



## NATIONAL STORAGE REIT

### FUND PAYMENT NOTICE – DISTRIBUTION PERIOD ENDED 30 JUNE 2025

Detailed below are the tax components for the distribution of 5.6 cents per stapled security paid by the National Storage Property Trust (ARSN 101 227 712) (**NSPT**) for the six months ended 30 June 2025.

This distribution was paid to investors on 2 September 2025.

COMPONENT	PAYMENT RATE
Australian rental income	\$0.00082673
Australian rental income - non-concessional managed investment trust ( <b>MIT</b> ) income ( <b>NCMI</b> )	\$0.00000000
Australian rental income - excluded from NCMI	\$0.01412101
Discounted capital gains (gross amount) - taxable Australian property ( <b>TAP</b> )	\$0.00513382
<b>Total fund payment</b>	<b>\$0.02008156</b>
Tax deferred component of distribution	\$0.03570102
Assessable foreign source income	\$0.00000000
Australian interest income	\$0.00021742
<b>Total distribution (excluding reportable component)</b>	<b>\$0.05600000</b>
<b>Reportable component</b>	
Foreign income tax offset	\$0.00000000

#### Note for custodians and other intermediaries

NSPT declares that it is an Attribution Managed Investment Trust (**AMIT**) for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953.

The fund payment information above is provided for the purposes of determining MIT non-resident withholding tax under Subdivisions 12A-B and 12-H of Schedule 1 to the Taxation Administration Act 1953 and should not be relied on for any other purpose.

Full year tax components will be provided to security holders in the 2025 Attribution MIT Member Annual (**AMMA**) Statement.

#### Net tangible asset split at 30 June 2025

National Storage Holdings Limited 8%  
National Storage Property Trust 92%

Australian resident unit holders should not rely on this notice for the purposes of completing their income tax returns. Investors should refer to the full year tax components of distributions paid which is provided in the AMMA Statement, to be sent to investors in September 2025.

Should you have any questions relating to your personal tax position, it is recommended that you contact your accountant or taxation adviser.

For further information please contact Investor Relations on 1800 683 290.

#### NATIONAL STORAGE REIT (NSR)

National Storage Holdings Limited (ACN 166 572 845)

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