

INVEST NOW



BUILD INCOME



EARN VALUE



NationWide
SELF STORAGE

A unique real estate investment designed to provide monthly income and long-term investment growth.



SELF STORAGE IS ESSENTIAL FOR INDIVIDUALS AND BUSINESSES ALIKE

Why not make it part of your investment portfolio?

The demand for self storage lockers has never been greater. Baby boomers are retiring, generation X and Y are moving into micro-sized apartments, governments, municipalities and small businesses are all either growing or downsizing. This demand goes beyond just trends. Everyday lifestyle transitions—such as marriage, divorce, retirement, estate settlements, moving, or the simple need to de-clutter a home—all contribute to the strength of the self storage industry.

Self storage is a simple real estate (tangible asset) investment that historically generates revenues equal to or better than rental income from residential or other commercial real estate investments.

Will you get involved?



Of the top 25 real estate investment trusts measured in five-year returns on investment last year in the U.S., four were in the self storage business.

— SNL Financial, February 6, 2015

WHY NATIONWIDE SELF STORAGE?

1

A unique real estate investment designed to provide monthly income (targeting an annualized preferred base return based on the current preferred trust unit issue price¹, plus participation thereafter in all income and profits) and the potential for long-term growth through the increasing value of real estate properties.

2

Self storage is a fast growing commercial real estate sector with very low operation costs compared to other real estate, i.e. no live-in tenants, appliances, plumbing, carpets, pets or tenancy acts.

3

A private market investment that is less affected by stock market volatility, recession and other economic conditions.

4

Tax-advantaged investment structure designed to minimize taxes payable on monthly cash distributions until 100% of investors' capital is returned.

5

A source of retirement income with potential for long-term asset appreciation.

6

Managed by Access Results Management Services, a division of Access Self Storage Inc.—the largest Canadian-owned self storage operator, with over 90 properties representing 4.5 million square feet of space under management.

¹ refer to applicable offering memorandum for details.



WHY NATIONWIDE SELF STORAGE?

1 STACK UP SELF STORAGE INVESTMENTS TO OTHER REAL ESTATE INVESTMENTS

Self storage properties are unique, tangible assets that generate income for investors through hundreds of renters. They also provide investors with the potential for increasing cash distributions and long-term value through rental rate increases and capital appreciation of real estate properties.

Unlike apartments, which involve tenants, appliances and other costly maintenance expenses, this asset class is far easier to manage and has a high income-vs-expense ratio. Evictions are quick and simple, and liability, maintenance and repairs are minimal. In turn, the break-even occupancy levels for self storage properties are generally much lower than other asset classes.

INITIAL DEVELOPMENT COSTS

The development cost of self storage properties is one-third to one-half that of residential, multi-family, office, or retail real estate properties.

ONGOING OPERATING COSTS

Residential real estate properties must continually maintain grounds, appliances, plumbing, electrical fixtures, and so on, which often require maintenance staff. By comparison, self storage units typically only have a light bulb, heat and a security alarm.

BREAK-EVEN OCCUPANCY RATES

When you own residential rental properties, you often need to rent approximately 90%+ of units to be profitable. With self storage, the break-even point is approximately in the 55–65% range.

FAILURE RATE COMPARISON



Compared to other real estate investments, self storage has the ability to absorb economic fluctuations, maintaining income and value during both good and bad economic times.

Storage lockers are a simple investment. There's often no heat, little maintenance, and if you want to make it a luxury unit you put in a light bulb.

— Ozzie Jurock (Vancouver real estate consultant), February 6, 2015

INVESTMENT COMPARISON

Investing in Multi-family Residential vs. Self Storage Ownership

 MULTI-FAMILY RESIDENTIAL	 SELF STORAGE
<ul style="list-style-type: none">+ Strata committee issues+ Residential Tenancy Act (RTA) restricts rental rate increases and increases residential eviction costs and liabilities+ Home Owners Association (HOA) rules+ High maintenance costs:<ul style="list-style-type: none">» Plumbing / running water» Laundry and kitchen appliances / HVAC / pets / smokers» Windows / carpets / paint and other structural upkeep (i.e. gutters)	<ul style="list-style-type: none">+ Lien Act, unlike RTA, does not restrict rent increases and allows for quick and simple evictions+ No RTA rules+ No HOA rules+ Lower maintenance costs:<ul style="list-style-type: none">» Heating and lighting» Security

RENT COMPARISON

Multi-family Residential vs. Self Storage Ownership¹

	MULTI-FAMILY RESIDENTIAL	SELF STORAGE
› Average Size	600 sqft.	600 sqft. (four 10x15 lockers)
› Average Rent	\$1,543/mo.	\$2,226/mo.
› Rent by Square Footage	\$2.57/sqft.	\$3.71/sqft.
		+44% more revenue per sqft.

1 Comparison prepared by Management. Based on Metro Vancouver rental market.

2 ONE OF THE FASTEST GROWING COMMERCIAL REAL ESTATE SECTORS

INDUSTRY PROFILE

- + Studies show demand for self storage properties has historically exceeded targeted projections and is still increasing today.
- + US trends indicate there is room for growth in Canada: “Canada has about 2 to 2.5 square feet per capita in self storage, [while] Americans account for closer to 9 square feet.”¹
- + Of the top 25 real estate investment trusts measured in five-year returns on investment last year in the U.S., four were in the self storage business.²
- + The Self Storage Association describes the \$20 billion (U.S.) industry as the “fastest growing segment of the commercial real estate industry over the past four decades,” as reported in The Globe and Mail.³

Two primary factors influence storage: the large amount of stuff that people acquire and their reluctance to throw any of it away.

— Vadim Kobasew, Re/Max Commercial, February 6, 2015

EVERYONE NEEDS STORAGE!

NationWide Self Storage recognizes the fast growing demand for self storage properties in densely populated urban centres and retirement communities throughout Canada.

As the price tag on residential and commercial space goes up, more people than ever are looking to self storage for additional space. This demand goes beyond just trends. Everyday lifestyle transitions—such as marriage, divorce, retirement, estate settlements, moving, or the simple need to de-clutter a home—all contribute to the necessity of self storage.

¹ Toronto Star, May 21, 2015.

² SNL Financial, February 6, 2015

³ The Globe and Mail, December 14, 2015

INDIVIDUALS

The lack of available, suitable storage within a home, apartment or condo often results in the need for consumers to rent self storage lockers for both short and long term contracts.

And it's not just during times of transition—we all have a lot of stuff!



ESTATE PLANNING

When it comes to handling the personal possessions of a deceased family member, self storage properties are an extremely useful way to stay organized while an estate settles.



LARGE AND SMALL BUSINESSES

As rent increases in business districts, the flexibility of self storage has a strong appeal to small and medium sized businesses looking to add temporary commercial storage space.



GOVERNMENTS, MUNICIPALITIES, SCHOOLS AND CHURCHES

Governments and municipalities are increasing their use of self storage lockers, as well as schools and churches looking for a solution to the storing of seasonal equipment and items from annual events.





WHY NATIONWIDE SELF STORAGE?

3 CASH FLOW IN A VARIETY OF ECONOMIC ENVIRONMENTS

Self storage properties are an attractive real estate investment that performs well in recession and other economic conditions. Some key factors are as follows:

- + Risk is spread among a large number of renters with low turnover and building maintenance costs.
- + Less exposure to stock market volatility.
- + Rent elasticity due to no rental rate restrictions on increases.
- + Individuals, businesses, governments and municipalities alike use self storage in all economic conditions.
- + A crash in the economy could foreseeably reduce existing customers' ability to pay monthly rental fees, but this is typically offset by an increase in the number of people dislodged from their homes who would then need new storage solutions.
- + No HOA or Tenancy Act regulations restricting rent increases or making evictions troublesome and expensive.

4 TAX-ADVANTAGED MONTHLY INCOME

NationWide Self Storage preferred trust units are structured to provide investors with a robust source of tax-advantaged income paid monthly and the potential for annual special cash distributions while preserving and growing the original capital investment.

- + Targeting an annualized preferred base return and participation thereafter in all income and profits.¹
- + Portions of monthly returns are anticipated to include a Return of Capital (ROC) rather than income and those portions are therefore not subject to tax.²
- + The ROC structure defers income taxes and converts income (typically taxable at high marginal rates) to capital gains when the investment is sold.
- + Units are RRSP and TFSA eligible.

NationWide's integrated investment programs help Canadians maximize their retirement savings through tax savings from RSP contributions and the accumulation of preferred cash distributions that NationWide pays monthly.

CASH FLOW COMPARISON

Return of Capital vs. Traditional Income

	NATIONWIDE RETURN OF CAPITAL ⁴	TRADITIONAL INCOME
› Annual Distribution	\$1,000	\$1,000
› Tax Payable	(\$0)	(\$400)
› Net	\$1,000	\$600

¹ Distributions are expected to commence 12–24 months from closing.

² Note: a Return of Capital (ROC) distribution does not typically incur taxes. The distribution, however, decreases the adjusted cost base (ACB) of the shares, which results in an increase in the capital gain when the shares are eventually sold. Should the distribution cause the investor's adjusted cost base to become negative in any year, the negative amount is taxed as a capital gain returning the ACB of the shares to zero.



WHY NATIONWIDE SELF STORAGE?

5 A SOURCE OF RETIREMENT INCOME

Whether you are retired or planning for retirement, the need for a stable and reliable source of income doesn't end.

NationWide Self Storage provides a rare opportunity to invest in a real estate-based hard asset that at the same time, provides tax-advantaged (including return of capital) monthly income.

By subscribing for Units of the Trust, investors represent the ownership group and once distributions commence, they will earn monthly cash flow from rental income. Over time rental rates will increase, and the long-term mortgage on the property will be paid down (from rental income), and the market value of the real estate should increase—all combining to add value for investors.

EXPECTED GROWTH ON INVESTMENT FROM

- + Real estate appreciation
- + Mortgage pay down (from rental income)
- + Operational efficiencies through scale
- + Occupancy improvements
- + Monthly rental rate increases



WHY NATIONWIDE SELF STORAGE?

6 EXPERIENCED SELF STORAGE MANAGEMENT

NationWide Self Storage is managed by Access Results Management Services which is a division of Access Self Storage Inc. (collectively “Access”).

Access has been in storage business for over 17 years and currently owns, controls and manages over 90 stores representing over 4.5 million square feet of space, making Access Canada's largest self-storage company. Access' commitment is to operate their business with the best possible customer service, marketing, training and development and store design. With senior management having over 100 years of direct storage experience, their overall focus is to:

- + Increase cash flow and profitability by utilizing expertise in operations and revenue management;
- + Increase the value of assets to maximize the return on investment;
- + Execute on the fundamentals of the business to improve customer service, closing percentages, economic occupancy and operational efficiency;
- + Reduce overall costs through economies of scale;
- + Minimize lease up time;
- + Increase customer retention by implementing techniques designed to promote longer term rentals;
- + Recruit, train and continuously develop the best team to work at the stores;
- + Develop strong working relationships with local competitors;
- + Network and actively participate within local community to improve visibility.

Access is a results oriented group that believes in being accountable for their actions and their results. The last 17 years have illustrated Access' ability to deliver results, increase value and grow; making Access the number one choice for NationWide Self Storage.



INVESTMENT STRATEGY

100% of available capital¹ will be directly allocated towards:

1. retrofitting existing commercial buildings into high quality self storage properties; and/or
2. developing new storage properties in strategic locations.

Within 5–7 years, NationWide Self Storage intends to ensure the storage properties are highly desirable acquisition targets for REITs and pension funds, thus providing investors with a potential exit strategy.

1 NationWide Self Storage may allocate capital to acquire existing, high quality, positive cash flow storage properties

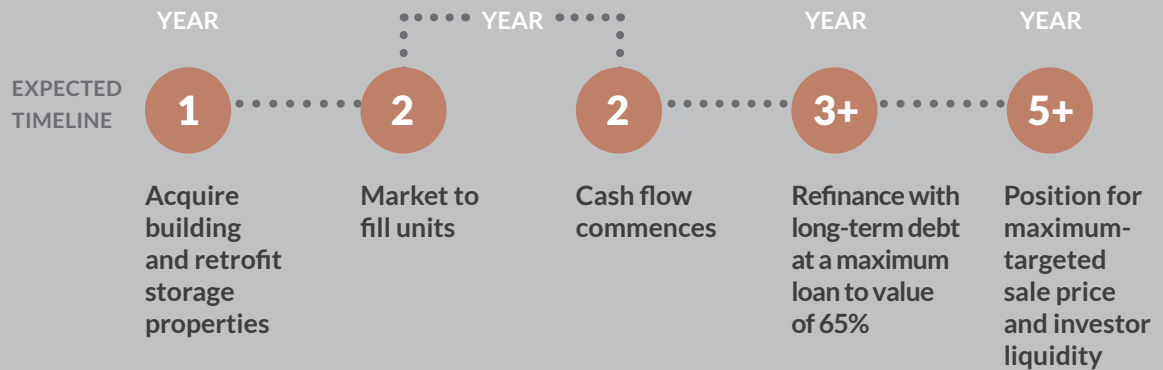
Self storage is becoming a hot commercial real estate sector, with many B.C. properties seeing 90% occupancy levels and per-square foot rentals that can surpass that of a condominium.

— Frank O'Brien, Business in Vancouver, February 6, 2015



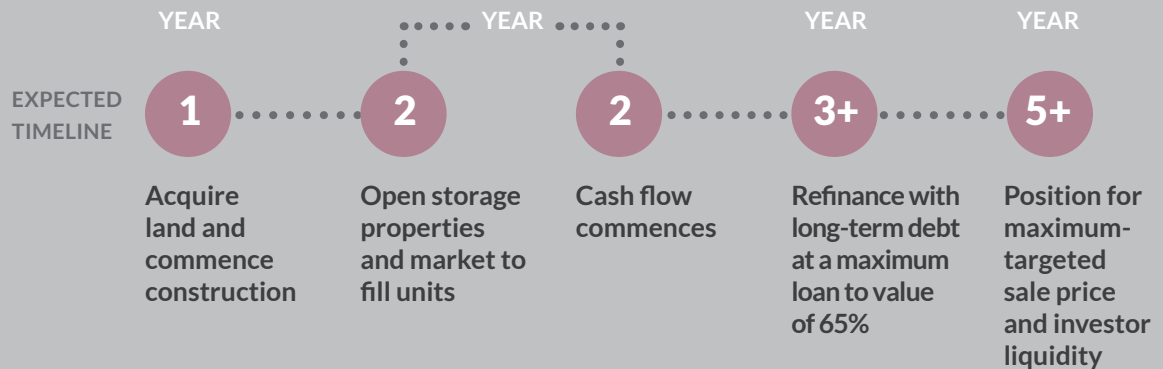
STRATEGY 1

RETROFIT EXISTING BUILDINGS



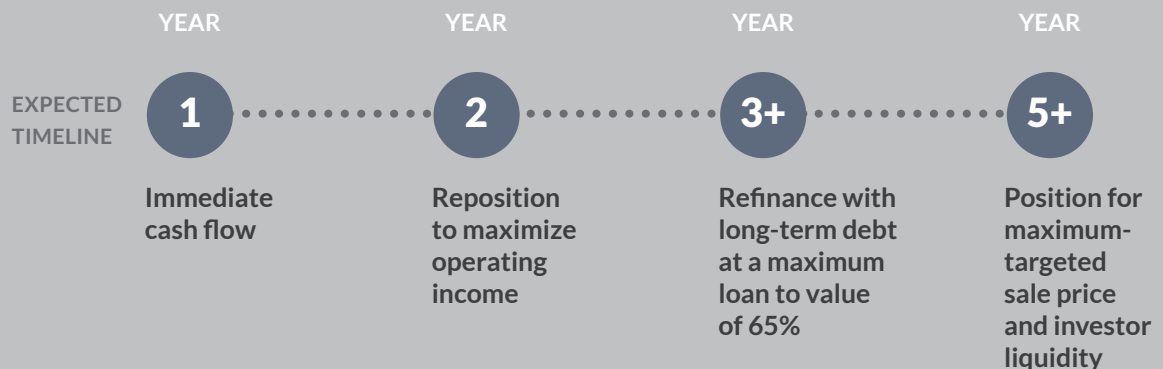
STRATEGY 2

DEVELOP NEW STORAGE PROPERTIES



ALTERNATIVE STRATEGY¹

NationWide Self Storage may allocate capital to acquire existing, high quality, positive cash flow storage properties



THE IDEAL INVESTOR

An investment in NationWide Self Storage represents an excellent opportunity for investors who are:

1. seeking income;
2. overweight in cash positions and waiting for the right opportunity to invest;
3. seeking an investment in a tangible hard asset;
4. looking to generate long-term capital appreciation; and
5. wanting less exposure to stock market volatility.



FREQUENTLY ASKED QUESTIONS

1. *When will monthly cash distributions commence?*

Cash distributions to investors are estimated to commence within 12-24 months of closing, however cash distributions may commence within 3 months after acquisitions of an already existing storage facility or within 18 months after the development or retrofit of a warehouse into a self storage facility.

2. *How and when do investors receive their tax slips?*

On or before March 31 of the year following an investment in the Trust, investors will be mailed a T3 – Statement of Trust Income Allocations and Designations from NationWide's back office. Investors will receive a T3 for each year they own Trust units.

3. *When will the liquidity event take place and what will investors receive at that time?*

Liquidity event is expected to occur within approximately 5 to 7 years. It is anticipated that investors will receive cash or shares of a publicly traded company, but the terms and timing of a liquidity event (if any) will depend on opportunities available at the time.

GENERAL DISCLAIMER

This is not a formal offering document. Prospective purchasers of this investment opportunity will be provided with a formal offering memorandum and will need to be qualified for investment prior to making any investment. No person has been authorized to give any information or to make any representation not contained in the formal offering memorandum. No securities regulatory authority or regulator has assessed the merits of the proposed offering or reviewed the formal offering memorandum. This investment opportunity is speculative and involves a high degree of risk. There is a risk that any investment made will be lost entirely or in part. Only prospective investors who do not require immediate liquidity of their investment and who can afford the loss of their entire investment should consider this investment.

MISREPRESENTATION

Securities legislation in certain of the provinces and territories of Canada provides purchasers with a statutory right of action for damages or rescission in cases where an offering memorandum or any amendment thereto contains an untrue statement of a material fact or omits to state a material fact that is required to be stated or is necessary to make any statement contained therein not misleading in light of the circumstances in which it was made (a "misrepresentation"). These rights, or notice with respect thereto, must be exercised or delivered, as the case may be, by purchasers within the time limits prescribed and are subject to the defenses and limitations contained under the applicable securities legislation. Purchasers should refer to the securities legislation applicable in their province or territory along with the regulations, rules and policy statements thereunder for the complete text of these provisions or should consult with their legal advisor. The statutory rights of action are also described in the relevant offering memorandum of a **NationWide Self Storage Trust**.

RISK FACTORS

Please see the relevant formal offering memorandum for a complete listing and description of the risks associated with an investment in securities of a **NationWide Self Storage Trust**.

FORWARD LOOKING INFORMATION DISCLAIMER:

These materials may contain "forward-oriented-looking information" as such term is defined under applicable Canadian securities laws. Forward looking information is disclosure regarding possible events, conditions or results of operations that is based on assumptions about future economic conditions and courses of action believed to be reasonable and includes future-oriented-oriented financial information ("FOFI") with respect to prospective results of operations, financial position, rates of return, timing of the return of an investors capital contribution or cash flows that is presented either as a forecast or a projection. FOFI is forward looking information about prospective results of operations, rates of return, timing of the return of an investors capital contribution, financial position or cash flows, based on assumptions about future economic conditions and courses of action, and presented in the format of possible rates of return depending on prospective land values in the future. These statements are only predictions. Undue reliance should not be placed on these forward-oriented-looking statements as there can be no assurance that the plans, intentions or expectations upon which they are based will occur. By its nature, forward-oriented-looking information involves numerous assumptions, known and unknown risks and uncertainties, both general and specific, that contribute to the possibility that the predictions, forecasts, projections and other forward-oriented-looking statements will not occur and may cause actual results or events to differ materially from those anticipated in such forward-oriented-looking statements. Any forward-looking statement speaks only as of the date on which it is made and except as may be required by applicable securities laws, **NationWide Self Storage** disclaims any intent or obligation to update any forward-looking statement, whether as a result of new information, future events or results or otherwise. **Although NationWide Self Storage believes that the assumption inherent in the forward-looking statements are reasonable, forward-looking statements are not guarantees of future performance and accordingly undue reliance should not be put on such statements due to the inherent uncertainty therein.**

NATIONWIDE SELF STORAGE

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Gain peace of mind that your hard work and secure income investments today are creating an enjoyable retirement tomorrow.