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NATIONAL STORAGE REIT

FUND PAYMENT NOTICE – DEEMED PAYMENT 7 MAY 2026

The issue of an AMMA statement by National Storage Property Trust (ARSN 101 227 712) (**NSPT**) on 7 May 2026 gives rise to a 'deemed payment' for Australian withholding tax purposes under Subdivision 12A-C of Schedule 1 of the *Taxation Administration Act 1953* (Cth) (**TAA**). The deemed payment to each Scheme Securityholder will be equal to the amounts attributed to them as reflected in their AMMA statement for the year ended 30 June 2026, that is, **$0.03801936** per NSR security.

Detailed below are the tax components for this deemed payment.

TAX COMPONENT	ATTRIBUTION AMOUNT PER NSR SECURITY
Australian rental income	$0.00000000
Australian rental income - non-concessional managed investment trust (**MIT**) income (**NCMI**)	$0.01318461
Australian rental income - excluded from NCMI	$0.02474660
Discounted capital gains (gross amount) - taxable Australian property (**TAP**)	$0.00000000
Total fund payment	**$0.03793121**
Tax deferred component of distribution	$0.00000000
Assessable foreign source income	$0.00000000
Australian interest income	$0.00008815
Total deemed distribution (excluding reportable component)	**$0.03801936**
Reportable component	
Foreign income tax offset	$0.00000000

Note for custodians and other intermediaries

NSPT declares that it is an Attribution Managed Investment Trust (**AMIT**) and a withholding Managed Investment Trust for the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the TAA.

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

As no cash distributions from NSPT were made prior to the Scheme Implementation Date from which withholding in respect of the deemed payment can be deducted by custodians, custodians should withhold relevant amounts in respect the deemed payment from the Scheme Consideration where they have withholding obligations in respect of the deemed payment for their foreign investors. The amount of withholding should be based on the components in this fund payment notice.

For further information, please refer to the AMMA Statement for the year ended 30 June 2026, issued to NSR securityholders on 7 May 2026.

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Australian resident unitholders should rely on the AMMA Statement issued by NSPT on 7 May 2026 for the purpose of completing their income tax returns, and not on this notice.

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.