

Public Storage (PSA)

Real Estate / REIT - Industrial · New York Stock Exchange



EQUITY FACTSHEET

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

LAST CLOSE \$298.31 2026-10-16	MARKET CAP \$55.7B VOLUME 0.7M	52-WK HIGH \$335.55 52-WK LOW \$256.54	TRAILING PE 28.4 P/S 11.40	GROSS MARGIN 60.4% NET MARGIN 41.8%	ROE 22% ROIC 12%	PIOTROSKI 6/9 ALTMAN Z 3.6	1-YR RETURN -1.7% 5-YR RETURN +50.1%
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Public Storage (PSA), an esteemed Real Estate Investment Trust (REIT) and a constituent of both the S&P 500 and FT Global 500 indices, concentrates its operations on the acquisition, development, ownership, and management of self-storage properties. By September 30, 2020, the company's substantial holdings included 2,504 self-storage facilities located across 38 U.S. states, collectively providing around 171 million net rentable square feet. Additionally, Public Storage held an approximate 35% common equity interest in Shurgard Self Storage SA (Euronext Brussels:SHUR), an entity that owned and operated 239 self-storage sites under the Shurgard brand in seven Western European countries, encompassing approximately 13 million net rentable square feet. Concurrently, it maintained an approximate 42% common equity interest in PS Business Parks, Inc. (NYSE:PSB), which, as of the same reporting date, managed roughly 28 million rentable square feet of commercial properties. The company's main office is situated in Glendale, California.

SECTOR Real Estate INDUSTRY REIT - Industrial EXCHANGE NYSE MARKET CAP \$55.7B EMPLOYEES 5,770 (SEC-filed) CEO H. Thomas Boyle IPO 1980-11-18
COUNTRY US
2811 Internet Boulevard, Frisco, TX 75034 · Tel 818-244-8080 · publicstorage.com

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

72 / 100

Street mean **\$326.67** (9 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

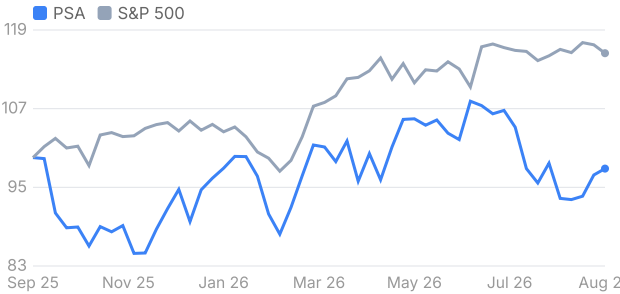
ROUTINE SELLING — LOW SIGNAL

\$1M sold / 6 mo, zero open-market buys

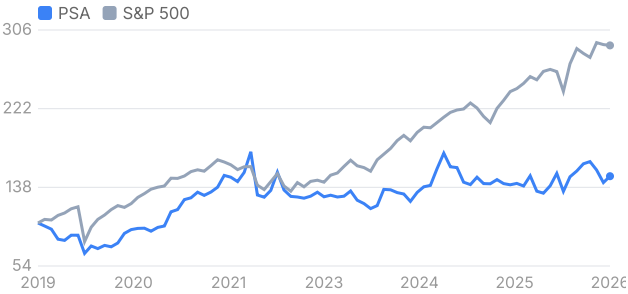
2 PRICE AND VOLUME

adjusted close, prod data layer

1 Year vs S&P 500 · **PSA -1.7%** · **S&P 500 +15.9%** · spread **-17.5pp**



7 Years vs S&P 500 · **PSA +50.1%** · **S&P 500 +189.9%** · spread **-139.8pp**



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.

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3 INSIDERSTREET SCORE live IS factor model

INSIDERSTREET
SCORE
72
OF 100

Score Breakdown

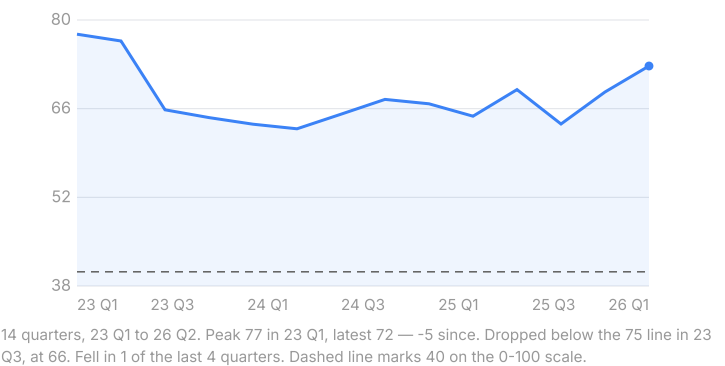
Profitability	88/100
Growth	52/100
Momentum	80/100
Quality	81/100
Earnings Quality	85/100
Balance Sheet	49/100
Value	45/100
Risk (safety)	90/100
Overall	72.5/100

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
EXR	47
PLD	64
EGP	74
CUBE	48
REXR	29
FR	69
PSA	72

IS Score Trend — quarterly



4 TWO READINGS business vs price

BUSINESS QUALITY
72 / 100
IS Score 72.5 / 100 · -5.0 from peak of 77

Quarter	Business Quality
23 Q1	77
23 Q4	65
24 Q3	62
25 Q2	68
26 Q1	72

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

PRICE STRUCTURE
BULLISH
Technical Score 66 / 100 · Power +32 · 17 of 22 indicator votes bullish

Date	Price Structure
07-23	38%
08-13	105%
09-03	38%
09-25	38%
10-16	66%

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

Both readings sit above the midpoint — business quality at 72 and price structure at 66 out of 100 — so they are not in conflict. The fundamentals and the tape are saying the same thing, which is the case in which either one alone would have been enough.

5 WHAT WOULD CHANGE OUR MIND falsifiable - check us next quarter

TRIGGER	WHERE IT STANDS NOW	WHAT IT WOULD MEAN
IS Score reaches 75 and holds two consecutive quarters	now 72.5	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 69 → 63 → 68 → 72	the direction matters more than the level
Technical vote share back above 50%	now 64%	price structure no longer broken
Institutional holder count rises two quarters running	peak 1,146 → now 1,127	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.

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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.

6 SMART MONEY CONFLUENCE

EDGE · disclosure sources

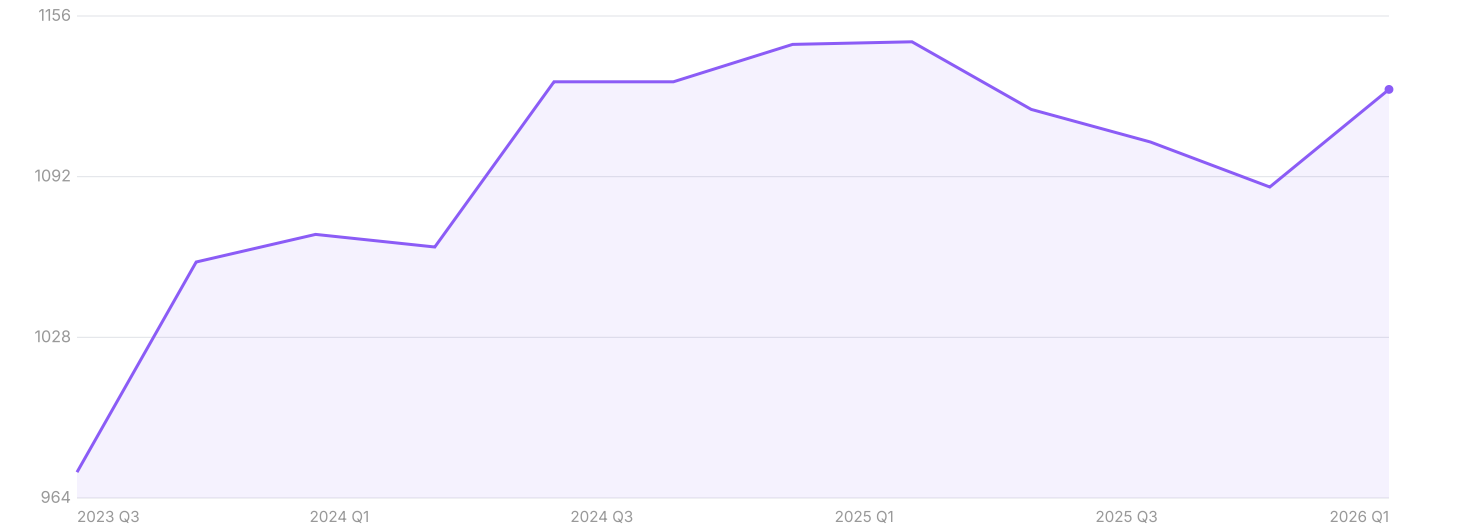
SITE CONVERGENCE SCORE 3 of 4 top 4% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 1 buys 2026-03-27	INSIDER BUYS (180D) 0 none disclosed
ETF FUNDS (30D) 1050 up / 812 down net +238 funds	INSTITUTIONS ADDED (13F) 39 managers opening or increasing		

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 1,146 · latest 1,127 (~19 from peak).

QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%
2026 Q2	1,127	156.2M	\$45.9B	89.0%
2026 Q1	1,088	144.6M	\$36.1B	82.4%
2025 Q4	1,106	142.6M	\$34.9B	81.2%
2025 Q3	1,119	136.7M	\$37.2B	77.8%
2025 Q2	1,146	141.2M	\$38.5B	80.4%
2025 Q1	1,145	141.2M	\$38.8B	80.4%
2024 Q4	1,130	141.7M	\$38.7B	80.7%
2024 Q3	1,130	141.9M	\$47.3B	80.8%
2024 Q2	1,064	138.0M	\$37.7B	78.6%
2024 Q1	1,069	140.8M	\$38.8B	80.2%
2023 Q4	1,058	138.4M	\$40.3B	78.8%
2023 Q3	974	141.6M	\$35.8B	80.6%

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.

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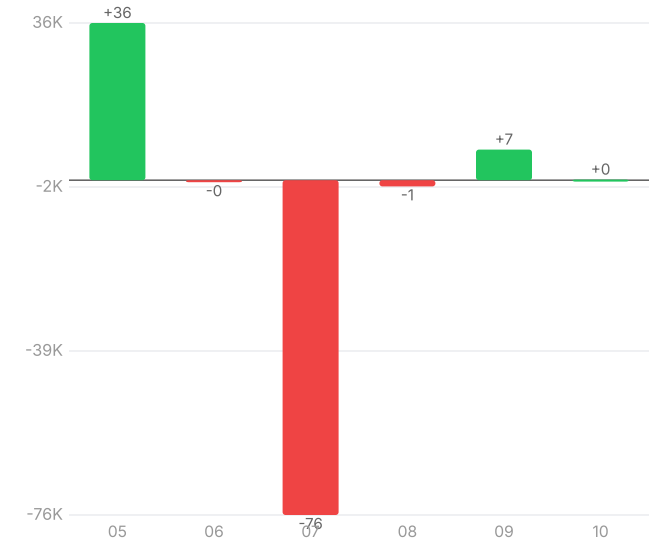
8 INSIDER ACTIVITY live Form 4 data

INSIDER	ROLE	DATE	TYPE	SHARES	VALUE	POST-TXN OWNED
Havner Ronald L Jr	director	2026-10-06	A-Award	4	\$0.00M	6,735
Spogli Ronald P	director	2026-10-06	A-Award	6	\$0.00M	12,840
Havner Ronald L Jr	director	2026-10-02	A-Award	107	—	182,501
Spogli Ronald P	director	2026-09-30	A-Award	151	—	6,206
Mitra Shankh	director	2026-09-30	A-Award	339	\$0.10M	9,668
Williams Paul S	director	2026-09-30	A-Award	52	\$0.01M	1,530
Petherbridge Luke J	director	2026-09-30	A-Award	151	—	613
Sheek Samuel Wade	Chief Legal Officer	2026-09-01	A-Award	6,213	—	6,213

9 SELL DECOMPOSITION — ROUTINE VS. DISCRETIONARY EDGE

6-MO DECOMPOSITION (FORM 4)	TXNS	SHARES	VALUE	SIGNAL WEIGHT
S — Open-market sales	2	2,364	\$0.8M	Counted
M — Exercises (paired A/D)	6	42,810	—	None — mechanics
F — Tax withholding	1	266	\$0.1M	None — compensation
G — Gifts	1	2,000	—	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 Routine Selling — Low Signal	OPEN-MARKET SELLS \$0.8M 2 txns / 6 mo	OPEN-MARKET BUYS \$0.0M 0 txns / 6 mo	CLUSTER None active 3+ insiders / 21 days
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10 CONGRESSIONAL TRADING EDGE · STOCK Act

MEMBER	CHAMBER	TRADE	SIZE BAND	TRADED	DISCLOSED
Ro Khanna	House	SELL	\$1,001 - \$15,000	2026-09-04	2026-10-09
Ro Khanna	House	SELL	\$1,001 - \$15,000	2026-01-29	2026-02-10
Ro Khanna	House	BUY	\$1,001 - \$15,000	2026-01-13	2026-02-10
Alan Armstrong	Senate	BUY	\$1,001 - \$15,000	2026-03-27	2026-07-21
Ron Wyden	Senate	BUY	\$15,001 - \$50,000	2020-08-14	2020-08-29
Ron Wyden	Senate	BUY	\$15,001 - \$50,000	2020-08-14	2020-08-28

HOUSE 12-MO 11 trades 3 purchases	SENATE 12-MO 1 trades 1 purchases	COVERAGE STOCK Act filings 30-45 day disclosure lag	
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11 INSTITUTIONAL OWNERSHIP & 13F FLOW live 13F data

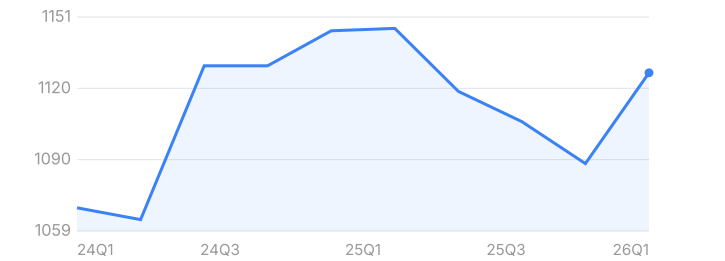
13F FILERS (LAST COMPLETE Q) 1,088	13F SHARES 145M 82.4% of shares out	NEW / CLOSED 105 / 103 positions, QoQ	INCREASED / REDUCED 423 / 382 positions, QoQ
PUT/CALL (13F) 0.94 option positions	FREE FLOAT 84.9% 159M sh		

2.8 · Largest Reporting 13F Managers

MANAGER	SHARES	VALUE
Montrusco Bolton Investments Inc.	375,886	\$106M
Perpetual Ltd	151,284	\$43M
Weil Company, Inc.	76,154	\$22M
Ifm Investors Pty Ltd	73,748	\$21M
Fjarde Ap-Fonden /Fourth Swedish N	62,843	\$18M
Czech National Bank	48,310	\$14M

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

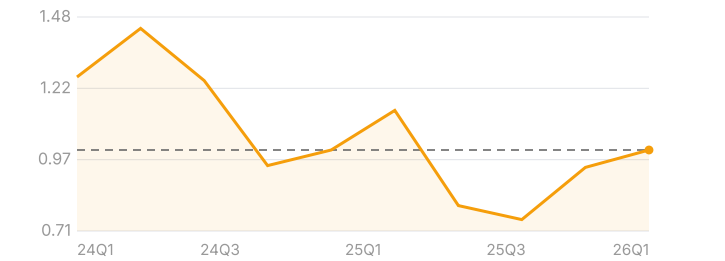
13F Filers Holding PSA — quarterly



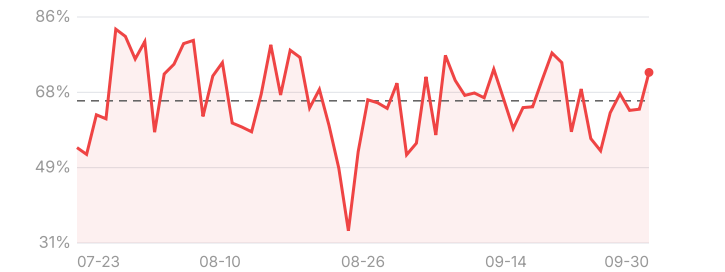
2.9 · Top ETF & Fund Ownership

FUND	WEIGHT	POSITION
VGSNX	2.7%	\$1.8B
VNQ	2.7%	\$1.8B
VGSLX	2.7%	\$1.8B
VITSX	0.1%	\$1.5B
VTSA	0.1%	\$1.5B
VTI	0.1%	\$1.5B

Institutional Put/Call — quarterly



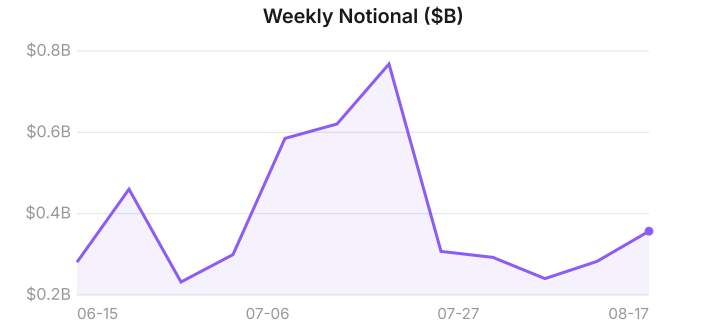
12 SHORT VOLUME — DAILY, 60 SESSIONS EDGE · live FINRA feed



Daily short-sale volume as % of volume reported in FINRA's short-sale file — a flow measure, not short interest; dashed = 50-day average.

LATEST SESSION 72.7% 2026-10-15	20-DAY AVG 65.9% 50-day 65.7%	TREND Rising 20d vs 50d	BY MARKET CENTER Q: 72% · N: 87% · B: 24% latest session
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13 DARK POOL ACTIVITY EDGE · live ATS data



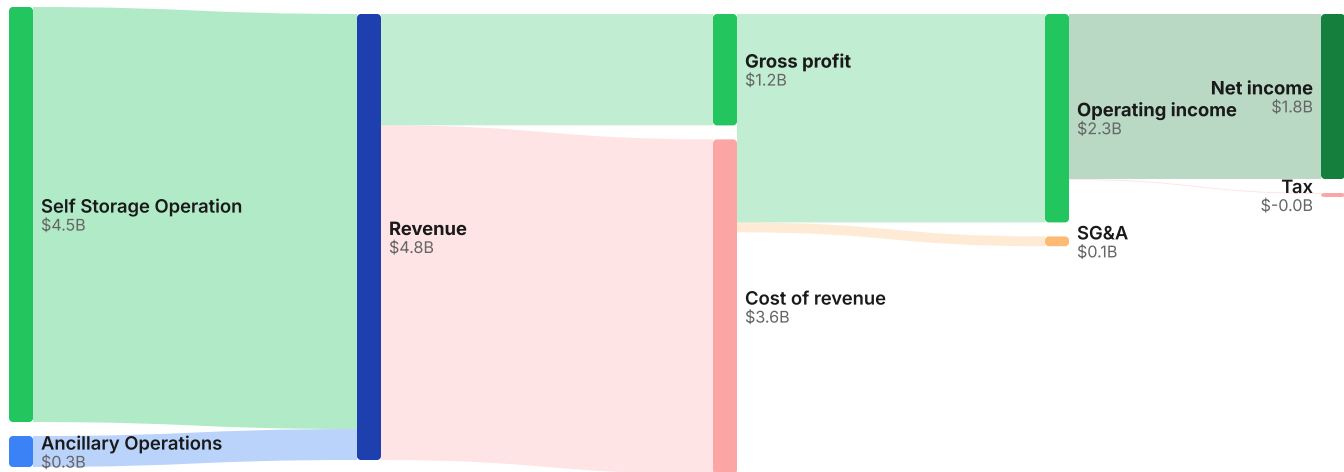
Where PSA Trades in the Dark

ATS VENUE (4-WK)	SHARES	AVG TRADE
Incr Intelligent Cross Llc	1.3M	25 sh
Ubsa Ubs Ats	1.1M	24 sh
Sgmt Sigma X2	0.7M	25 sh
Ebxl Level Ats	0.6M	14 sh
Mspl Ms Pool (Ats-4)	0.5M	74 sh
Mlix Instinct X	0.5M	34 sh

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14 REVENUE FLOW — FY2025

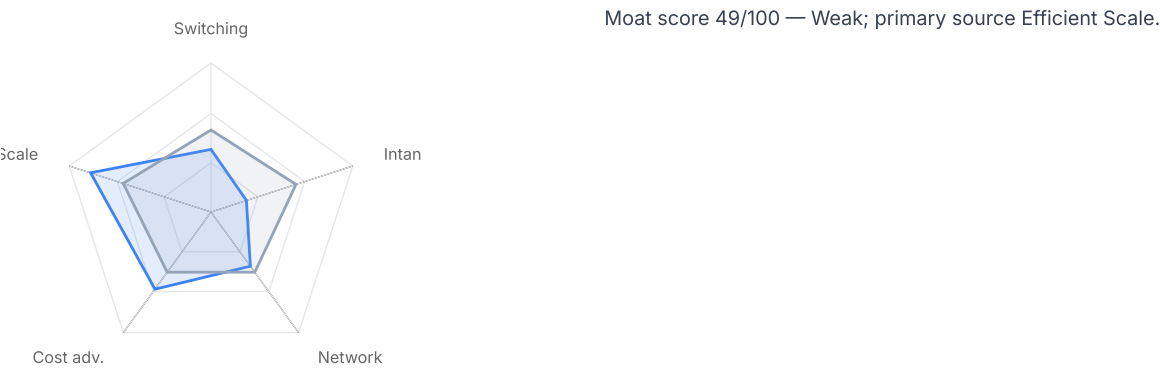
live segmentation + income data



Where a dollar of Public Storage revenue goes. All values FY2025 filings, live.

15 MOAT & COMPETITIVE POSITION

LIVE MODEL · 49/100 WEAK



PSA (live moat model) Peer median: EXR · PLD · EGP · CUBE · REXR

Component scores from the live moat model. Peer median illustrative.

3.8 · Employees (SEC filings)



16 CORPORATE INFORMATION — KEY OFFICERS

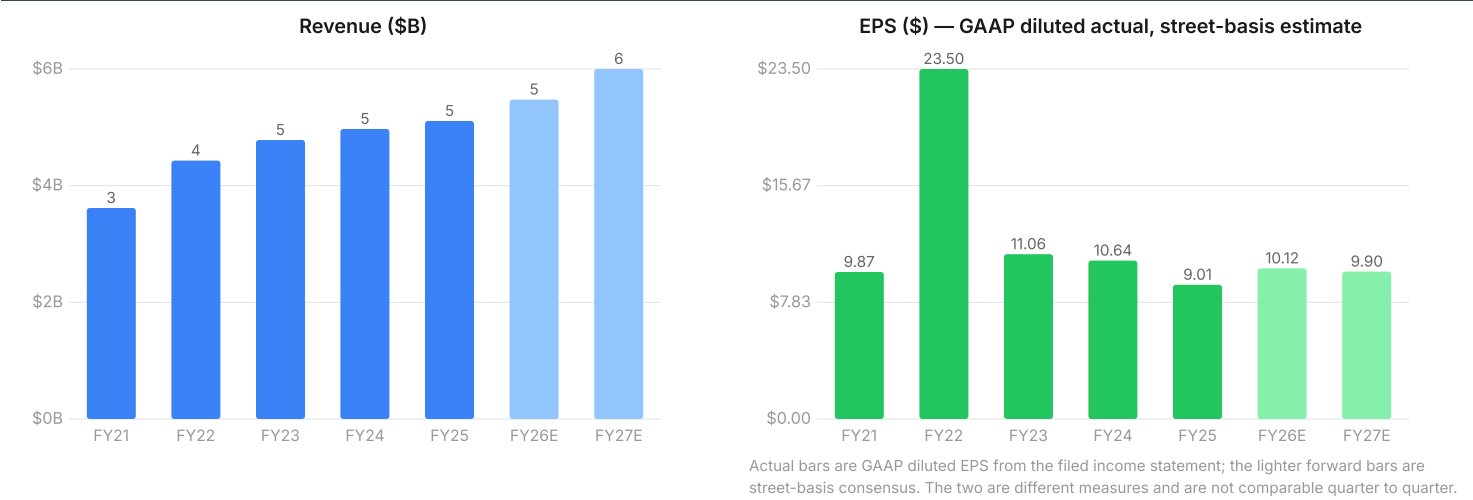
5,770 employees

OFFICER	TITLE
Joseph D. Russell Jr.	Consultant
H. Thomas Boyle	CEO & Trustee
Natalia N. Johnson	President and Chief Digital & Transformation Officer
Nathaniel A. Vitan	Senior Advisor

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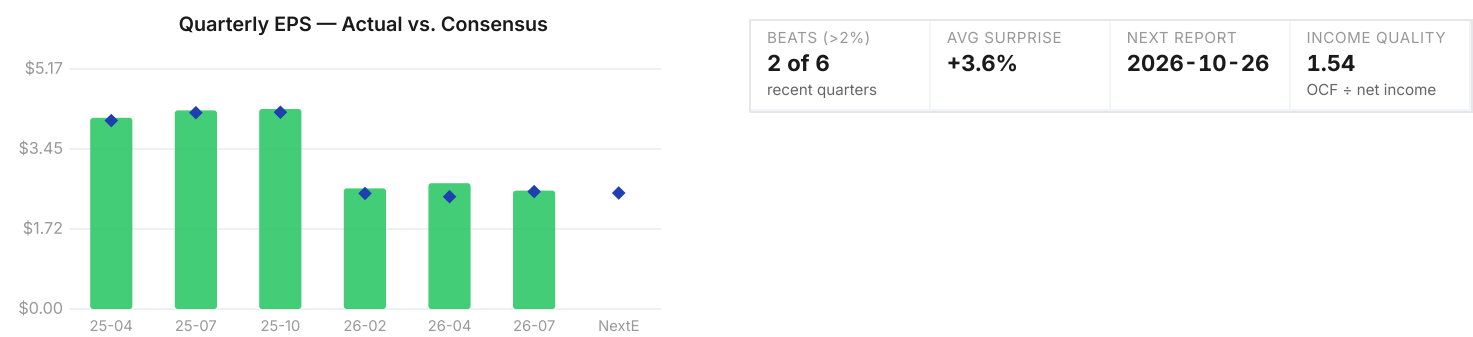
17 REVENUE & EPS — HISTORY AND ESTIMATES

live consensus



18 ESTIMATE VS. ACTUAL & SURPRISES

live data



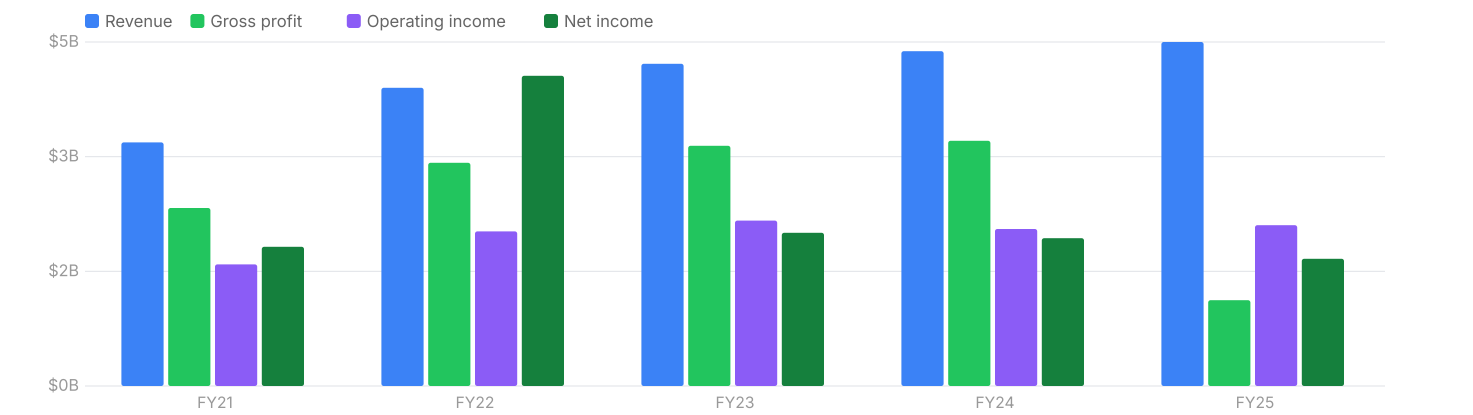
19 REPORTED VS. CONSENSUS — FULL HISTORY

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			
PERIOD	EPS EST.	EPS ACTUAL	EPS SURPRISE	REV EST. (\$M)	REV ACTUAL (\$M)	REV SURPRISE
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.						

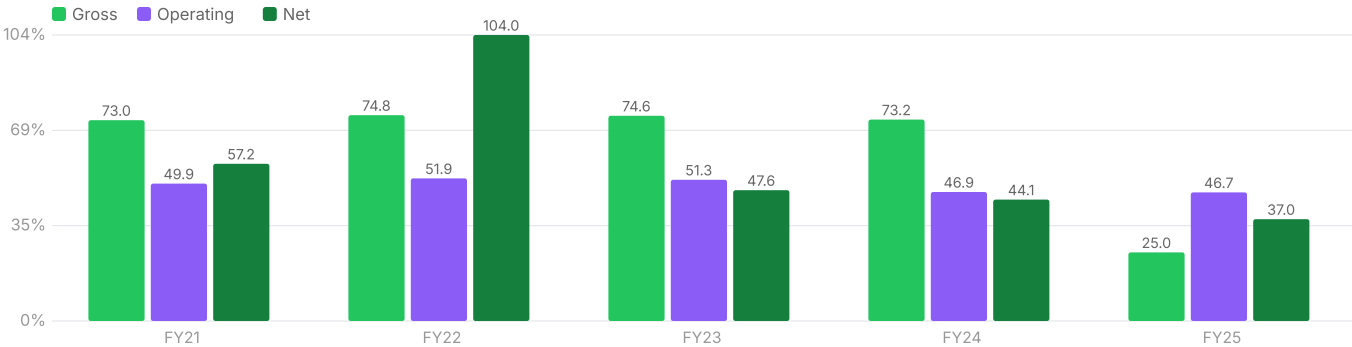
INCOME TRENDS — 5 YEAR

live financials

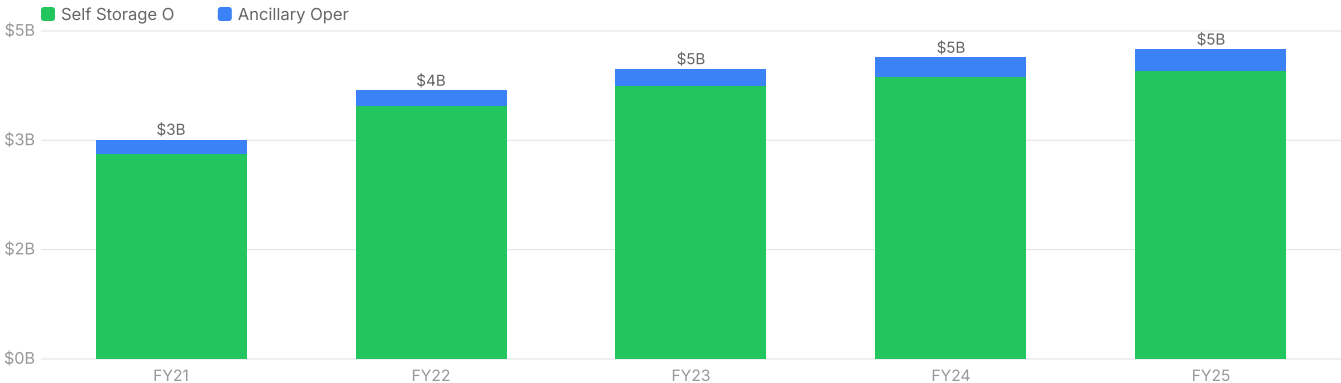


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Profit Margins (%)



Revenue by Segment — Stacked



Live segmentation data.

YoY Growth Heatmap — Income Lines

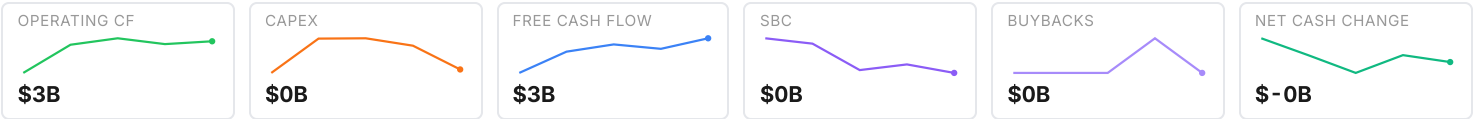
YOY GROWTH	FY21	FY22	FY23	FY24	FY25
Revenue	+17.2%	+22.4%	+8.0%	+3.9%	+2.7%
Gross profit	+21.9%	+25.4%	+7.7%	+2.0%	-65.0%
Operating income	+20.9%	+27.2%	+6.9%	-5.1%	+2.4%
Net income	+43.9%	+122.7%	-50.6%	-3.6%	-13.9%

20 INCOME STATEMENT — FULL						live financials
\$B · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	3.4	4.2	4.5	4.7	4.8	
Cost of revenue	0.9	1.1	1.1	1.3	3.6	
Gross profit	2.5	3.1	3.4	3.4	1.2	
R&D expense	0.0	0.0	0.0	0.0	0.0	
SG&A expense	0.1	0.1	0.1	0.1	0.1	
Operating income	1.7	2.2	2.3	2.2	2.3	
EBITDA	2.8	5.4	3.3	3.5	3.2	
D&A	0.7	0.9	1.0	1.1	1.2	
Pretax income	2.0	4.4	2.2	2.1	1.8	
Income tax	0.0	0.0	0.0	0.0	-0.0	
Net income	2.0	4.3	2.1	2.1	1.8	
Diluted EPS (\$)	9.87	23.50	11.06	10.64	9.01	
Diluted shares (M)	176	176	176	176	176	

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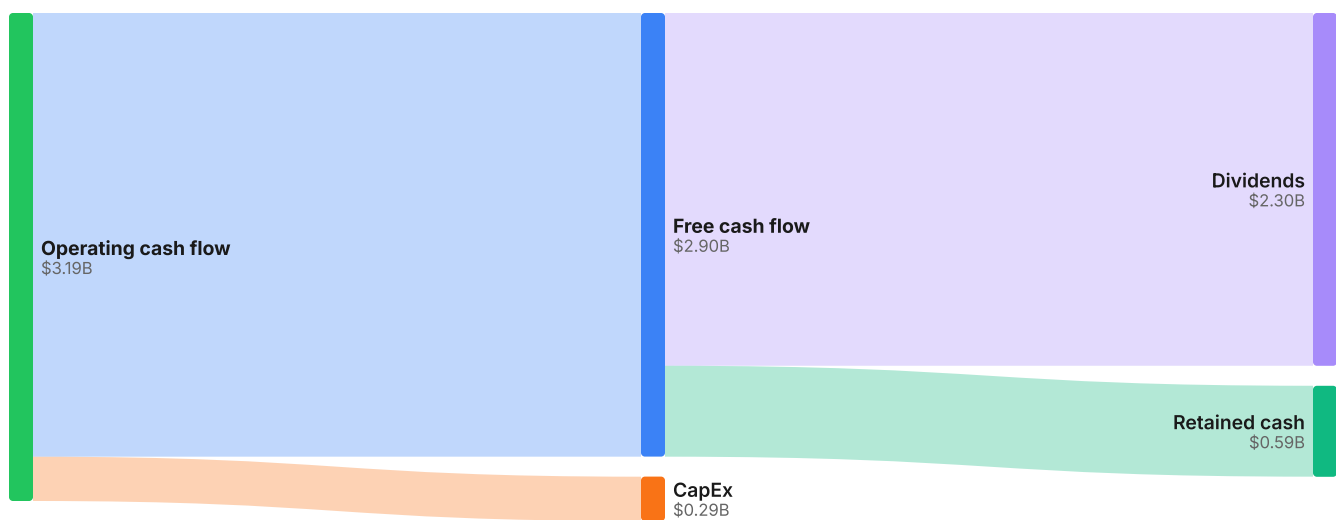
CASH FLOW TRENDS

live data



WHERE THE CASH WENT — FY2025

cash Sankey, live data



Balance Sheet — Full

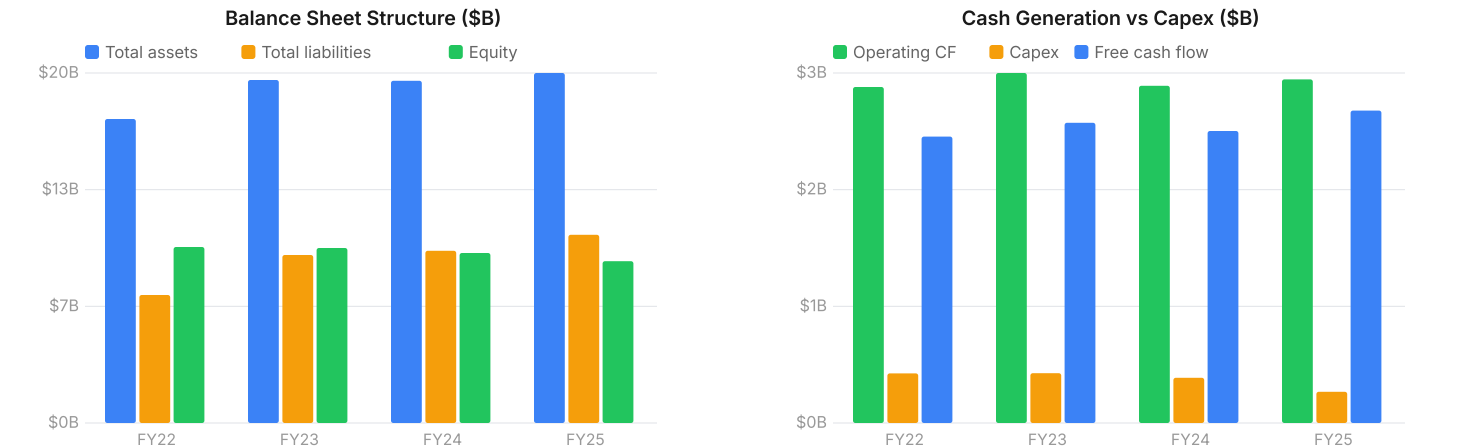
\$B	FY22	FY23	FY24	FY25	
Cash & equivalents	0.8	0.4	0.4	0.3	
ST investments	0.0	0.0	0.0	0.0	
Receivables (net)	0.0	0.0	0.0	0.1	
Total current assets	0.8	0.4	0.4	0.5	
PP&E (net)	0.4	0.3	0.3	0.2	
Goodwill + intangibles	0.2	0.4	0.3	0.3	
Total assets	17.6	19.8	19.8	20.2	
Accounts payable	0.0	0.0	0.0	0.0	
Short-term debt	0.0	0.0	0.0	0.0	
Deferred revenue	0.0	0.0	0.0	0.0	
Total current liabilities	0.5	0.6	0.6	0.6	
Long-term debt	6.9	9.1	9.4	10.3	
Total liabilities	7.4	9.7	9.9	10.9	
Shareholders' equity	10.2	10.1	9.8	9.3	

Cash Flow Statement — Full

\$B	FY22	FY23	FY24	FY25	
Net income	4.4	2.2	2.1	1.8	
D&A	0.9	1.0	1.1	1.2	
Stock-based compensation	0.1	0.0	0.0	0.0	
Working capital change	(0.0)	0.0	(0.0)	0.0	
Operating cash flow	3.1	3.2	3.1	3.2	
Capital expenditures	(0.5)	(0.5)	(0.4)	(0.3)	
Investing cash flow	1.1	(3.5)	(1.0)	(1.7)	
Buybacks	0.0	0.0	(0.2)	0.0	
Dividends paid	(3.9)	(2.3)	(2.3)	(2.3)	
Debt issuance / (repay)	(0.5)	2.2	0.3	0.7	
Financing cash flow	(4.2)	(0.1)	(2.1)	(1.6)	
Free cash flow	2.7	2.8	2.7	2.9	

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21 EXPANDED RATIO ANALYSIS (I)

live ratio engine · profitability · valuation

RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
PROFITABILITY							
ROE	21.8%	44.8%	21.4%	21.0%	18.8%	22%	
ROA	13.4%	24.9%	11.5%	10.5%	8.9%	10.2%	
ROIC	10.5%	13.2%	12.4%	11.8%	13.3%	11.7%	
Gross margin	73.0%	74.8%	74.6%	73.2%	25.0%	60.4%	
Operating margin	49.9%	51.9%	51.3%	46.9%	46.7%	48.3%	
Net margin	57.2%	104.0%	47.6%	44.1%	37.0%	41.8%	
EBITDA margin	81.3%	129.2%	74.0%	74.7%	67.3%	69.1%	
FCF margin	66.6%	63.5%	61.7%	57.7%	64.0%	—	
VALUATION							
P/E	27.98	10.03	23.01	24.40	25.58	28.4	
P/B	5.86	4.33	4.94	5.20	4.93	5.7	
P/S	16.00	10.43	10.94	10.77	9.46	11.40	
P/FCF	24.05	16.42	17.75	18.67	14.79	17.5	
EV/EBITDA	22.22	9.23	17.36	16.96	17.12	19.4	
EV/Revenue	17.98	11.89	12.88	12.66	11.52	13.4	
Earnings yield	3.6%	10.0%	4.3%	4.1%	3.9%	3.90%	
FCF yield	4.2%	6.1%	5.6%	5.4%	6.8%	5.71%	

EXPANDED RATIO ANALYSIS (II)

leverage · solvency

RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
LEVERAGE & SOLVENCY							
Current ratio	1.52	1.51	0.62	0.76	0.75	0.67	
Quick ratio	1.52	1.51	0.62	0.76	0.75	0.67	
Debt / equity	0.80	0.68	0.91	0.96	1.11	1.11	
Debt / assets	43.0%	39.1%	46.0%	47.3%	50.7%	50.6%	
Net debt / EBITDA	2.44	1.13	2.61	2.54	3.06	2.93	
Interest coverage	22.59	33.03	11.84	8.27	6.88	—	

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EXPANDED RATIO ANALYSIS (III)							efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
EFFICIENCY							
Asset turnover	0.23	0.24	0.24	0.24	0.24	0.24	
Receivables turnover	—	—	—	—	67.89	28.2	
DSO (days)	0	0	0	0	5	13	
DPO (days)	0	0	0	0	0	—	
Cash conversion cycle	0	0	0	0	5	13	
GROWTH (YoY)							
Revenue growth	16.8%	22.4%	8.0%	3.9%	2.7%	—	
Net income growth	43.9%	122.7%	-50.6%	-3.6%	-13.9%	—	
EPS growth	42.8%	122.6%	-50.5%	-3.7%	-13.8%	—	
FCF growth	21.4%	16.9%	4.8%	-2.8%	14.0%	—	
PER SHARE (\$)							
EPS (diluted, TTM)	11.09	24.69	12.23	11.78	10.15	11.64	
Book value / share	53.02	57.19	57.00	55.21	52.59	52.89	
Revenue / share	19.40	23.74	25.72	26.69	27.43	27.86	
FCF / share	12.91	15.09	15.86	15.39	17.55	18.14	
Cash / share	4.17	4.40	2.11	2.54	1.81	1.48	
SHAREHOLDER RETURN & SCORES							
Buyback yield	0.0%	0.0%	0.0%	0.4%	0.0%	0.00%	
Altman Z-Score	4.68	4.64	3.65	3.63	3.01	3.6	
Piotroski F-Score	6	6	5	5	5	6/9	
Beneish M-Score	-2.33	-2.02	-2.63	-2.78	-1.64	-3.23	

22 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	6 / 9	Middling		
Altman Z-Score	3.6	Safe (>2.99)	Safe	
Income quality	1.54	Cash-backed	OCF ÷ net income	
Beneish M-Score	-3.23	Non-manipulator	vs -2.22 threshold	

23 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		1.00	Revenue stability	0.87
Interest burden		0.92	Earnings stability	0.00
Operating margin		45.3%	Earnings persistence	0.95
Asset turnover		0.24×	Revenue CAGR 3y	3.7%
Financial leverage		2.19×	EPS CAGR 3y	-21.9%
= ROE		22%	FCF CAGR 3y	4.4%

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SHAREHOLDER RETURN PROFILE live

BUYBACK YIELD 0.00%	DIVIDEND YIELD 4.02%	TOTAL SHAREHOLDER RETURN 5.09% cash yield	SBC / REVENUE 0.9% dilution pressure
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24 MULTIPLE HISTORY — FY SNAPSHOTS + TTM live ratio engine



25 PEER COMPARISON live peer engine

COMPANY	MKT CAP	P/E	ROE	NET MARGIN	REV GROWTH	PIOTROSKI	1-YR RET
EXR	\$29.5B	30.8	7%	30.1%	+1.5%	4/9	-7.0%
PLD	\$119.5B	27.7	8%	43.8%	+7.3%	6/9	+4.6%
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	—
FR	\$7.8B	21.4	13%	39.5%	+8.4%	7/9	—
LINE	\$7.6B	-46.0	-2%	-2.1%	+1.0%	5/9	—
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 —.

26 ANALYST CONSENSUS & ESTIMATES live consensus

Hold

36 Analysts



MEAN TARGET (QTR) \$326.67 9 targets	TARGET VS. PRICE +9.5% last-quarter mean	NEXT REPORT 2026-10-26 street \$2.50
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CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$5.17B	\$5.21B / \$5.15B	\$10.12	\$10.18 / \$10.07	6
FY2027	\$5.67B	\$5.85B / \$5.53B	\$9.90	\$10.01 / \$9.77	7
FY2028	\$5.85B	\$6.81B / \$5.26B	\$10.30	\$11.61 / \$8.76	6

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27 STREET TARGETS & THIRD-PARTY RATING

live targets + composite

Street Price Target — Trajectory

WINDOW	AVG TARGET	VS. PRICE	# TARGETS
Last Month	\$301.00	+0.9%	2
Last Quarter	\$326.67	+9.5%	9
Last Year	\$318.62	+6.8%	34
All Time	\$321.70	+7.8%	56

Rolling mean of published targets vs. last close \$298.31. Aggregated from StreetInsider.

Third-Party Composite Rating

A-

DCF4/5

ROE5/5

ROA5/5

DEBT/EQ3/5

P/E2/5

P/B1/5

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

28 PRICE PERFORMANCE — INDEXED, 12 MO

live prices · benchmark + sector + peer set

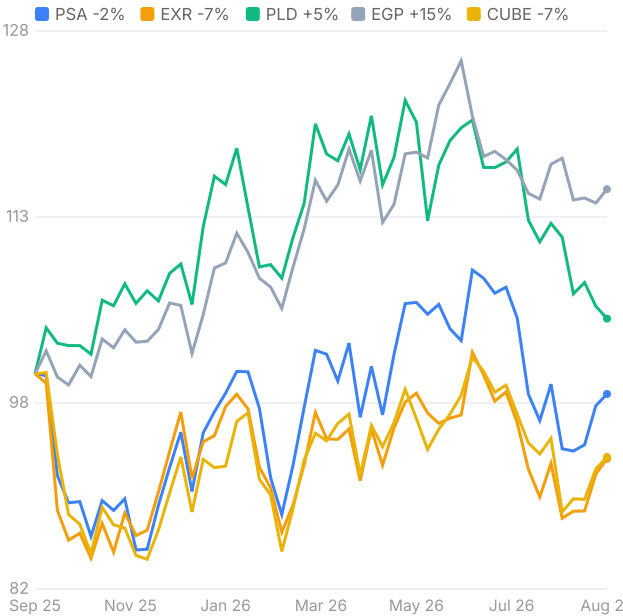
PSA -1.7% vs S&P 500 +15.9% — spread -17.5pp



Sector — XLRE +0.9%



Peer Set — indexed to 100



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	\$287.56	+10.75	+3.74%	Above
SMA 50	\$301.58	-3.27	-1.08%	Below
SMA 200	\$300.55	-2.24	-0.75%	Below
EMA 9	\$290.77	+7.54	+2.59%	Above
EMA 21	\$290.80	+7.51	+2.58%	Above
EMA 50	\$297.83	+0.48	+0.16%	Above
EMA 200	\$300.28	-1.97	-0.66%	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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29 TECHNICAL POWER SCORE

EDGE · site engine · 66/100 composite

TECHNICAL VERDICT

BULLISH

Power Score +32

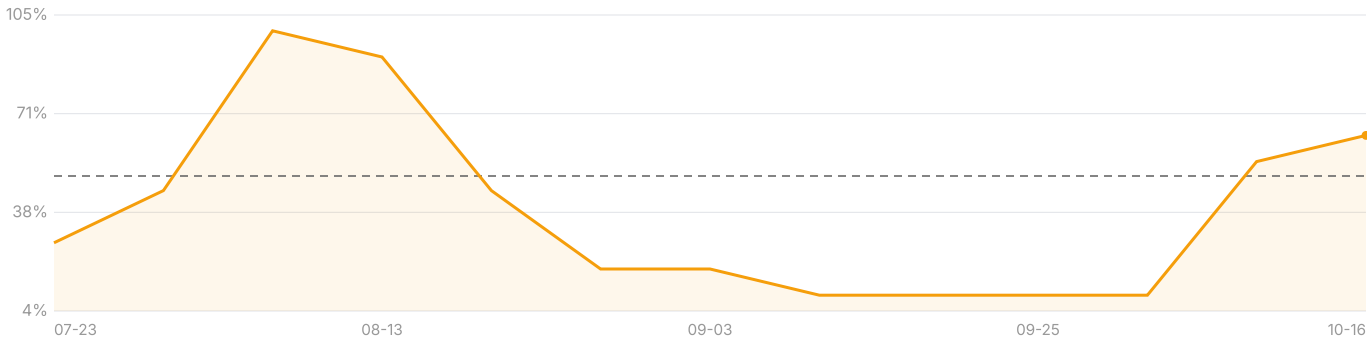
17 of 22 indicator votes bullish

Family Scores (site weights)

Trend 30%		56
Momentum 25%		91
Volume 20%		62
Volatility 10%		67
Patterns 15%		50

BULLISH — BUT WHICH WAY IS IT TRENDING?

vote share recomputed weekly, 13 weeks



THIS WEEK

64% bullish
of 11 price-based votes

4 WEEKS AGO

9%
+55 pts since

12 WEEKS AGO

27%
+37 pts since

READ

Improving
week-over-week trajectory

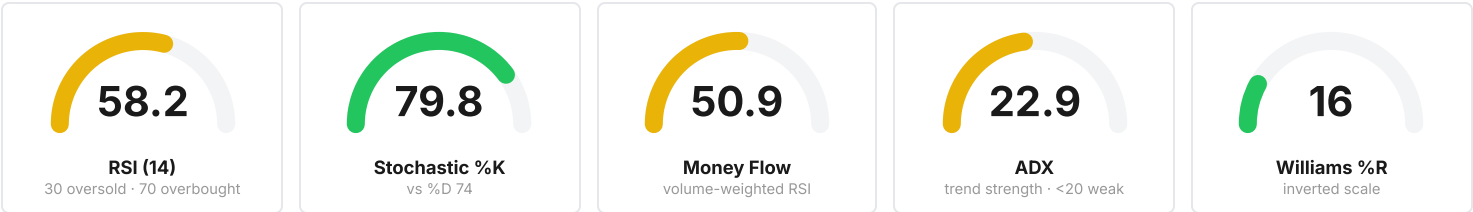
INDICATOR VOTE GRID

17 bull / 5 bear

● Price vs SMA 20	\$287.56	● Price vs SMA 50	\$301.58	● Price vs SMA 200	\$300.55
● EMA 9/21 Cross	290.8/290.8	● SMA 50/200	Golden	● ADX Direction	ADX 23
● Supertrend	\$299	● Parabolic SAR	\$285	● SMA Slope	0.100
● RSI	58.2	● Stochastic K/D	80/74	● StochRSI K/D	97/94
● Williams %R	-16	● CCI	204	● TSI vs Signal	-9.9
● CMO	16.4	● ROC	5.11%	● OBV Signal	Accum
● Chaikin MF	-0.170	● MFI	51	● Force Index	1M
● Elder Ray Bull	10.99				

INDICATOR GAUGES

site technicals-tab style



30 KEY LEVELS & VOLATILITY

live indicator table

LEVEL	VALUE	LEVEL	VALUE
Pivot / R1 / R2	\$295.24 / \$297.62 / \$299.91	S1 / S2	\$292.95 / \$290.57
Bollinger (20,2)	\$278.44 - \$296.68	Squeeze	Off
52-wk range	\$256.54 - \$335.55	Off 52-wk high	-11.1%
ATR (14)	\$5.84 (2.0%)	Historical vol	18.5%

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31 SEASONALITY — 20-YEAR AVERAGES

live model · win rates shown

+2.1% Jan 70%	-0.0% Feb 50%	+2.3% Mar 71%	+0.4% Apr 50%	-0.4% May 55%	-0.3% Jun 45%	+1.3% Jul 65%	+2.2% Aug 60%	+0.0% Sep 45%	+1.0% Oct 60%	+0.3% Nov 60%	+4.0% Dec 60%
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Sample: 20 years — treat short histories as suggestive, not statistical.

32 RISK INDICATORS

computed from live price history

COMPUTED FROM LIVE WEEKLY PRICES	PSA	S&P 500
Weekly volatility (σ , 1y)	3.52%	1.83%
Best / worst week (1y)	+5.7% / -8.3%	—
Max drawdown (5y, monthly)	-34.5%	—
1-week VaR (95%)	-6.0%	—
Beta (5y)	0.94	1.00

33 EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine

PSA EQUITY WEATHER (LIVE)

RAINY · -29

Trend

Momentum

Volume

Volatility

Breadth

-40

+40

-62

-60

-50

MARKET REGIME (2026-10-16)

NEUTRAL

VIX

DOW THEORY

SPY / QQQ TSI

SECTOR STRENGTH

19.99

Confirmed Bearish

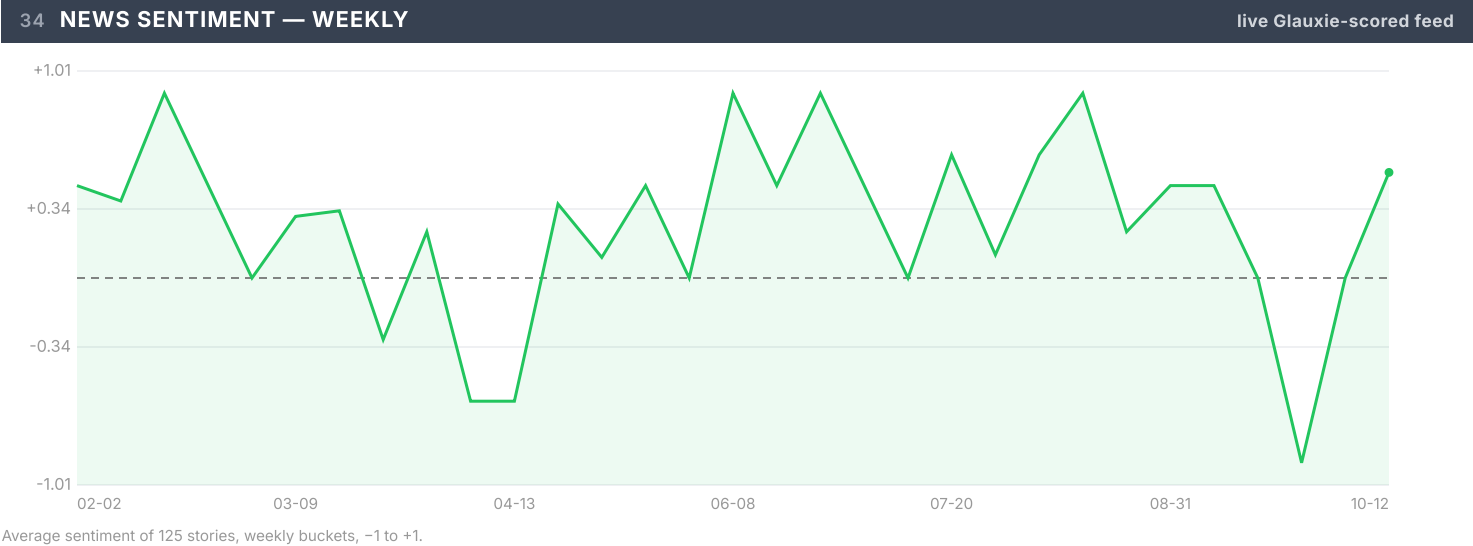
7.2 / 4.7

46/100

Normal

trend strength

breadth average



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35 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Rainy

OVERALL -28.5 +3.1 vs industry	TREND -40.0 +1.5 vs industry	MOMENTUM +39.8 +46.0 vs industry	VOLUME -62.5 -13.5 vs industry
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READING	PSA	REIT - INDUSTRIAL N=107	REAL ESTATE N=2,764	ALL US SYMBOLS N=70,435
Overall	-28.5	-31.6	-28.0	-20.5
Trend	-40.0	-41.5	-37.3	-21.3
Momentum	+39.8	-6.2	-17.0	-15.8
Volume	-62.5	-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.

36 ESG ASSESSMENT

live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	50
Social	54
Governance	54
Composite ESG	52



37 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.

38 DISCLOSURES

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39 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 · 2020-11-04 to 2026-07-29	
Analyst estimates	dim/forward_estimates	3 rows · 2026-12-31 to 2028-12-31	
Institutional ownership (13F)	holdings_db.institutional_ownership_summary	113 rows · 1998 to 2026	
Insider transactions (Form 4)	edgar/form4	12 rows · 2026-07-28 to 2026-10-06	
Proposed sales (Form 144)	edgar/form144	not present for this symbol	
Beneficial ownership (13D/G)	edgar/13dg	not present for this symbol	
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.