

Form 605

Corporations Law
Section 671B

Notice of ceasing to be a substantial holder

To: Company Name/Scheme **NATIONAL STORAGE REIT**

ACN/ARSN **166 572 845**

1. Details of substantial holder (1)

Name **UBS Group AG and its related bodies corporate**

ACN/ARSN (if applicable): _____

The holder ceased to be a substantial shareholder on **08 May 2026**

The previous notice was given to the company on **23 April 2026**

The previous notice was dated **21 April 2026**

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of Change (4)	Consideration given in relation to change (5)	Class (6) and Number of securities affected	Person's votes affected
Please see Appendix A.					

3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

4. Addresses

The addresses of persons named in this form are as follows:


Name	Address
N/A	N/A

SIGNATURE

Print Name: Dominic Eichrodt

Capacity: Authorised signatory

Sign Here:

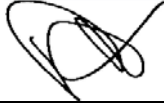


Date: 12 May 2026

Print Name: Ruby Ko

Capacity: Authorised signatory

Sign Here:



Date: 12 May 2026

Contact details for this notice:

Ruby Ko
Group Compliance Operational Risk Control
(T) +852 3712 2802

NSR - Appendix A

Date of change	Person whose relevant interest changed	Nature of Change	Consideration given in relation to change	Number of securities	Class
08-May-26	UBS Fund Management (Switzerland) AG	Corporate action	709,302	253,322	Ordinary
08-May-26	UBS Fund Management (Switzerland) AG	Corporate action	N/A	49,697	Ordinary
08-May-26	UBS AG London Branch	Corporate action	36	(13)	Ordinary
08-May-26	UBS AG London Branch	Corporate action	122,030	43,582	Ordinary
08-May-26	UBS Securities Australia Ltd	Corporate action	355,524,128	(126,972,903)	Ordinary