



News Release

For Release: Immediately
Date: February 17, 2026
Location: Frisco, TX
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Public Storage Declares First Quarter 2026 Dividends

FRISCO, Texas—Public Storage (NYSE:PSA) announced today that on February 17, 2026, our Board of Trustees declared a regular quarterly common dividend of \$3.00 per common share. The Board also declared dividends with respect to our various series of preferred shares. All the dividends are payable on March 31, 2026, to shareholders of record as of March 16, 2026.

About Public Storage

Public Storage, a member of the S&P 500, is a REIT that primarily acquires, develops, owns, and operates self-storage facilities. At December 31, 2025, we: (i) owned and/or operated 3,533 self-storage facilities located in 40 states with approximately 258 million net rentable square feet in the United States and (ii) owned a 35% common equity interest in Shurgard Self Storage Limited (Euronext Brussels: SHUR), which owned 332 self-storage facilities located in seven Western European countries with approximately 18 million net rentable square feet operated under the Shurgard® brand. Our headquarters are located in Frisco, Texas.

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