Aviso de Derechos para emisoras del

FECHA: 13/07/2026

BOLSA MEXICANA DE VALORES, S.A.B DE C.V, INFORMA:

FOLIO DE REFERENCIA DEL EVENTO CORPORATIVO	294179
FOLIO DE REFERENCIA INDEVAL	928045C002
TIPO DE MENSAJE	Replace
COMPLETO / INCOMPLETO	COMPLETE
CONFIRMADO / NO CONFIRMADO	CONFIRMED

CLAVE DE COTIZACIÓN	NSA
RAZÓN SOCIAL	NATIONAL STORAGE AFFILIATES TRUST
SERIE	*
ISIN	US6378701063
MERCADO PRINCIPAL	NEW YORK STOCK EXCHANGE

TIPO DE EVENTO	MERGER

MANDATORIO / OPCIONAL / VOLUNTARIO	Mandatory

OPCIÓN	1
TIPO	Security
DEFAULT	true

TRANSACCIÓN	Securities Movement
CREDIT / DEBIT	Debit

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VALORES A RECIBIR	
	US6378701063
TRANSACCIÓN	Securities Movement
CREDIT / DEBIT	Credit

RATIO	NewToOld
	0.14 / 1
VALORES A RECIBIR	ExistingIssue
	US74460D1090
DISPOSICIÓN FRACCIONES	CashInLieuOfFraction

NOTAS DEL EVENTO CORPORATIVO

NOTA

13/07/2026

On March 15, 2026, the board of trustees of National Storage Affiliates Trust, a Maryland real estate investment trust, approved an Agreement and Plan of Merger, dated as of March 16, 2026 (as amended from time to time, by and among NSA, NSA OP, LP, a Delaware limited partnership, Public Storage, a Maryland real estate investment trust, Public Storage OP, L.P., a Delaware limited partnership, Pelican Merger Sub I, LLC, a Maryland limited liability company and wholly owned direct subsidiary of Public Storage, and Pelican Merger Sub II, LLC, a Delaware limited liability company, wholly owned direct subsidiary of Public Storage Operating Company, a Maryland real estate investment trust , and indirect subsidiary of Public Storage. The merger agreement provides that NSA will be merged with and into Merger Sub I, with Merger Sub I continuing as the surviving company; following the consummation of the company merger, NSA OP will contribute or cause the contribution of certain identified real estate assets of NSA OP and its subsidiaries to a newly formed wholly owned subsidiary of NSA OP following the Dropdown JV contribution, the Dropdown JV will consummate certain financing arrangements, including a mezzanine financing from Public Storage; following the Dropdown JV contribution and the Dropdown JV financing, certain special redemptions of Class A units of limited partnership interest in NSA OP will be consummated; and (v) following the special redemption, Merger Sub II will merge with and into NSA OP, with NSA OP surviving the partnership merger as an indirect subsidiary of Public Storage.

No Appraisal Rights or Dissenters' Rights
Appraisal rights are statutory rights that, if applicable under law, enable shareholders to dissent from an extraordinary transaction, such as a merger, and to demand that the corporation pay the fair value for their shares as determined by a court in a judicial proceeding instead of receiving the consideration offered to shareholders in connection with the extraordinary transaction.

Fractional Shares
Cash in lieu of fractional shares.

Taxation
In general, a U.S. holder that receives cash in lieu of a fractional Public Storage common share will be treated as having received such fractional Public Storage common share pursuant to the company merger and then as having sold such fractional Public Storage common share for cash. As a result, such U.S. holder generally will recognize capital gain or loss equal to the difference between the amount of cash received for such fractional share and such U.S. holder's tax basis allocable to such fractional Public Storage common share as set forth above. Any such capital gain or loss generally will be long-term capital gain or loss if, as of the company merger effective time, the U.S. holder's holding period for such fractional share (as described above) exceeds one year. Long-term capital gains of certain non-corporate taxpayers, including individuals, may be eligible for reduced rates of taxation. The deductibility of capital losses is subject to limitations.

FRISCO, Texas & GREENWOOD VILLAGE, Colo., March 16, 2026--(BUSINESS WIRE)--Public Storage (NYSE: PSA), a leading owner and operator of self storage facilities, and National Storage Affiliates (NYSE: NSA) today announced an agreement under which Public Storage will acquire National Storage Affiliates in an all-stock transaction valued at an enterprise value of approximately USD 10.5 billion.

Under the terms of the agreement, holders of NSA common shares and operating partnership units will receive 0.14 of a share of PSA common stock or partnership units for each NSA share or unit they own, representing a total consideration of USD 41.68 per share based on PSA's closing share price on March 13, 2026. Both companies' Boards of Trustees have unanimously approved the transaction, which is expected to close in the third quarter of 2026, subject to the approval of NSA equity holders, and satisfaction of other customary closing conditions.
13/07/2026

USNWCA A BUSWR CAJul 10, 2026 5.06 PM Eastern Daylight Time National Storage Affiliates Trust Announces Anticipated Closing Date of Pending Transaction Declares Dividend in Connection with Pending Transaction GREENWOOD VILLAGE, Colo. (BUSINESS WIRE) National Storage Affiliates Trust (NSA or theCompany) (NYSE. NSA) announced today that it expects the previouslyannounced acquisition of NSA by Public Storage (the Transaction) to be completed on or about July 22, 2026 following the special meeting ofNSA s common shareholders on July14, 2026. The completion of the Transaction remains subject to the approval of NSA s common shareholdersand other customary closing conditions. Pursuant to the merger agreement, holders of NSA common shares will receive 0.14 of a Public Storagecommon share for each NSA common share they own immediately prior tothe effective time of the Transaction and holders of NSA OP units willreceive 0.14 of a common unit in Public Storage s operating partnership (Public Storage OP units) foreach NSA OP unit they own immediately prior to the effective time of the Transaction. Subject to and following the closing of the Transaction, former NSA common shareholders and NSA OP unitholders who become holders of Public Storage common shares or Public Storage OP units as aresult of the Transaction will be eligible to receive dividends and ordistributions in respect of such Public Storage common shares and orPublic Storage OP units received asa result of the Transaction as andwhen declared by the Public Storage board of trustees, subject to holding such Public Storage common shares and or Public Storage OP unitsas of the applicable record date for any such dividend or distribution. (As on 11 05 2026)US SEC CA 0228FORM S.4 PUBLIC STORAGE Public Storage has agreed to acquire NSA pursuant to the terms of the merger agreement, by and among NSA, NSA OP, Public Storage, Public Storage OP, Merger Sub I and Merger Sub II. A copy of the merger agreement is attached as Annex A to this proxy statement prospectus. The merger agreementcontemplates that the following will occur. At the company merger effective time, each NSA common shareissued and outstanding as of immediately prior to the company merger effective time will be automaticallyconverted into the right to receive 0.1400 Public Storage common shares. In addition, (i) each NSA Series A preferred share issued and outstanding immediately prior to the company merger effective time will beconverted into the right to receive one newly issued Public Storage Series T preferred share, having terms that are materially unchanged from the terms of the NSA Series A preferred shares, and (ii) each NSA Series B preferred share issued andoutstanding immediately prior to the company merger effective time will be converted into the right to receive one newly issued Public Storage Series U preferred share, havingterms that are materially unchanged from the terms of the NSA SeriesB preferred shares. For more information on the Public Storage SeriesT preferred shares and the Public Storage Series U preferred shares, see the section entitled Descriptionof Public Storage Series T Preferred Shares and Public Storage SeriesU Preferred Shares beginning on page 170 of this proxy statement prospectus. At the partnership merger effective time, each NSA OP unit that is not redeemed pursuant to the special redemption and is not exchanged pursuant to the accredited investor election described below willautomatically be converted into thepartnership unit merger consideration. In lieu of receiving the partnership unit merger consideration, limited partners who are accreditedinvestors (as such term is definedin Rule 501(a) under the SecuritiesAct) (other than NSA) may redeem immediately prior to the partnershipmerger effective time their NSA OPunits in exchange for a portion ofthe aggregate outstanding units ofa to.be.formed Delaware limited liability company (the Aggregator) and, if applicable, cash in lieu offractional or de minimis interests,and the Aggregator will in turn hold 80PCT of the Dropdown JV units.Each NSA OP unit that is held by aperson that is not an accredited investor (each such unit, a non.accredited investor NSA OP unit) and that is issued and outstanding immediately prior to the partnership merger effective time will automatically be converted into the right to receive, without interest, an amountin cash equal to the partnership unit merger consideration. No. NSA common shareholders are not entitledto appraisal rights or dissenters rights under the Maryland General Corporation Law (the MGCL). For moreinformation, see the section entitled The Mergers No Appraisal Rightsor Dissenters Rights beginning onpage 89 of this proxy statement prospectus. (As on 16 03 2026)USNW Public Storage to Acquire National Storage Affiliates, Creating Significant Value for All Stakeholders Mar 16, 2026 7.00 AM Eastern Daylight Time Increases Public Storage s leading brand and scale in key U.S. markets complementary with existing portfolio to meaningfully enhance omnichannel digital.first platform forcustomers New joint venture createdwith NSA Operating Partnership unitholders with 313 properties providing attractive yield alternative toexisting NSA OP unitholders in a tax.efficient way Marks first valuecreation milestone under PS4.0 plandelivering substantial growth opportunity of earnings per share in aleverage neutral transaction PublicStorage to wholly.own 488 of the over 1,000 properties on balance sheet focusing on key Sun Belt and core markets All.stock transaction with an exchange ratio of 0.14, representing an implied offer price of USD41.68 per NSA share Detailed presentation available on Public Storageand National Storage Affiliates Investor Relations websites conference call scheduled for March 16, 2026at 8.00 a.m. ET FRISCO, Texas andGREENWOOD VILLAGE, Colo. (BUSINESSWIRE) Public Storage (NYSE. PSA, the Company), a leading owner and operator of self storage facilities,and National Storage Affiliates (NYSE. NSA) today announced an agreement under which Public Storage willacquire National Storage Affiliatesin an all.stock transaction valuedat an enterprise value of approximately USD10.5 billion. NSA s portfolio includes more than 1,000 properties, 69 million rentable square feet, and 550,000 units across 37 states and Puerto Rico. The combined company is expected to have a pro forma equity market capitalization ofapproximately USD57 billion and total enterprise value of approximately USD77 billion. Under the terms of the agreement, holders of NSA common shares and operating partnership (OP) units will receive 0.14 ofa share of PSA common stock or partnership units for each NSA share or unit they own, representing a total consideration of USD41.68 per share based on PSA s closing share price on March 13, 2026. Both companies Boards of Trustees have unanimously approved the transaction, whichis expected to close in the thirdquarter of 2026, subject to the approval of NSA equity holders, and satisfaction of other customary closing conditions. Immediately prior toclosing, Public Storage and limited partners in NSA s OP will form ajoint venture (the JV) consistingof 313 properties on NSA s operating platform comprising 19.6 millionrentable square feet across 28 states and Puerto Rico with an estimated value of approximately USD3.3 billion3. OP unitholders are expectedto own approximately 80PCT of the JV at inception, with PSA holding the remaining interest. The joint venture is expected to be capitalizedwith USD2.2 billion of property.level secured debt, including a mezzanine loan investment from PSA of approximately USD240 million, and operate at approximately 70PCT leverage. Public Storage will exclusively manage the joint venture portfolio and will earn customary property management, asset management and tenant reinsurance income