



NATIONAL STORAGE REIT ASX ANNOUNCEMENT

16 March 2026

Despatch of Scheme Booklet

National Storage REIT (ASX:NSR) (**NSR**) is pleased to confirm that the scheme booklet in relation to the all cash offer from entities established and jointly indirectly owned by a consortium of the Brookfield Funds (being funds owned or managed by Brookfield Asset Management Ltd or its affiliates and their managed funds) and affiliates of the GIC Investor to acquire all of the issued stapled securities of NSR by way of a scheme of arrangement and a trust scheme (**Scheme Booklet**) has today been despatched to NSR securityholders.¹

A copy of the Scheme Booklet was released to the ASX on Tuesday, 10 March 2026, following registration with the Australian Securities and Investments Commission, and is available from ASX (refer to NSR Announcements) and on NSR's website (<https://nationalstorageinvest.com.au/announcements/>).

NSR securityholders who have previously elected to receive communications electronically from NSR have been sent an email containing instructions about how to access or download an electronic copy of the Scheme Booklet and how to lodge their proxies online for the Meetings.

NSR Securityholders who have elected to receive communications in hard copy have been sent a physical copy of the Scheme Booklet and a personalised proxy form.

All other NSR securityholders have been sent a notice and access letter (by post) containing instructions on how to access or download an electronic copy of the Scheme Booklet and lodge their proxies online for the Meetings.

The Scheme Booklet contains important information about the Transaction and NSR securityholders are encouraged to read the Scheme Booklet in its entirety before deciding how to vote on the Transaction Resolutions at the Meetings.

The Meetings will be held concurrently commencing at 10.00am (Brisbane time) on Wednesday, 15 April 2026 in person at Clayton Utz, Level 28, 71 Eagle Street, Brisbane QLD 4000 and online via the virtual meeting platform.

If you have any questions in relation to the Scheme Booklet, please contact the NSR securityholder Information Line on 1300 119 147 (within Australia) or +61 3 9415 4681 (outside Australia) between 8.30am and 5.30pm (Melbourne time), Monday to Friday (excluding public holidays).

This announcement was authorised for release by the Boards of National Storage Holdings Limited and National Storage Financial Services Limited as responsible entity of the National Storage Property Trust.

ENDS

For further information, please contact:

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ABOUT

National Storage is the largest self-storage provider in Australia and New Zealand, with over 290 locations providing tailored storage solutions to in excess of 100,000 residential and commercial customers. NSR is the first independent, internally managed and fully integrated owner and operator of self-storage centres to be listed on the Australian Securities Exchange (ASX).

¹ Unless otherwise defined in this announcement, capitalised terms have the same meanings given to them in the Scheme Booklet.