

Extra Space Storage Inc. (EXR)

Real Estate / REIT - Industrial · New York Stock Exchange

Generated: 2026-Oct-18 · Market data through: 2026-10-16

LAST CLOSE \$139.61 2026-10-16	MARKET CAP \$29.5B VOLUME 1.2M	52-WK HIGH \$158.88 52-WK LOW \$125.71	TRAILING PE 30.8 P/S 8.61	GROSS MARGIN 23.0% NET MARGIN 28.0%	ROE 7% ROIC -6123%	PIOTROSKI 6/9 ALTMAN Z 1.4	1-YR RETURN -7.0% 5-YR RETURN +47.2%
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Extra Space Storage Inc., a prominent, self-administered and self-managed real estate investment trust (REIT), is headquartered in Salt Lake City, Utah, and holds a distinguished place as a member of the S&P 500 index. As of September 30, 2020, its expansive portfolio encompassed 1,906 self-storage facilities, with operations spanning 40 U.S. states, Washington, D.C., and Puerto Rico. Collectively, these facilities offer roughly 1.4 million individual storage units, totaling approximately 147.5 million square feet of rentable area. Extra Space Storage caters to diverse customer needs by providing a wide array of secure and conveniently located storage solutions nationwide. This includes specialized options for vehicles like boats and RVs, as well as dedicated business storage. Notably, it holds the position of the second-largest owner and operator of self-storage facilities throughout the U.S., and stands as the nation's largest self-storage management company.

SECTOR Real Estate INDUSTRY REIT - Industrial EXCHANGE NYSE MARKET CAP \$29.5B EMPLOYEES 8,393 (SEC-filed) CEO Joseph D. Margolis IPO 2004-08-16
COUNTRY US
2795 East Cottonwood Parkway, Salt Lake City, UT 84121-7033 · Tel 801-365-4600 · [extraspace.com](https://www.extraspace.com)

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

47 / 100

Street mean **\$156.00** (10 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

ROUTINE SELLING — LOW SIGNAL

\$2M sold / 6 mo, zero open-market buys

2 INSIDERSTREET SCORE

live IS factor model

INSIDERSTREET
SCORE
47
OF 100

Score Breakdown

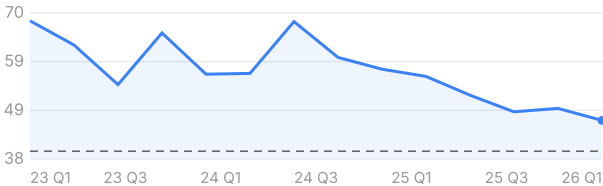
Profitability	64/100
Growth	38/100
Momentum	70/100
Quality	70/100
Earnings Quality	94/100
Balance Sheet	36/100
Value	47/100
Risk (safety)	30/100
Overall	46.6/100

Each component is a diagnostic reading on its own 0-100 scale. The overall score is computed separately from the underlying financials and is **not** the average of the rows above — components are not equally weighted and three of them (Momentum, Value, Risk) are derived partly from price rather than from the business.

Peer Comparison — IS Score

SYMBOL	IS SCORE
PSA	72
EGP	74
CUBE	48
REXR	29
FR	69
LINE	33
EXR	47

IS Score Trend — quarterly



14 quarters, 23 Q1 to 26 Q2. Peak 68 in 23 Q1, latest 47 — -21 since. Dropped below the 55 line in 25 Q3, at 52. Fell in 3 of the last 4 quarters. Dashed line marks 40 on the 0-100 scale.

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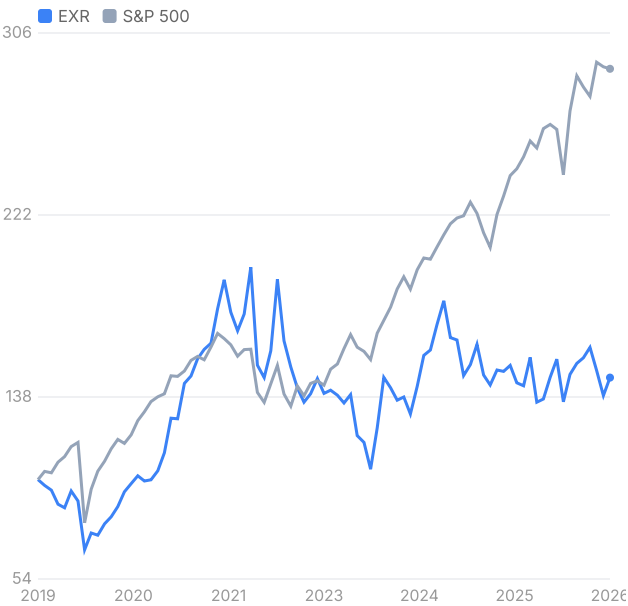
3 PRICE AND VOLUME

adjusted close, prod data layer

1 Year vs S&P 500 · EXR -7.0% · S&P 500 +15.9% · spread -22.9pp



7 Years vs S&P 500 · EXR +47.2% · S&P 500 +189.9% · spread -142.7pp



Both charts indexed to 100 at the start of their window and drawn on a single shared scale, so the gap to the benchmark is the gap you see. Adjusted closes throughout.

4 TWO READINGS

business vs price

BUSINESS QUALITY

47 / 100

IS Score 46.6 / 100 · -21.4 from peak of 68

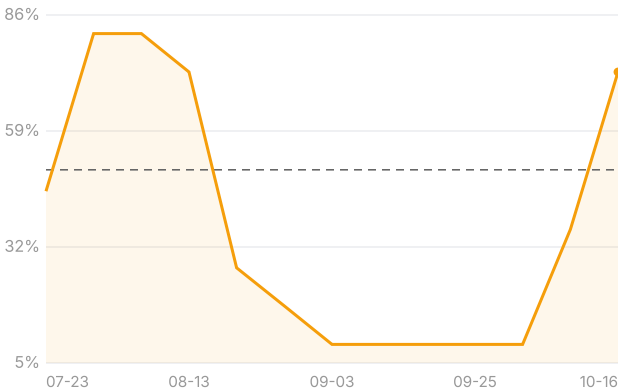


Fundamental factor model, quarterly. Measures how the business is doing - not where the price is going.

PRICE STRUCTURE

BULLISH

Technical Score 72 / 100 · Power +44 · 18 of 22 indicator votes bullish



Vote share across trend, momentum, volume, volatility and pattern families. Describes where the price is, not where it is going.

These two disagree — business quality 47, price structure 72 out of 100, so the price reads better than the business does. We publish the disagreement rather than resolving it: they answer different questions, and the gap between them is information, not an error.

5 WHAT WOULD CHANGE OUR MIND

falsifiable - check us next quarter

TRIGGER	WHERE IT STANDS NOW	WHAT IT WOULD MEAN
IS Score reaches 55 and holds two consecutive quarters	now 46.6	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 52 → 48 → 49 → 47	the direction matters more than the level
Technical vote share back above 50%	now 73%	price structure no longer broken
Institutional holder count rises two quarters running	peak 807 → now 801	fewer institutions willing to hold is our clearest warning

We publish these so the view can be shown to be wrong. If none of them move and our reading does, we owe you an explanation.

This page is InsiderStreet's own reading, produced from the data in the rest of this document. It is not a price target and not investment advice. Analyst consensus and street price targets appear later under their own heading and are the street's numbers, not ours.

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6 SMART MONEY CONFLUENCE

EDGE · disclosure sources

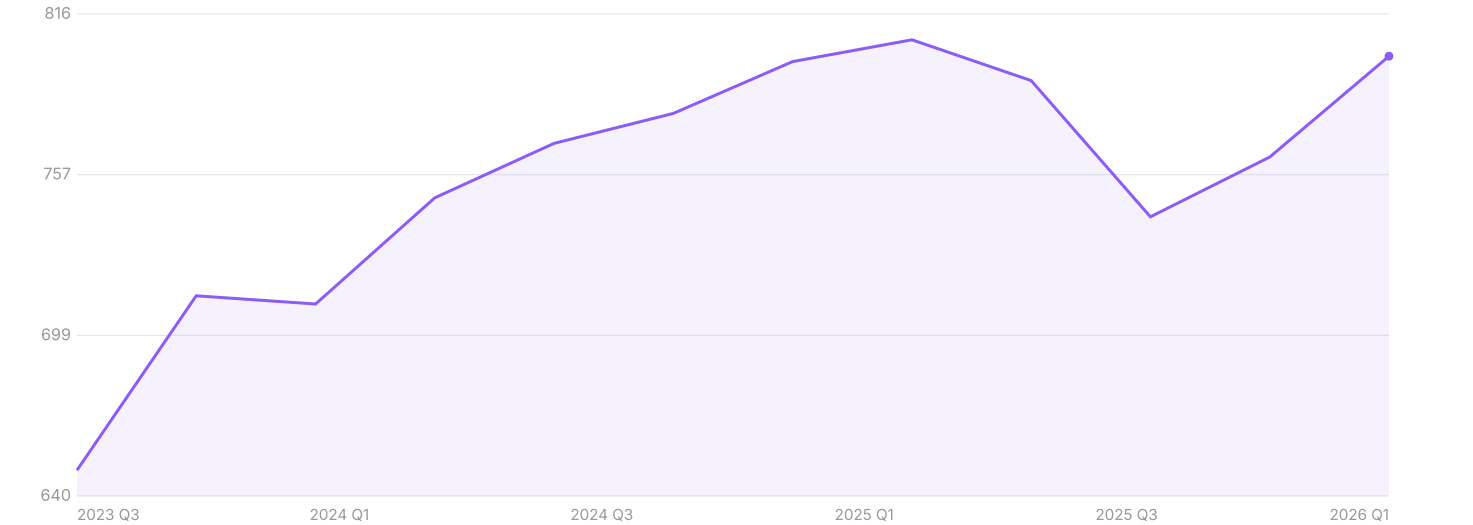
SITE CONVERGENCE SCORE 2 of 4 top 13% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 0 buys none disclosed	INSIDER BUYS (180D) 0 none disclosed
ETF FUNDS (30D) 988 up / 777 down net +211 funds	INSTITUTIONS ADDED (13F) 37 managers opening or increasing		

Congressional and insider figures are disclosed purchases in the trailing 180 days; ETF figures are COUNTS OF FUNDS whose holding changed in 30 days, not dollars. Coincidence of separate disclosures, not coordination. An absent source means nothing qualifying was disclosed in its window.

7 INSTITUTIONAL OWNERSHIP - 12-QUARTER TREND

13F · filed 45 days after quarter end

Institutions holding — 12 quarters



Peak 807 · latest 801 (-6 from peak).

QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%	GUARD
2026 Q2	801	209.3M	\$28.2B	99.2%	
2026 Q1	764	201.8M	\$24.0B	95.7%	
2025 Q4	742	214.2M	\$25.5B	101.5%	ex - outlier 85.2%
2025 Q3	792	199.4M	\$25.9B	94.5%	
2025 Q2	807	206.1M	\$28.2B	97.7%	
2025 Q1	799	207.9M	\$28.5B	98.6%	
2024 Q4	780	204.2M	\$28.8B	96.8%	
2024 Q3	769	206.9M	\$34.9B	98.1%	
2024 Q2	749	206.8M	\$31.8B	98.0%	
2024 Q1	710	207.7M	\$30.3B	98.5%	
2023 Q4	713	209.5M	\$33.1B	99.3%	
2023 Q3	649	209.1M	\$25.0B	99.1%	

How to read ownership above 100%. A 13F reports the positions a manager has investment discretion over, and where two or more managers share discretion over the same block, each one reports it. Summed across filers, the total can therefore exceed the shares actually outstanding without anything being wrong. We publish the figure as filed rather than netting it down, and flag separately any quarter where the arithmetic is not merely high but impossible.

Why 2025-12 reads 101.55%. Institutions cannot hold more of a company than exists. The reported 214.2M shares exceed the 210.9M outstanding, and a single filer accounts for the excess: VANGUARD GROUP INC reports 34,506,450 shares against 34,430,823 the prior quarter, a 1x jump, which alone would be 16.4% of the company. Excluding that filing, ownership is 85.2%. We publish both figures. 13F filings are due 45 days after quarter end and amendments keep arriving after that, so the newest quarter is provisional by construction - this is what an unsettled quarter looks like.

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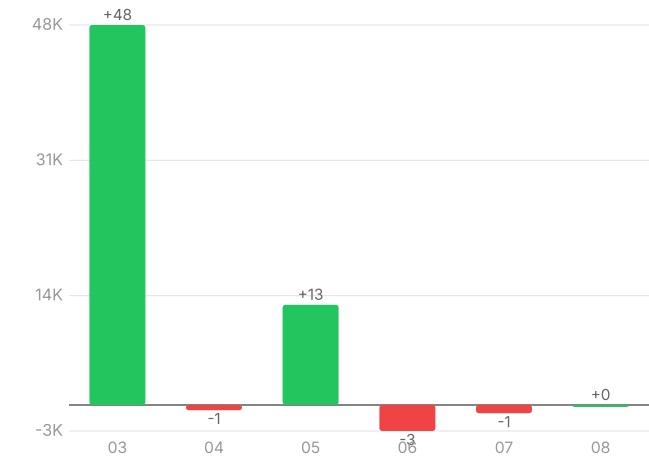
8 INSIDER ACTIVITY live Form 4 data

INSIDER	ROLE	DATE	TYPE	SHARES	VALUE	POST-TXN OWNED
Margolis Joseph D	director, Chief Executive Officer	2026-08-04	GIFT	13,503	—	83,757
Margolis Joseph D	director, Chief Executive Officer	2026-08-04	GIFT	13,503	—	79,998
Dickens Zachary T	EVP, Chief Investment Officer	2026-07-01	TAX W/H	164	\$0.02M	33,712
Springer William N	President	2026-07-01	TAX W/H	138	\$0.02M	27,794
Norman Jeffrey Jay	Executive VP and CFO	2026-07-01	TAX W/H	735	\$0.11M	15,818
Mcneal Gwyn Goodson	EVP/Chief Legal Officer	2026-06-11	SELL	3,300	\$0.49M	37,374
Woolley Kenneth M.	director	2026-05-14	A-Award	1,407	\$0.20M	407,088
Pittman Raymond J	director	2026-05-14	A-Award	1,407	\$0.20M	1,407

9 SELL DECOMPOSITION — ROUTINE VS. DISCRETIONARY EDGE

6-MO DECOMPOSITION (FORM 4)	TXNS	SHARES	VALUE	SIGNAL WEIGHT
S — Open-market sales	2	10,800	\$1.6M	Counted
F — Tax withholding	31	15,470	\$2.3M	None — compensation
G — Gifts	2	27,955	—	None
P — Open-market purchases	0	0	\$0	Counted — none occurred

Monthly Net Insider Flow (000 shares)



Net of acquisitions minus dispositions, all Form 4 types.

Signal Summary

SIGNAL	OPEN-MARKET SELLS	OPEN-MARKET BUYS	CLUSTER
Routine Selling — Low Signal	\$1.6M 2 txns / 6 mo	\$0.0M 0 txns / 6 mo	None active 3+ insiders / 21 days

10 FORM 144 PLANNED-SALE PIPELINE live EDGAR data

FILED	FILER	SHARES REGISTERED	EST. PROCEEDS
2026-06-11	Gwyn G Mcneal	3,300	\$0.5M
2026-03-13	Joseph Daniel Margolis Trust	7,500	\$1.1M
2025-12-08	Spencer Kirk On Behalf Of Kirk Humanitarian	62,000	\$8.0M
2025-10-01	Joseph Daniel Margolis Trust	7,500	\$1.1M
Trailing 12 mo	4 filings	80,300	\$11M

11 13D / 13G STAKES COND

FILED	FORM	REPORTING PERSON	% OF CLASS	SHARES
2026-08-14	SCHEDULE 13G/A	Cohen & Steers Ireland Limited	0.03%	0.1M sh
2026-04-29	SCHEDULE 13G	Vanguard Capital Management	7.58%	16.0M sh
2026-03-26	SCHEDULE 13G/A	The Vanguard Group	—	exit/reporting change
2025-05-15	SCHEDULE 13G	Cohen & Steers Ireland Limited	0.01%	0.0M sh

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12 CONGRESSIONAL TRADING					EDGE · STOCK Act
MEMBER	CHAMBER	TRADE	SIZE BAND	TRADED	DISCLOSED
Ro Khanna	House	SELL	\$1,001 - \$15,000	2026-09-25	2026-10-09
Ro Khanna	House	SELL	\$1,001 - \$15,000	2026-09-11	2026-10-09
Ro Khanna	House	SELL	\$1,001 - \$15,000	2026-09-04	2026-10-09
Tommy Tuberville	Senate	SELL	\$1,001 - \$15,000	2024-04-03	2024-05-15
Tommy Tuberville	Senate	SELL	\$1,001 - \$15,000	2024-04-03	2024-05-14
Thomas Hawley Tuberville	Senate	SELL	\$1,001 - \$15,000	2024-04-03	2024-05-14
HOUSE 12-MO 13 trades 5 purchases		SENATE 12-MO 0 trades None purchases		COVERAGE STOCK Act filings 30-45 day disclosure lag	

13 INSTITUTIONAL OWNERSHIP & 13F FLOW				live 13F data
13F FILERS (LAST COMPLETE Q) 764	13F SHARES 202M 95.7% of shares out	NEW / CLOSED 101 / 67 positions, QoQ	INCREASED / REDUCED 268 / 256 positions, QoQ	
PUT/CALL (13F) 1.00 option positions	FREE FLOAT 98.9% 209M sh			

2.8 · Largest Reporting 13F Managers

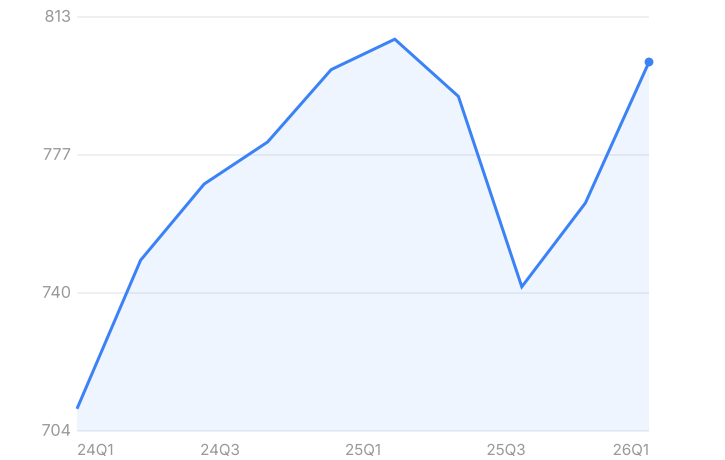
MANAGER	SHARES	VALUE
Gradient Investments Llc	134,714	\$18M
Argent Capital Management Llc	99,475	\$13M
Ifm Investors Pty Ltd	88,808	\$12M
Czech National Bank	60,703	\$8M
Fjarde Ap-Fonden /Fourth Swedish N	60,066	\$8M
Moody Lynn Lieberman & Walker, Llc	25,348	\$3M

EDGAR 13F holdings as of 2026-09-30; filer values normalized to dollars.

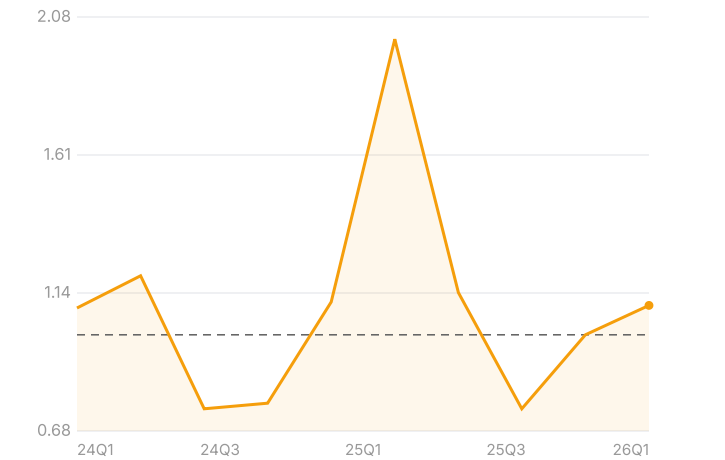
2.9 · Top ETF & Fund Ownership

FUND	WEIGHT	POSITION
VGSNX	1.6%	\$1.1B
VNQ	1.6%	\$1.1B
VGSLX	1.6%	\$1.1B
VITSX	0.0%	\$880M
VSMPX	0.0%	\$880M
VTSAX	0.0%	\$880M

13F Filers Holding EXR — quarterly



Institutional Put/Call — quarterly

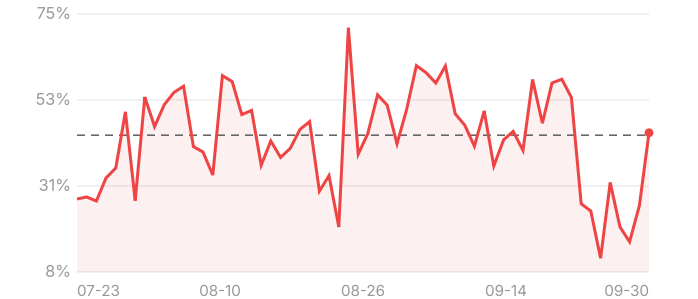


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14 SHORT VOLUME — DAILY, 60 SESSIONS

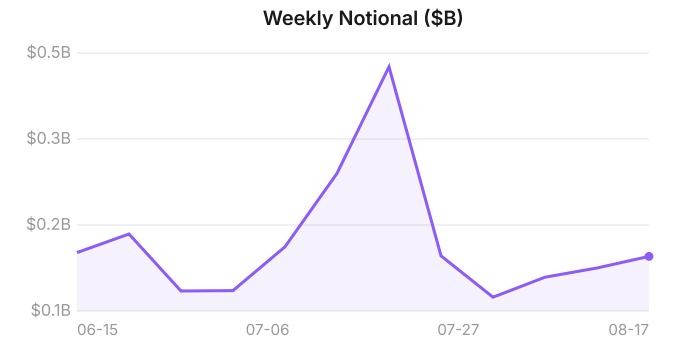
EDGE · live FINRA feed



LATEST SESSION 44.2% 2026-10-15	20-DAY AVG 38.6% 50-day 43.6%	TREND Falling 20d vs 50d	BY MARKET CENTER Q: 44% · N: 48% · B: 14% latest session
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15 DARK POOL ACTIVITY

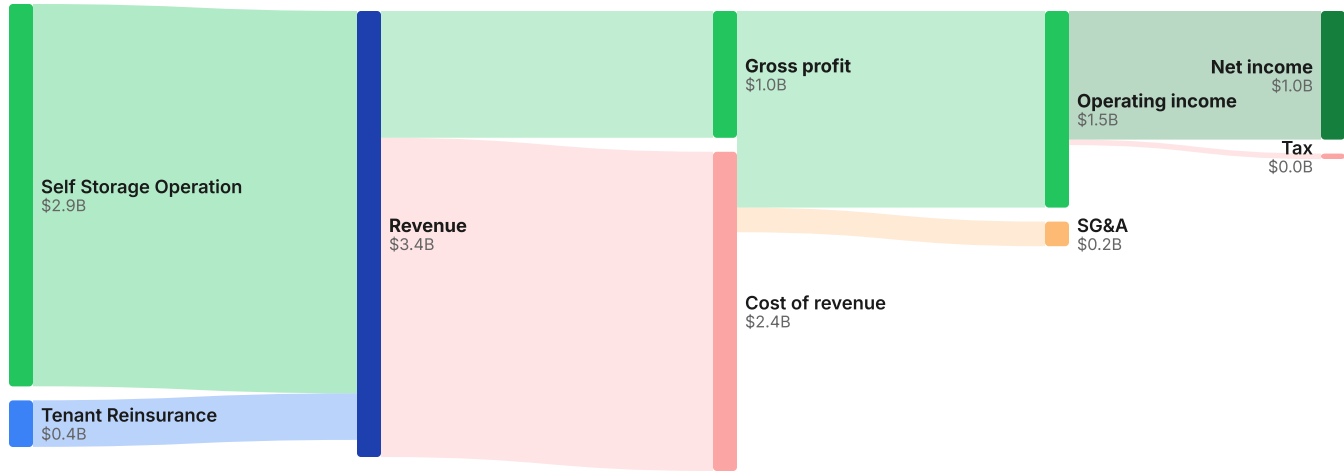
EDGE · live ATS data



Where EXR Trades in the Dark		
ATS VENUE (4-WK)	SHARES	AVG TRADE
Incr Intelligent Cross Llc	2.0M	38 sh
Ubsa Ubs Ats	1.6M	48 sh
Sgmt Sigma X2	0.9M	33 sh
Ebxl Level Ats	0.9M	20 sh
Mstx Ms Trajectory Cross (Ats-1)	0.6M	28 sh
Mspl Ms Pool (Ats-4)	0.6M	143 sh

16 REVENUE FLOW — FY2025

live segmentation + income data



Where a dollar of Extra Space Storage Inc. revenue goes. All values FY2025 filings, live.

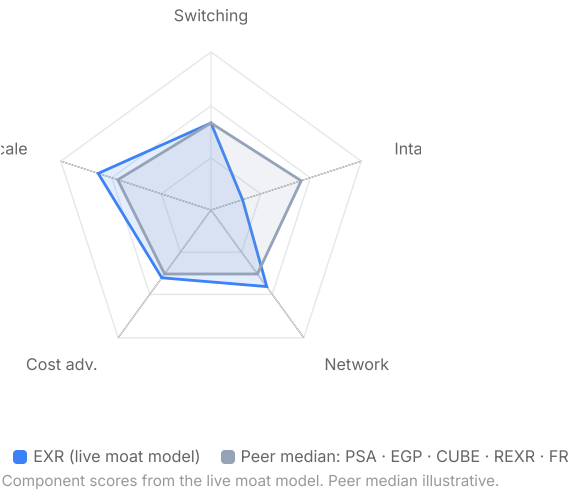
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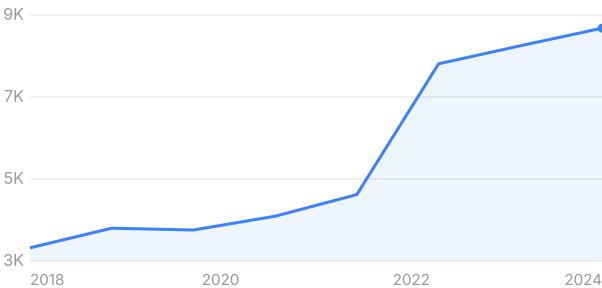
17 MOAT & COMPETITIVE POSITION

LIVE MODEL · 50/100 WEAK

Moat score 50/100 — Weak; primary source Efficient Scale.



3.8 · Employees (SEC filings)



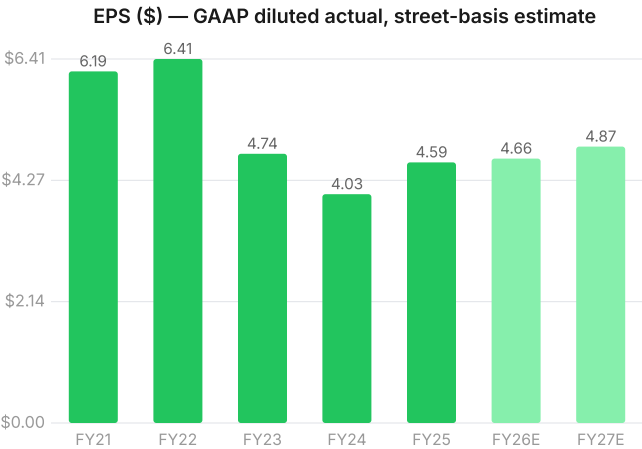
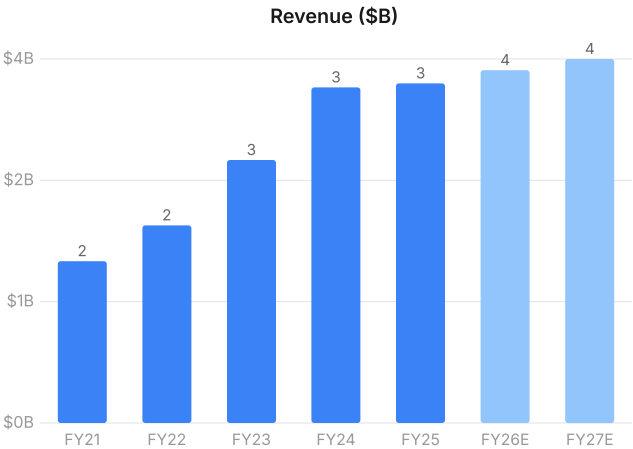
18 CORPORATE INFORMATION — KEY OFFICERS

8,393 employees

OFFICER	TITLE
Joseph Daniel Margolis	Chief Executive Officer & Director
Samrat Sondhi	Executive VP & Chief Digital Officer
Noah Springer	President
W. Noah Springer	President

19 REVENUE & EPS — HISTORY AND ESTIMATES

live consensus

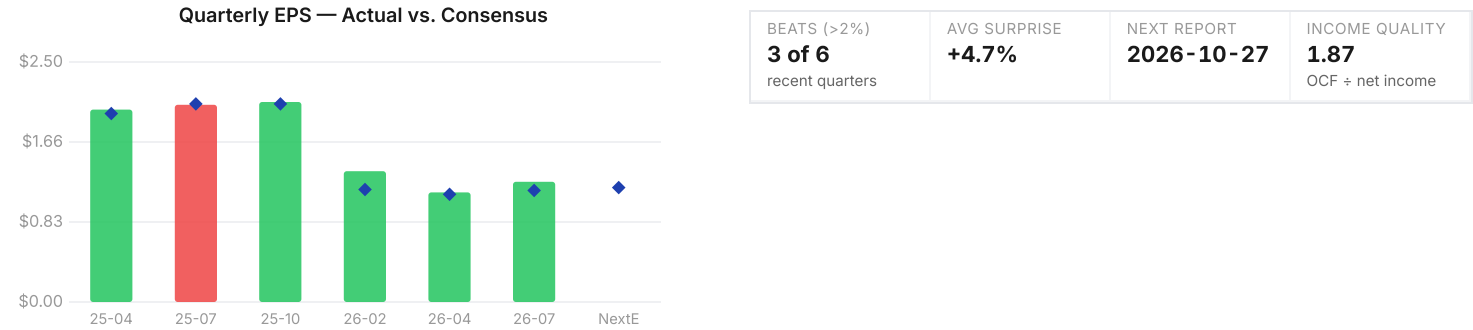


Actual bars are GAAP diluted EPS from the filed income statement; the lighter forward bars are street-basis consensus. The two are different measures and are not comparable quarter to quarter.

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20 ESTIMATE VS. ACTUAL & SURPRISES

live data



21 REPORTED VS. CONSENSUS — FULL HISTORY

0 quarters · live data

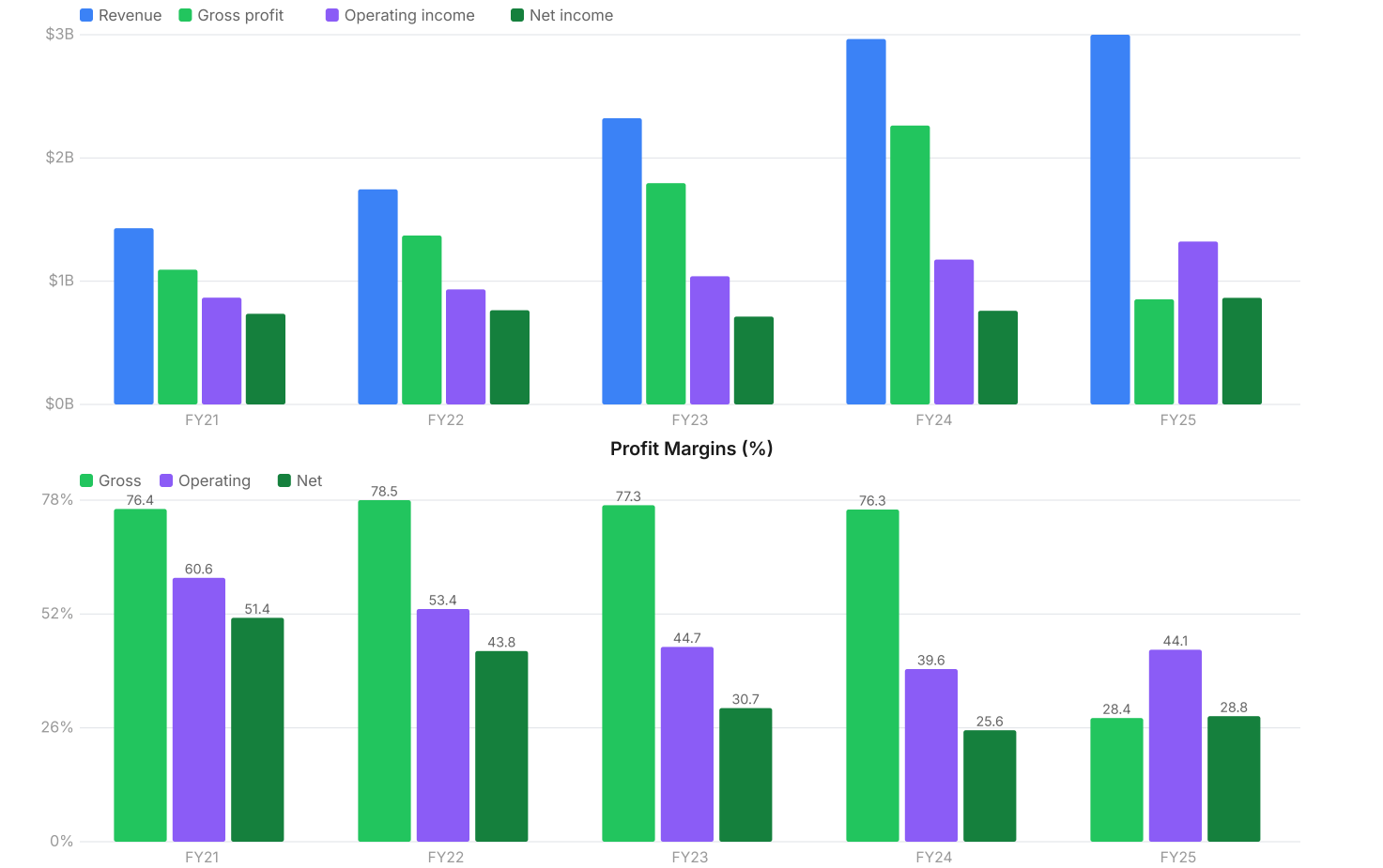
BEAT RATE —% 0 of 0 quarters	CURRENT STREAK 0 longest 0	AVG EPS SURPRISE —% median —%	SURPRISE TREND — last 4 vs prior 4
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PERIOD	EPS EST.	EPS ACTUAL	EPS SURPRISE	REV EST. (\$M)	REV ACTUAL (\$M)	REV SURPRISE
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Announcement dates to . Consensus as it stood at each report. Revenue surprise shown where both estimate and actual are filed. A beat record is history, not a forecast.

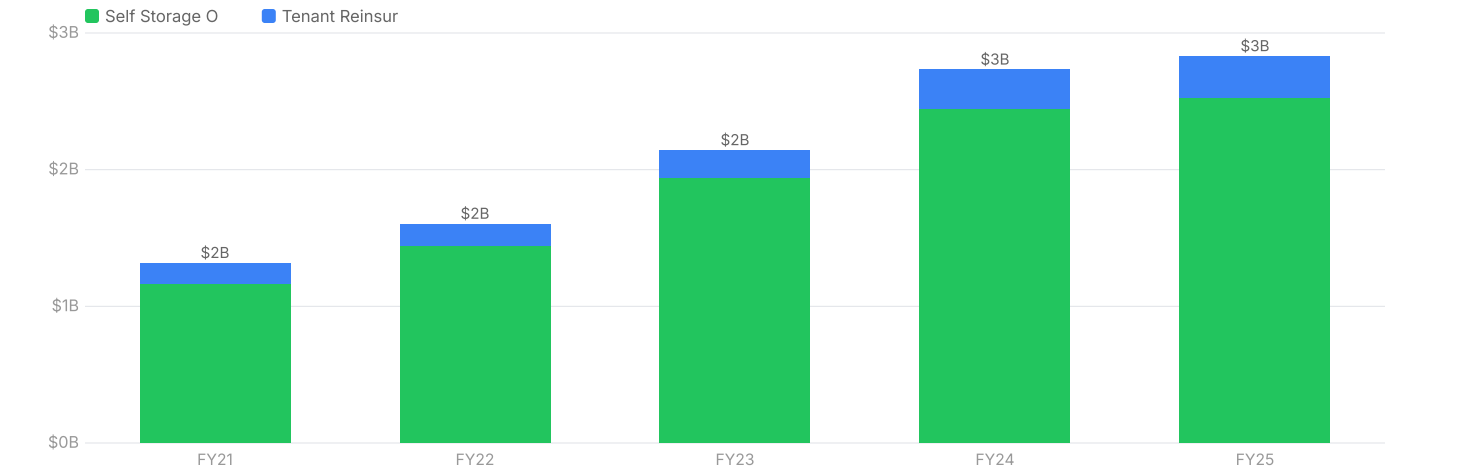
INCOME TRENDS — 5 YEAR

live financials



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Revenue by Segment — Stacked



YoY Growth Heatmap — Income Lines

YOY GROWTH	FY21	FY22	FY23	FY24	FY25
Revenue	+16.8%	+22.1%	+33.0%	+27.6%	+1.2%
Gross profit	+20.7%	+25.3%	+31.0%	+26.0%	-62.3%
Operating income	+46.5%	+7.6%	+11.4%	+13.1%	+12.5%
Net income	+71.8%	+4.0%	-6.7%	+6.4%	+14.0%

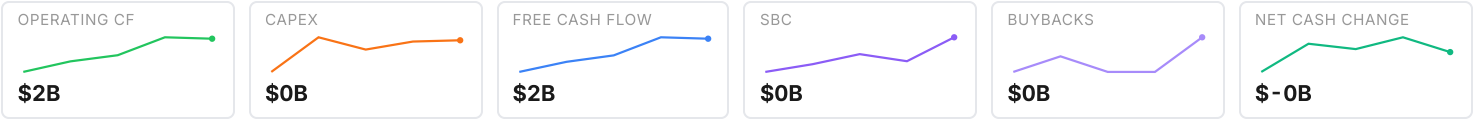
22 INCOME STATEMENT — FULL

live financials

\$B · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	1.6	2.0	2.6	3.3	3.4	
Cost of revenue	0.4	0.4	0.6	0.8	2.4	
Gross profit	1.2	1.5	2.0	2.5	1.0	
R&D expense	0.0	0.0	0.0	0.0	0.0	
SG&A expense	0.1	0.2	0.2	0.3	0.2	
Operating income	1.0	1.1	1.2	1.3	1.5	
EBITDA	1.1	1.4	1.8	2.3	2.4	
D&A	0.2	0.3	0.5	0.8	0.7	
Pretax income	0.9	0.9	0.9	0.9	1.1	
Income tax	0.0	0.0	0.0	0.0	0.0	
Net income	0.8	0.9	0.8	0.9	1.0	
Diluted EPS (\$)	6.19	6.41	4.74	4.03	4.59	
Diluted shares (M)	140	142	169	212	212	

CASH FLOW TRENDS

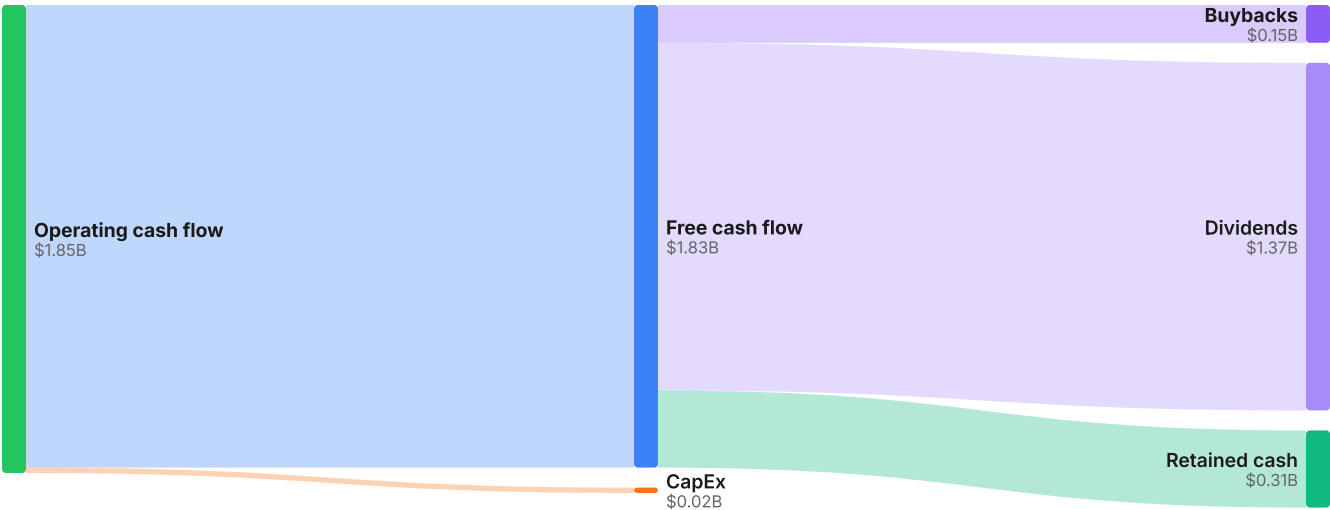
live data



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WHERE THE CASH WENT — FY2025

cash Sankey, live data



Balance Sheet — Full

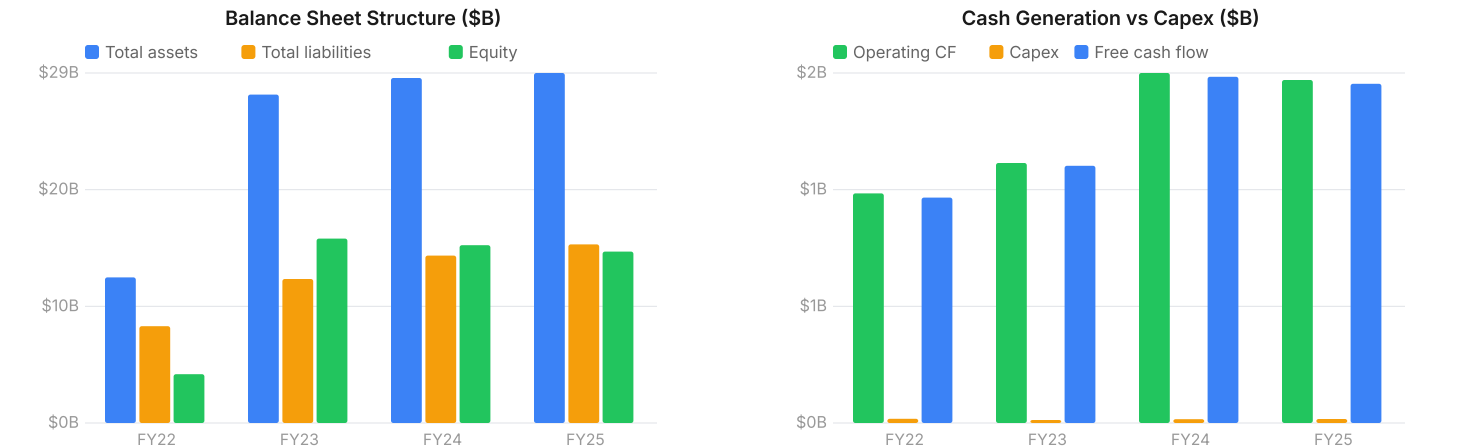
\$B	FY22	FY23	FY24	FY25	
Cash & equivalents	0.1	0.1	0.1	0.1	
ST investments	0.0	0.0	0.0	0.0	
Receivables (net)	0.6	0.7	1.4	1.6	
Total current assets	0.8	0.9	1.7	1.8	
PP&E (net)	0.3	0.3	0.7	0.8	
Goodwill + intangibles	0.2	0.3	0.2	0.2	
Total assets	12.2	27.5	28.8	29.3	
Accounts payable	0.2	0.3	0.3	0.0	
Short-term debt	0.9	0.7	1.4	1.4	
Deferred revenue	0.0	0.0	0.0	0.0	
Total current liabilities	1.2	1.1	1.8	1.4	
Long-term debt	6.4	10.3	11.0	12.6	
Total liabilities	8.1	12.0	14.0	14.9	
Shareholders' equity	4.1	15.4	14.9	14.3	

Cash Flow Statement — Full

\$B	FY22	FY23	FY24	FY25	
Net income	0.9	0.9	0.9	1.0	
D&A	0.3	0.5	0.8	0.7	
Stock-based compensation	0.0	0.0	0.0	0.0	
Working capital change	0.0	(0.0)	0.1	(0.0)	
Operating cash flow	1.2	1.4	1.9	1.9	
Capital expenditures	(0.0)	(0.0)	(0.0)	(0.0)	
Investing cash flow	(1.6)	(1.8)	(1.6)	(0.8)	
Buybacks	(0.1)	0.0	0.0	(0.1)	
Dividends paid	(0.8)	(1.0)	(1.4)	(1.4)	
Debt issuance / (repay)	1.4	1.6	1.3	0.6	
Financing cash flow	0.4	0.4	(0.2)	(1.0)	
Free cash flow	1.2	1.4	1.9	1.8	

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23 EXPANDED RATIO ANALYSIS (I)

live ratio engine · profitability · valuation

RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
PROFITABILITY							
ROE	29.2%	27.0%	9.1%	6.0%	7.1%	7%	
ROA	8.3%	7.6%	4.1%	3.0%	3.4%	3.2%	
ROIC	10.3%	9.6%	4.5%	4.8%	5.1%	-6122.9%	
Gross margin	76.4%	78.5%	77.3%	76.3%	28.4%	23.0%	
Operating margin	60.6%	53.4%	44.7%	39.6%	44.1%	43.4%	
Net margin	51.4%	43.8%	30.7%	25.6%	28.8%	28.0%	
EBITDA margin	68.9%	69.6%	68.5%	67.7%	71.5%	92.2%	
FCF margin	58.9%	61.8%	53.0%	55.9%	54.6%	—	
VALUATION							
P/E	32.83	21.54	40.28	35.43	29.55	30.8	
P/B	8.71	5.68	2.25	2.17	2.14	2.2	
P/S	16.86	9.42	12.37	9.07	8.52	8.61	
P/FCF	28.60	15.24	23.34	16.21	15.60	16.7	
EV/EBITDA	30.06	19.08	24.28	19.10	13.66	13.7	
EV/Revenue	20.66	13.22	16.64	12.93	12.91	12.6	
Earnings yield	3.0%	4.6%	2.5%	2.8%	3.4%	3.25%	
FCF yield	3.5%	6.6%	4.3%	6.2%	6.4%	5.98%	

EXPANDED RATIO ANALYSIS (II)

leverage · solvency

RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
LEVERAGE & SOLVENCY							
Current ratio	0.83	0.67	0.85	0.93	1.28	0.34	
Quick ratio	0.83	0.67	0.85	0.93	1.28	0.34	
Debt / equity	1.99	2.32	0.78	0.93	1.11	1.09	
Debt / assets	59.1%	62.1%	41.0%	45.2%	51.2%	48.6%	
Net debt / EBITDA	5.53	5.48	6.22	5.70	4.65	4.34	
Interest coverage	5.22	4.92	2.95	2.49	1.67	—	

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EXPANDED RATIO ANALYSIS (III)							efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
EFFICIENCY							
Asset turnover	0.16	0.17	0.13	0.12	0.12	0.12	
Receivables turnover	8.54	5.41	3.78	3.15	2.23	2.0	
DSO (days)	43	68	97	116	164	—	
DPO (days)	131	127	156	161	26	62	
Cash conversion cycle	-88	-60	-59	-45	138	-62	
GROWTH (YoY)							
Revenue growth	16.8%	22.1%	33.0%	27.6%	1.2%	—	
Net income growth	71.7%	4.0%	-6.6%	6.4%	14.0%	—	
EPS growth	68.1%	2.4%	-39.1%	10.5%	9.2%	—	
FCF growth	24.2%	28.1%	14.1%	34.7%	-1.2%	—	
PER SHARE (\$)							
EPS (diluted, TTM)	5.86	6.00	3.65	4.03	4.41	4.54	
Book value / share	22.09	22.74	65.42	65.87	60.77	67.21	
Revenue / share	11.41	13.71	11.89	15.76	15.28	16.24	
FCF / share	6.72	8.48	6.30	8.82	8.35	8.36	
Cash / share	0.50	0.65	0.45	0.65	0.63	3.30	
SHAREHOLDER RETURN & SCORES							
Buyback yield	0.0%	0.3%	0.0%	0.0%	0.5%	0.45%	
Altman Z-Score	2.83	1.77	1.84	1.53	1.50	1.4	
Piotroski F-Score	7	4	6	8	6	6/9	
Beneish M-Score	-1.89	-2.34	-2.19	-1.95	-3.60	-3.28	

24 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	6 / 9	Middling		
Altman Z-Score	1.4	Distress (<1.81)	Distress	
Income quality	1.87	Cash-backed	OCF ÷ net income	
Beneish M-Score	-3.28	Non-manipulator	vs -2.22 threshold	

25 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		-38.65	Revenue stability	0.89
Interest burden		-0.01	Earnings stability	0.62
Operating margin		71.0%	Earnings persistence	0.99
Asset turnover		0.12×	Revenue CAGR 3y	18.4%
Financial leverage		2.18×	EPS CAGR 3y	-8.8%
= ROE		7%	FCF CAGR 3y	13.4%

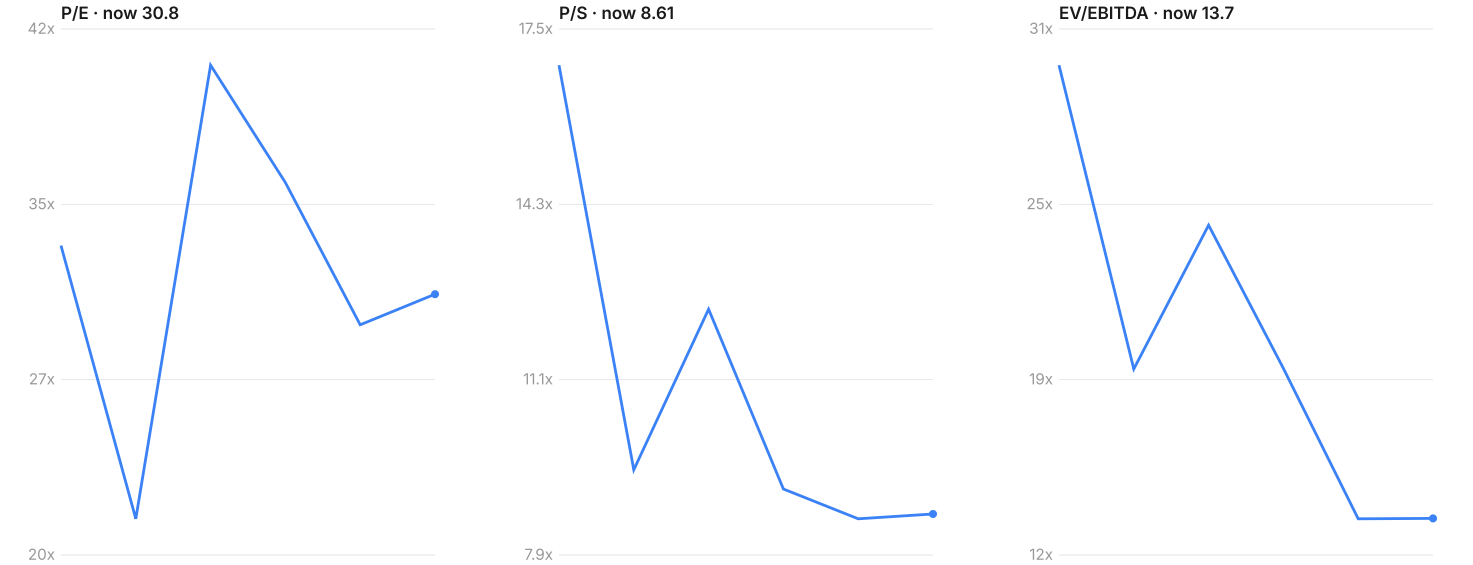
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SHAREHOLDER RETURN PROFILE live

BUYBACK YIELD 0.45%	DIVIDEND YIELD 4.64%	TOTAL SHAREHOLDER RETURN 4.73% cash yield	SBC / REVENUE 1.1% dilution pressure
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26 MULTIPLE HISTORY — FY SNAPSHOTS + TTM live ratio engine



27 PEER COMPARISON live peer engine

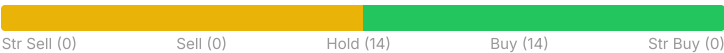
COMPANY	MKT CAP	P/E	ROE	NET MARGIN	REV GROWTH	PIOTROSKI	1-YR RET
PSA	\$55.7B	28.4	22%	40.6%	+3.0%	6/9	-1.7%
EGP	\$10.6B	34.4	9%	39.1%	+11.3%	7/9	+15.3%
CUBE	\$8.8B	26.7	12%	31.3%	+3.9%	6/9	-6.9%
REXR	\$8.4B	-20.1	-5%	—	-0.2%	4/9	-14.5%
FR	\$7.8B	21.4	13%	39.5%	+8.4%	7/9	—
LINE	\$7.6B	-46.0	-2%	-2.1%	+1.0%	5/9	—
PLD	\$119.5B	27.7	8%	43.8%	+7.3%	6/9	—
TRNO	\$7.0B	17.2	9%	46.2%	+18.0%	5/9	—

1-yr returns computed from adjusted price history; peers without a tracked series show —.

28 ANALYST CONSENSUS & ESTIMATES live consensus

Buy

28 Analysts



MEAN TARGET (QTR) \$156.00 10 targets	TARGET VS. PRICE +11.7% last-quarter mean	NEXT REPORT 2026-10-27 street \$1.19	
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CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$3.51B	\$3.54B / \$3.50B	\$4.66	\$4.70 / \$4.60	7
FY2027	\$3.62B	\$3.69B / \$3.59B	\$4.87	\$4.92 / \$4.80	7
FY2028	\$3.72B	\$3.77B / \$3.67B	\$5.16	\$5.45 / \$4.90	6

Extra Space Storage Inc. (EXR)

Real Estate / REIT - Industrial



EQUITY FACTSHEET

Report Date: 2026-Oct-18

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29 STREET TARGETS & THIRD-PARTY RATING live targets + composite

Street Price Target — Trajectory

WINDOW	AVG TARGET	VS. PRICE	# TARGETS
Last Month	\$148.33	+6.2%	3
Last Quarter	\$156.00	+11.7%	10
Last Year	\$152.74	+9.4%	27
All Time	\$160.00	+14.6%	48

Rolling mean of published targets vs. last close \$139.61. Aggregated from StreetInsider, Benzinga.

Third-Party Composite Rating

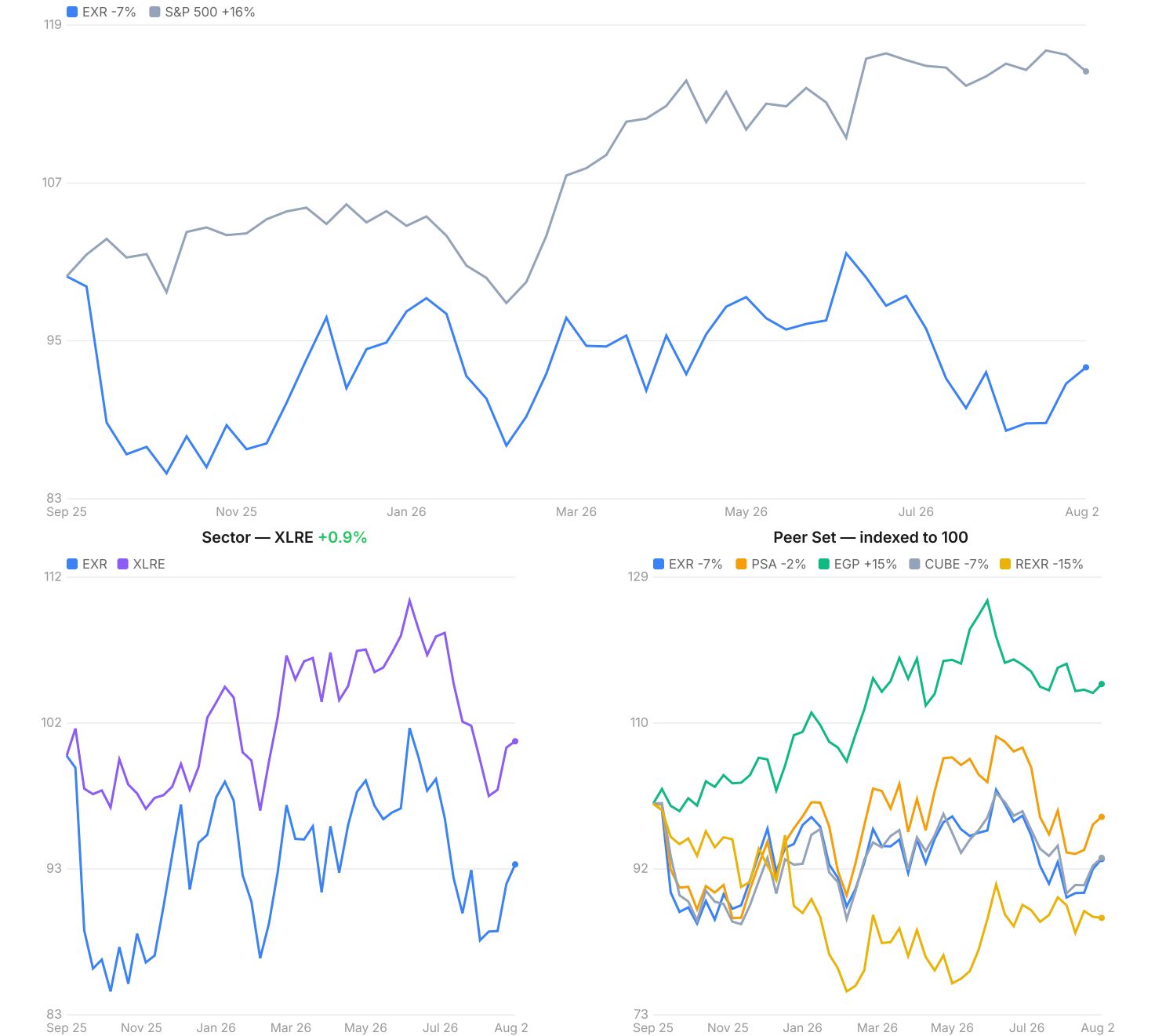
B

DCF4/5ROE3/5ROA3/5DEBT/EQ3/5P/E2/5P/B2/5

Independent quant composite as of 2026-10-16; components scored 1-5 (5 best). Shown for contrast with the InsiderStreet Score — methodologies differ.

30 PRICE PERFORMANCE — INDEXED, 12 MO live prices · benchmark + sector + peer set

EXR -7.0% vs S&P 500 +15.9% — spread -22.9pp



All series indexed to 100 at the start of the window, adjusted closes.



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TECHNICAL CHART — 6-MONTH DAILY CANDLES, INDICATORS ON

site chart, print edition



Candlesticks with SMA 20/50 overlay, Bollinger (20,2σ) band, volume, and Wilder RSI(14) — computed from live daily OHLCV.

MOVING AVERAGE RIBBON & TREND

site technicals-tab chart, live indicator history



MOVING AVERAGE	VALUE	DISTANCE	% DISTANCE	SIGNAL
SMA 20	\$134.02	+5.59	+4.17%	Above
SMA 50	\$138.97	+0.64	+0.46%	Above
SMA 200	\$141.71	-2.10	-1.48%	Below
EMA 9	\$135.51	+4.10	+3.03%	Above
EMA 21	\$135.30	+4.31	+3.19%	Above
EMA 50	\$137.93	+1.68	+1.22%	Above
EMA 200	\$140.92	-1.31	-0.93%	Below

Series and readings from the nightly technical-indicator history — identical data to the site's ribbon chart. Supertrend segments colored by direction.

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31 TECHNICAL POWER SCORE

EDGE · site engine · 72/100 composite

TECHNICAL VERDICT

BULLISH

Power Score +44

18 of 22 indicator votes bullish

Family Scores (site weights)

Trend 30%

Momentum 25%

Volume 20%

Volatility 10%

Patterns 15%

67

91

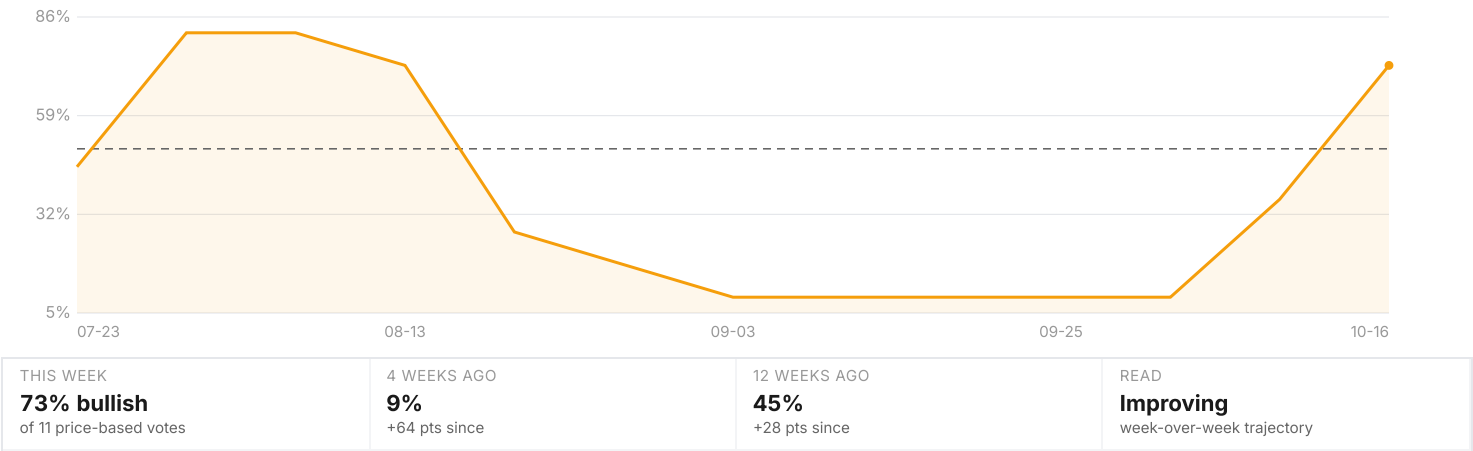
75

67

50

BULLISH — BUT WHICH WAY IS IT TRENDING?

vote share recomputed weekly, 13 weeks



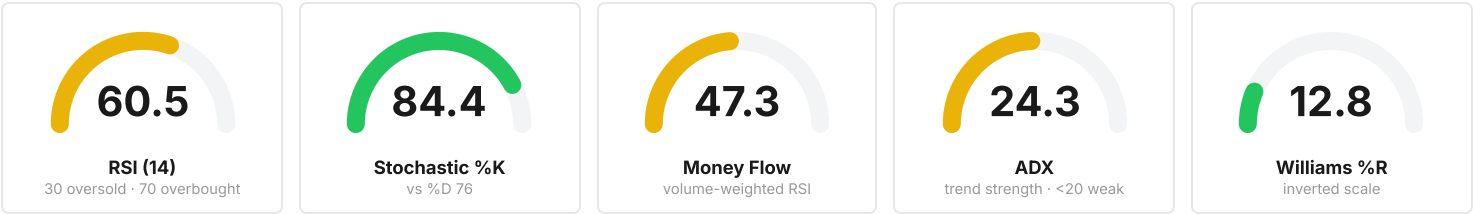
INDICATOR VOTE GRID

18 bull / 4 bear

● Price vs SMA 20	\$134.02	● Price vs SMA 50	\$138.97	● Price vs SMA 200	\$141.71
● EMA 9/21 Cross	135.5/135.3	● SMA 50/200	Death	● ADX Direction	ADX 24
● Supertrend	\$140	● Parabolic SAR	\$131	● SMA Slope	0.140
● RSI	60.5	● Stochastic K/D	84/76	● StochRSI K/D	97/93
● Williams %R	-13	● CCI	245	● TSI vs Signal	-6.2
● CMO	21.0	● ROC	4.77%	● OBV Signal	Accum
● Chaikin MF	0.020	● MFI	47	● Force Index	1M
● Elder Ray Bull	5.63				

INDICATOR GAUGES

site technicals-tab style



32 KEY LEVELS & VOLATILITY

live indicator table

LEVEL	VALUE	LEVEL	VALUE
Pivot / R1 / R2	\$137.33 / \$138.42 / \$139.15	S1 / S2	\$136.60 / \$135.51
Bollinger (20,2)	\$129.95 - \$138.08	Squeeze	Off
52-wk range	\$124.19 - \$158.88	Off 52-wk high	-12.1%
ATR (14)	\$2.69 (1.9%)	Historical vol	19.4%

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33 SEASONALITY — 20-YEAR AVERAGES

live model · win rates shown

+2.4% Jan 70%	-0.8% Feb 35%	+3.3% Mar 81%	+2.1% Apr 45%	+1.2% May 60%	+1.2% Jun 60%	+0.4% Jul 55%	+2.8% Aug 65%	-0.6% Sep 45%	+1.1% Oct 60%	+0.8% Nov 60%	+4.8% Dec 80%
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Sample: 20 years — treat short histories as suggestive, not statistical.

34 RISK INDICATORS

computed from live price history

COMPUTED FROM LIVE WEEKLY PRICES	EXR	S&P 500
Weekly volatility (σ , 1y)	3.27%	1.83%
Best / worst week (1y)	+5.4% / -10.6%	—
Max drawdown (5y, monthly)	-47.1%	—
1-week VaR (95%)	-5.3%	—
Beta (5y)	1.18	1.00

35 EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine

EXR EQUITY WEATHER (LIVE)

CLOUDY · -4

Trend

-23

Momentum

+43

Volume

+30

Volatility

-60

Breadth

-50

MARKET REGIME (2026-10-16)

NEUTRAL

VIX

19.99

Normal

DOW THEORY

Confirmed Bearish

SPY / QQQ TSI

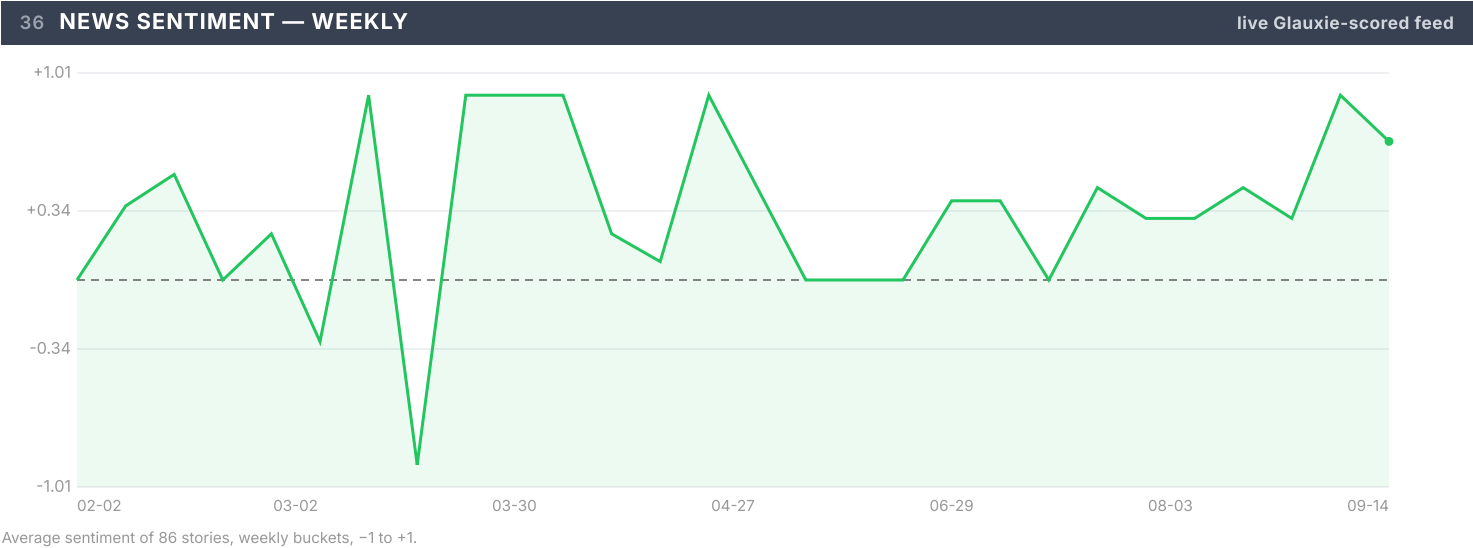
7.2 / 4.7

trend strength

SECTOR STRENGTH

46/100

breadth average



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37 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Cloudy

OVERALL -4.0 +27.6 vs industry	TREND -23.1 +18.4 vs industry	MOMENTUM +43.3 +49.6 vs industry	VOLUME +30.4 +79.4 vs industry
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READING	EXR	REIT - INDUSTRIAL N=107	REAL ESTATE N=2,764	ALL US SYMBOLS N=70,435
Overall	-4.0	-31.6	-28.0	-20.5
Trend	-23.1	-41.5	-37.3	-21.3
Momentum	+43.3	-6.2	-17.0	-15.8
Volume	+30.4	-49.0	-26.6	-3.8

Trend, momentum and volume are computed per company. Volatility and breadth are market-regime values shared by every symbol in the universe, so they are reported once under Market Regime rather than compared here - a company cannot differ from its sector on a constant.

38 EXECUTIVE COMPENSATION

live proxy data · FY2025

EXECUTIVE	TOTAL COMP	STRUCTURE
Joseph D. Margolis Chief Executive Officer	\$14.2M	90% equity+incentive
Scott Stubbs Former Chief Financial Officer	\$4.5M	85% equity+incentive
Noah Springer President and former Chief Str	\$4.2M	84% equity+incentive
Samrat Sondhi Chief Digital Officer	\$4.1M	84% equity+incentive
Zach Dickens Chief Investment Officer	\$4.1M	84% equity+incentive

39 ESG ASSESSMENT

live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	43
Social	48
Governance	54
Composite ESG	48



40 8-K MATERIAL EVENTS

live EDGAR feed

FILED	8-K CONTENTS	ITEMS
2026-08-24	Officer/Director Change; Regulation FD; Exhibits	5.02,7.01,9.01
2026-07-28	Earnings Release; Exhibits	2.02,9.01
2026-07-06	Material Agreement; Financial Obligation; Exhibits	1.01,2.03,9.01
2026-06-25	Other Events; Exhibits	8.01,9.01
2026-05-15	Shareholder Vote	5.07
2026-04-28	Earnings Release; Exhibits	2.02,9.01
2026-02-19	Results of Operations and Financial Condition; Financial Statements an	2.02,9.01
2026-01-05	Departure/Election of Directors; Appointment of Officers; Regulation F	5.02,7.01,9.01

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41 METHODOLOGY

Methodology. Every figure originates in InsiderStreet's production data layer and is computed deterministically by the same engines that power insiderstreet.ai. This factsheet contains no model-written text. Sections without underlying data are omitted rather than estimated.

42 DISCLOSURES

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43 DATA PROVENANCE FOR THIS REPORT sources · coverage · method

DATA DOMAIN	SOURCE	COVERAGE FOR THIS REPORT
Price & volume	market_db.historical_prices	52 rows
Fundamentals	income_statements_annual	6 rows · 2020 to 2025
Reported vs consensus	fact/earnings_calendar	24 rows · 2020-08-04 to 2026-04-28
Analyst estimates	dim/forward_estimates	3 rows · 2026-12-31 to 2028-12-31
Institutional ownership (13F)	holdings_db.institutional_ownership_summary	88 rows · 2004 to 2026
Insider transactions (Form 4)	edgar/form4	12 rows · 2026-05-14 to 2026-08-04
Proposed sales (Form 144)	edgar/form144	1 record
Beneficial ownership (13D/G)	edgar/13dg	4 rows · 2025-05-15 to 2026-08-14
Short-sale volume (FINRA)	edgar/short_volume_daily	60 rows · 2026-07-23 to 2026-10-15
Dark pool (ATS, tier 1)	edgar/darkpool_weekly	12 rows · 2026-06-15 to 2026-08-31
ETF & fund holding	etf_holdings_changelog (30d)	1 record
Peer set	stock_peers_dynamic	8 rows
Industry medians	industry_medians	1 record
Congressional trades	congress_db (House + Senate)	1 record
ESG	fact/esg_disclosures	1 record

Method. Every figure in this factsheet is looked up from a named field computed in code. It contains no model-written text.

Not covered. Short interest as a percent of float and days-to-cover are not in this data set — the short-sale figures above are FINRA volume, a flow, and cannot support squeeze or covering analysis. Options positioning and intraday data are also absent. 13F ownership is filed 45 days after quarter end and congressional trades are disclosed on a lag, so both describe a past position, not a current one.