

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity	National Storage REIT (NSR) comprising National Storage Holdings Limited and National Storage Property Trust
ABN	ACN 166 572 845 ARSN 101 227 712

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Andrew Catsoulis
Date of last notice	29 October 2025

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Indirect
Nature of indirect interest (including registered holder) <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	<p>Indirect interests held through HSBC Custody Nominees (Australia) Limited, as custodian for:</p> <ul style="list-style-type: none"> • Andrew Catsoulis and Karen Ellen Catsoulis. • A & K Catsoulis Pty Ltd as trustee for the A & K Catsoulis Superannuation Fund. Mr Catsoulis is a director and shareholder of the Trustee and a beneficiary of the A & K Catsoulis Superannuation Fund. • Stow Away Self Storage Pty Ltd as trustee for the Catsoulis Family Trust. Mr Catsoulis is a director and shareholder of the Trustee and a beneficiary of the Trust. • Alex Queensland Pty Ltd as trustee for the Catsoulis Development Trust. Mr Catsoulis is a director and shareholder of the Trustee and a beneficiary of the Trust. • Storcat Pty Ltd as trustee for the Andrew Catsoulis Family Trust. Mr Catsoulis is a director and shareholder of the Trustee and a beneficiary of the Andrew Catsoulis Family Trust. <p>Indirect interests held through Storcat Pty Ltd (ACN 131 843 000) as trustee for the Andrew Catsoulis Family Trust. Mr Catsoulis is a director and shareholder of the Trustee and a beneficiary of the Andrew Catsoulis Family Trust.</p>

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Date of change	22 April 2026
No. of securities held prior to change	<p>Stapled Securities</p> <p>HSBC Custody Nominees (Australia) Limited, as custodian for:</p> <ul style="list-style-type: none"> • Andrew Catsoulis and Karen Ellen Catsoulis – 500,000 fully paid ordinary stapled securities; • A & K Catsoulis Pty Ltd (ACN 125 907 262) as trustee for the A & K Catsoulis Superannuation Fund - 1,212,449 fully paid ordinary stapled securities; • Stow Away Self Storage Pty Ltd (ACN 076 331 961) as trustee for the Catsoulis Family Trust – 1,811,224 fully paid ordinary stapled securities; • Alex Queensland Pty Ltd (ACN 616 345 423) as trustee for the Catsoulis Development Trust – 2,932,388 fully paid ordinary stapled securities; and • Storcat Pty Ltd (ACN 131 843 000) as trustee for the Andrew Catsoulis Family Trust – 10,086,697 fully paid ordinary stapled securities. <p>Storcat Pty Ltd (ACN 131 843 000) as trustee for the Andrew Catsoulis Family Trust - 194,479 fully paid ordinary stapled securities (<i>escrowed</i>).</p> <p>Performance Rights</p> <p>Storcat Pty Ltd (ACN 131 843 000) as trustee for the Andrew Catsoulis Family Trust:</p> <ul style="list-style-type: none"> • 405,100 Performance Rights, vesting 30 June 2026 (FY26 Performance Rights); • 453,800 Performance Rights, vesting 30 June 2027 (FY27 Performance Rights); and • 467,200 Performance Rights, vesting 30 June 2028 (FY28 Performance Rights).
Class	Fully paid ordinary stapled securities
Number acquired	1,326,100 fully paid ordinary stapled securities
Number disposed	1,326,100 Performance Rights which converted to fully paid ordinary stapled securities
<p>Value/Consideration</p> <p>Note: If consideration is non-cash, provide details and estimated valuation</p>	<p>Nil – fully paid ordinary stapled securities issued on vesting of Performance Rights granted under the National Storage REIT Equity Incentive Plan</p>

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No. of securities held after change	<p>Fully paid ordinary stapled securities</p> <p>HSBC Custody Nominees (Australia) Limited, as custodian for:</p> <ul style="list-style-type: none"> • Andrew Catsoulis and Karen Ellen Catsoulis – 500,000 fully paid ordinary stapled securities; • A & K Catsoulis Pty Ltd (ACN 125 907 262) as trustee for the A & K Catsoulis Superannuation Fund - 1,212,449 fully paid ordinary stapled securities; • Stow Away Self Storage Pty Ltd (ACN 076 331 961) as trustee for the Catsoulis Family Trust – 1,811,224 fully paid ordinary stapled securities; • Alex Queensland Pty Ltd (ACN 616 345 423) as trustee for the Catsoulis Development Trust – 2,932,388 fully paid ordinary stapled securities; and • Storcat Pty Ltd (ACN 131 843 000) as trustee for the Andrew Catsoulis Family Trust – 10,086,697 fully paid ordinary stapled securities. <p>Storcat Pty Ltd (ACN 131 843 000) as trustee for the Andrew Catsoulis Family Trust – 1,520,579 fully paid ordinary stapled securities.</p> <p>Performance Rights – nil</p>
<p>Nature of change</p> <p>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</p>	<p>Accelerated vesting of Performance Rights following the scheme of arrangement and trust scheme becoming effective on 21 April 2026, as disclosed in sections 9.3.2 and 10.2.2 of NSR's scheme booklet dated 10 March 2026.</p>

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of “notifiable interest of a director” should be disclosed in this part.

Detail of contract	
Nature of interest	
Name of registered holder (if issued securities)	
Date of change	
<p>No. and class of securities to which interest related prior to change</p> <p>Note: Details are only required for a contract in relation to which the interest has changed</p>	
Interest acquired	

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Interest disposed	
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	
Interest after change	

Part 3 – +Closed period

Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?	
If so, was prior written clearance provided to allow the trade to proceed during this period?	
If prior written clearance was provided, on what date was this provided?	