



**NATIONAL STORAGE PROPERTY TRUST (NSPT)  
CONSOLIDATED FINANCIAL STATEMENTS**

**FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025**

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# CORPORATE INFORMATION

National Storage Property Trust ARSN 101 227 712 ("**NSPT**")<sup>1</sup>

## **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

Scott Smith

Inmaculada Beaumont

Simone Haslinger (appointed 24 October 2024)

## **Joint Company Secretaries – the Responsible Entity**

Katherine Hammond

Tanya Mangold (appointed 2 June 2025)

## **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

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<sup>1</sup> 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 2025 ("**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 Branchley	Director
Scott Smith	Director
Inmaculada Beaumont	Director
Simone Haslinger	Director (appointed 24 October 2024)

## 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

The Group achieved IFRS profit after tax for the period of \$208.7m (30 June 2024: \$201.3m).

Total revenue increased by 15% to \$186.3m (30 June 2024: \$162.5m) in FY25 primarily driven by increased rental income from investment properties acquired during the current and prior years. In addition, the Group received \$5.4m revenue classified as contracts with customers from National Storage Ventures Trust ("**NSVT**"), a related party.

Gains from fair value adjustments totalled \$99.7m for the year (30 June 2024: \$100.2m).

### Capital management

Cash and cash equivalents as at 30 June 2025 were \$33.8m (30 June 2024: \$25.2m). Net operating cashflow for the year increased by \$23.9m to \$174.1m (30 June 2024: \$150.2m).

The Group invested \$52.0m in the NSVT joint venture during the year and received proceeds of \$319.0m following the sale of freehold investment property to NSVT and other third parties.

## DIRECTORS' REPORT

An interim distribution of 5.5 cents per stapled security (\$76.0m) was paid on 3 March 2025 with an estimated final distribution of 5.6 cents per stapled security (\$77.9m) declared on 18 June 2025 with a payment date of 2 September 2025.

NSR continues to offer a Distribution Reinvestment Plan ("DRP") enabling eligible securityholders to receive part or all of their distribution by way of stapled securities rather than cash.

For the December 2024 interim distribution approximately 28% of eligible securityholders (by number of securities) elected to receive their distributions as securities totalling approximately \$21.2m. The DRP price was set at \$2.1982 which resulted in 9,635,243 new securities being issued.

The June 2025 final distribution has seen approximately 37% of eligible securityholders (by number of securities) elect to receive their distributions as securities totalling approximately \$28.9m. The DRP price was set at \$2.3916 which will result in approximately 12.1m new securities being issued.

NSR actively manages its debt facilities to ensure it has adequate investment capacity to fund future acquisitions, developments and working capital requirements. During the year ended 30 June 2025, the Group refinanced existing facilities which previously had maturities in FY25 and FY26, issuing its inaugural \$300m 3.625% 5 year Exchangeable Notes, and negotiated \$325m of additional AUD facilities and \$15m of additional NZD facilities. As a result of these initiatives, Group finance facilities increased to \$2.5bn at 30 June 2025 (30 June 2024: \$1.8bn) with approximately \$0.6bn of committed undrawn facilities available.

The Group's weighted average debt tenor at the Reporting Date is 2.9 years (2024: 3.3 years). NSR's gearing level as at 30 June 2025 was 33.0% (2024: 26.6%) against a target gearing range of 25% - 40%, providing flexibility for the Group to act expeditiously on acquisition and development opportunities as they arise.

The Group utilises interest rate derivatives as part of its risk management strategy to manage exposure to interest rate fluctuations. As at the Reporting Date, interest rate derivatives totalling \$1,113 million were in place (2024: \$596 million) with expiry dates ranging from July 2025 to September 2030.

### **Acquisitions and revaluation of investment properties**

The Group considers its ability to acquire and integrate quality self-storage assets to be one of the key drivers of its growth strategy and best-in-sector success to date. The Group 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
- 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 risk.

The Group has executed on its focused acquisition strategy with 12 new storage centres, and 16 development sites acquired during the reporting period, for a total of \$350m.

The Group re-values all assets each Reporting Period. For the year ending 30 June 2025, this process has been undertaken by external independent valuers. The valuers have performed full property valuations for a third of the portfolio, and independent desktop assessments for the remaining assets. Following this process, the weighted average primary capitalisation rate of the Group's portfolio has decreased to 5.84% (30 June 2024: 5.91%) and the value of the 30 June 2025 portfolio increased by \$117.5m.

## **DIRECTORS' REPORT**

### **SIGNIFICANT EVENTS AFTER BALANCE SHEET DATE**

For the period from 1 July 2025 to the date of this report the Group purchased three storage centre investment properties for total consideration of \$39.8m.

The Group completed the sale of freehold investment property classified as assets held for sale at 30 June 2025 receiving proceeds of \$2.8m.

### **ROUNDING**

The amounts contained in this report and in the financial report have been rounded to the nearest \$100,000 (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 Consolidated 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 21 August 2025 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



**Shape the future  
with confidence**

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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 2025, 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.

Ernst & Young

Wade Hansen  
Partner  
Brisbane  
21 August 2025

## CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 30 June 2025

	Notes	2025 \$m	2024 \$m
Revenue from rental income		180.3	161.7
Revenue from contracts with customers		5.4	-
Interest income		0.6	0.8
<b>Total revenue</b>		<b>186.3</b>	<b>162.5</b>
Management fees		(4.9)	(4.4)
Other operational expenses		(5.3)	(5.4)
Finance costs	5	(64.0)	(48.1)
Share of profit from joint venture	11	1.1	0.7
Restructuring and other costs		(3.5)	(3.6)
Gain from fair value adjustments	6	99.7	100.2
<b>Profit before income tax</b>		<b>209.4</b>	<b>201.9</b>
Income tax expense	7	(0.7)	(0.6)
<b>Profit after income tax</b>		<b>208.7</b>	<b>201.3</b>
<b>Profit for the year attributable to:</b>			
Unitholders of National Storage Property Trust		<b>208.7</b>	<b>201.3</b>
<b>Basic earnings per unit (cents)</b>	18	15.08	14.76
<b>Diluted earnings per unit (cents)</b>	18	15.07	14.76

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 2025

	2025 \$m	2024 \$m
<b>Profit after income tax</b>	<b>208.7</b>	<b>201.3</b>
<b>Other comprehensive income</b>		
<i>Items that may be reclassified to profit or loss</i>		
Exchange differences on translation of foreign operations	4.8	(2.4)
Net loss on cash flow hedges	(4.4)	(5.1)
<b>Other comprehensive gain / (loss) for the year, net of tax</b>	<b>0.4</b>	<b>(7.5)</b>
<b>Total comprehensive income for the year</b>	<b>209.1</b>	<b>193.8</b>
<b>Total comprehensive income for the year attributable to:</b>		
Unitholders of National Storage Property Trust	<b>209.1</b>	<b>193.8</b>

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 2025

	Notes	2025 \$m	2024 \$m
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalents	8.1	33.8	25.2
Trade and other receivables	8.2	10.2	2.6
Assets held for sale	9.1	2.8	142.5
Other current assets	8.3	1.4	3.6
Total current assets		<b>48.2</b>	<b>173.9</b>
<b>Non-current assets</b>			
Investment properties	9.2	5,248.4	4,671.4
Investment in joint venture	11	53.1	-
Other non-current assets	8.3	15.5	30.4
Total non-current assets		<b>5,317.0</b>	<b>4,701.8</b>
<b>Total assets</b>		<b>5,365.2</b>	<b>4,875.7</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Trade and other payables	8.4	57.6	169.9
Interest-bearing loans and borrowings	8.5	307.3	-
Lease liabilities	8.7	0.9	0.9
Deferred revenue		0.1	0.1
Distribution payable	15	77.9	75.4
Other liabilities	8.6	-	0.5
Total current liabilities		<b>443.8</b>	<b>246.8</b>
<b>Non-current liabilities</b>			
Interest-bearing loans and borrowings	8.5	1,583.7	1,395.5
Lease liabilities	8.7	18.3	18.4
Deferred tax liabilities	7	7.5	6.7
Other liabilities	8.6	18.7	13.8
Total non-current liabilities		<b>1,628.2</b>	<b>1,434.4</b>
<b>Total liabilities</b>		<b>2,072.0</b>	<b>1,681.2</b>
<b>Net assets</b>		<b>3,293.2</b>	<b>3,194.5</b>
<b>EQUITY</b>			
Contributed equity	12	2,016.7	1,973.2
Retained earnings		1,274.3	1,219.5
Foreign currency translation reserve	13	0.5	(4.3)
Cash flow hedge reserve	13	1.7	6.1
<b>Total equity</b>		<b>3,293.2</b>	<b>3,194.5</b>

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 2025

### Attributable to unitholders of National Storage Property Trust

	Notes	Contributed equity \$m	Retained earnings \$m	Foreign currency translation reserve \$m	Cash flow hedge reserve \$m	Total equity \$m
<b>Balance at 1 July 2024</b>		<b>1,973.2</b>	<b>1,219.5</b>	<b>(4.3)</b>	<b>6.1</b>	<b>3,194.5</b>
Profit for the year		-	208.7	-	-	208.7
Other comprehensive (income) / loss		-	-	4.8	(4.4)	0.4
<b>Total comprehensive income</b>		<b>-</b>	<b>208.7</b>	<b>4.8</b>	<b>(4.4)</b>	<b>209.1</b>
Issue of units		43.6	-	-	-	43.6
Costs associated with issue of units		(0.1)	-	-	-	(0.1)
Distributions	15	-	(153.9)	-	-	(153.9)
		<b>43.5</b>	<b>(153.9)</b>	<b>-</b>	<b>-</b>	<b>(110.4)</b>
<b>Balance at 30 June 2025</b>		<b>2,016.7</b>	<b>1,274.3</b>	<b>0.5</b>	<b>1.7</b>	<b>3,293.2</b>
<b>Balance at 1 July 2023</b>		<b>1,929.2</b>	<b>1,168.4</b>	<b>(1.9)</b>	<b>11.2</b>	<b>3,106.9</b>
Profit for the year		-	201.3	-	-	201.3
Other comprehensive income		-	-	(2.4)	(5.1)	(7.5)
<b>Total comprehensive income</b>		<b>-</b>	<b>201.3</b>	<b>(2.4)</b>	<b>(5.1)</b>	<b>193.8</b>
Issue of units		44.1	-	-	-	44.1
Costs associated with issue of units		(0.1)	-	-	-	(0.1)
Distributions	15	-	(150.2)	-	-	(150.2)
		<b>44.0</b>	<b>(150.2)</b>	<b>-</b>	<b>-</b>	<b>(106.2)</b>
<b>Balance at 30 June 2024</b>		<b>1,973.2</b>	<b>1,219.5</b>	<b>(4.3)</b>	<b>6.1</b>	<b>3,194.5</b>

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 2025

	Notes	2025 \$m	2024 \$m
<b>Operating activities</b>			
Receipts from customers		191.9	163.8
Payments to suppliers and employees		(18.4)	(14.6)
Interest received		0.6	1.0
<b>Net cash flows from operating activities</b>	8.1	<b>174.1</b>	<b>150.2</b>
<b>Investing activities</b>			
Purchase of investment properties		(144.9)	(204.7)
Proceeds on sale of investment property		319.0	-
Improvements to investment properties		(9.8)	(5.8)
Development of investment properties under construction		(425.2)	(248.6)
Development of assets classified as held for sale at 30 June 2024		(16.8)	-
Distribution received from joint venture		-	3.2
Investments in joint venture		(52.0)	-
<b>Net cash flows used in investing activities</b>		<b>(329.7)</b>	<b>(455.9)</b>
<b>Financing activities</b>			
Distributions paid to unitholders	15	(104.8)	(102.4)
Costs associated with issue of units		(0.1)	(0.1)
Proceeds from borrowings	8.5	1,258.7	738.4
Repayment of borrowings	8.5	(771.8)	(285.1)
Borrowings from related party	16	-	3.5
Repayment of borrowings from related party	16	(128.4)	-
Payment of principal and interest on lease liabilities	8.7	(0.9)	(0.9)
Interest and other finance costs paid	5	(88.5)	(64.7)
<b>Net cash flows from financing activities</b>		<b>164.2</b>	<b>288.7</b>
Net increase / (decrease) in cash and cash equivalents		8.6	(17.0)
Cash and cash equivalents at 1 July		25.2	42.2
<b>Cash and cash equivalents at 30 June</b>	8.1	<b>33.8</b>	<b>25.2</b>

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 2025

## 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 2025 was approved on 21 August 2025, 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 MATERIAL ACCOUNTING POLICY INFORMATION

### (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 hundred thousand dollars (\$100,000) unless otherwise stated.

The accounting policies applied by NSPT in these financial statements are the same as the 30 June 2024 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 2025, this is available at [www.nationalstorageinvest.com.au](http://www.nationalstorageinvest.com.au).

### Deficiency of net current assets

As at 30 June 2025, the Group had an excess of current liabilities over current assets of \$395.6m (30 June 2024: \$72.9m).

This deficit primarily relates to the classification of the five-year term Exchangeable Notes (held at fair value of \$307.3m at 30 June 2025) as a current liability. The Notes have a contractual tenor of five years and a final maturity date of 19 September 2029. Under the terms of the Notes, Noteholders can request to convert the Notes at any time into NSR stapled securities. NSR can elect to settle any such Exchange Request by way of NSR stapled securities or cash.

In the event that NSR elected to settle an Exchange Request via the issue of stapled securities, there would be no cash outflow. The Group held undrawn committed debt facilities of \$604.9m at 30 June 2025 all of which have tenor of greater than one year.

The Group has payables of \$28.7m due to National Storage Holdings Limited (a related party entity) and its subsidiaries, which are not expected to fall due within the period (30 June 2024: \$144.5m).

The Group generated operating cash flows of \$174.1m for the year ended 30 June 2025 (30 June 2024: \$150.2m). Sufficient cash inflows are expected to enable all liabilities to be paid when due throughout the next financial year. The Group's gearing levels at 30 June 2025 were 33.0% (30 June 2024: 26.6%).

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 and has available undrawn committed debt facilities to meet all payment obligations in the ordinary course of business.

## 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.

## (b) 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.

The Group issued Exchangeable Notes for the first time during the year ended 30 June 2025 and has applied AASB 9 Financial Instruments in relation to this transaction. The accounting policies related to the Group's treatment of Exchangeable Notes is provided in Note 2(i).

## 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, interpretations and sustainability standards issued but not yet effective

Australian Accounting Standards, Interpretations and sustainability 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 2025 are outlined in the following table:

Reference	Title	Summary and impact on Group financial report	Application date of standard	Application date for Group
AASB S2 (a Sustainability Standard not an Accounting Standard)	Climate-related Disclosures (mandatory)	<p>AASB S2 establishes principles for sustainability-related financial disclosures. This includes the disclosure of information about the Group's exposure and response to climate-related risks and opportunities, and the governance, oversight, and risk management arrangements that an entity has in place. In addition, the disclosure of performance in relation to climate-related metrics and targets is required.</p> <p>In the first annual reporting period in which an entity applies AASB S2, the entity is not required to disclose:</p> <ul style="list-style-type: none"> <li>▪ Comparative information</li> <li>▪ Scope 3 greenhouse gas emissions</li> </ul>	1 January 2025	1 July 2025
AASB 2024-2	Amendments to AASB's –	These amendments to AASB 7 and AASB 9 Financial Instruments:	1 January 2026	1 July 2026

Reference	Title	Summary and impact on Group financial report	Application date of standard	Application date for Group
AASB 18	Classification and Measurement of Financial Instruments	<ul style="list-style-type: none"> <li>▪ Clarify that a financial liability is derecognised on the 'settlement date', i.e., when the related obligation is discharged, cancelled, expires or the liability otherwise qualifies for derecognition.</li> <li>▪ For classification of a financial asset, clarify how to assess contractual cash flow characteristics that include environmental, social and governance linked features and other similar contingent features</li> <li>▪ Clarify how non-recourse features and contractually linked instruments are assessed for the purpose of applying the SPPI test when determining the measurement basis of financial assets.</li> <li>▪ Require additional disclosures in AASB 7 for financial assets and liabilities with contractual terms that reference a contingent event.</li> </ul> <p>The new requirements will be applied retrospectively with an adjustment to opening retained earnings.</p>	1 January 2027	1 July 2027
	Presentation and Disclosure in Financial Statements	<p>AASB 18 establishes new presentation and disclosure requirements. These include the presentation of newly defined subtotals in the statement of profit or loss, the disclosure of management-defined performance measures and enhanced requirements for grouping information.</p> <p>The standard introduces three new categories for the classification of income and expenses in the statement of profit and loss: operating, investing and financing.</p> <p>AASB 18 will replace AASB 101 <i>Presentation of Financial Statements</i>.</p>		
AASB 2014-10	Amendments to Australian Accounting Standards – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	<p>AASB 2014-10 amends AASB 10 <i>Consolidated Financial Statements</i> and AASB 128 <i>Investments in Associates and Joint Ventures</i> 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.</p>	1 January 2028	1 July 2028

### **(c) Basis of consolidation**

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

#### *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 (g)).

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 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 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 joint venture. Any change in Other Comprehensive Income ("OCI") of those investees is presented as part of the Group's OCI. 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 consolidated statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the joint venture are eliminated to the extent of the interest in the 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 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.

#### **(d) 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.

##### *Revenue from contracts with customers*

Revenue is recognised under AASB 15 *Revenue from Contracts with Customers* and applies to all revenue from contracts with customers, unless those contracts are in the scope of other standards.

The Group follows a five-step model to account for revenue arising from contracts with customers. Revenue is recognised at an amount that reflects the consideration to which an entity expects to be entitled to, in exchange for transferring goods or services to a customer. The Group exercises judgement, taking into consideration all of the relevant facts and circumstances when applying each step of the model to contracts with their customers.

Revenue is measured at the expected consideration received or receivable, considering contractually defined terms of payment and excluding taxes or duty.

The Group assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The specific recognition criteria described below must also be met before revenue is recognised.

#### **(e) 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 sufficient taxable profit will be available against which the tax credits and tax losses can be utilised.

#### *Goods and services tax ("GST")*

Revenue, expenses, assets, and liabilities are recognised net 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.

#### **(f) 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 OCI 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 OCI.

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 OCI or profit or loss are also recognised in OCI or profit or loss).

##### *Group entities*

On consolidation, the assets and liabilities of foreign operations are translated into Australian dollars at the exchange rate 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 OCI. On disposal of a foreign operation, the component of OCI relating to that particular foreign operation is recognised in profit or loss.

### **(g) 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 reassesses 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.

### **(h) 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.

### **(i) 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.

### **(j) Financial assets**

#### **Initial recognition and measurement**

At initial recognition, financial assets are classified as subsequently measured at amortised cost, fair value through OCI, 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 OCI, 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 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 OCI*

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 OCI. Upon derecognition, the cumulative fair value change recognised in OCI 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 consolidated statement of financial position at fair value with net changes

in fair value recognised in the consolidated 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.

## **(k) 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 borrowings and payables, net of directly attributable transaction costs. The Group's financial liabilities include trade and other payables, Exchangeable Notes, 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 consolidated 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. Exchangeable notes issued by the Group have been designated as financial liabilities at fair value through profit or loss.

Subsequent to initial recognition, Exchangeable Notes are subject to a mark to market valuation at each reporting period. Fair value gains and losses are recognised directly in profit or loss.

*Financial liabilities at amortised cost*

After initial recognition, loans and borrowings (except for exchangeable notes) 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.

## **(l) 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 amounts accumulated in OCI 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 OCI must remain in OCI 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 OCI 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 OCI 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.

### **(m) Assets held for sale**

The Group classifies non-current assets and disposal groups as held for sale if their carrying amounts will be recovered principally through a sale transaction rather than through continuing use. Non-current assets and disposal groups classified as held for sale are measured at fair

value. Costs to sell are the incremental costs directly attributable to the disposal of an asset (disposal group), excluding finance costs and income tax expense.

The criteria for held for sale classification is met only when the sale is highly probable and the asset or disposal group is available for immediate sale in its present condition. Actions required to complete the sale should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the plan to sell the asset and the sale expected to be completed within one year from the date of the classification.

Property, plant and equipment and intangible assets are not depreciated or amortised once classified as held for sale. Assets and liabilities classified as held for sale are presented separately as current items in the statement of financial position.

A disposal group qualifies as a discontinued operation if it is a component of an entity that either has been disposed of, or is classified as held for sale, and:

- Represents a separate major line of business or geographical area of operations;
- Is part of a single co-ordinated plan to dispose of a separate major line of business or geographical area of operations; or
- Is a subsidiary acquired exclusively with a view to resale.

## **(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 typically determined by a combination of external valuations and internal valuations. The external valuations are performed by an accredited independent valuer. Investment properties are independently valued on a rotational basis every three years, unless a more frequent valuation cycle is required. For the year ended 30 June 2025, the Group has obtained external valuations for one third of the Group portfolio and independent desktop assessments completed by external valuers for the remaining assets.

For properties subject to an external independent valuation, management verify all major inputs to the valuation and review the results with the independent valuer.

The Responsible Entity has outsourced completion of the internal valuations to the NSH Group Board under a management agreement. These 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 an 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 remeasurement 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 hundred thousand dollars unless otherwise specified.

### **(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, Exchangeable Notes 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 9.3.

### 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 9.3, 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 2025 and 30 June 2024, 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 external independent valuations assessed on a rotational basis and internal valuations, determined using the same techniques and similar estimates to those applied by the independent valuer. For the year ended 30 June 2025, the Group has

obtained external valuations for one third of the Group portfolio and independent desktop reviews for the remaining two thirds.

The capitalisation of net operating income approach to investment property valuations is applied by both the external and internal 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 9.3.

#### 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

	2025 \$m	2024 \$m
<b>Revenue from rental income and external customers</b>		
Australia	166.0	142.2
New Zealand	19.7	19.5
<b>Total</b>	<b>185.7</b>	<b>161.7</b>

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

	2025 \$m	2024 \$m
<b>Non-current operating assets</b>		
Australia	4,732.7	4,157.2
New Zealand	515.7	514.2
<b>Total</b>	<b>5,248.4</b>	<b>4,671.4</b>

Non-current assets for this purpose consists of investment properties. 91% of revenue received was from the NSH Group (2024: 93%), whilst 3% of revenue received was from the National Storage Ventures Sub Trust 1. Both entities are related parties of the Group.

#### 5. FINANCE COSTS

		2025 \$m	2024 \$m
Interest on borrowings		54.9	43.8
Transaction costs on issue of Exchangeable Notes	8.5	6.9	-
Reclassification from cash flow hedge reserve to consolidated statement of profit or loss	13	1.4	3.5
Interest on lease liabilities		0.8	0.8
		<b>64.0</b>	<b>48.1</b>

## 6. FAIR VALUE ADJUSTMENTS

	2025 \$m	2024 \$m
<b>Gains / (losses) for the year in profit or loss</b>		
Realised losses – lease diminution of leasehold property	(0.1)	(0.1)
Unrealised gains associated with investment property	122.6	98.1
Change in fair value of Exchangeable Notes	(7.3)	-
Change in fair value of derivatives	(15.5)	2.2
	<u>99.7</u>	<u>100.2</u>

For the year ended 30 June 2025, fair value gains associated with investment property include \$4.0m of gains realised from the sale of investment property and \$1.1m of unrealised gains recognised on transfer of investment property to assets held for sale.

## 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 2025 and 30 June 2024 are:

	Notes	2025 \$m	2024 \$m
<b>Consolidated statement of profit or loss</b>			
Current tax		(1.0)	(2.9)
Deferred tax		1.7	3.5
<b>Total income tax expense</b>		<u>0.7</u>	<u>0.6</u>

### Reconciliation of tax expense and accounting profit multiplied by Australia's domestic tax rate for 2025 and 2024:

Profit before tax		209.3	201.9
Deduct non-taxable profit from Trusts owning Australian properties		(272.1)	(198.0)
Accounting (loss) / profit before income tax		<u>(62.8)</u>	<u>3.9</u>
Tax at the Australian tax rate of 30% (2024: 30%)		(18.8)	1.2
Deductible / non-assessable amounts		(0.8)	(1.0)
Non-deductible / assessable expenses		19.6	0.4
Effect of lower tax rates in New Zealand		0.7	-
<b>Income tax expense</b>		<u>0.7</u>	<u>0.6</u>

	2025 \$m	2024 \$m
<b>Deferred tax expense included in income tax expense comprises:</b>		
Increase in deferred tax assets	(0.9)	(3.0)
Increase in deferred tax liabilities	1.7	3.5
Movement of deferred tax asset on carry forward losses	1.0	2.9
Exchange variations	(0.1)	0.1
<b>Total deferred tax expense</b>	<u>1.7</u>	<u>3.5</u>

	2025 \$m	2024 \$m
<b>Deferred tax assets and liabilities</b>		
<b>Deferred tax assets</b>		
<i>The balance comprises temporary differences attributable to:</i>		
Carry forward losses	4.1	3.0
Other	-	0.2
Total deferred tax assets	4.1	3.2
<b>Deferred tax liabilities</b>		
<i>The balance comprises temporary differences attributable to:</i>		
Revaluations of investment properties	11.4	9.9
Unrealised FX on revaluation	0.2	-
Total deferred tax liabilities	11.6	9.9
<b>Net deferred tax liabilities</b>	7.5	6.7
<b>Reconciliation to consolidated statement of financial position</b>		
Deferred tax liabilities	(7.5)	(6.7)
<b>Net deferred tax liabilities</b>	(7.5)	(6.7)

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:

	2025 \$m	2024 \$m
Recognised group tax losses	14.6	10.9
Unrecognised group tax losses	0.5	0.7
<b>Total</b>	15.1	11.6

For the year ended 30 June 2025, all recognised tax losses relate to NSNZPT and are available for offsetting against future taxable profits in New Zealand. 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	2025 \$m	2024 \$m
<b>Financial assets</b>			
<i>At amortised cost</i>			
Cash and cash equivalents	8.1	33.8	25.2
Trade and other receivables	8.2	10.2	2.6
Deposits	8.3	6.4	7.0
		<u>50.4</u>	<u>34.8</u>
<i>Interest rate derivatives at fair value</i>			
Designated as hedging instruments	8.3	-	7.8
Not designated as hedging instruments	8.3	9.5	18.6
		<u>59.9</u>	<u>61.2</u>
<b>Total financial assets</b>			
<b>Financial liabilities</b>			
Trade and other payables	8.4	57.6	169.9
Borrowings	8.5	1,588.4	1,399.2
		<u>1,646.0</u>	<u>1,569.1</u>
<i>Debt instruments at fair value through profit or loss</i>			
Exchangeable notes	8.5	307.3	-
<i>Interest rate derivatives at fair value</i>			
Not designated as hedging instruments	8.6	18.7	14.3
		<u>1,972.0</u>	<u>1,583.4</u>
<b>Total financial liabilities</b>			

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 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

	2025 \$m	2024 \$m
<b>Current assets</b>		
Total cash and cash equivalents	<u>33.8</u>	<u>25.2</u>

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

	2025 \$m	2024 \$m
Profit for the year	208.7	201.3
Income tax expense	0.7	0.6
Profit before income tax	209.4	201.9
<i>Adjustments to reconcile profit before tax to net cash flows:</i>		
Fair value adjustments	(99.8)	(100.2)
Derecognition of capitalised borrowing costs presented in restructuring costs	-	3.5
Share of profit of joint venture	(1.1)	(0.7)
Interest income	(0.6)	(0.8)
Finance costs	64.0	48.1
<i>Changes in operating assets and liabilities:</i>		
Increase / (decrease) in receivables	1.7	(1.9)
Decrease in other assets	(0.7)	(0.6)
Increase / (decrease) in payables	0.6	(0.1)
<b>Cash flows from operating activities</b>	<b>173.5</b>	<b>149.2</b>
Interest received	0.6	1.0
<b>Net cash flows from operating activities</b>	<b>174.1</b>	<b>150.2</b>

### 8.2. Trade and other receivables

	Notes	2025 \$m	2024 \$m
<b>Current</b>			
Goods and services tax receivable		-	1.8
Other receivables		0.9	0.8
Loans to related parties		9.3	-
<b>Total</b>		<b>10.2</b>	<b>2.6</b>

At 30 June 2025 and 30 June 2024, 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

	2025 \$m	2024 \$m
<b>Current</b>		
Prepayments	1.0	0.6
Financial assets (derivatives)	0.4	3.0
	1.4	3.6
<b>Non-current</b>		
Deposits	6.4	7.0
Financial assets (derivatives)	9.1	23.4
	15.5	30.4
<b>Total current and non-current</b>	<b>16.9</b>	<b>34.0</b>

Deposits include advances on contracts or options on investment property purchases. Contracts where the Group has a future commitment to acquire an investment property are detailed in note 17. For details on the classification of financial instruments see note 8.



#### 8.4. Trade and other payables

	2025 \$m	2024 \$m
<b>Current</b>		
Accrued expenses	27.1	24.6
Goods and services tax payable	0.9	-
Other payables	0.9	0.8
Related party payables	28.7	144.5
<b>Total</b>	<u>57.6</u>	<u>169.9</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. Interest-bearing loans and borrowings

	2025 \$m	2024 \$m
<b>Current liabilities</b>		
Exchangeable Notes	307.3	-
<b>Total current interest-bearing loans and borrowings</b>	<u>307.3</u>	<u>-</u>
<b>Non-current liabilities</b>		
Bank finance facilities	1,588.4	1,399.2
Non-amortised borrowing costs	(4.7)	(3.7)
<b>Total non-current interest-bearing loans and borrowings</b>	<u>1,583.7</u>	<u>1,395.5</u>
<b>Total interest-bearing loans and borrowings</b>	<u>1,891.0</u>	<u>1,395.5</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:

	2025 \$m	2024 \$m
<b>Bank finance facilities (AUD)</b>		
Drawn amount	1,440.0	1,275.0
Facility limit	1,980.0	1,645.0
<b>Bank finance facilities (NZD)</b>		
Drawn amount	160.0	136.0
Facility limit	230.0	215.0
<b>AUD equivalent of NZD facilities</b>		
Drawn amount	148.4	124.2
Facility limit	213.3	196.4

The major terms of these agreements are as follows:

- At 30 June 2025 maturity dates on these facilities range from 2 September 2026 to 13 June 2030 (30 June 2024: maturity dates from 2 September 2025 to 13 June 2030).
- All facilities are unsecured and interest only with any drawn balance payable at maturity.
- The interest rate applied is the bank bill rate plus a margin.

During the year ended 30 June 2025, the Group refinanced existing facilities which previously had upcoming maturities in FY25 and FY26, issuing its inaugural \$300m 3.625% 5 year Exchangeable Notes

and negotiated \$335m of additional AUD facilities and \$15m of additional NZD facilities. As a result of these initiatives, Group finance facilities increased to \$2.5bn at 30 June 2025 (30 June 2024: \$1.8bn).

The Group has complied with the financial covenants of their borrowing facilities during the 2025 and 2024 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.

### **Exchangeable Notes**

On 19 September 2024, the Group completed the issue of \$300m of Guaranteed Exchangeable Notes ("the Notes"). The Notes were priced at a coupon of 3.625% per annum and have a maturity date of 19 September 2029 (five years), unless redeemed, repurchased or exchanged in accordance with their terms. NSR incurred \$6.9m of transaction costs associated with the issue of the Notes.

The Notes are exchangeable at the option of the Noteholder into NSR stapled securities at the applicable Exchange Price throughout the Exchange Period. This commenced on 30 October 2024 and expires 10 business days prior to the final maturity date. NSR may at its election settle an Exchange Right by issue of new stapled securities or in cash.

The initial Exchange Price of the Notes was \$3.0810 per stapled security. The Exchange Price is subject to adjustment for distributions declared by the Group over the term of the Notes. At the reporting date, the Notes are exchangeable into stapled securities an exchange price of \$3.0100, representing approximately 99.7 million stapled securities.

NSR can call for redemption of all (but not some) of the Notes at their principal value together with accrued unpaid interest at any time between 19 September 2027 and the date of maturity should NSR's stapled security price trade above 130% of the Exchange Price for 20 days within a 30 day period.

The Notes include a conversion feature, which subject to NSR's stapled security price exceeding the Exchange Price at the date of exchange, may result in an additional amount due to Noteholders.

The Notes include a one-time put option at the end of year three in September 2027, which allows Noteholders to redeem their holdings in cash at its principal amount, together with accrued but unpaid interest. In addition, there are market standard clauses requiring repayment in the event of change of control of NSR or a future delisting event.

### **Recognition and measurement of Exchangeable Notes**

The Notes issued are traded on the Singapore Exchange Securities Trading Limited ("SGX-ST"). The Notes have been accounted for as one financial instrument at fair value through profit or loss.

Subsequent to initial recognition, the full instrument is subject to a mark to market valuation at each reporting date. The resulting fair value adjustment is recognised within the consolidated statement of profit or loss. At 30 June 2025 this resulted in a fair value adjustment of \$7.3m (see Note 6).

There was no redemption, conversion or cancellation of Exchangeable Notes during the period.

Transaction costs which are directly attributable to the Exchangeable Notes issue (\$6.9m) have been recognised immediately in profit or loss within finance costs (see Note 5).

### **Classification of Exchangeable Notes**

The Notes have been classified within current liabilities in the financial statements. While the Notes have a contractual tenor of five years, under the terms of the Notes, Noteholders can request to convert the Notes at any time into NSR stapled securities. NSR can elect to settle any such Exchange Request by way of issue of NSR stapled securities or cash.

### 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.

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

	2025 \$m	2024 \$m
<b>Interest rate swaps (AUD) at face value</b>		
Current interest rate swaps	1,040.0	550.0
Future interest rate swaps	50.0	200.0
<b>Interest rate swaps (NZD) at face value</b>		
Current interest rate swaps	100.0	50.0
Future interest rate swaps	-	25.0
<b>AUD equivalent of NZD interest rate swaps</b>		
Current interest rate swaps	92.8	45.7
Future interest rate swaps	-	22.8
<b>Sold interest rate caps (AUD) at face value</b>	850.0	540.0
<b>Interest rate swaptions (AUD) at face value</b>	1,110.0	540.0
<b>Interest rate swaptions (NZD) at face value</b>	50.0	50.0
<b>AUD equivalent of NZD interest rate swaptions</b>	46.4	45.7

Interest rate swaps in place at the end of the reporting period have maturity dates ranging from 7 July 2025 to 23 December 2030 (30 June 2024: 23 September 2024 to 23 September 2030).

### 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.

### 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 impact 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. The Group has sold interest rate caps 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.

### 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.

## 8.6. Other liabilities

	2025 \$m	2024 \$m
<i>Interest rate derivatives</i>		
Current financial liabilities	-	0.5
Non-current financial liabilities	18.7	13.8
<b>Total current and non-current other liabilities</b>	<b>18.7</b>	<b>14.3</b>

## 8.7. Lease liabilities

	2025 \$m	2024 \$m
<b>Lease liabilities relating to right of use assets presented as leasehold investment properties</b>		
Current lease liabilities	0.9	0.9
Non-current lease liabilities	18.3	18.4
<b>Total lease liabilities</b>	<b>19.2</b>	<b>19.3</b>

### 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 9.2). Future minimum rentals receivable under non-cancellable operating leases are as follows:

	30 June 2025 \$m	30 June 2024 \$m
Within one year	174.8	161.9
After one year but not more than five years	675.8	629.0
More than five years	1,430.6	1,462.7
<b>Total</b>	<b>2,281.2</b>	<b>2,253.6</b>

## 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 Exchangeable Notes is calculated using the mid-point of the over-the-counter price of the Notes as at the reporting date. Exchangeable Notes have a level 1 designation within the fair value hierarchy
- 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. Interest rate derivatives have a level 2 designation within the fair value hierarchy.

	Notes	Level 1 \$m	Level 2 \$m	Level 3 \$m	Total \$m
<b>At 30 June 2025</b>					
Exchangeable Notes	8.5	307.3	-	-	307.3
<b>Interest rate derivatives</b>					
Current financial assets	8.3	-	0.4	-	0.4
Non-current financial assets	8.3	-	9.1	-	9.1
Current financial liabilities	8.6	-	-	-	-
Non-current financial liabilities	8.6	-	(18.7)	-	(18.7)
		307.3	(9.2)	-	298.1
<b>At 30 June 2024</b>					
<b>Interest rate derivatives</b>					
Current financial assets	8.3	-	3.0	-	3.0
Non-current financial assets	8.3	-	23.4	-	23.4
Current financial liabilities	8.6	-	(0.5)	-	(0.5)
Non-current financial liabilities	8.6	-	(13.8)	-	(13.8)
		-	12.1	-	12.1

There were no transfers between levels of fair value hierarchy during the years ended 30 June 2025 or 30 June 2024.

## 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. Assets held for sale

	Notes	2025 \$m	2024 \$m
<b>Current assets</b>			
Freehold investment property	9.2	2.8	141.4
Other non-current assets		-	1.1
<b>Total assets held for sale</b>		<b>2.8</b>	<b>142.5</b>

During June 2025, the Group has entered into sale agreements to sell two parcels of surplus freehold investment property for \$2.8m. These assets have been classified as held for sale at 30 June 2025.

In the prior year, on 13 June 2024, NSR entered into binding agreements with GIC to establish the National Storage Ventures Fund ("NSVF"). The purpose of NSVF is to undertake the acquisition, development and operation of self-storage centres across Australia. At 30 June 2024, NSVF entered into agreements to acquire and develop an initial ten foundation assets from NSR's existing portfolio at consideration equal to the assets' carrying value. As a result of these agreements, \$142.5m of NSR

assets were classified as held for sale at 30 June 2024, with settlement subsequently occurring on 1 October 2024.

## 9.2 Investment properties

	Notes	2025 \$m	2024 \$m
Investment properties in operation	9.3	4,723.3	4,356.3
Investment properties under construction		525.1	315.1
<b>Total investment properties</b>		<b>5,248.4</b>	<b>4,671.4</b>
<b>Investment properties in operation</b>			
Opening balance at 1 July		4,356.3	3,952.7
Property acquisitions		145.5	205.5
Improvements to investment properties		9.8	5.8
Items reclassified from investment property under construction		198.1	119.8
Items reclassified to investment property under construction		(25.3)	(22.3)
Disposal of freehold investment properties		(94.5)	-
Items reclassified to assets held for sale	9.1	(2.8)	-
Net gain from fair value adjustments		129.1	98.1
Effect of movement in foreign exchange		7.1	(3.3)
<b>Closing balance at 30 June</b>		<b>4,723.3</b>	<b>4,356.3</b>
<b>Investment property under construction</b>			
Opening balance at 1 July		315.1	269.2
Property acquisitions		176.3	58.9
Development costs		257.1	206.3
Finance costs capitalised to investment properties		25.3	19.6
Items reclassified to investment properties in operation		(198.1)	(119.8)
Items reclassified from investment properties in operation		25.2	22.3
Disposal of investment properties under construction		(69.9)	-
Items reclassified to assets held for sale	9.1	-	(141.4)
Net loss from fair value adjustments		(6.3)	-
Net exchange difference		0.4	-
<b>Closing balance at 30 June</b>		<b>525.1</b>	<b>315.1</b>

## 9.3 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 8.8 to provide an indication about the reliability of inputs used to determine fair value.

	Notes	Level 1 \$m	Level 2 \$m	Level 3 \$m	Total \$m
<b>At 30 June 2025</b>					
Assets held for sale	9.1	-	2.8	-	2.8
Investment properties in operation	9.2	-	-	4,723.3	4,723.3
Investment properties under construction	9.2	-	-	525.1	525.1
		-	2.8	5,248.4	5,251.2
<b>At 30 June 2024</b>					
Assets held for sale	9.1	-	142.5	-	142.5
Investment properties in operation	9.2	-	-	4,356.3	4,356.3
Investment properties under construction	9.2	-	-	315.1	315.1
		-	142.5	4,671.4	4,813.9

## 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. For the year ended 30 June 2025 and 30 June 2024, the Group transferred \$2.8m and \$142.5m respectively from level 3 to level 2 following the reclassification of assets between freehold investment properties and assets held for sale.

There were no other 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 observable inputs (level 2)

The fair value of assets held for sale is determined using valuation techniques which maximise the use of observable market data. For the year ended 30 June 2025 and 30 June 2024, the Group valued assets classified as held for sale at the contractually agreed sale price less estimated cost of sale or other observable evidence of market value.

### 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 centres, are held for rental to customers requiring 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 external valuations and internal valuations. The external valuations are performed by an accredited independent valuer. Investment properties are independently valued on a rotational basis every three years unless a more frequent valuation cycle is required. For properties subject to an independent valuation report management verify all major inputs to the valuation and review the results with the independent valuer. The internal valuations are completed by management and reviewed 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 independent valuations at each financial year end. The Group's policy is to maintain the valuation of the investment property at external valuation for all properties valued in the preceding year, unless there is an indication of a significant change to the property's valuation inputs. Investment properties acquired in the year ended 30 June 2025 have been held at acquisition price.

For the year ended 30 June 2025, the Group obtained external valuations for one third of the total portfolio in-line with the Group's ordinary valuation process and independent desktop assessments performed by an external valuer for the remaining two thirds of the total portfolio. A review of the results has been conducted by management, with all major inputs verified. External valuer assessments have been adopted for these assets within the consolidated financial statements.

#### Valuation inputs and relationship to fair value

Description	Significant unobservable inputs	Range at 30 June 2025	Range at 30 June 2024
Investment properties	Primary capitalisation rate	5.0% to 8.3%	5.0% to 8.0%
	Secondary capitalisation rate	5.3% to 9.5%	5.3% to 8.5%
	Weighted average primary cap rate	5.8%	5.8%
	Weighted average secondary cap rate	6.3%	6.3%
	Weighted average sustainable occupancy	85.3%	86.3%
	Stabilised average EBITDA	\$1,206,749	\$1,168,619

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 2025:

	Increase/ (decrease) in input	Increase/ (decrease) in fair value \$m
Primary capitalisation rate	1% / (1%)	(597.8) / 851.2
Secondary capitalisation rate	2% / (2%)	(169.6) / 333.3
Sustainable occupancy	5% / (5%)	341.0 / (252.6)
Stabilised EBITDA	5% / (5%)	220.9 / (179.8)

At 30 June 2024:

	Increase/ (decrease) in input	Increase/ (decrease) in fair value \$m
Primary capitalisation rate	1% / (1%)	(537.6) / 746.2
Secondary capitalisation rate	2% / (2%)	(131.7) / 260.3
Sustainable occupancy	5% / (5%)	284.3 / (195.6)
Stabilised EBITDA	5% / (5%)	194.2 / (148.2)

## 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 2025 include:

Name of controlled entity	Place of registration	Equity interest	
		2025	2024
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 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

	2025 \$m	2024 \$m
Opening balance at 1 July	-	2.5
Investment in joint venture	52.0	-
Share of profit from joint venture	1.1	0.7
Distributions received from joint ventures	-	(3.2)
<b>Closing balance at 30 June</b>	<b>53.1</b>	<b>-</b>

The Group holds a 25% interest in National Storage Ventures Trust ("NSVT") which holds 100% of the units in National Storage Ventures Sub Trust 1 ("NSVST1") and National Storage Ventures Sub Trust 2 ("NSVST2"). The purpose of NSVT and its sub trusts is to undertake the acquisition and development of self-storage centres across Australia to earn rental returns and generate capital growth.

During the period, the Group made a capital contribution into NSVT of \$52.0m. On 1 October 2024, NSVT purchased ten self-storage assets for \$174.5m. Nine of these assets were classified as held for sale on the Group's consolidated balance sheet as at 30 June 2024. On 19 June 2025, NSVT completed the acquisition of a further 6 self-storage assets for \$171.8m from NSR's investment portfolio.

Due to the nature and size of NSVT and its sub trusts, the Group has classified this as a material joint venture. The following tables provide summarised consolidated financial information for NSVT and its sub trusts. The information disclosed reflects the amounts presented in the Financial Statements of this entity and not the Group's share of those amounts.

Statement of profit or loss	2025 \$m	2024 \$m
Revenue	3.3	-
Interest income	0.4	-
Interest expense	(0.1)	-
Fair value adjustments	4.2	-
Other expenses	(3.5)	-
<b>Profit before tax</b>	<b>4.3</b>	<b>-</b>
Income tax benefit	-	-
<b>Profit after tax representing total comprehensive income for the year</b>	<b>4.3</b>	<b>-</b>
<b>Group's interest in joint venture</b>	<b>25%</b>	<b>-</b>
<b>Group's share of profit for the year</b>	<b>1.1</b>	<b>-</b>

Statement of financial position	2025 \$m	2024 \$m
Cash and cash equivalents	12.9	-
Other current assets	1.9	-
<b>Total current assets</b>	<b>14.8</b>	<b>-</b>
<b>Total non-current assets</b>	<b>439.3</b>	<b>-</b>
<b>Total current liabilities</b>	<b>(4.6)</b>	<b>-</b>
Non-current financial liabilities	(237.2)	-
<b>Total non-current liabilities</b>	<b>(237.2)</b>	<b>-</b>
<b>Net assets</b>	<b>212.3</b>	<b>-</b>
<b>Group's interest in joint venture</b>	<b>25%</b>	<b>-</b>
<b>Group's share of net assets representing carrying amount of investment</b>	<b>53.1</b>	<b>-</b>

## 12. CONTRIBUTED EQUITY

	2025 \$m	2024 \$m
<b>Issued and paid up capital</b>	2,016.7	1,973.2

Number of units on issue	2025	2024
<b>Opening balance at 1 July</b>	1,370,353,130	1,348,382,592
Institutional and retail capital raises		-
Distribution reinvestment plan	20,357,253	21,153,845
Units issued under equity incentive plan	727,834	816,693
<b>Closing balance at 30 June</b>	1,391,438,217	1,370,353,130

### ***Distribution reinvestment plan***

During the year, 20,357,253 (2024: 21,153,845) units were issued to unitholders participating in NSR's Distribution Reinvestment Plan for consideration of \$46.6m (2024: \$46.6m). 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 231,234 stapled securities were issued to the NSH senior executive team for FY24 Short-Term Incentive ("STI") remuneration. No consideration was paid by the recipients for the issue of the stapled securities, which were issued for a deemed price of \$2.4044 per stapled security under the terms of the STI 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 2023.

496,600 stapled securities were issued to the NSH senior executive team following the vesting of performance rights under FY24 Long Term Incentive ("LTI") remuneration. No consideration was paid by the recipients for the issue of the stapled securities, which were issued for a deemed price of \$2.044 per stapled security calculated using the volume weighted average market price of the Group's stapled securities over a 30-day trading period to 30 June 2021 under the terms of the LTI award.

91% of the total value of equity raised (\$42.4m) 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

	2025 \$m	2024 \$m
<b>Foreign currency translation reserve</b>		
Opening balance at 1 July	(4.3)	(1.9)
Net investment hedge	1.8	(1.0)
Foreign exchange translation differences	3.0	(1.4)
Closing balance at 30 June	0.5	(4.3)
<b>Cash flow hedge reserve</b>		
Opening balance at 1 July	6.1	11.2
Revaluation of cash flow hedges	(5.8)	(8.6)
Reclassification to consolidated statement of profit or loss (see note 5)	1.4	3.5
Closing balance at 30 June	1.7	6.1
<b>Other reserves</b>	2.2	1.8

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

No interest rate derivatives held by the Group at 30 June 2025 have been designated as hedging instruments

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 2025, \$1.4m (30 June 2024: \$3.5m) has been recognised in finance costs relating to this item (see note 5).

### 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 swaps, caps, and interest rate swaptions to hedge certain market risk exposures. Risk management and risk exposure is governed by the Treasury Policy, which is reviewed at least annually. This considers 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	2025 \$m	2024 \$m
<b>Interest rate derivatives not designated as hedging instruments presented in:</b>			
Current assets	8.3	0.4	1.6
Non-current assets	8.3	9.1	17.0
Current liabilities	8.6	-	(0.5)
Non-current liabilities	8.6	(18.7)	(13.8)
Net assets		(9.2)	4.3
<b>Interest rate derivatives designated as cash flow hedges presented in:</b>			
Current assets	8.3	-	1.4
Non-current assets	8.3	-	6.4
Net assets		-	7.8

### *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 OCI and accumulated in the Groups cash flow hedge reserve.

Following a restructure of the swap portfolio in September 2024, the Group has discontinued hedge accounting for all previously designated swaps. Amounts accumulated within the cash flow hedge reserve will subsequently be recycled to the consolidated statement of profit or loss as the future cash flows occur.

All derivatives held at 30 June 2025 are classified as held for trading with changes in fair value 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(m).

### *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 2025 and 30 June 2024. 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 2025 and 30 June 2024.

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 and financial liabilities held at 30 June 2025 and 30 June 2024 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 2025 and 30 June 2024.

### 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 2025, after taking into account the effect of interest rate derivatives and fixed rate Exchangeable Notes, 75.9% (2024: 42.6%) of the Group's interest-bearing loans and 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.

	Increase/ decrease in basis points	Effect on profit before tax \$m
<b>2025</b>		
Australian dollar denominated debt	+50 / -50	(2.4) / 2.4
New Zealand dollar denominated debt	+50 / -50	(0.2) / 0.2
<b>2024</b>		
Australian dollar denominated debt	+50 / -50	(2.1) / 2.1
New Zealand dollar denominated debt	+50 / -50	(0.3) / 0.3

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 \$m	Effect on pre- tax equity \$m
<b>2025</b>	+5%	1.5	(17.5)
	-5%	(1.7)	19.4
<b>2024</b>	+5%	(0.4)	(17.8)
	-5%	0.4	19.7

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 leasing 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 leased 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 2025 and 30 June 2024 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, and
- Maintaining adequate borrowing and finance facilities.

#### *Exchangeable Notes*

Exchangeable Notes have been classified as a current liability in the Groups consolidated financial statements. While the Notes have a contractual tenor of five years, under the terms of the Notes, Noteholders can request to convert the Notes at any time into NSR stapled securities. NSR can elect to settle any such Exchange Request by way of NSR stapled securities or cash.

The Group could elect to settle the Exchange Request through an issue of stapled securities, resulting in no cash outflow. Alternatively, The Group held undrawn committed debt facilities of \$604.9m at 30 June 2025 all of which have tenor of greater than one year which could be used to settle any Exchange Request in cash if required. Further details of the Exchangeable Notes issue are included in note 8.5.

### Financing arrangements

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

	2025 \$m	2024 \$m
<b>Floating rate</b>		
Expiring within one year (bank overdraft)	3.0	-
Expiring beyond one year (loans)	604.9	442.2
<b>Total</b>	<b>607.9</b>	<b>442.2</b>

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 \$m	Less than 3 months \$m	3 to 12 months \$m	1 to 5 years \$m	Over 5 years \$m	Total \$m
<b>At 30 June 2025</b>						
<i>Non-derivatives</i>						
Trade and other payables	0.8	56.5	0.3	-	-	<b>57.6</b>
Borrowings	307.3*	19.7	53.1	1,721.8	-	<b>2,101.9</b>
Lease liabilities	-	0.2	0.7	4.2	26.0	<b>31.1</b>
Distribution payable	-	77.9	-	-	-	<b>77.9</b>
<b>Total non-derivatives</b>	<b>308.1</b>	<b>154.3</b>	<b>54.1</b>	<b>1,726.0</b>	<b>26.0</b>	<b>2,268.5</b>
<i>Derivatives</i>						
Inflows	-	(1.3)	(0.7)	(7.9)	(0.9)	<b>(10.8)</b>
Outflows	-	0.2	0.9	3.2	-	<b>4.3</b>
<b>Total derivatives</b>	<b>-</b>	<b>(1.1)</b>	<b>0.2</b>	<b>(4.7)</b>	<b>(0.9)</b>	<b>(6.5)</b>
	<b>308.1</b>	<b>153.2</b>	<b>54.3</b>	<b>1,721.3</b>	<b>25.1</b>	<b>2,262.0</b>
<b>At 30 June 2024</b>						
<i>Non-derivatives</i>						
Trade and other payables	0.8	169.1	-	-	-	<b>169.9</b>
Borrowings	-	22.4	62.8	1,371.6	212.1	<b>1,668.9</b>
Lease liabilities	-	0.2	0.7	4.1	27.2	<b>32.2</b>
Distribution payable	-	75.4	-	-	-	<b>75.4</b>
<b>Total non-derivatives</b>	<b>0.8</b>	<b>267.1</b>	<b>63.5</b>	<b>1,375.7</b>	<b>239.3</b>	<b>1,946.4</b>
<i>Derivatives</i>						
Inflows	-	(3.4)	(8.3)	(14.7)	(2.3)	<b>(28.7)</b>
Outflows	-	0.3	1.4	3.5	-	<b>5.2</b>
<b>Total derivatives</b>	<b>-</b>	<b>(3.1)</b>	<b>(6.9)</b>	<b>(11.2)</b>	<b>(2.3)</b>	<b>(23.5)</b>
	<b>0.8</b>	<b>264.0</b>	<b>56.6</b>	<b>1,364.5</b>	<b>237.0</b>	<b>1,922.9</b>

\* Borrowings classified as payable on demand include the Groups Exchangeable Notes held at fair value through profit or loss at \$307.3m. This is presented as payable on demand due to the exchange option included within the terms of the instrument (see note 8.5).

## Changes in liabilities arising from financing activities

	1 July 2024 \$m	Cash flows \$m	Foreign exchange movement \$m	Changes in fair value \$m	Other \$m	30 June 2025 \$m
Exchangeable Notes	-	300.0	-	7.3	-	307.3
<i>Interest rate derivatives:</i>						
Current financial liabilities	0.5	-	-	(0.5)	-	-
Non-current financial liabilities	13.8	-	-	5.0	-	18.8
Distributions payable	75.4	(104.8)	-	-	107.3	77.9
Borrowings	1,395.5	187.0	2.2	-	(1.0)	1,583.7
<i>Lease liabilities</i>						
Current liabilities	0.9	(0.9)	-	-	0.9	0.9
Non-current liabilities	18.4	-	-	-	(0.1)	18.3
<b>Total liabilities from financing activities</b>	<b>1,504.5</b>	<b>381.3</b>	<b>2.2</b>	<b>11.8</b>	<b>107.1</b>	<b>2,006.9</b>

	1 July 2023 \$m	Cash flows \$m	Foreign exchange movement \$m	Changes in fair value \$m	Other \$m	30 June 2024 \$m
<i>Derivatives:</i>						
<i>Interest rate derivatives</i>						
Current financial liabilities	-	-	-	0.5	-	0.5
Non-current financial liabilities	1.3	-	-	12.5	-	13.8
Distributions payable	74.2	(102.4)	-	-	103.6*	75.4
Borrowings	941.1	453.2	(0.9)	-	2.1	1,395.5
<i>Lease liabilities</i>						
Current liabilities	0.9	(0.9)**	-	-	0.9	0.9
Non-current liabilities	18.5	-	-	-	(0.1)	18.4
<b>Total liabilities from financing activities</b>	<b>1,036.0</b>	<b>349.9</b>	<b>(0.9)</b>	<b>13.0</b>	<b>106.5</b>	<b>1,504.5</b>

\*Other balances presented above represent distributions declared in the year: \$153.9m (30 June 2024: \$150.2m) (see note 15), less units issued under the distribution reinvestment plan which do not result in a cash outflow: \$46.6m (30 June 2024: \$46.7m), (see note 12).

\*\*Relates to principal portion of lease liability payment. Total lease payments for the year ended 30 June 2025 were \$0.9m (30 June 2024: \$0.9m) 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.

One component of achieving the capital management objectives is ensuring that the Group meets financial covenants attached to interest-bearing borrowings, which includes a Gearing ratio and an Interest Coverage ratio, consistent with the methodology held within the Common Terms Deed relating to the Group's borrowings. As at 30 June 2025, the Group was in compliance with all financial covenants.

A failure to meet a financial covenant could permit the lender to seek repayment of committed facilities. In addition, such a failure, could result in a requirement to repay the Exchangeable Notes, under the terms of the Notes. There have been no breaches of financial covenants relating to any loans and borrowings in the current or prior year.

The Group manages its capital structure carefully to ensure it meet its capital management objectives through economic cycles. Furthermore, it can make additional adjustments, including amending distribution payments to securityholders, returning capital to securityholders, or issuing new securities.

### 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 the interest cover ratio does not fall below 2.0x. Financial covenants under the terms of the Group's borrowings agreement are tested semi-annually with 90 days of each financial year end and half year end. The Group has complied with these covenants throughout the reporting period.

The Gearing Ratio at 30 June 2025 was 33.0% (30 June 2024: 26.6%) against a maximum covenant level of 55%. The Interest Cover Ratio at 30 June 2025 was 2.8x (30 June 2024: 3.2x), against a minimum covenant level of 2.0x.

### Distributions

Distributions have been made and declared as noted below.

Unit distributions	2025 \$m	2024 \$m
NSPT interim distribution of 5.5 cents per unit paid on 3 March 2025 (2024: 5.5 cents per unit)	76.0	74.8
NSPT final distribution of 5.6 cents per unit payable on 2 September 2025 (2024: 5.5 cents per unit)	77.9	75.4
	<u>153.9</u>	<u>150.2</u>

There are no proposed distributions not recognised as a liability for the year ended 30 June 2025.

## 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 \$'000	Purchases from related parties \$'000	Amount owed by related parties \$'000	Amount owed to related parties \$'000
National Storage Holdings Limited	2025	-	-	-	26,860
	2024	-	-	-	136,137
National Storage (Operations) Pty Ltd	2025	129,473	912	-	-
	2024	112,270	941	-	-
Southern Cross Storage Operations Pty Ltd	2025	20,989	-	-	-
	2024	19,715	-	-	-
National Storage Financial Services Limited	2025	-	3,165	-	1,842
	2024	-	2,794	-	1,442
National Storage Limited	2025	18,149	-	9,290	-
	2024	17,895	-	-	6,925
National Storage Ventures Sub Trust 1	2025	2,172	-	-	-
	2024	-	-	-	-
National Storage Ventures Sub Trust 2	2025	3,255	-	-	-
	2024	-	-	-	-

### 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.

During the year, the Group sold freehold investment property to National Storage Ventures Sub Trust 1 for \$154.0m of which \$142.5m was held for sale at 30 June 2024, and National Storage Ventures Sub Trust 2 for \$156.9m.

The Group received fees from the National Storage Ventures Sub Trust 1 for services provided in relation to the development of storage assets.

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 2025 and 30 June 2024, 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 2025, the Group held commitments to purchase three freehold investment properties and seven development sites in Australia for \$101.8m (30 June 2024: four freehold investment properties and five development sites for \$89.4m).

As at 30 June 2025, the Group has contractual commitments in place for the construction of self-storage centres in Australia for \$143.2m (30 June 2024: \$249.6m). (see note 9.2).

The Group is also committed to invest a further \$11.5m into the National Storage Ventures Trust to provide funding proportionate to its equity interest for assets under construction.

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 2025 and 30 June 2024.

## 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.

	2025 cents	2024 cents (restated)
Basic earnings per unit	15.08	14.76
Diluted earnings per unit*	15.07	14.76

### Reconciliation of earnings used in calculating earnings per unit

	\$m	\$m
Earnings attributable to unitholder for basic and diluted earnings unit	208.7	201.3

	No. of units	No. of units (restated)
Weighted average number of units on issue during the year	1,382,976,027	1,361,883,416
Adjustment under AASB 133 to reflect discount to market price on issue of new capital	609,862	1,769,842
Weighted average number of units used to calculate basic and diluted earnings per stapled unit	1,383,585,889	1,363,653,258
Effects of dilution from issue of performance rights and restricted securities	1,349,950	745,010
Weighted average number of units for diluted earnings per unit	1,384,935,839	1,364,398,268

As required by AASB 133 *Earnings per Share* for capital raises during the year ended 30 June 2025 and 30 June 2024, 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.

Diluted EPU is calculated by dividing the profit attributed to unitholders 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.

Diluted earnings per unit adjusts basic earnings per unit by taking into account the after tax effect of interest and other finance costs associated with dilutive potential ordinary units. This also adjusts the weighted average number of units assumed to have been issued for no consideration on conversion of all dilutive potential units into units.

The weighted average number of units outstanding and the after tax effect of interest and other finance costs used in calculating diluted earnings per unit have not been adjusted for Exchangeable Notes outstanding at the reporting date as they are anti-dilutive.

## 19. AUDITORS' REMUNERATION

The auditor of the Group is Ernst & Young Australia.

	2025 \$'000	2024 \$000
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	113	85
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	178	25
<b>Total auditors' remuneration</b>	<b>291</b>	<b>110</b>

## 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:

	2025 \$m	2024 \$m
Current assets	193.1	314.0
Total assets	4,723.9	4,242.5
Current liabilities	(140.1)	(246.9)
Total liabilities	(1,748.9)	(1,397.6)
Net assets	2,975.0	2,844.9
Issued capital	2,016.7	1,973.2
Cash flow hedge reserve	(0.4)	6.0
Retained earnings	958.7	865.7
	2,975.0	2,844.9
Profit after tax	243.9	185.8
Total comprehensive income	243.9	180.6
Distributions	(153.9)	(150.2)

### Guarantees entered into by the parent entity

The Group's parent entity has provided bank guarantees of \$0.3m (2024: \$0.3m) to third party lessors.

National Storage Property Trust is a guarantor under all of the Group's debt facilities, including the Exchangeable Notes.

**Contingent liabilities of the parent entity**

The Group's parent entity did not have any contingent liabilities as at 30 June 2025 or 30 June 2024.

**21. EVENTS AFTER REPORTING PERIOD**

For the period from 1 July 2025 to the date of this report the Group purchased three storage centre investment properties for total consideration of \$39.8m.

The Group completed the sale of freehold investment property classified as assets held for sale at 30 June 2025 receiving proceeds of \$2.8m.

## 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:

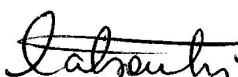
- (a) the financial statements and notes of the Group for the year ended 30 June 2025 are in accordance with the *Corporations Act 2001*, including:
  - (i) giving a true and fair view of the Group's financial position as at 30 June 2025 and of its performance for the year ended on that date; and
  - (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 2025.

On behalf of the Responsible Entity,



Anthony Keane  
Director  
21 August 2025  
Brisbane



Andrew Catsoulis  
Director  
21 August 2025  
Brisbane



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## **Independent auditor's report to the unitholders 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 2025, 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 material accounting policy information, 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 2025 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.



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## 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 measured 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: capitalisation rates; sustainable occupancy; and stabilised 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, 9.2, and 9.3 to the financial report.</p>	<p>Our audit procedures included the following:</p> <ul style="list-style-type: none"> <li>▶ With the involvement of our real estate valuation specialists, we assessed: <ul style="list-style-type: none"> <li>▶ the suitability of the valuation methodologies used;</li> <li>▶ the competence, qualifications and objectivity of both the Group's internal valuers and external valuation experts; and</li> <li>▶ 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 EBITDA;</li> </ul> </li> <li>▶ Agreed source data used in the valuations to supporting tenancy schedules and accounting records;</li> <li>▶ Tested the mathematical accuracy of the independent desktop assessments, 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;</li> <li>▶ Where relevant, we evaluated the movement in the capitalisation rates, occupancy rates, and stabilised 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</li> <li>▶ We considered the adequacy of disclosures in relation to the valuation methods and principles disclosed in Note 2(n) <i>Summary of material accounting policy information - Investment properties</i>, Note 3 <i>Significant accounting judgements, estimates and assumptions - Revaluation of investment properties</i>, Note 9.2 <i>Investment properties</i> and Note 9.3 <i>Non-financial assets fair value measurement</i>.</li> </ul>





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### **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 2025 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.



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- ▶ 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.
- ▶ Plan and perform the Group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the Group financial report. We are responsible for the direction, supervision and review of the audit work performed for the purposes 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 stylized, handwritten signature of 'Ernst &amp; Young' in black ink.

Ernst & Young

A stylized, handwritten signature of 'Wade Hansen' in black ink.

Wade Hansen  
Partner  
Brisbane  
21 August 2025