tax		15,089	34,709
Tax at the Australian tax rate of 30% (2022 – 30%)		4,527	10,413
Deductible / non-assessable amounts		(3,398)	(8,804)
Non-deductible / assessable expenses		88	48
Adjustments in respect of previous years		-	(28)
Effect of lower tax rates in New Zealand		(279)	(697)
Derecognition of previously recognised tax losses		235	35
Income tax expense		1,173	967
Deferred tax expense included in income tax expense comprises:			
Decrease / (increase) in deferred tax assets		9	(240)
Increase in deferred tax liabilities		1,230	1,096
Movement of deferred tax asset on carry forward losses		97	44
Exchange variations		(64)	136
Movement in deferred tax asset recognised in other comprehensive income		-	3
Total deferred tax expense		1,272	1,039

	2023 \$'000	2022 \$'000
Deferred tax assets and liabilities		
Deferred tax assets		
<i>The balance comprises temporary differences attributable to:</i>		
Accrued expenses	24	105
Carry forward losses	141	44
Other	70	95
Total deferred tax assets	<u>235</u>	<u>244</u>
Deferred tax liabilities		
<i>The balance comprises temporary differences attributable to:</i>		
Revaluations of investment properties	6,428	5,207
Unrealised FX on revaluation	9	-
Total deferred tax liabilities	<u>6,437</u>	<u>5,207</u>
Net deferred tax liabilities	<u>6,202</u>	<u>4,963</u>
Reconciliation to consolidated statement of financial position		
Deferred tax asset	6	-
Deferred tax liabilities	<u>(6,208)</u>	<u>(4,963)</u>
Net deferred tax liabilities	<u>(6,202)</u>	<u>(4,963)</u>

The Group offsets tax assets and liabilities if it has a legally enforceable right to set off tax assets and tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

The Group has the following gross tax losses which arose in Australia and New Zealand:

	2023 \$'000	2022 \$'000
Recognised group tax losses	504	157
Unrecognised group tax losses	805	21
Total	<u>1,309</u>	<u>178</u>

For the year ended 30 June 2023, all recognised tax losses relate to New Zealand entities and are available for offsetting against future taxable profits of NSNZPT. Unrecognised group tax losses relate to Australian losses incurred by National Storage Finance Pty Ltd.

8. FINANCIAL ASSETS AND FINANCIAL LIABILITIES

The Group holds the following financial instruments:

	Notes	2023 \$'000	2022 \$'000
Financial assets			
<i>At amortised cost</i>			
Cash and cash equivalents	8.1	42,240	53,715
Trade and other receivables	8.2	982	457
		<u>43,222</u>	<u>54,172</u>
<i>Derivatives measured at fair value</i>			
Interest rate derivatives designated as hedging instruments	8.3	16,483	21,263
Interest rate derivatives not designated as hedging instruments	8.3	3,343	-
Total financial assets		<u>63,048</u>	<u>75,435</u>
Financial liabilities			
Trade and other payables	8.4	138,044	58,848
Borrowings	8.5	946,958	975,448
		<u>1,085,002</u>	<u>1,034,296</u>
<i>Derivatives measured at fair value</i>			
Interest rate derivatives not designated as hedging instruments	8.6	1,289	-
Total financial liabilities		<u>1,086,291</u>	<u>1,034,296</u>

The Group's approach to financial risk management is discussed in note 14. The maximum exposure to credit risk at the end of the reporting period is the carrying amount of each class of financial asset mentioned above.

Derivatives designated as hedging instruments reflect the change in fair value of interest rate derivatives, designated as cash flow hedges. Derivatives not designated as hedging instruments reflect the change in fair value of interest rate swaps, interest rate swaptions, and caps that are not designated in hedging relationships, but are, nevertheless, intended to manage the risk associated with interest rate fluctuations.

All derivatives are presented as current assets or liabilities if they are expected to be settled within 12 months after the end of the reporting period.

8.1. Cash and cash equivalents

	2023 \$'000	2022 \$'000
Cash at bank	<u>42,240</u>	<u>53,715</u>

Cash flow reconciliation of net profit after tax to net cash flows from operations

	2023	2022
	\$'000	\$'000
Profit for the year	283,096	593,397
Income tax expense	1,173	967
Profit before income tax	284,269	594,364
<i>Adjustments to reconcile profit before tax to net cash flows:</i>		
Fair value adjustments	(195,260)	(523,114)
Derecognition of capitalised borrowing costs	-	3,842
Share of profit of joint venture	(108)	(70)
Interest income	(1,189)	(155)
Finance costs	43,528	27,423
<i>Changes in operating assets and liabilities:</i>		
(Increase) / decrease in receivables	(431)	915
(Increase) / decrease in other assets	(39)	70
Increase in payables	410	278
Increase in deferred revenue	16	66
Cash flows from operating activities	131,196	103,619
Interest received	1,095	51
Income tax paid	-	(109)
Net cash flows from operating activities	132,291	103,561

8.2. Trade and other receivables

	2023	2022
Notes	\$'000	\$'000
Current		
Other receivables	982	457
Total	982	457

At 30 June 2023 and 30 June 2022, the Group has not recognised an allowance for expected credit losses relating to its receivables as there is no historical credit loss experience and no forward-looking factors which impact recoverability.

8.3. Other assets

	2023	2022
	\$'000	\$'000
Current		
Prepayments	39	-
Financial assets (derivatives)	519	387
	558	387
Non-current		
Financial assets (derivatives)	19,307	20,876
Total current and non-current	19,865	21,263

For details on the classification of financial instruments see note 8.

8.4. Trade and other payables

	2023 \$'000	2022 \$'000
Current		
Accrued expenses	7,779	6,704
GST and employment taxes payable	249	256
Other payables	702	565
Related party payables	129,314	51,323
Total	<u>138,044</u>	<u>58,848</u>

Other payables and accruals are paid when amounts fall due. The carrying amounts of trade and other payables are assumed to be the same as their fair values, due to their short-term nature.

8.5. Borrowings

	2023 \$'000	2022 \$'000
Non-current		
Bank finance facilities	946,958	975,448
Non-amortised borrowing costs	(5,825)	(3,431)
Total borrowings	<u>941,133</u>	<u>972,017</u>

The Group has non-current borrowing facilities denominated in Australian Dollars ("AUD") and New Zealand Dollars ("NZD"). All facilities are interest only facilities with any drawn balances payable at maturity. Drawn amounts and facility limits are as follows:

	2023 \$'000	2022 \$'000
Bank finance facilities (AUD)		
Drawn amount	855,000	827,000
Facility limit	1,410,000	1,080,000
Bank finance facilities (NZD)		
Drawn amount	100,000	164,250
Facility limit	225,000	225,000
AUD equivalent of NZD facilities		
Drawn amount	91,957	148,448
Facility limit	206,904	203,354

The major terms of these agreements are as follows:

- At 30 June 2023 maturity dates on these facilities range from 1 September 2023 to 13 June 2030 (30 June 2022: maturity dates from 1 September 2023 to 23 June 2029).
- All facilities are interest only with any drawn balances paid upon maturity.
- The interest rate applied is the bank bill rate plus a margin depending on the gearing ratio.

The Group has a bank overdraft facility with a limit of \$3m that was undrawn at 30 June 2023 and 30 June 2022. During the year ended 30 June 2023, the Group entered into additional debt facilities totalling \$580m, which has extended the tenor of the Group's borrowings and also expanded the Group's lender pool.

The Group has complied with the financial covenants of their borrowing facilities during the 2023 and 2022 reporting periods (see note 15). The fair value of interest-bearing loans and borrowings approximates carrying value. Details of the exposure to risk arising from current and non-current borrowings are set out in note 14.

Interest rate derivatives

The Group uses interest rate derivatives as part of its risk management strategy to manage exposure to interest rate fluctuations. These derivatives include interest rate swaps, interest rate caps, and interest rate swaptions. The purpose of using a combination of these instruments is to mitigate the impact of interest rate changes on the Group's future cash flows in accordance with its risk management policies.

Interest rate swaps

Interest rate swaps are financial contracts where the Group agrees to exchange interest rate cash flows with a counterparty. Typically, the Group exchanges fixed-rate interest payments for floating-rate interest payments based on a notional principal amount.

The Group has the following interest rate derivatives at the end of the reporting period:

	2023 \$'000	2022 \$'000
Interest rate swaps (AUD)		
Current interest rate swaps	300,000	360,000
Future interest rate swaps	50,000	-
Interest rate swaps (NZD)		
Current interest rate swaps	50,000	-
Future interest rate swaps	25,000	-
AUD equivalent of NZD interest rate swaps		
Current interest rate swaps	45,979	-
Future interest rate swaps	22,989	-

Interest rate swaps in place at the end of the reporting period have maturity dates ranging from 23 September 2023 to 23 June 2027 (2022: 23 September 2022 to 23 September 2026).

Interest rate caps

Interest rate caps are financial instruments that set a maximum interest rate payable on a notional amount over a specified period. The Group enters into interest rate caps which impacts an interest rate swap by providing a maximum or minimum limit on the floating interest rate payments that the Group's counterparty must make to the Group under the swap.

As of 30 June 2023, the Group had sold an interest rate caps with a total notional value of \$40.0m (2022: nil) to lower the blended swap rate when the BBSY rate is below the agreed threshold (set quarterly). If the BBSY is above this threshold at the quarterly roll date the Group is required to pay additional interest payments. The fair value of these interest rate caps was recorded on the balance sheet as \$0.7m in other liabilities (2022: nil).

Interest rate swaptions

Interest rate swaptions are options contracts that provide the counterparty with the option but not the obligation to extend an interest rate swap at a specified future date on predetermined terms.

As of 30 June 2023, the Group had entered into interest rate swaptions with a notional value of AUD \$40.0m and \$50m NZD (AUD: \$46.0m) (2022: nil). The fair value of these interest rate swaptions was recorded on the balance sheet as \$0.6m in other liabilities (2022: nil).

8.6. Other liabilities

	2023 \$'000	2022 \$'000
Non-current financial liabilities		
Interest rate derivatives	1,289	-

8.7. Lease liabilities

	2023 \$'000	2022 \$'000
Lease liabilities relating to right of use assets presented as leasehold investment properties		
Current lease liabilities	904	828
Non-current lease liabilities	18,590	17,655
Total lease liabilities	19,494	18,483

Group as a lessor

The Group's investment properties are leased to entities within the NSH Group and third-party tenants under long-term leases (see note 9.1). Future minimum rentals receivable under non-cancellable operating leases are as follows:

	30 June 2023 \$'000	30 June 2022 \$'000
Within one year	135,368	115,612
After one year but not more than five years	517,877	444,804
More than five years	1,263,770	1,161,923
Total	1,917,015	1,722,339

8.8. Financial instruments fair value measurement

Fair value hierarchy

This note explains the judgements and estimates made in determining the fair values of the financial instruments recognised in the financial statements, as detailed in notes 8.1 to 8.7. To provide an indication about the reliability of the inputs used in determining fair value, financial instruments are classified into the following three levels.

Level 1: The fair value of financial instruments traded in active markets (such as publicly traded derivatives, and trading and available-for-sale securities) is based on quoted market prices at the end of the reporting period. The quoted market price used for any financial assets held is the current bid price. These instruments are included in level 1.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

Specific fair valuation techniques used to determine fair values include:

- The fair value of interest rate derivatives is calculated as the present value of the estimated future cash flows based on observable yield curves, adjusted for counterparty or own credit risk.

The resulting fair value estimates for interest rate derivatives are included in level 2.

	Notes	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
At 30 June 2023					
<i>Interest rate derivatives</i>					
Current financial assets	8.3	-	519	-	519
Non-current financial assets	8.3	-	19,307	-	19,307
Current financial liabilities		-	-	-	-
Non-current financial liabilities	8.6	-	(1,289)	-	(1,289)
		-	18,537	-	18,537
At 30 June 2022					
<i>Interest rate derivatives</i>					
Current financial assets	8.3	-	387	-	387
Non-current financial assets	8.3	-	20,876	-	20,876
		-	21,263	-	21,263

There were no transfers between levels of fair value hierarchy during the years ended 30 June 2023 or 30 June 2022.

9. NON-FINANCIAL ASSETS AND LIABILITIES

This note provides information about the Group's non-financial assets and liabilities including:

- An overview of all non-financial assets and liabilities held by the Group;
- Specific information about each type of non-financial asset and non-financial liability; and
- Information about determining the fair value of the non-financial assets and liabilities, including areas of judgement, estimates and other assumptions.

9.1 Investment properties

	Notes	2023 \$'000	2022 \$'000
Investment properties in operation	9.2	3,952,656	3,588,663
Investment properties under construction		269,170	77,471
Total investment properties		4,221,826	3,666,134
Investment properties in operation			
Opening balance at 1 July		3,588,663	2,812,374
Property acquisitions		136,860	185,922
Improvements to investment properties		2,638	1,019
Items reclassified from investment property under construction		28,949	83,987
Items reclassified to freehold investment property under construction		(6,109)	(10,261)
Reassessment of lease terms		1,082	1,560
Lease diminution, presented as fair value adjustments		(71)	(24)
Net gain from fair value adjustments		193,277	523,138
Effect of movement in foreign exchange		7,367	(9,052)
Closing balance at 30 June		3,952,656	3,588,663
Investment property under construction			
Opening balance at 1 July		77,471	83,793
Property acquisitions		114,014	23,732
Development costs		100,525	45,208
Items reclassified to investment properties		(28,949)	(83,987)
Items reclassified from investment properties		6,109	10,261
Effect of movement in foreign exchange		-	(1,536)
Closing balance at 30 June		269,170	77,471

9.2 Non-financial assets fair value measurement

The Group has classified its non-financial assets held at fair value into the three levels prescribed in note 8.7 to provide an indication about the reliability of inputs used to determine fair value.

	Notes	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000
At 30 June 2023					
Investment properties	9.1	-	-	3,952,656	3,952,656
At 30 June 2022					
Investment properties	9.1	-	-	3,588,663	3,588,663

Recognised fair value measurements

The Group's policy is to recognise transfers into and out of fair value hierarchy levels at the end of the reporting period. There were no transfers between levels 1 and 2 or between levels 2 and 3 for recurring fair value measurements during the current or prior year.

Fair value measurements using significant unobservable inputs (level 3)

Valuation techniques used to determine level 3 fair values and valuation process

Investment properties, principally storage buildings, are held for rental to tenants operating self-storage facilities and are carried at fair value. Changes in fair values are presented in profit or loss as fair value adjustments.

Fair values are determined by a combination of independent valuations and Director valuations. The independent valuations are performed by an accredited independent valuer. Investment properties are independently valued on a rotational basis every three years unless the underlying financing requires a more frequent valuation cycle. For properties subject to an independent valuation report the Directors verify all major inputs to the valuation and review the results with the independent valuer. The Director valuations are completed by the NSH Group Board. The valuations are determined using the same techniques and similar estimates to those applied by the independent valuer.

The Group obtains the majority of its external independent valuations at each financial year end. The Group's policy is to maintain the valuation of the investment property valued in the preceding year at external valuation, unless there is an indication of a significant change to the property's valuation inputs. Freehold investment properties acquired in the year ended 30 June 2023 have been held at acquisition price.

At 30 June 2023, the Group held 37% of investment properties at external valuation. (30 June 2022: 41%).

Valuation inputs and relationship to fair value

Description	Significant unobservable inputs	Range at 30 June 2023	Range at 30 June 2022
Investment properties	Primary capitalisation rate	4.65% to 7.90%	4.7% to 7.9%
	Secondary capitalisation rate	5.25% to 8.13%	5.3% to 8.5%
	Weighted average primary cap rate	5.8%	5.8%
	Weighted average secondary cap rate	6.4%	6.3%
	Sustainable occupancy	73% to 95%	70% to 98%
	Stabilised average EBITDA	\$1,134,151	\$1,087,144

Under the income capitalisation method, a property's fair value is estimated based upon a combination of current trading income and potential income. Potential income is subject to a higher

degree of risk, reflected in a higher secondary capitalisation rate. Current earnings before interest, tax, depreciation and amortisation ("EBITDA") generated by the property is divided by the primary capitalisation rate (the investor's required rate of return).

Potential income is represented by additional EBITDA (stabilised EBITDA less current EBITDA) divided by the secondary capitalisation rate. Stabilised EBITDA reflects the estimated EBITDA generated once a property reaches a sustainable level of operations. The value attributed to the secondary capitalisation is then discounted to account for the estimated time and the additional costs required to deliver this additional value.

The capitalisation rates are derived from recent sales of similar properties. The secondary capitalisation rate is typically higher than the primary capitalisation rate to reflect the additional risk associated with these cashflows. Generally, an increase in stabilised EBITDA will result in an increase in fair value of an investment property. An increase in the vacancy rate will result in a reduction of the stabilised EBITDA. Investment properties are valued on a highest and best use basis. The current use of all of the investment properties (self-storage) is considered to be the highest and best use.

The capitalisation rate adopted reflects the inherent risk associated with the property. For example, if the lease expiry profile of a particular property is short, the capitalisation rate is likely to be higher to reflect additional risk to income. The higher capitalisation rate then reduces the valuation of the property. The following tables present the sensitivity of investment property fair values to changes in input assumptions.

At 30 June 2023:

	Increase/ (decrease) in input	Increase/ (decrease) in fair value \$'000
Primary capitalisation rate	1% / (1%)	(524,915) / 746,138
Secondary capitalisation rate	2% / (2%)	(94,237) / 186,433
Sustainable occupancy	5% / (5%)	256,914 / (136,278)
Stabilised EBITDA	5% / (5%)	182,084 / (131,438)

At 30 June 2022:

	Increase/ (decrease) in input	Increase/ (decrease) in fair value \$'000
Primary capitalisation rate	1% / (1%)	(480,713) / 684,897
Secondary capitalisation rate	2% / (2%)	(76,979) / 151,904
Sustainable occupancy	5% / (5%)	208,659 / (81,373)
Stabilised EBITDA	5% / (5%)	164,884 / (62,541)

10. INFORMATION RELATING TO SUBSIDIARIES

The ultimate holding entity of the Group is National Storage Property Trust.

The consolidated financial statements of the Group as at 30 June 2023 include:

Name of controlled entity	Place of registration	Equity interest	
		2023	2022
National Storage Investment Trust	Australia	100%	100%
National Storage Victorian Property Trust	Australia	100%	100%
National Storage New Zealand Property Trust *	Australia	100%	100%
National Storage Southern Trust	Australia	100%	100%
National Storage Finance Pty Ltd	Australia	100%	100%

* NSNZPT is an Australian registered trust which holds investment properties in New Zealand

11. INTEREST IN JOINT VENTURE

	2023 \$'000	2022 \$'000
Opening balance at 1 July	2,361	2,291
Share of profit from joint venture	108	70
Closing balance at 30 June	2,469	2,361

The Group holds a 25% interest in the Bundall Storage Trust (2022: 25%). This investment is classified as a joint venture as all parties are subject to a Securityholders Agreement that has been contractually structured such that the parties to the agreement have equal representation on the advisory board responsible for the overall direction and supervision of the trust.

The Bundall Storage Trust develops investment property. As at 30 June 2023, the Bundall Storage Trust had one storage centre investment property. The Bundall Storage Trust is not listed on any public exchange.

12. CONTRIBUTED EQUITY

	2023 \$'000	2022 \$'000
Issued and paid up capital	1,929,188	1,595,013

Number of units on issue		
	2023	2022
Opening balance at 1 July	1,195,498,309	1,183,070,060
Institutional and retail capital raises	141,229,611	-
Distribution reinvestment plan	10,928,651	11,919,173
Units issued under equity incentive plan	726,021	509,076
Closing balance at 30 June	1,348,382,592	1,195,498,309

Institutional and retail capital raises

On 22 March 2023, the Group announced a fully underwritten \$300m institutional placement and a non-underwritten Security Purchase Plan which raised an additional \$40.4m. This resulted in the issue of 124,481,328 new units on 28 March 2023 and 16,748,283 new units on 26 April 2023. The issue price represented a discount of 4.0% on the last closing price of NSR stapled securities on 21 March 2023.

Distribution reinvestment plan

During the year, 10,928,651 units (2022: 11,919,173) were issued to unitholders participating in NSR's Distribution Reinvestment Plan for consideration of \$25.7m (2022: \$27.6m). The units were issued at the volume weighted average market price of NSR's securities over a period of ten trading days, less a 2% discount.

Securities issued under equity incentive plan

During the year 726,021 stapled securities were issued to the NSH senior executive team for FY22 Short-Term Incentive ("STI") and Long-Term Incentive ("LTI") remuneration under the Group's Equity Incentive Plan ("the Plan"). These securities were issued following approval at the 2022 AGM on 26 October 2022. No consideration was paid by the recipients for the issue of the stapled securities, which were issued for a deemed price of \$2.259 per stapled security under the terms of the STI and LTI award. The deemed price was calculated using the volume weighted average market price of the Group's stapled securities over a 30-day trading period to 30 June 2022.

92% of the total value of equity raised (\$339.0m) has been apportioned to the Group based upon the proportionate net asset split of NSR at the most recent financial reporting period prior to each equity issue.

Terms and conditions of contributed equity

Stapled securities

A stapled security represents one unit in NSPT and one share in NSH. Stapled securityholders have the right to receive declared distributions from NSPT and dividends from NSH and are entitled to one vote per stapled security at securityholders' meetings. Holders of stapled securities can vote their shares and units in accordance with the Corporations Act 2001, either in person or by proxy, at a meeting of either NSPT or NSH. The stapled securities have no par value.

In the event of the winding up of NSPT and NSH, stapled securityholders have the right to participate in the proceeds from the sale of all surplus assets in proportion to the number of and amounts paid up on stapled securities held. Ordinary stapled securityholders rank after all creditors in repayment of capital. There is no current on or off market buy-back of stapled securities.

13. OTHER RESERVES

	2023 \$'000	2022 \$'000
Foreign currency translation reserve		
Opening balance at 1 July	(6,190)	(1,504)
Net investment hedge	1,158	700
Foreign exchange translation differences	3,135	(5,386)
Closing balance at 30 June	<u>(1,897)</u>	<u>(6,190)</u>
Cash flow hedge reserve		
Opening balance at 1 July	10,636	(16,157)
Revaluation of cash flow hedges	(4,780)	18,981
Reclassification to consolidated statement of profit or loss (see note 5)	5,359	7,815
Taxation impact on revaluation	-	(3)
Closing balance at 30 June	<u>11,215</u>	<u>10,636</u>
Other reserves	<u>9,318</u>	<u>4,446</u>

The hedging reserve is used to record gains or losses on derivatives that are designated as cash flow hedges and recognised in other comprehensive income, as described in note 2(m). Amounts are reclassified to profit or loss in the period when the associated hedged transaction takes place.

In previous years, the Group has reset the interest rates associated with interest rate derivatives designated as cash flow hedges. In accordance with AASB 9 *Financial Instruments*, as the nature of the underlying hedged instrument is unchanged the fair value of these outflows remain in the cash flow hedge reserve and are amortised to the consolidated statement of profit or loss in both the current and future periods relating to the profile of the original instrument. During the year ended 30 June 2023, \$5.4m (30 June 2022: \$7.8m) has been recognised in finance costs relating to this item (see note 5).

Taxation impact on revaluation applies only to cash flow hedges held in NSNZPT, a sub-trust of NSPT, which is subject to New Zealand tax legislation. Deferred tax does not apply to any other cash flow hedges held in the Group under current Australian tax legislation.

14. FINANCIAL RISK MANAGEMENT

This note outlines the Group's exposure to financial risks and how these risks could affect future financial performance.

The Group's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the business. The Group uses derivative financial instruments such as interest rate such as interest rate swaps, caps, and interest rate swaptions to hedge certain market risk exposures.

Risk management for the Group is carried out by the NSH Board and key management personnel of NSH. The NSH Board of Directors analyses, on behalf of the Group, interest rate exposure and evaluates treasury management strategies in the context of the most recent economic conditions and forecasts.

Derivatives

Derivatives are only used for economic hedging purposes and not as trading or speculative instruments. The Group has the following derivative financial instruments:

	Notes	2023 \$'000	2022 \$'000
Interest rate derivatives not designated as hedging instruments presented in:			
Non-current assets	8.3	3,343	-
Non-current liabilities	8.6	(1,289)	-
Net assets		<u>2,054</u>	<u>-</u>
Interest rate derivatives designated as cash flow hedges presented in:			
Current assets	8.3	519	387
Non-current assets	8.3	15,964	20,876
Net assets		<u>16,483</u>	<u>21,263</u>

Classification of derivatives

Derivatives entered into prior to 30 June 2022 were designated as cash flow hedges with changes in the fair value of the instrument recognised in other comprehensive income and accumulated in the Groups cash flow hedge reserve. The Group continues to hedge account for these derivatives until the expiry date of the instrument. The Group will discontinue hedge accounting should the instrument fail to meet the risk management objective, no longer comply with the qualifying criteria or is sold or terminated.

Derivatives entered into for the year ended 30 June 2023 have not been designated as hedging instruments and are therefore classified as held for trading. Changes in the fair value of the derivatives is recognised directly in fair value adjustments within the consolidated statement of profit or loss. All derivatives are presented as current assets or liabilities if they are expected to be settled within 12 months after the end of the reporting period.

The Group's accounting policy for cash flow hedges is set out in note 2(l). For hedged forecast transactions that result in the recognition of a non-financial asset, the Group has included related hedging gains and losses in the initial measurement of the cost of the asset. The ineffectiveness recognised in the consolidated statement of profit or loss was immaterial.

Fair value measurement

For information about the methods and assumptions used in determining fair values of derivatives refer to note 8.8.

Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises of three types of risk: interest rate risk, currency risk and other price risk, such as equity price and commodity risk. Financial instruments affected by market risk include loans and borrowings, deposits, available-for-sale investments and derivative financial instruments.

The sensitivity analysis in the following sections relate to the position as at 30 June 2023 and 30 June 2022. The sensitivity analysis has been prepared on the basis that the amount of net debt, the ratio of fixed to floating interest rates of debt and derivatives and the proportion of financial instruments in foreign currencies are all constant on the basis of hedge designations in place at 30 June 2023 and 30 June 2022.

The analysis excludes the impact of movements in market variables on provisions and the non-financial assets and liabilities of foreign operations.

The following assumptions have been made in calculating sensitivity analysis:

- The sensitivity of the relevant consolidated statement of profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets held at 30 June 2023 and 30 June 2022 including the effect of hedge accounting.
- The sensitivity of equity is calculated by considering the effect of any associated cash flow hedges and hedges of a net investment in a foreign subsidiary in place at 30 June 2023 and 30 June 2022.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk of changes in market interest rates relate primarily to their long-term debt obligations with floating interest rates.

The Group manages its interest rate margin risk by having a balanced portfolio of debt from different providers and markets, with multiple maturities. The Group's borrowings are principally by way of variable rate loans and borrowings. Interest rate risk is managed by using financial derivatives, which include interest rate swaps, forwards, options and caps. At 30 June 2023, after taking into account the effect of interest rate derivatives, 36.5% (2022: 36.9%) of the Group's borrowings are at a fixed rate of interest.

Interest rate sensitivity

The following table demonstrates the sensitivity to a possible change in interest rates on the portion of loans and borrowings affected, after the impact of hedge accounting. With all other variables held constant, the Group's profit before tax is affected through the impact on floating rate borrowings, as follows:

	Increase/ decrease in basis points	Effect on profit before tax \$'000
2023		
Australian dollar denominated debt	+50 / -50	(3,067) / 3,067
New Zealand dollar denominated debt	+50 / -50	(775) / 775
2022		
Australian dollar denominated debt	+50 / -50	(1,953) / 1,953
New Zealand dollar denominated debt	+50 / -50	(2,008) / 2,008

The assumed movement in basis points for the interest rate sensitivity analysis is based on the currently observable market environment.

Foreign currency risk

Foreign currency risk is the risk that the fair value of future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The Group's exposure to the risk of changes in foreign exchange rates relates primarily to the Group's operating activities (when revenue or expense is denominated in a foreign currency), and the Group's net investment in foreign subsidiaries.

Foreign currency sensitivity

The following tables demonstrate the sensitivity to a reasonably possible change in New Zealand Dollar exchange rate with all other variables held constant.

	Change in NZD rate	Effect on profit before tax \$'000	Effect on pre-tax equity \$'000
2023	+5%	(659)	(10,315)
	-5%	729	11,401
2022	+5%	(1,592)	(5,531)
	-5%	1,760	6,113

The movement in the profit before tax is a result of a change in the fair value of the monetary assets and liabilities denominated in NZD.

The movement in pre-tax equity arises from changes in NZD borrowings (net of cash and cash equivalents) in the hedge of net investments in New Zealand operations and cash flow hedges. These movements will offset the translation of New Zealand operations' net assets into AUD.

Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily receivables related to rental income) and from its financing activities, including deposits with banks and other financial instruments.

Trade receivables

The Group's customer credit risk is managed by renting the majority of properties to the NSH Group entities: National Storage (Operations) Pty Ltd, Southern Cross Storage Operations Pty Ltd and National Storage Limited. Other non-related parties also have rented facilities at some NSPT investment properties. These rental revenues are not significant compared with related party rental revenues and overall credit risk is low.

Cash and cash equivalents

The Group's credit risk on cash and cash equivalents is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies. The maximum exposure to credit risk for the components of the consolidated statement of financial position at 30 June 2023 and 30 June 2022 is the carrying amounts as indicated in the consolidated statement of financial position.

Liquidity risk

Liquidity risk is the risk that the group will not be able to meet its financial obligations as they fall due. The objective of managing liquidity risk is to ensure, as far as possible, the Group will always have sufficient liquidity to meet its liabilities when they fall due, under both normal and stressed conditions.

The Group has a number of policies and processes for managing liquidity risk. These include:

- Continuously monitoring cash flows on a daily basis as well as forecasting cash flows on a medium and long-term basis.
- Monitoring the maturity profiles of financial assets and liabilities in order to match inflows and outflows.
- Maintaining adequate reserves and support facilities.

- Monitoring liquidity ratios and all constituent elements of working capital.
- Maintaining adequate borrowing and finance facilities.

Financing arrangements

The Group had access to the following undrawn borrowing facilities at the end of the reporting period:

	2023 \$'000	2022 \$'000
Floating rate		
Expiring within one year (loans)	30,000	-
Expiring beyond one year (loans)	639,947	307,906
Total	669,947	307,906

All unsecured bank loans may be drawn at any time and are subject to an annual review. Further details of the bank loans are detailed in notes 8.5 and 15.

Maturity of financial liabilities

The tables below summarise the maturity profile of the Group's financial liabilities based on contractual undiscounted payments. As amounts disclosed in the table are the contractual undiscounted cash flows including future interest payments, these balances will not necessarily agree with the amounts disclosed on the consolidated statement of financial position.

	On demand \$'000	Less than 3 months \$'000	3 to 12 months \$'000	1 to 5 years \$'000	Over 5 years \$'000	Total \$'000
At 30 June 2023						
<i>Non-derivatives</i>						
Trade and other payables	702	131,865	5,477	-	-	138,044
Borrowings	-	17,447	51,352	893,441	245,713	1,207,953
Lease liabilities	-	224	680	3,926	28,304	33,134
Distribution payable	-	74,161	-	-	-	74,161
Total non-derivatives	702	223,697	57,509	897,367	274,017	1,453,292
<i>Derivatives</i>						
Inflows	-	(3,084)	(7,954)	(10,573)	(231)	(21,842)
Outflows	-	33	175	925	-	1,133
Total derivatives	-	(3,051)	(7,779)	(9,648)	(231)	(20,709)
	702	220,646	49,730	887,719	273,786	1,432,583

At 30 June 2022

Non-derivatives

Trade and other payables	560	57,566	722	-	-	58,848
Borrowings	-	10,745	37,886	1,057,449	28,983	1,135,063
Lease liabilities	-	205	623	3,589	27,723	32,140
Distribution payable	-	64,557	-	-	-	64,557
Total non-derivatives	560	133,073	39,231	1,061,038	56,706	1,290,608

Derivatives

Inflows	-	(1,967)	(6,479)	(17,220)	-	(25,666)
Outflows	-	336	824	2,053	-	3,213
Total derivatives	-	(1,631)	(5,655)	(15,167)	-	(22,453)
	560	131,442	33,576	1,045,871	56,706	1,268,155

Changes in liabilities arising from financing activities

	1 July 2022 \$'000	Cash flows \$'000	Foreign exchange movement \$'000	Changes in fair value \$'000	Other \$'000	30 June 2023 \$'000
<i>Derivatives:</i>						
<i>Interest rate derivatives</i>						
Non-current financial liabilities	-	-	-	1,289	-	1,289
Distributions payable	64,557	(104,888)	-	-	114,492*	74,161
Borrowings	972,017	(30,948)	2,426	-	(2,362)	941,133
<i>Lease liabilities</i>						
Current liabilities	828	(844)**	-	-	920	904
Non-current liabilities	17,655	-	-	-	935	18,590
Total liabilities from financing activities	1,055,057	(136,681)	2,426	1,289	113,985	1,036,077

	1 July 2021 \$'000	Cash flows \$'000	Foreign exchange movement \$'000	Changes in fair value \$'000	Other \$'000	30 June 2022 \$'000
<i>Derivatives:</i>						
<i>Interest rate derivatives</i>						
Current financial liabilities	22	-	-	(22)	-	-
Non-current financial liabilities	103	-	-	(103)	-	-
Distributions payable	49,689	(76,779)	-	-	91,647*	64,557
Borrowings	756,800	221,594	(6,262)	-	(115)	972,017
<i>Lease liabilities</i>						
Current liabilities	777	(797)**	-	-	848	828
Non-current liabilities	16,169	-	-	-	1,486	17,655
Total liabilities from financing activities	823,560	144,018	(6,262)	(125)	93,866	1,055,057

*Other balances presented above represent distributions declared in the year: \$140.2m (30 June 2022: \$119.2m) (see note 15), less units issued under the distribution reinvestment plan which do not result in a cash outflow: \$25.7m (30 June 2022: \$27.6m (see note 12)).

**Relates to principal portion of lease liability payment. Total lease payments for the year ended 30 June 2023 were \$0.8m (30 June 2022: \$0.8m) as disclosed in the Consolidated Statement of Cashflows.

15. CAPITAL MANAGEMENT

The Group's objectives when managing capital are two-fold, to safeguard its ability to continue as a going concern, and to maintain an optimal structure to reduce the cost of capital and maximise long term value for its securityholders. The Responsible Entity has outsourced capital management for the Group to NSH under a management agreement.

In order to achieve these objectives, the Group's capital management strategy aims to ensure that it meets financial covenants attached to loans and borrowings. Breaches in meeting a financial covenant would permit the lender to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowings in the year.

The Group manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of its financial covenants. To maintain or adjust the capital structure, the Group may adjust the distribution payment to unitholders, return capital to unitholders or issue new units.

The Group monitors capital using a gearing ratio, represented by net debt divided by total assets less cash and short term deposits and lease liabilities. Net debt includes borrowings, less cash and short-term deposits.

As at 30 June 2023, the Group's gearing ratio was 19.8% (30 June 2022: 23.0%), below the targeted range of between 25% and 40%.

Loan covenants

Financial covenants under the terms of the Group's borrowing agreement require the Group to ensure that the gearing ratio does not exceed 55% and operating earnings adjusted for interest, tax, depreciation and finance amortisation costs equals or exceeds a multiple of two times interest expense. The Group has complied with these covenants throughout the reporting period.

Distributions

Distributions have been made and declared as noted below.

Unit distributions	2023 \$'000	2022 \$'000
NSPT interim distribution of 5.5 cents per unit paid on 1 March 2023 (2022: 4.6 cents per unit)	66,001	54,685
NSPT final distribution of 5.5 cents per unit payable on 5 September 2023 (2022: 5.4 cents per unit)	74,161	64,557
	<u>140,162</u>	<u>119,242</u>

There are no proposed distributions not recognised as a liability for the year ended 30 June 2023.

16. RELATED PARTY TRANSACTIONS

The following tables provide the total amount of transactions that have been entered into with related parties for the relevant financial years.

Transactions with Related Parties		Revenue from related parties	Purchases from related parties	Amount owed by related parties	Amount owed to related parties
		\$	\$	\$	\$
National Storage Holdings Limited	2023	-	-	-	119,117,719
	2022	-	-	-	41,796,446
National Storage (Operations) Pty Ltd	2023	94,039,916	713,072	-	-
	2022	76,962,162	1,062,624	-	-
Southern Cross Storage Operations Pty Ltd	2023	17,519,000	-	-	-
	2022	15,014,000	-	-	-
National Storage Financial Services Limited	2023	-	2,480,514	-	1,219,376
	2022	-	2,568,123	-	859,706
National Storage Limited	2023	16,259,502	-	-	8,916,844
	2022	10,578,333	-	-	8,667,832

Terms and conditions of transactions with related parties

The sales to and purchases from related parties are made on terms equivalent to those that prevail in arm's length transactions. All other outstanding balances are unsecured and interest free. There have been no guarantees provided or received for any related party receivables or payables. For the years ended 30 June 2023 and 30 June 2022, the Group has not recorded any impairment of receivables relating to amounts owed by related parties.

17. COMMITMENTS AND CONTINGENCIES

Capital commitments

As at 30 June 2023, the Group held commitments to purchase three freehold investment properties and six development sites in Australia and New Zealand for \$69.4m (30 June 2022: four freehold investment properties and six development sites for \$78.4m).

As at 30 June 2023, the Group has contractual commitments in place for the construction of self-storage centres in Australia for \$161.4m (30 June 2022: \$68.9m). (see note 11.3).

There is no other capital expenditure contracted for at the end of the reporting period but not recognised as a liability. There are no other contingent assets or liabilities for the Group.

Lease liability commitments

For details of lease liability commitments see note 8.7.

Contingent liabilities

The Group did not have any contingent liabilities as at 30 June 2023 and 30 June 2022.

18. EARNINGS PER UNIT ("EPU")

Basic earnings per unit is calculated as net profit attributable to unitholders, adjusted to exclude costs of servicing equity (other than distributions) divided by the weighted average number of units on issue during the period under review.

Diluted earnings per unit adjust the figures used in the determination of basic earnings per unit to take into account:

- The after tax effect of interest and other financing costs associated with dilutive potential units and;
- The weighted average number of additional units that would have been outstanding assuming the conversion of all dilutive potential units.

	2023 cents	2022 cents (restated)
Basic earnings per unit	22.78	49.51
Diluted earnings per unit	22.76	49.44

Reconciliation of earnings used in calculating earnings per unit

	\$'000	\$'000
Net profit attributable to members	283,096	593,397

	No. of units	No. of units (restated)
Weighted average number of units on issue during the year	1,236,914,113	1,189,922,871
Adjustment under AASB 133 to reflect discount to market price on issue of new capital	5,615,488	8,523,589
Weighted average number of units used to calculate basic and diluted earnings per stapled unit	1,242,529,601	1,198,446,460
Effects of dilution from issue of performance rights and restricted securities	1,539,970	1,849,417
Weighted average number of units for diluted earnings per unit	1,244,069,571	1,200,295,877

As required by AASB 133 *Earnings per Share* for capital raises during the year ended 30 June 2023, the weighted average number of units on issue used to calculate statutory basic and diluted earnings per unit has been adjusted to reflect the difference between the issue price and the fair value of units prior to issue. No actual units were issued relating to this adjustment.

The weighted average number of units for the year ended 30 June 2023 used to calculate basic and diluted earnings per unit has also been restated on this basis.

Diluted EPU is calculated by dividing the profit attributed to members by the weighted average number of units for basic earnings per stapled unit plus the weighted average number of units that would be issued on conversion of all dilutive potential units into units.

19. AUDITORS' REMUNERATION

The auditor of the Group is Ernst & Young Australia.

	2023 \$	2022 \$
Amounts received or due and receivable by Ernst & Young Australia for:		
Category 1 – Fees for auditing the statutory financial report of the group and any other group entity	89,700	91,700
Category 2 – Fees for assurance services that are required by legislation to be provided by the auditor	-	-
Category 3 - Fees for other assurance services under other legislation or contractual arrangements where there is discretion on service provider	-	-
Category 4- Fees for other services	27,762	33,535
Total auditors' remuneration	117,462	125,235

20. INFORMATION RELATING TO THE PARENT ENTITY

Summary financial information

The individual financial statements for NSPT, the parent entity of the Group, show the following aggregate amounts:

	2023 \$'000	2022 \$'000
Current assets	172,259	132,086
Total assets	3,713,863	3,182,038
Current liabilities	(214,585)	(125,761)
Total liabilities	(943,315)	(845,103)
Net assets	<u>2,770,548</u>	<u>2,336,935</u>
Issued capital	1,929,187	1,595,010
Cash flow hedge reserve	11,214	10,635
Foreign currency translation reserve	-	979
Retained earnings	830,147	730,311
	<u>2,770,548</u>	<u>2,336,935</u>
Profit after tax	239,998	506,276
Total comprehensive income	239,998	533,877
Distributions	(140,162)	(119,242)

Guarantees entered into by the parent entity

The Group's parent entity has provided bank guarantees of \$0.3m (2022: \$0.3m) to third party lessors.

Contingent liabilities of the parent entity

The Group's parent entity did not have any contingent liabilities as at 30 June 2023 or 30 June 2022.

Deficiency of net current assets

As at 30 June 2023, the Group's parent entity had an excess of current liabilities over current assets of \$42.3m. The Group's parent entity has payables of \$120.4m due to National Storage Holdings Limited (a related party entity) and its subsidiaries, which are not expected to fall due within the period.

21. EVENTS AFTER REPORTING PERIOD

For the period from 1 July 2023 to the date of this report the Group settled two storage centre investment properties, two development sites, and purchased the freehold of a leasehold component of an existing centre for total consideration of \$45.3m.

On 22 August 2023, the Group secured \$150m of new senior unsecured debt facilities, comprised of a \$50m three-year facility and a \$100m five-year facility. In addition, the Group extended \$30m of existing undrawn facilities maturing September 2023 for a period of one year.

DIRECTORS' DECLARATION

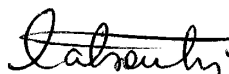
In accordance with a resolution of the Directors of National Storage Financial Services Limited, the Responsible Entity states that:

1. In the opinion of the Responsible Entity:
 - (a) the financial statements and notes of the Group for the year ended 30 June 2023 are in accordance with the *Corporations Act 2001*, including:
 - (i) giving a true and fair view of the Group's financial position as at 30 June 2023 and of its performance for the year ended on that date; and
 - (ii) complying with Accounting Standards and the *Corporations Regulations 2001*;
 - (b) the financial statements and notes also comply with International Financial Reporting Standards as disclosed in note 2(b); and
 - (c) there are reasonable grounds to believe that the Group will be able to pay its debts as and when they become due and payable.
2. This declaration has been made after receiving the declarations required to be made to the Directors of National Storage Financial Services Limited by the Chief Executive Officer and Chief Financial Officer of the NSR Group in accordance with section 295A of the *Corporations Act 2001* for the financial year ended 30 June 2023.

On behalf of the Responsible Entity,



Anthony Keane
Director
23 August 2023
Brisbane



Andrew Catsoulis
Director
23 August 2023
Brisbane



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Independent auditor's report to the members of National Storage Property Trust

Report on the audit of the financial report

Opinion

We have audited the financial report of National Storage Property Trust (the Trust) and its subsidiaries (collectively the Group), which comprises the consolidated statement of financial position as at 30 June 2023, the consolidated statement of profit or loss, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In our opinion, the accompanying financial report of the Group is in accordance with the *Corporations Act 2001*, including:

- a. Giving a true and fair view of the consolidated financial position of the Group as at 30 June 2023 and of its consolidated financial performance for the year ended on that date; and
- b. Complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of our report. We are independent of the Group in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's *APES 110 Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial report of the current year. These matters were addressed in the context of our audit of the financial report as a whole, and in forming our opinion thereon, but we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's responsibilities for the audit of the financial report* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial report. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial report.

Investment property valuation

Why significant	How our audit addressed the key audit matter
<p>Investment properties represent approximately 98% of the Group's total assets. These assets are carried at fair value, which is assessed by the directors with reference to either external independent property valuations or internal valuations and are based on market conditions existing at reporting date.</p> <p>This was considered a key audit matter due to the number of judgments required in determining fair value. These judgments include assessing the capitalisation rates, sustainable occupancy and stabilised average EBITDA (earnings before interest, tax, depreciation and amortisation).</p> <p>Disclosure relating to investment properties and the associated significant judgments are included in Notes 2(n), 3, 9.1, and 9.2 to the financial report.</p>	<p>Our audit procedures included the following:</p> <ul style="list-style-type: none"> ▶ With the involvement of our real estate valuation specialists, we assessed: <ul style="list-style-type: none"> ▶ The suitability of the valuation methodologies used; ▶ The competence, qualifications and objectivity of both the Group's internal valuers and external valuation experts; and ▶ The reasonableness of key assumptions and inputs used in the valuations. These assumptions and inputs included capitalisation rates, occupancy rates including forecast occupancy levels, and stabilised average EBITDA. ▶ Agreed source data used in the valuations to support tenancy schedules and accounting sub-ledgers; ▶ Tested the mathematical accuracy of the internal valuation model, including assessing key valuation inputs with reference to those applied by the external valuation experts and where relevant we assessed the reasonableness of comparable transactions used in the valuation process; ▶ Where relevant, we evaluated the movement in the capitalisation rates, occupancy rates, and stabilised average EBITDA across the portfolio based on our knowledge of the property portfolio, comparable acquisition transactions in the period, published industry reports and comparable external valuations; and ▶ We considered the adequacy of disclosures in relation to the valuation methods and principles disclosed in Note 2(n) <i>Summary of significant accounting policies - Investment properties</i>, Note 3 <i>Significant accounting judgements, estimates and assumptions - Revaluation of investment properties</i>, Note 9.1 <i>Investment properties</i> and Note 9.2 <i>Non-financial assets fair value measurement</i>.

Information other than the financial report and auditor's report thereon

The directors are responsible for the other information. The other information comprises the information included in the Trust's 2023 annual report, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the financial report

The directors of the Trust are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- ▶ Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ▶ Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- ▶ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- ▶ Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- ▶ Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.



- ▶ Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial report. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated to the directors, we determine those matters that were of most significance in the audit of the financial report of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

A handwritten signature in black ink that reads 'Ernst & Young' in a cursive script.

Ernst & Young

A handwritten signature in black ink that reads 'Wade Hansen' in a cursive script.

Wade Hansen
Partner
Brisbane
23 August 2023