

Form 605

Corporations Act 2001
Section 671B

Notice of ceasing to be a substantial holder

To Company Name/Scheme NATIONAL STORAGE REIT

ACN/ARSN/ABN 38 166 572 845

1. Details of substantial holder (1)

Name JPMorgan Chase & Co. and its affiliates

ACN/ARSN (if applicable) NA

The holder ceased to be a substantial holder on 28/April/2026

The previous notice was given to the company on 10/February/2026

The previous notice was dated 06/February/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 |
|----------------|--|--|---|---|-------------------------|
| See Appendix | JPMORGAN CHASE BANK, N.A. | Securities on Loan as Agent Lender | See Appendix | 741,000 (Ordinary) | 741,000 (Ordinary) |
| See Appendix | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Securities received as collateral due to securities lending | See Appendix | 1,096,460.97 (Ordinary) | 1,096,460.97 (Ordinary) |
| See Appendix | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | In its capacity as investment manager or in various other related capacities | See Appendix | 3,676,795 (Ordinary) | 3,676,795 (Ordinary) |
| See Appendix | JPMORGAN ASSET MANAGEMENT (SINGAPORE) LIMITED | Securities received as collateral due to securities lending | See Appendix | 2,166.04 (Ordinary) | 2,166.04 (Ordinary) |
| See Appendix | JPMORGAN ASSET MANAGEMENT (JAPAN) LIMITED | Securities received as collateral due to securities lending | See Appendix | 91,662.65 (Ordinary) | 91,662.65 (Ordinary) |
| See Appendix | JPMORGAN ASSET MANAGEMENT (ASIA PACIFIC) LIMITED | Securities received as collateral due to securities lending | See Appendix | 1,334,664.95 (Ordinary) | 1,334,664.95 (Ordinary) |
| See Appendix | J.P. MORGAN SECURITIES PLC | Purchase and sales of securities in its capacity as Principal/Proprietary | See Appendix | 439,140 (Ordinary) | 439,140 (Ordinary) |

| | | | | | |
|--------------|--|--|--------------|-----------------------|-----------------------|
| See Appendix | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Purchase and sales of securities in its capacity as Principal/Proprietary | See Appendix | 80,543,486 (Ordinary) | 80,543,486 (Ordinary) |
| See Appendix | J.P. MORGAN PRIME INC. | Rehypothecation of client securities under a Prime Brokerage Agreement | See Appendix | 525,914 (Ordinary) | 525,914 (Ordinary) |
| See Appendix | J.P. MORGAN INVESTMENT MANAGEMENT INC. | Securities received as collateral due to securities lending | See Appendix | 482,655.97 (Ordinary) | 482,655.97 (Ordinary) |
| See Appendix | J.P. MORGAN INVESTMENT MANAGEMENT INC. | In its capacity as investment manager or in various other related capacities | See Appendix | 327,928 (Ordinary) | 327,928 (Ordinary) |

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 |
|--|------------------------------------|
| J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Subsidiary of JPMorgan Chase & Co. |
| J.P. MORGAN SECURITIES PLC | Subsidiary of JPMorgan Chase & Co. |
| J.P. MORGAN PRIME INC. | Subsidiary of JPMorgan Chase & Co. |
| J.P. MORGAN INVESTMENT MANAGEMENT INC. | Subsidiary of JPMorgan Chase & Co. |
| JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Subsidiary of JPMorgan Chase & Co. |
| JPMORGAN ASSET MANAGEMENT (ASIA PACIFIC) LIMITED | Subsidiary of JPMorgan Chase & Co. |
| JPMORGAN ASSET MANAGEMENT (SINGAPORE) LIMITED | Subsidiary of JPMorgan Chase & Co. |
| JPMORGAN ASSET MANAGEMENT (JAPAN) LIMITED | Subsidiary of JPMorgan Chase & Co. |
| JPMORGAN CHASE BANK, N.A. | Subsidiary of JPMorgan Chase & Co. |

4. Addresses

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

| Name | Address |
|--|---|
| JPMorgan Chase & Co. | 270 Park Avenue, New York, New York, NY, 10017, United States |
| J.P. MORGAN SECURITIES AUSTRALIA LIMITED | LEVEL 18, 83-85 CASTLEREAGH STREET, SYDNEY, NSW 2000, Australia |
| J.P. MORGAN SECURITIES PLC | 25 Bank Street, Canary Wharf, London, E14 5JP, England |

| | |
|--|--|
| J.P. MORGAN PRIME INC. | 270 Park Avenue, New York, New York, NY, 10017, United States |
| J.P. MORGAN INVESTMENT MANAGEMENT INC. | 270 Park Avenue, New York, New York, NY, 10017, United States |
| JPMORGAN ASSET MANAGEMENT (UK) LIMITED | 60 Victoria Embankment, London, EC4Y0JP, England |
| JPMORGAN ASSET MANAGEMENT (ASIA PACIFIC) LIMITED | 19 & 20/F, Chater House, 8 Connaught Road Central, Hong Kong, Hong Kong |
| JPMORGAN ASSET MANAGEMENT (SINGAPORE) LIMITED | 88 Market Street, 30-00 CapitaSpring, Singapore, 048948, Singapore |
| JPMORGAN ASSET MANAGEMENT (JAPAN) LIMITED | Tokyo Building, 7-3 Marunouchi 2 Chome, Chiyoda-ku, Tokyo, 100 6432, Japan |
| JPMORGAN CHASE BANK, N.A. | 1111 Polaris Parkway, Columbus, Delaware, OH, 43240, United States |

Signature

Print name

Usha B. Basaweka

Capacity

Compliance Officer

Sign here

Usha B. Basaweka

Date

30/April/2026

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (e.g. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 4 of the form.
- (2) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (3) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (4) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.

- (5) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
 - (6) The voting shares of a company constitute one class unless divided into separate classes.
 - (7) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.
-

| TRADES FOR RELEVANT PERIOD | | | | | | | Appendix |
|-------------------------------------|--|--|---------------------|---------------|-------------|---------------|----------|
| Transaction Date | Entity | Product Type | Type of Transaction | Quantity | Price (AUD) | Consideration | |
| Balance at start of relevant period | | | | 89,172,294.58 | | | |
| 9-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Adjustment | (627,672) | - | - | |
| 9-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (7,403) | 2.76 | 20,432.28 | |
| 9-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (639) | 2.76 | 1,763.64 | |
| 9-Feb-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow Return | (14,000) | - | - | |
| 10-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (3,308) | 2.76 | 9,130.08 | |
| 10-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (9,327) | 2.76 | 25,742.52 | |
| 10-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (550,000) | 2.76 | 1,518,000.00 | |
| 10-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Borrow Return | (217,000) | - | - | |
| 11-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (1,610) | 2.76 | 4,443.60 | |
| 11-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 99 | 2.76 | 273.24 | |
| 11-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (71) | 2.76 | 195.96 | |
| 11-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (1,304) | 2.76 | 3,599.04 | |
| 11-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (377) | 2.75 | 1,036.75 | |
| 11-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 245 | 2.75 | 673.75 | |
| 11-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 1,951 | 2.75 | 5,365.25 | |
| 11-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (955) | 2.75 | 2,626.25 | |
| 11-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 7,248 | 2.75 | 19,932.00 | |
| 11-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 11,260 | 2.75 | 30,965.00 | |
| 12-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (13,188) | 2.75 | 36,267.00 | |
| 12-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (5,341) | 2.75 | 14,687.75 | |
| 12-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (3,817) | 2.75 | 10,496.75 | |
| 13-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (8,460) | 2.75 | 23,265.00 | |
| 13-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 3,396 | 2.75 | 9,339.00 | |
| 13-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (116) | 2.75 | 319.00 | |
| 13-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 53,303 | 2.75 | 146,583.25 | |
| 13-Feb-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow | 394,807 | - | - | |
| 13-Feb-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow | 49,193 | - | - | |
| 16-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 11,105 | 2.76 | 30,649.80 | |
| 16-Feb-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow | 8,709 | - | - | |
| 16-Feb-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow | 7,915 | - | - | |
| 16-Feb-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow | 48,376 | - | - | |
| 17-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 1,818 | 2.76 | 5,017.68 | |
| 17-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 17,027 | 2.77 | 47,164.79 | |
| 18-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 1,025 | 2.77 | 2,839.25 | |
| 18-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 11,172 | 2.76 | 30,834.72 | |
| 18-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 54,068 | 2.76 | 149,227.68 | |
| 18-Feb-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow Return | (315,000) | - | - | |
| 19-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (7,742) | 2.77 | 21,445.34 | |
| 19-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 378 | 2.77 | 1,047.06 | |
| 20-Feb-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | (10,241) | 2.76 | 28,251.12 | |
| 23-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 845 | 2.76 | 2,332.20 | |
| 23-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (8,884) | 2.77 | 24,608.68 | |
| 23-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (8,096) | 2.77 | 22,425.92 | |
| 23-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (2,330) | 2.77 | 6,454.10 | |
| 23-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (8,685) | 2.77 | 24,057.45 | |
| 23-Feb-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow Return | (7,709) | - | - | |
| 23-Feb-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow Return | (87,722) | - | - | |
| 23-Feb-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow Return | (48,376) | - | - | |
| 23-Feb-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow Return | (49,193) | - | - | |
| 24-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (2,771) | 2.78 | 7,703.38 | |
| 24-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 9,624 | 2.78 | 26,754.72 | |
| 24-Feb-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (10,241) | 2.78 | 28,347.65 | |
| 25-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (5,093) | 2.78 | 14,151.92 | |
| 26-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 9,254 | 2.78 | 25,726.12 | |
| 27-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (10,609) | 2.78 | 29,493.02 | |
| 27-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 735 | 2.78 | 2,043.30 | |
| 27-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 100,619 | 2.78 | 279,720.82 | |
| 27-Feb-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 8,344 | 2.78 | 23,196.32 | |
| 27-Feb-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow | 8,709 | - | - | |
| 27-Feb-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow | 433,895 | - | - | |
| 27-Feb-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow | 48,376 | - | - | |
| 27-Feb-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow | 49,193 | - | - | |
| 2-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (128,447) | 2.78 | 356,776.31 | |
| 2-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (2,097) | 2.78 | 5,829.66 | |
| 2-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (7,403) | 2.78 | 20,432.28 | |
| 3-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 15,547 | 2.78 | 43,220.66 | |
| 3-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (383) | 2.78 | 1,064.74 | |
| 3-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (201) | 2.78 | 558.78 | |
| 3-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (121,429) | 2.78 | 337,572.62 | |
| 3-Mar-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (10,152) | 2.78 | 28,222.56 | |
| 4-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 76,277 | 2.77 | 211,672.32 | |
| 4-Mar-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow | 87,294 | - | - | |
| 4-Mar-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow | 871,000 | - | - | |
| 5-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 7 | 2.78 | 19.43 | |
| 5-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (1,329) | 2.77 | 3,681.33 | |
| 5-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 131,196 | 2.77 | 363,412.92 | |
| 5-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 15,751 | 2.77 | 43,630.27 | |
| 5-Mar-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (10,428) | 2.77 | 28,929.78 | |
| 5-Mar-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow Return | (871,000) | - | - | |
| 6-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 33,096 | 2.77 | 91,675.92 | |
| 6-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (2,374) | 2.77 | 6,575.98 | |
| 9-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 68,716 | 2.76 | 189,656.16 | |
| 9-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (4,742) | 2.76 | 13,087.92 | |
| 9-Mar-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow Return | (87,294) | - | - | |
| 10-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 22,575 | 2.77 | 62,532.75 | |
| 10-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (1,040) | 2.77 | 2,880.80 | |
| 10-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (10,954) | 2.77 | 30,342.58 | |
| 10-Mar-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow | 175,187 | - | - | |
| 11-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 7,255 | 2.76 | 20,217.00 | |
| 11-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (7,403) | 2.76 | 20,432.28 | |
| 11-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (3,124) | 2.76 | 8,624.16 | |
| 11-Mar-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow Return | (8,709) | - | - | |
| 11-Mar-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow Return | (433,895) | - | - | |
| 11-Mar-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow Return | (48,376) | - | - | |
| 11-Mar-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow Return | (49,193) | - | - | |
| 11-Mar-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow Return | (175,187) | - | - | |
| 12-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 8,466 | 2.76 | 23,366.16 | |
| 12-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 56,960 | 2.76 | 157,209.60 | |
| 13-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 35,476 | 2.77 | 98,268.52 | |
| 13-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (195,000) | 2.76 | 538,200.00 | |
| 16-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 619 | 2.76 | 1,708.44 | |
| 16-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | (9,488) | 2.76 | 26,386.88 | |
| 16-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 11,223 | 2.76 | 30,972.72 | |
| 16-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 2,879 | 2.76 | 7,946.04 | |
| 17-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 20,573 | 2.77 | 56,987.21 | |
| 17-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 2,084 | 2.77 | 5,772.68 | |
| 17-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 133,783 | 2.77 | 370,571.95 | |
| 17-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (2,491) | 2.77 | 6,900.07 | |
| 17-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (18,671) | 2.77 | 51,718.67 | |
| 17-Mar-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (19,555) | 2.77 | 54,167.35 | |
| 17-Mar-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (223,891) | 2.77 | 620,178.07 | |
| 18-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (512,966) | 2.77 | 1,418,350.99 | |
| 18-Mar-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow | 1,904,000 | - | - | |
| 18-Mar-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow | 175,000 | - | - | |
| 19-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 145,058 | 2.77 | 401,085.37 | |
| 19-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 45,822 | 2.77 | 126,697.83 | |
| 19-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (45,822) | 2.77 | 126,697.83 | |
| 19-Mar-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (86,625) | 2.76 | 239,085.00 | |
| 19-Mar-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (214,472) | 2.76 | 591,942.72 | |
| 20-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 29,199 | 2.76 | 80,589.24 | |
| 20-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (32,065) | 2.76 | 88,499.40 | |
| 20-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (568) | 2.76 | 1,567.68 | |
| 20-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (423) | 2.76 | 1,167.48 | |
| 20-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (3,034) | 2.76 | 8,373.84 | |
| 20-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 30,950 | 2.76 | 85,422.00 | |
| 20-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 8,521 | 2.76 | 23,517.96 | |
| 20-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 1,030,000 | 2.77 | 2,849,392.00 | |
| 20-Mar-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow Return | (1,904,000) | - | - | |
| 20-Mar-26 | JPMORGAN CHASE BANK, N.A. | Equity - Real Estate Investment Trust (REIT) | Borrow | 1,737,000 | - | - | |
| 23-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 93,255 | 2.77 | 258,316.35 | |
| 23-Mar-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Buy | 239,936 | 2.77 | 664,622 | |

| TRADES FOR RELEVANT PERIOD | | | | Appendix | |
|--|--|--|----------------|------------------|---------|
| 21-Apr-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Collateral Out | (2,618.96) | - \$ |
| 21-Apr-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Collateral Out | (160,880.26) | - \$ |
| 21-Apr-26 | JPMORGAN ASSET MANAGEMENT (ASIA PACIFIC) LIMITED | Equity - Real Estate Investment Trust (REIT) | Collateral Out | (818.98) | - \$ |
| 21-Apr-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Collateral Out | (734.18) | - \$ |
| 21-Apr-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Collateral Out | (36.40) | - \$ |
| 21-Apr-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Collateral Out | (23,535.62) | - \$ |
| 21-Apr-26 | JPMORGAN ASSET MANAGEMENT (ASIA PACIFIC) LIMITED | Equity - Real Estate Investment Trust (REIT) | Collateral Out | (728.51) | - \$ |
| 21-Apr-26 | JPMORGAN ASSET MANAGEMENT (SINGAPORE) LIMITED | Equity - Real Estate Investment Trust (REIT) | Collateral Out | (2,166.040) | - \$ |
| 21-Apr-26 | JPMORGAN ASSET MANAGEMENT (ASIA PACIFIC) LIMITED | Equity - Real Estate Investment Trust (REIT) | Collateral Out | (2,000.26) | - \$ |
| 21-Apr-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Collateral Out | (12,932.04) | - \$ |
| 21-Apr-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Collateral Out | (65.79) | - \$ |
| 21-Apr-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Collateral Out | (22,982.57) | - \$ |
| 21-Apr-26 | JPMORGAN ASSET MANAGEMENT (JAPAN) LIMITED | Equity - Real Estate Investment Trust (REIT) | Collateral Out | (147.05) | - \$ |
| 21-Apr-26 | J.P. MORGAN INVESTMENT MANAGEMENT INC. | Equity - Real Estate Investment Trust (REIT) | Collateral Out | (22.81) | - \$ |
| 22-Apr-26 | J.P. MORGAN INVESTMENT MANAGEMENT INC. | Equity - Real Estate Investment Trust (REIT) | Sell | (75,867) | 2.80 \$ |
| 22-Apr-26 | J.P. MORGAN INVESTMENT MANAGEMENT INC. | Equity - Real Estate Investment Trust (REIT) | Sell | (222,507) | 2.80 \$ |
| 22-Apr-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (875,065) | 2.80 \$ |
| 22-Apr-26 | JPMORGAN ASSET MANAGEMENT (UK) LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (2,230,260) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN PRIME INC. | Equity - Real Estate Investment Trust (REIT) | On-Lend Return | (525,914) | - \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES PLC | Equity - Real Estate Investment Trust (REIT) | Buy | 6 | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES PLC | Equity - Real Estate Investment Trust (REIT) | Sell | (4,100) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (5,212,099) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (13,790,263) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (118,789) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (6,974,745) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (15,000,000) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (4,254,780) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (1,089,101) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (1,825,000) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (40,205) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (3,749,430) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (18,867,793) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (1,788,499) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (1,817,591) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (34,621) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (3,534,603) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES AUSTRALIA LIMITED | Equity - Real Estate Investment Trust (REIT) | Sell | (5) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES PLC | Equity - Real Estate Investment Trust (REIT) | Sell | (106) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES PLC | Equity - Real Estate Investment Trust (REIT) | Buy | 1,298,701 | - \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES PLC | Equity - Real Estate Investment Trust (REIT) | Buy | 627,672 | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES PLC | Equity - Real Estate Investment Trust (REIT) | Sell | (916) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES PLC | Equity - Real Estate Investment Trust (REIT) | Sell | (440) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES PLC | Equity - Real Estate Investment Trust (REIT) | Sell | (39) | 2.80 \$ |
| 28-Apr-26 | J.P. MORGAN SECURITIES PLC | Equity - Real Estate Investment Trust (REIT) | Sell | (422) | 2.80 \$ |
| Balance at end of relevant period | | | | 2,270,701 | |

Appendix: Prescribed information pursuant to securities lending arrangement disclosed under the substantial shareholding notice filed with ASX.

| | |
|--|--|
| Date: | 30-Apr-2026 |
| Company's name: | NATIONAL STORAGE REIT |
| ISIN: | AU000000NSR2 |
| Date of change of relevant interests: | 28-Apr-2026 |
| Schedule | |
| Type of agreement | Global Master Securities Lending Agreement ("GMSLA") |
| Parties to agreement | JPMorgan Chase Bank, N.A. (acting as agent) ("lender") and Merrill Lynch International(Borrower) |
| Transfer date | Settlement Date 13-Apr-2026 |
| Holder of voting rights | Borrower |
| Are there any restriction on voting rights | Yes |
| If yes, detail | The borrower undertakes to use its best endeavors to arrange for the voting rights to be exercised in accordance with the instructions of the lender, provided that the lender uses its best endeavors to notify the borrower of its instructions in writing no later than 7 business days prior to the date upon which such votes are exercisable or as otherwise agreed between the parties. This undertaking is set out in clause 6.6 of the standard form GMSLA. |
| Scheduled return date (if any) | None |
| Does the borrower have the right to return early? | Yes |
| If yes, detail | Borrower has right to return all and any equivalent securities early at any time in accordance with the lender's instructions. |
| Does the lender have the right to recall early? | Yes |
| If yes, detail | Lender has right to recall all or any equivalent securities at any time by giving notice on any business day of not less than the standard settlement time for such equivalent securities on the exchange or in the clearing organisation through which the relevant borrowed securities were originally delivered (and where there is a difference between the settlement time for sales and purchases on the relevant exchange or clearing organisation, the standard settlement time shall be the shorter of the two times). The borrower must return the securities not later than the expiry of such notice in accordance with the lender's instructions. |
| Will the securities be returned on settlement? | Yes |
| If yes, detail any exceptions | No exceptions |
| Statement | If requested by the company to whom the prescribed form must be given, or if requested by ASIC, a copy of the agreement will be given to that company or ASIC. |