



APPENDIX 4E

FINAL REPORT FOR THE YEAR ENDED 30 JUNE 2016

(the previous corresponding period being the year ended 30 June 2015)

National Storage REIT comprise the combined assets of National Storage Holdings Limited ("the Company" or "NSH") and its controlled entities and National Storage Property Trust ("the Trust") and its controlled entities, under a joint quotation on the Australian Securities Exchange. The Financial Statements are prepared in compliance with Australian accounting standards.

RESULTS FOR ANNOUNCEMENT TO THE MARKET

National Storage REIT results for the year ended 30 June 2016 for announcement to the market are detailed below.

	Movement from 30 June 2015			\$ 000
Revenue from ordinary activities	Up	25%	to	79,750
Underlying earnings	Up	20%	to	29,152
Profit from ordinary activities after tax attributable to members	Down	10%	to	43,986
Net profit for the year attributable to members	Down	10%	to	43,986

DIVIDENDS (distributions)	Amount per security	Franked amount per security
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2016 financial year

Final distribution

National Storage Property Trust - Distribution 2016 financial year payable on 29 August 2016	4.4 cents per unit	N/A
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Interim distribution

National Storage Property Trust - paid 26 February 2016	4.3 cents per unit	N/A
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30 June 2016 is the record date for determining entitlements to the 2016 final distribution.

National Storage Holdings Limited has not declared an interim or final dividend for the year ending 30 June 2016.

NTA BACKING	As at 30 June 2016	As at 30 June 2015
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Net tangible assets per security	1.14	1.11
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As at 30 June 2016 the number of stapled securities on issue was 336,422,143 (30 June 2015: 334,456,409).

NATIONAL STORAGE REIT (NSR)

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Additional Appendix 4E disclosure requirements and commentary for the results of the period can be found in the Notes to the financial statements and the Directors' Report included in the 2016 Annual Report.

This report is based on the consolidated financial statements audited by Ernst and Young, for which an unqualified opinion has been issued.

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)