



APPENDIX 4D

HALF YEAR REPORT FOR THE PERIOD ENDED 31 DECEMBER 2018

(the previous corresponding period being the period ended 31 December 2017)

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 period ended 31 December 2018 for announcement to the market are detailed below.

REVENUE	Movement from 31 December 2017			\$'000
Revenue from ordinary activities	Up	14%	to	76,106
Profit from ordinary activities after tax attributable to members	Down	55%	to	27,133
Net profit for the period attributable to members	Down	55%	to	27,133
Underlying earnings (1)	Up	17%	to	26,281

(1) Underlying earnings is the primary measure of the Group's underlying and recurring earnings. Underlying Earnings is a non-IFRS measure (unaudited). Underlying earnings reflects the statutory profit as adjusted below, in order to present a figure which reflects the Directors' assessment of the ongoing business activities of the Group.

	H1 FY19	H1 FY18
IFRS Profit after tax	\$27.1m	\$59.8m
Plus tax expense/ (benefit)	\$0.9m	(\$2.8m)
Plus restructuring and other non-recurring costs	\$0.5m	\$1.2m
Plus contracted gain in respect of sale of investment property	\$1.0m	\$0.8m
Less fair value adjustment	(\$1.3m)	(\$34.4m)
Less finance lease diminution	(\$1.9m)	(\$2.2m)
Underlying Earnings	\$26.3m	\$22.4m

The above reconciliation of Group's underlying earnings to IFRS Profit after tax is taken from the Directors' Report of the Interim Financial Statements.



DIVIDENDS (distributions)	Amount per security	Franked amount per security
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2019 financial year

Interim distribution

National Storage Property Trust - payable on 1 March 2019	4.5 cents per unit	N/A
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Previous corresponding period

National Storage Property Trust - paid 26 February 2018	4.7 cents per unit	N/A
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31 December 2018 is the record date for determining entitlements to the 2019 interim distribution.

National Storage Holdings Limited has not declared an interim dividend for the period ending 31 December 2018.

NTA BACKING	As at 31 December 2018	As at 31 December 2017
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Net tangible assets per security	1.52	1.41
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It is recommended this report be read in conjunction with the financial statements for National Storage REIT for the year ended 30 June 2018, the 31 December 2018 Interim Financial Statements for National Storage REIT and any public announcement made by National Storage REIT during and since the year ended 30 June 2018.

The financial statements have been reviewed by Ernst and Young, and are not subject to qualification.