

EXTRA SPACE STORAGE INC.
Supplemental Financial Information
Three Months Ended March 31, 2009



Forward Looking Statement

Certain information set forth in this supplemental package contains “forward-looking statements” within the meaning of the federal securities laws. Forward-looking statements include statements concerning our plans, objectives, goals, strategies, future events, future revenues or performance, capital expenditures, financing needs, plans or intentions relating to acquisitions and other information that is not historical information. In some cases, forward-looking statements can be identified by terminology such as “believes,” “estimates,” “expects,” “may,” “will,” “should,” “anticipates,” or “intends” or the negative of such terms or other comparable terminology, or by discussions of strategy. We may also make additional forward-looking statements from time to time. All such subsequent forward-looking statements, whether written or oral, by us or on our behalf, are also expressly qualified by these cautionary statements.

All forward-looking statements, including without limitation, management’s examination of historical operating trends and estimates of future earnings, are based upon our current expectations and various assumptions. Our expectations, beliefs and projections are expressed in good faith and we believe there is a reasonable basis for them, but there can be no assurance that management’s expectations, beliefs and projections will result or be achieved. All forward-looking statements apply only as of the date made. We undertake no obligation to publicly update or revise forward-looking statements which may be made to reflect events or circumstances after the date made or to reflect the occurrence of unanticipated events.

There are a number of risks and uncertainties that could cause our actual results to differ materially from the forward-looking statements contained in or contemplated by this supplemental package. Any forward-looking statements should be considered in light of the risks referenced in the “Risk Factors” section included in our most recent Annual Report on Form 10-K and in our Quarterly Reports on Form 10-Q. Such factors include, but are not limited to:

- changes in general economic conditions and in the markets in which we operate;
- the effect of competition from new self-storage facilities or other storage alternatives, which would cause rents and occupancy rates to decline;
- potential liability for uninsured losses and environmental contamination;
- difficulties in our ability to evaluate, finance and integrate acquired and developed properties into our existing operations and to lease up those properties, which could adversely affect our profitability;
- the impact of the regulatory environment as well as national, state, and local laws and regulations including, without limitation, those governing REITs, which could increase our expenses and reduce our cash available for distribution;
- recent disruptions in credit and financial markets and resulting difficulties in raising capital at reasonable rates, which could impede our ability to grow;
- delays in the development and construction process, which could adversely affect our profitability;
- economic uncertainty due to the impact of war or terrorism, which could adversely affect our business plan;
- the successful realignment of our executive management team; and
- our ability to attract and retain qualified personnel and management members.

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Property Portfolio Reporting Information for the Three Months Ended March 31, 2009 (unaudited)

(Dollars in thousands except for net rent per occupied square foot. Net rentable square feet in thousands.)

Store Segment	# of Properties	Net Rentable Sq. Ft.	Net Rent /	Average Occupancy		Revenue			Expenses			NOI		
			Occupied Sq. Ft. ⁽¹⁾	for the Three Months		for the Three Months Ended			for the Three Months Ended			for the Three Months Ended		
				Ended Mar. 31,	Ended Mar. 31,	Mar. 31, ⁽²⁾⁽³⁾	Mar. 31, ⁽³⁾⁽⁴⁾			Mar. 31, ⁽³⁾				
			2009	2008	2009	2008	% Change	2009	2008	% Change	2009	2008	% Change	
Wholly-owned stabilized properties⁽⁵⁾														
Same-store properties	252	18,071	\$ 14.26	81.3%	83.3%	\$ 55,360	\$ 55,795	(0.78%)	\$ 19,952	\$ 19,808	0.73%	\$ 35,408	\$ 35,987	(1.61%)
2008-2009 acquisitions	11	728	13.40	82.7%	87.2%	2,118	2,218	(4.51%)	782	726	7.71%	1,336	1,492	(10.46%)
Total wholly-owned stabilized	263	18,799	\$ 14.23	81.4%	83.5%	\$ 57,478	\$ 58,013	(0.92%)	\$ 20,734	\$ 20,534	0.97%	\$ 36,744	\$ 37,479	(1.96%)
Wholly-owned lease-up properties														
Legacy lease-up	2	150	\$ 16.89	60.2%	89.0%	\$ 372	\$ 575	(35.30%)	\$ 201	\$ 137	46.72%	\$ 171	\$ 438	(60.96%)
2007 acquisition	1	72	23.00	56.4%	51.4%	250	215	16.28%	139	151	(7.95%)	111	64	73.44%
2006-2008 developments	14	1,029	10.36	31.8%	30.7%	928	305	204.26%	1,009	384	162.76%	(81)	(79)	(2.53%)
Total wholly-owned lease-up	17	1,251	\$ 12.71	36.4%	47.3%	\$ 1,550	\$ 1,095	41.55%	\$ 1,349	\$ 672	100.74%	\$ 201	\$ 423	(52.48%)
JV stabilized properties⁽⁵⁾														
Legacy JVs	17	1,064	\$ 18.07	82.9%	87.1%	\$ 4,126	\$ 4,196	(1.67%)	\$ 1,418	\$ 1,405	0.93%	\$ 2,708	\$ 2,791	(2.97%)
2005 Prudential JVs	250	18,696	13.89	81.3%	83.8%	55,765	56,624	(1.52%)	20,250	19,822	2.16%	35,515	36,802	(3.50%)
Other JVs	71	5,336	13.53	81.6%	83.9%	15,664	15,593	0.46%	5,244	5,216	0.54%	10,420	10,377	0.41%
Total JV stabilized	338	25,096	\$ 13.99	81.5%	84.0%	\$ 75,555	\$ 76,413	(1.12%)	\$ 26,912	\$ 26,443	1.77%	\$ 48,643	\$ 49,970	(2.66%)
JV lease-up properties														
Other JVs	5	432	\$ 10.97	61.4%	56.5%	\$ 771	\$ 603	27.86%	\$ 444	\$ 443	0.23%	\$ 327	\$ 160	104.38%
Consolidated JVs	5	370	10.19	41.2%	32.1%	423	270	56.67%	357	235	51.91%	66	35	(88.57%)
Total JV lease-up	10	802	\$ 10.68	52.1%	46.3%	\$ 1,194	\$ 873	36.77%	\$ 801	\$ 678	18.14%	\$ 393	\$ 195	101.54%
Managed properties														
Stabilized ⁽⁵⁾	50	3,551	\$ 12.61	77.3%	80.6%	\$ 9,185	\$ 9,260	(0.81%)	\$ 3,219	\$ 3,128	2.91%	\$ 5,966	\$ 6,132	(2.71%)
Lease-up	20	1,638	10.33	30.0%	33.3%	1,322	668	97.90%	1,303	751	73.50%	19	(83)	122.89%
Total managed	70	5,189	\$ 12.28	62.8%	72.8%	\$ 10,507	\$ 9,928	5.83%	\$ 4,522	\$ 3,879	16.58%	\$ 5,985	\$ 6,049	(1.06%)
TOTAL ALL PROPERTIES	698	51,137	\$ 13.89	78.0%	81.8%	\$ 146,284	\$ 146,322	(0.03%)	\$ 54,318	\$ 52,206	4.05%	\$ 91,966	\$ 94,116	(2.28%)
TOTAL ALL STABILIZED PROPERTIES	651	47,446	\$ 13.99	81.1%	83.5%	\$ 142,218	\$ 143,686	(1.02%)	\$ 50,865	\$ 50,105	1.52%	\$ 91,353	\$ 93,581	(2.38%)

(1) Net rent is annualized total rental revenue less discounts, bad debt and refunds.

(2) Revenues do not include tenant reinsurance income.

(3) Revenues and expenses include pro forma amounts to show the results of properties acquired during 2008 and 2009 as if they had been acquired at the beginning of the period indicated.

(4) Expenses do not include management fees.

(5) A property is considered stabilized when it is either over three years old or has maintained 80% occupancy for one year.

252 Same-Store Results Including Tenant Reinsurance Income for the Three Months Ended March 31, 2009 (unaudited)
(Dollars in thousands)

	Three Months Ended Mar. 31,		Variance	% Variance
	2009	2008		
Property revenues				
Net rental income	\$ 52,367	\$ 52,854	\$ (487)	(0.92%)
Other operating income	4,266	3,829	437	11.41%
Total operating revenues	\$ 56,633	\$ 56,683	\$ (50)	(0.09%)
Operating expenses				
Payroll and benefits	\$ 4,781	\$ 4,827	\$ (46)	(0.95%)
Advertising	1,165	1,105	60	5.43%
Office expense ⁽¹⁾	2,307	2,169	138	6.36%
Property operating expense ⁽²⁾	3,141	3,062	79	2.58%
Repairs and maintenance	1,896	1,963	(67)	(3.41%)
Property taxes	6,049	5,845	204	3.49%
Insurance	613	837	(224)	(26.76%)
Total operating expenses	\$ 19,952	\$ 19,808	\$ 144	0.73%
Net operating income	\$ 36,681	\$ 36,875	\$ (194)	(0.53%)

252 Same-Store Results Excluding Tenant Reinsurance Income for the Three Months Ended March 31, 2009 (unaudited)
(Dollars in thousands)

	Three Months Ended Mar. 31,		Variance	% Variance
	2009	2008		
Property revenues				
Net rental income	\$ 52,367	\$ 52,854	\$ (487)	(0.92%)
Other operating income	2,993	2,941	52	1.77%
Total operating revenues	\$ 55,360	\$ 55,795	\$ (435)	(0.78%)
Operating expenses				
Payroll and benefits	\$ 4,781	\$ 4,827	\$ (46)	(0.95%)
Advertising	1,165	1,105	60	5.43%
Office expense ⁽¹⁾	2,307	2,169	138	6.36%
Property operating expense ⁽²⁾	3,141	3,062	79	2.58%
Repairs and maintenance	1,896	1,963	(67)	(3.41%)
Property taxes	6,049	5,845	204	3.49%
Insurance	613	837	(224)	(26.76%)
Total operating expenses	\$ 19,952	\$ 19,808	\$ 144	0.73%
Net operating income	\$ 35,408	\$ 35,987	\$ (579)	(1.61%)

(1) Includes general office expenses, telephone, computer, bank fees, and credit card merchant fees.

(2) Includes utilities and miscellaneous other property expenses.

252 Same-Store Rental Activity for the Three Months Ended March 31, 2009 (unaudited)

Rentals

1Q 2009	1Q 2008	Variance	%
25,179	25,952	(773)	(2.98%)

Vacates

1Q 2009	1Q 2008	Variance	%
26,580	25,378	1,202	4.74%

Average SF Occupancy

Units	1Q 2009	1Q 2008
172,438	81.3%	83.3%

616 Stabilized⁽¹⁾ Property Rental Activity for the Three Months Ended March 31, 2009 (unaudited)

Rentals

1Q 2009	1Q 2008	Variance	%
61,700	63,405	(1,705)	(2.69%)

Vacates

1Q 2009	1Q 2008	Variance	%
65,681	62,430	3,251	5.21%

Average SF Occupancy

Units	1Q 2009	1Q 2008
421,301	81.3%	83.6%

(1) Includes all stabilized properties (wholly-owned same-store, wholly-owned stabilized, joint-venture stabilized and managed stabilized) with comparable year-on-year data for the reporting period.

General and Administrative Expense Detail for the Three Months Ended March 31, 2009 (unaudited)

	Three Months Ended March 31,	
	2009	2008
General and administrative expenses	\$ 11,246	\$ 10,179
Management and franchise fee revenues	5,219	5,077
General and administrative expenses net of management and franchise fee revenues	<u>\$ 6,027</u>	<u>\$ 5,102</u>

Region Performance Summary for Wholly-Owned Stabilized⁽¹⁾ Properties for the Three Months Ended March 31, 2009 (unaudited)

(Dollars in thousands except for net rent per occupied square foot. Net rentable square feet in thousands.)

Region	# of Properties	Net Rentable Sq. Ft.	Net Rent / Occupied Sq. Ft. ⁽²⁾	Average Occupancy for the Three Months Ended Mar. 31,		Revenue for the Three Months Ended Mar. 31, ⁽³⁾⁽⁴⁾			Expenses for the Three Months Ended Mar. 31, ⁽⁴⁾⁽⁵⁾			NOI for the Three Months Ended Mar. 31, ⁽⁴⁾		
				2009	2008	2009	2008	% Change	2009	2008	% Change	2009	2008	% Change
California - Northern	21	1,678	\$ 16.58	80.9%	79.8%	\$ 5,938	\$ 5,651	5.08%	\$ 1,935	\$ 1,875	3.20%	\$ 4,003	\$ 3,776	6.01%
California - Southern	25	1,948	16.22	81.1%	85.3%	6,757	6,910	(2.21%)	1,923	1,858	3.50%	4,834	5,052	(4.32%)
Central (IN, KY, PA - Western)	15	993	9.32	84.2%	85.8%	2,081	2,133	(2.44%)	900	910	(1.10%)	1,181	1,223	(3.43%)
Florida - Southern	15	1,024	14.40	81.3%	81.0%	3,179	3,243	(1.97%)	1,206	1,262	(4.44%)	1,973	1,981	(0.40%)
Florida - Other	16	1,161	11.70	78.2%	82.5%	2,806	3,062	(8.36%)	1,040	1,054	(1.33%)	1,766	2,008	(12.05%)
Mid-Atlantic (DC, MD, VA)	15	1,194	18.57	81.3%	82.7%	4,736	4,672	1.37%	1,338	1,304	2.61%	3,398	3,368	0.89%
Midwest (IL, KS, MI, MO)	15	972	11.10	79.8%	83.2%	2,315	2,391	(3.18%)	1,027	1,094	(6.12%)	1,288	1,297	(0.69%)
Northeast (CT, MA, NH, RI)	32	1,953	14.34	80.2%	81.1%	5,918	5,840	1.34%	2,806	2,728	2.86%	3,112	3,112	0.00%
New Jersey	20	1,626	14.77	82.0%	84.1%	5,161	5,321	(3.01%)	1,933	1,732	11.61%	3,228	3,589	(10.06%)
New York	13	827	24.10	79.7%	80.6%	4,183	4,185	(0.05%)	1,517	1,579	(3.93%)	2,666	2,606	2.30%
Northwest (HI, OR, WA)	7	563	16.67	82.2%	85.2%	2,037	2,112	(3.55%)	596	584	2.05%	1,441	1,528	(5.69%)
Philadelphia	6	507	11.97	82.3%	80.6%	1,339	1,348	(0.67%)	552	546	1.10%	787	802	(1.87%)
Southeast (AL, GA, LA, MS, SC, TN)	24	1,716	11.37	81.8%	85.0%	4,222	4,345	(2.83%)	1,491	1,457	2.33%	2,731	2,888	(5.44%)
Southwest (AZ, CO, NM, NV, UT)	19	1,236	9.97	82.4%	86.8%	2,709	2,770	(2.20%)	960	992	(3.23%)	1,749	1,778	(1.63%)
Texas	20	1,401	13.26	83.9%	86.7%	4,097	4,030	1.66%	1,510	1,559	(3.14%)	2,587	2,471	4.69%
Total All Regions	263	18,799	\$ 14.23	81.4%	83.5%	\$ 57,478	\$ 58,013	(0.92%)	\$ 20,734	\$ 20,534	0.97%	\$ 36,744	\$ 37,479	(1.96%)

(1) A property is considered stabilized when it is either over three years old or has maintained 80% occupancy for one year.

(2) Net rent is annualized total rental revenue less discounts, bad debt and refunds.

(3) Revenues do not include tenant reinsurance income.

(4) Revenues and expenses include pro forma amounts to show the results of properties acquired during 2008 and 2009 as if they had been acquired at the beginning of the period indicated.

(5) Expenses do not include management fees.

Region Performance Summary for All Stabilized⁽¹⁾ Properties for the Three Months Ended March 31, 2009 (unaudited)

(Dollars in thousands except for net rent per occupied square foot. Net rentable square feet in thousands.)

Region	# of Properties	Net Rentable Sq. Ft.	Net Rent / Occupied Sq. Ft. ⁽²⁾	Average Occupancy for the Three Months Ended Mar. 31,		Revenue for the Three Months Ended Mar. 31, ⁽³⁾⁽⁴⁾			Expenses for the Three Months Ended Mar. 31, ⁽⁴⁾⁽⁵⁾			NOI for the Three Months Ended Mar. 31, ⁽⁴⁾		
				2009	2008	2009	2008	% Change	2009	2008	% Change	2009	2008	% Change
California - Northern	52	3,796	\$ 16.30	81.6%	83.7%	\$ 13,264	\$ 12,883	2.96%	\$ 4,131	\$ 4,068	1.55%	\$ 9,133	\$ 8,815	3.61%
California - Southern	78	6,032	15.84	82.3%	85.9%	20,722	21,102	(1.80%)	6,338	6,289	0.78%	14,384	14,813	(2.90%)
Central (IN, KY, PA - Western)	39	2,494	8.58	81.0%	84.2%	4,688	4,794	(2.21%)	2,219	2,191	1.28%	2,469	2,603	(5.15%)
Florida - Southern	34	2,606	14.26	80.5%	82.5%	7,964	8,264	(3.63%)	3,044	3,160	(3.67%)	4,920	5,104	(3.61%)
Florida - Other	21	1,571	11.24	77.8%	82.1%	3,630	3,949	(8.08%)	1,371	1,385	(1.01%)	2,259	2,564	(11.90%)
Mid-Atlantic (DC, MD, VA)	57	4,312	17.71	82.2%	83.6%	16,445	16,333	0.69%	4,562	4,402	3.63%	11,883	11,931	(0.40%)
Midwest (IL, KS, MI, MO)	41	2,802	10.69	79.7%	82.6%	6,367	6,439	(1.12%)	2,905	3,083	(5.77%)	3,462	3,356	3.16%
Northeast (CT, MA, NH, RI)	59	3,763	13.46	78.9%	79.8%	10,531	10,482	0.47%	5,198	4,792	8.47%	5,333	5,690	(6.27%)
New Jersey	33	2,678	15.36	80.2%	81.0%	8,644	8,840	(2.22%)	3,217	2,996	7.38%	5,427	5,844	(7.14%)
New York	45	3,556	21.67	82.1%	84.4%	16,767	16,654	0.68%	6,111	6,118	(0.11%)	10,656	10,536	1.14%
Northwest (HI, OR, WA)	10	763	15.79	81.8%	86.5%	2,604	2,733	(4.72%)	773	749	3.20%	1,831	1,984	(7.71%)
Philadelphia	25	1,836	13.26	80.8%	81.4%	5,189	5,290	(1.91%)	1,973	1,951	1.13%	3,216	3,339	(3.68%)
Southeast (AL, GA, LA, MS, SC, TN)	61	4,345	9.81	80.4%	84.8%	9,134	9,492	(3.77%)	3,443	3,292	4.59%	5,691	6,200	(8.21%)
Southwest (AZ, CO, NM, NV, UT)	55	3,744	10.34	82.2%	85.5%	8,476	8,786	(3.53%)	2,645	2,686	(1.53%)	5,831	6,100	(4.41%)
Texas	41	3,148	11.44	82.3%	82.9%	7,793	7,645	1.94%	2,935	2,943	(0.27%)	4,858	4,702	3.32%
Total All Regions	651	47,446	\$ 13.99	81.1%	83.5%	\$ 142,218	\$ 143,686	(1.02%)	\$ 50,865	\$ 50,105	1.52%	\$ 91,353	\$ 93,581	(2.38%)

(1) A property is considered stabilized when it is either over three years old or has maintained 80% occupancy for one year.

(2) Net rent is annualized total rental revenue less discounts, bad debt and refunds.

(3) Revenues do not include tenant reinsurance income.

(4) Revenues and expenses include pro forma amounts to show the results of properties acquired during 2008 and 2009 as if they had been acquired at the beginning of the period indicated.

(5) Expenses do not include management fees.

MSA⁽¹⁾ Performance Summary for Wholly-Owned Stabilized⁽²⁾ Properties for the Three Months Ended March 31, 2009 (unaudited)

(Dollars in thousands except for net rent per occupied square foot. Net rentable square feet in thousands.)

MSA	# of Properties	Net Rentable Sq. Ft.	Net Rent / Occupied Sq. Ft. ⁽³⁾	Average Occupancy for the Three Months Ended Mar. 31,		Revenue for the Three Months Ended Mar. 31, ⁽⁴⁾⁽⁵⁾			Expenses for the Three Months Ended Mar. 31, ⁽⁵⁾⁽⁶⁾			NOI for the Three Months Ended Mar. 31, ⁽⁵⁾		
				2009	2008	2009	2008	% Change	2009	2008	% Change	2009	2008	% Change
Atlanta, GA	12	837	\$ 11.55	81.4%	84.4%	\$ 2,087	\$ 2,136	(2.29%)	\$ 714	\$ 702	1.71%	\$ 1,373	\$ 1,434	(4.25%)
Austin-San Marcos, TX	2	118	15.11	85.4%	91.4%	392	386	1.55%	118	145	(18.62%)	274	241	13.69%
Boston-Worcester-Lawrence, MA-NH-ME-CT	28	1,699	14.56	80.4%	81.3%	5,223	5,111	2.19%	2,482	2,421	2.52%	2,741	2,690	1.90%
Charleston-North Charleston, SC	2	119	13.59	84.3%	91.3%	360	384	(6.25%)	121	116	4.31%	239	268	(10.82%)
Chicago-Gary-Kenosha, IL-IN-WI	6	412	13.07	78.6%	81.5%	1,130	1,160	(2.59%)	502	555	(9.55%)	628	605	3.80%
Colorado Springs, CO	2	114	12.61	82.9%	85.4%	315	311	1.29%	109	99	10.10%	206	212	(2.83%)
Columbus, OH	3	208	8.85	84.4%	83.2%	426	419	1.67%	182	186	(2.15%)	244	233	4.72%
Dallas-Fort Worth, TX	12	890	12.63	84.1%	86.6%	2,487	2,468	0.77%	912	891	2.36%	1,575	1,577	(0.13%)
Denver-Boulder-Greeley, CO	6	362	9.16	81.5%	85.9%	724	746	(2.95%)	282	276	2.17%	442	470	(5.96%)
Fort Myers-Cape Coral, FL	2	153	10.25	78.1%	82.6%	323	356	(9.27%)	104	110	(5.45%)	219	246	(10.98%)
Hartford, CT	2	117	12.19	78.3%	77.2%	306	314	(2.55%)	154	149	3.36%	152	165	(7.88%)
Hawaii	2	151	31.00	76.1%	79.8%	939	993	(5.44%)	276	269	2.60%	663	724	(8.43%)
Indianapolis, IN	4	272	9.44	82.5%	89.0%	556	609	(8.70%)	246	258	(4.65%)	310	351	(11.68%)
Houston-Galveston-Brazoria, TX	3	231	16.69	85.1%	89.3%	859	828	3.74%	283	334	(15.27%)	576	494	16.60%
Las Vegas, NV-AZ	2	132	7.86	86.0%	85.7%	248	236	5.08%	94	90	4.44%	154	146	5.48%
Los Angeles-Riverside-Orange County, CA	24	1,818	16.45	80.9%	85.3%	6,375	6,527	(2.33%)	1,809	1,739	4.03%	4,566	4,788	(4.64%)
Louisville, KY-IN	3	194	9.98	82.9%	84.8%	429	422	1.66%	138	137	0.73%	291	285	2.11%
Memphis, TN-AR-MS	5	421	9.14	81.4%	84.5%	837	861	(2.79%)	303	298	1.68%	534	563	(5.15%)
Miami-Fort Lauderdale, FL	10	741	15.81	82.0%	82.4%	2,537	2,593	(2.16%)	906	956	(5.23%)	1,631	1,637	(0.37%)
New Orleans, LA	2	149	15.35	85.4%	86.4%	512	517	(0.97%)	185	179	3.35%	327	338	(3.25%)
New York-Northern New Jersey-Long Island, NY-NJ	30	2,212	18.60	81.3%	83.2%	8,779	8,925	(1.64%)	3,238	3,109	4.15%	5,541	5,816	(4.73%)
Orlando, FL	5	429	11.27	80.0%	82.5%	1,028	1,107	(7.14%)	356	350	1.71%	672	757	(11.23%)
Philadelphia-Wilmington-Atlantic City, PA-DE-NJ	8	671	11.62	81.5%	80.4%	1,709	1,738	(1.67%)	688	676	1.78%	1,021	1,062	(3.86%)
Phoenix-Mesa, AZ	5	347	10.85	81.3%	86.8%	813	875	(7.09%)	280	271	3.32%	533	604	(11.75%)
Pittsburgh, PA	3	182	10.62	82.9%	83.3%	426	423	0.71%	202	195	3.59%	224	228	(1.75%)
Sacramento-Yolo, CA	2	145	8.56	83.6%	83.1%	280	283	(1.06%)	96	84	14.29%	184	199	(7.54%)
Salt Lake City-Ogden, UT	3	211	9.24	83.7%	92.2%	438	437	0.23%	138	196	(29.59%)	300	241	24.48%
San Antonio, TX	3	164	10.31	80.1%	80.1%	360	347	3.75%	196	188	4.26%	164	159	3.14%
San Francisco-Oakland-San Jose, CA	14	1,213	19.32	81.2%	79.7%	4,993	4,746	5.20%	1,579	1,563	1.02%	3,414	3,183	7.26%
Seattle-Tacoma-Bremerton, WA	4	308	12.33	85.0%	85.5%	857	853	0.47%	260	257	1.17%	597	596	0.17%
St. Louis, MO-IL	5	304	11.38	78.3%	84.5%	734	792	(7.32%)	323	328	(1.52%)	411	464	(11.42%)
Stockton-Lodi, CA	4	251	10.41	78.6%	75.6%	559	515	8.54%	189	175	8.00%	370	340	8.82%
Tampa-St. Petersburg-Clearwater, FL	5	234	16.91	82.1%	87.5%	851	894	(4.81%)	313	321	(2.49%)	538	573	(6.11%)
Washington-Baltimore, DC-MD-VA-WV	14	1,121	18.88	81.1%	82.6%	4,514	4,443	1.60%	1,262	1,237	2.02%	3,252	3,206	1.43%
West Palm Beach-Boca Raton, FL	5	285	10.61	79.3%	77.1%	642	650	(1.23%)	300	306	(1.96%)	342	344	(0.58%)
Other MSAs	21	1,584	10.11	80.8%	83.9%	3,430	3,608	(4.93%)	1,394	1,368	1.90%	2,036	2,240	(9.11%)
TOTALS	263	18,799	\$ 14.23	81.4%	83.5%	\$ 57,478	\$ 58,013	(0.92%)	\$ 20,734	\$ 20,534	0.97%	\$ 36,744	\$ 37,479	(1.96%)

(1) MSAs (Metropolitan Statistical Areas) as defined by the U.S. Census Bureau. List includes MSAs where the Company has two or more properties.

(2) A property is considered stabilized when it is either over three years old or has maintained 80% occupancy for one year.

(3) Net rent is annualized total rental revenue less discounts, bad debt and refunds.

(4) Revenues do not include tenant reinsurance income.

(5) Revenues and expenses include pro forma amounts to show the results of properties acquired during 2008 and 2009 as if they had been acquired at the beginning of the period indicated.

(6) Expenses do not include management fees.

MSA⁽¹⁾ Performance Summary for All Stabilized⁽²⁾ Properties for the Three Months Ended March 31, 2009 (unaudited)

(Dollars in thousands except for net rent per occupied square foot. Net rentable square feet in thousands.)

MSA	# of Properties	Net Rentable Sq. Ft.	Net Rent / Occupied Sq. Ft. ⁽³⁾	Average Occupancy for the Three Months Ended Mar. 31,		Revenue for the Three Months Ended Mar. 31, ⁽⁴⁾⁽⁵⁾			Expenses for the Three Months Ended Mar. 31, ⁽⁵⁾⁽⁶⁾			NOI for the Three Months Ended Mar. 31, ⁽⁵⁾		
				2009	2008	2009	2008	% Change	2009	2008	% Change	2009	2008	% Change
Albany-Schenectady-Troy, NY	5	343	\$ 10.30	80.5%	84.4%	\$ 747	\$ 766	(2.48%)	\$ 365	\$ 338	7.99%	\$ 382	\$ 428	(10.75%)
Albuquerque, NM	9	507	9.99	80.3%	79.2%	1,090	1,089	0.09%	359	364	(1.37%)	731	725	0.83%
Atlanta, GA	20	1,488	9.94	77.7%	82.2%	3,089	3,206	(3.65%)	1,115	1,081	3.15%	1,974	2,125	(7.11%)
Birmingham, AL	4	283	11.15	83.6%	84.0%	689	689	0.00%	195	190	2.63%	494	499	(1.00%)
Boston-Worcester-Lawrence, MA-NH-ME-CT	47	2,839	14.23	79.3%	80.6%	8,418	8,321	1.17%	4,215	3,903	7.99%	4,203	4,418	(4.87%)
Chicago-Gary-Kenosha, IL-IN-WI	17	1,179	12.79	77.7%	79.6%	3,087	3,078	0.29%	1,505	1,644	(8.45%)	1,582	1,434	10.32%
Cleveland-Akron, OH	5	332	6.21	73.5%	73.6%	404	432	(6.48%)	272	245	11.02%	132	187	(29.41%)
Columbus, OH	10	695	8.10	83.5%	86.1%	1,278	1,248	2.40%	605	595	1.68%	673	653	3.06%
Dallas-Fort Worth, TX	28	2,301	10.99	81.4%	81.5%	5,422	5,361	1.14%	2,038	1,997	2.05%	3,384	3,364	0.59%
Denver-Boulder-Greeley, CO	9	552	9.74	81.3%	85.2%	1,172	1,202	(2.50%)	450	452	(0.44%)	722	750	(3.73%)
Detroit-Ann Arbor-Flint, MI	10	796	8.91	82.4%	85.2%	1,562	1,604	(2.62%)	632	663	(4.68%)	930	941	(1.17%)
Hartford, CT	7	560	10.65	77.6%	76.1%	1,235	1,246	(0.88%)	607	546	11.17%	628	700	(10.29%)
Houston-Galveston-Brazoria, TX	8	565	12.74	85.7%	87.2%	1,619	1,551	4.38%	581	614	(5.37%)	1,038	937	10.78%
Indianapolis, IN	12	677	8.78	80.4%	86.2%	1,283	1,375	(6.69%)	630	655	(3.82%)	653	720	(9.31%)
Kansas City, MO-KS	5	288	8.12	78.8%	81.9%	504	498	1.20%	221	220	0.45%	283	278	1.80%
Las Vegas, NV-AZ	11	923	9.23	82.2%	86.2%	1,880	1,978	(4.95%)	572	554	3.25%	1,308	1,424	(8.15%)
Los Angeles-Riverside-Orange County, CA	71	5,293	16.15	82.2%	85.8%	18,506	18,858	(1.87%)	5,666	5,631	0.62%	12,840	13,227	(2.93%)
Louisville, KY-IN	7	462	8.96	82.5%	85.6%	930	935	(0.53%)	351	349	0.57%	579	586	(1.19%)
Memphis, TN-AR-MS	23	1,678	8.81	81.3%	85.7%	3,220	3,362	(4.22%)	1,299	1,246	4.25%	1,921	2,116	(9.22%)
Miami-Fort Lauderdale, FL	26	2,064	14.85	81.0%	83.3%	6,608	6,849	(3.52%)	2,492	2,607	(4.41%)	4,116	4,242	(2.97%)
Nashville, TN	6	400	10.13	80.0%	87.2%	854	907	(5.84%)	337	308	9.42%	517	599	(13.69%)
New York-Northern New Jersey-Long Island, NY-NJ	69	5,574	19.97	81.5%	83.0%	23,921	23,972	(0.21%)	8,675	8,484	2.25%	15,246	15,488	(1.56%)
Orlando, FL	5	429	11.27	80.0%	82.5%	1,028	1,107	(7.14%)	356	350	1.71%	672	757	(11.23%)
Philadelphia-Wilmington-Atlantic City, PA-DE-NJ	30	2,227	12.94	80.4%	81.1%	6,143	6,260	(1.87%)	2,353	2,327	1.12%	3,790	3,933	(3.64%)
Phoenix-Mesa, AZ	14	977	10.59	82.9%	86.3%	2,292	2,424	(5.45%)	758	739	2.57%	1,534	1,685	(8.96%)
Pittsburgh, PA	3	182	10.62	82.9%	83.3%	426	423	0.71%	202	195	3.59%	224	228	(1.75%)
Portland-Salem, OR-WA	4	303	12.37	81.6%	90.8%	809	887	(8.79%)	237	223	6.28%	572	664	(13.86%)
Providence-Fall River-Warwick, RI-MA	4	303	11.39	78.7%	80.2%	726	752	(3.46%)	300	272	10.29%	426	480	(11.25%)
Richmond-Petersburg, VA	4	319	12.44	84.9%	84.2%	882	907	(2.76%)	265	243	9.05%	617	664	(7.08%)
Sacramento-Yolo, CA	11	837	11.00	79.9%	82.8%	1,939	1,933	0.31%	689	662	4.08%	1,250	1,271	(1.65%)
Salt Lake City-Ogden, UT	4	258	9.60	86.3%	93.4%	565	554	1.99%	173	232	(25.43%)	392	322	21.74%
San Antonio, TX	3	164	10.31	80.1%	80.1%	360	347	3.75%	196	188	4.26%	164	159	3.14%
San Diego, CA	7	739	13.67	82.8%	86.3%	2,216	2,244	(1.25%)	672	658	2.13%	1,544	1,586	(2.65%)
San Francisco-Oakland-San Jose, CA	32	2,352	19.40	82.4%	84.2%	9,833	9,517	3.32%	2,963	2,921	1.44%	6,870	6,596	4.15%
Santa Fe, NM	3	232	15.42	80.6%	83.8%	738	779	(5.26%)	67	91	(26.37%)	671	688	(2.47%)
Sarasota-Bradenton, FL	3	265	11.21	78.4%	83.3%	612	678	(9.73%)	228	229	(0.44%)	384	449	(14.48%)
Seattle-Tacoma-Bremerton, WA	4	308	12.33	85.0%	85.5%	857	853	0.47%	260	257	1.17%	597	596	0.17%
St. Louis, MO-IL	6	365	11.23	79.1%	84.6%	875	927	(5.61%)	380	381	(0.26%)	495	546	(9.34%)
Stockton-Lodi, CA	5	334	9.91	78.8%	78.9%	715	688	3.92%	243	236	2.97%	472	452	4.42%
Tampa-St. Petersburg-Clearwater, FL	7	377	14.27	81.3%	86.2%	1,152	1,203	(4.24%)	432	446	(3.14%)	720	757	(4.89%)
Washington-Baltimore, DC-MD-VA-WV	53	3,993	18.15	82.0%	83.6%	15,563	15,425	0.89%	4,297	4,159	3.32%	11,266	11,266	0.00%
West Palm Beach-Boca Raton, FL	8	542	11.95	78.7%	79.4%	1,356	1,415	(4.17%)	552	553	(0.18%)	804	862	(6.73%)
Other MSAs	32	2,141	12.33	80.5%	86.7%	5,613	5,836	(3.82%)	2,060	2,057	0.15%	3,553	3,779	(5.98%)
Totals	651	47,446	\$ 13.99	81.1%	83.5%	\$ 142,218	\$ 143,686	(1.02%)	\$ 50,865	\$ 50,105	1.52%	\$ 91,353	\$ 93,581	(2.38%)

(1) MSAs (Metropolitan Statistical Areas) as defined by the U.S. Census Bureau. List includes MSAs where the Company has three or more properties. (2) A property is considered stabilized when it is either over three years old or has maintained 80% occupancy for one year. (3) Net rent is annualized total rental revenue less discounts, bad debt and refunds. (4) Revenues do not include tenant reinsurance income. (5) Revenues and expenses include pro forma amounts to show the results of properties acquired during 2008 and 2009 as if they had been acquired at the beginning of the period indicated. (6) Expenses do not include management fees.

Debt Maturity Schedule and Interest Rates for Wholly-Owned Fixed- and Variable-Rate Debt as of March 31, 2009 (unaudited)

Maturity Date	Description	3/31/2009 Interest Rate	Amount	Basis for Rate	Extendable	Type
<i>Fixed rate debt:</i>						
August-09	Notes payable	4.65%	111,000,000	Fixed	No	CMBS
March-10	Notes payable	4.87%	13,206,952	Fixed	No	CMBS
April-10	Notes payable	4.95%	32,550,000	Fixed	No	CMBS
August-10	Notes payable	5.26%	100,000,000	Fixed	No	CMBS
June-11	Notes payable	4.76%	26,495,336	Fixed	No	CMBS
June-11	Notes payable	4.77%	40,121,713	Fixed	No	CMBS
June-11	Notes payable - swapped to fixed	4.24%	63,740,207	Fixed	Yes - two year	Other
January-12	Notes payable	5.76%	11,280,000	Fixed	No	CMBS
February-13	Notes payable	7.00%	4,793,178	Fixed	No	CMBS
April-13	Notes payable	5.93%	1,984,864	Fixed	No	Individual
June-13	Notes payable	6.01%	2,617,632	Fixed	No	CMBS
August-13	Notes payable	5.90%	2,752,456	Fixed	No	CMBS
August-13	Notes payable	4.90%	6,827,161	Fixed	No	CMBS
October-13	Notes payable	5.76%	2,539,794	Fixed	No	CMBS
October-13	Notes payable	5.91%	1,429,495	Fixed	No	CMBS
May-14	Notes payable	5.49%	1,711,631	Fixed	No	CMBS
September-14	Notes payable	5.80%	6,568,717	Fixed	No	CMBS
May-15	Notes payable	5.43%	2,840,049	Fixed	No	CMBS
August-15	Notes payable	5.24%	5,100,000	Fixed	No	Individual
August-15	Notes payable	5.29%	213,000,000	Fixed	No	CMBS
September-15	Notes payable	5.35%	13,692,637	Fixed	No	CMBS
December-15	Notes payable	5.24%	8,080,000	Fixed	No	CMBS
March-16	Notes payable	5.68%	4,457,874	Fixed	No	CMBS
March-16	Notes payable	5.87%	7,124,456	Fixed	No	CMBS
April-16	Notes payable	6.10%	7,323,642	Fixed	No	CMBS
June-16	Notes payable	6.41%	7,078,092	Fixed	No	CMBS
July-16	Notes payable	6.18%	62,968,000	Fixed	No	CMBS
September-16	Notes payable	6.08%	12,680,000	Fixed	No	CMBS
February-17	Notes payable	5.70%	32,950,000	Fixed	No	CMBS
April-27	Exchangeable senior notes	3.63%	138,163,000	Fixed	No	Bond
June-35	Notes payable on trust preferred	6.53%	36,083,000	Fixed	No	Trust Preferred
June-35	Notes payable on trust preferred	6.67%	42,269,000	Fixed	No	Trust Preferred
July-35	Notes payable on trust preferred	6.91%	41,238,000	Fixed	No	Trust Preferred
<i>Fixed rate subtotal</i>		<u>5.17%</u>	<u>\$ 1,064,666,886</u>			
<i>Variable rate debt:</i>						
August-09	Notes payable	2.43%	5,360,037	Libor plus 2.00	Yes - one year	Construction
October-09	Notes payable	2.43%	124,806	Libor plus 2.00	Yes - one year	Construction
October-09	Notes payable	2.43%	6,326,707	Libor plus 2.00	Yes - two six month	Construction
October-09	Notes payable	2.43%	51,733	Libor plus 2.00	Yes - two year	Construction
December-09	Notes payable	1.96%	23,280,247	Libor plus 1.53	Yes - one year	Other
August-10	Notes payable	1.93%	5,123,405	Libor plus 1.50	No	Construction
October-10	Line of credit	1.43%	100,000,000	Libor plus 1.00	Yes - two one year	LOC
November-10	Notes payable	3.18%	5,150,467	Libor plus 2.75	No	Construction
March-11	Notes payable	2.18%	6,600,000	Libor plus 1.75	Yes - two year	Construction
April-11	Notes payable	1.93%	5,961,252	Libor plus 1.50	No	Construction
November-11	Notes payable	2.83%	2,119,430	Libor plus 2.40	Yes - two one year	Construction
November-11	Notes payable	3.18%	3,483,032	Libor plus 2.75	Yes - two one year	Construction
February-12	Notes payable	6.50%	9,087,848	Prime plus 1.50	No	Other
March-12	Notes payable	3.68%	3,650,532	Libor plus 3.25	Yes - six months	Construction
June-14	Notes payable - reverse swap	1.08%	61,770,000	Libor plus 0.65	No	CMBS
June-14	Mark to market for swap	1.08%	284,511	Libor plus 0.65	No	CMBS
<i>Variable rate subtotal</i>		<u>1.79%</u>	<u>\$ 238,374,007</u>			
<i>Total fixed and variable debt</i>		<u>4.55%</u>	<u>\$ 1,303,040,893</u>			

Debt Maturity Schedule by Year for Wholly-Owned Fixed- and Variable-Rate Debt Before Extensions as of March 31, 2009 (unaudited)

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>After</u>	<u>Total</u>
Fixed rate debt:	\$ 111,000,000	\$ 145,756,952	\$ 130,357,256	\$ 11,280,000	\$ 666,272,678	\$ 1,064,666,886
Variable rate debt:	\$ 35,143,530	\$ 110,273,872	\$ 18,163,714	\$ 12,738,380	\$ 62,054,511	\$ 238,374,007
Total debt:	<u>\$ 146,143,530</u>	<u>\$ 256,030,824</u>	<u>\$ 148,520,970</u>	<u>\$ 24,018,380</u>	<u>\$ 728,327,189</u>	<u>\$ 1,303,040,893</u>

Debt Maturity Schedule by Year for Wholly-Owned Fixed- and Variable-Rate Debt After Extensions as of March 31, 2009 (unaudited)

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012⁽¹⁾</u>	<u>After</u>	<u>Total</u>
Fixed rate debt:	\$ 111,000,000	\$ 145,756,952	\$ 66,617,049	\$ 149,443,000	\$ 528,109,678	\$ 1,000,926,679
Variable rate debt:	\$ -	\$ 45,365,669	\$ 6,012,985	\$ 112,738,380	\$ 137,997,180	\$ 302,114,214
Total debt:	<u>\$ 111,000,000</u>	<u>\$ 191,122,621</u>	<u>\$ 72,630,034</u>	<u>\$ 262,181,380</u>	<u>\$ 666,106,858</u>	<u>\$ 1,303,040,893</u>

(1) Includes exchangeable senior notes of \$138.2 million.

Debt Maturity Schedule and Interest Rates for Joint Venture Fixed- and Variable-Rate Debt as of March 31, 2009 (unaudited)

Description	3/31/2009		Basis for Rate	EXR Equity	EXR Share
	Interest Rate	Amount			
Storage Portfolio Bravo II	4.83%	\$ 67,400,000	Fixed	20.0%	\$ 13,480,000
Extra Space West One	4.59%	16,650,000	Fixed	5.0%	832,500
Other JV - 35%	6.50%	6,388,000	Fixed	35.0%	2,235,800
Storage Portfolio I LLC	4.62%	115,000,000	Fixed	25.0%	28,750,000
Other JV - 50%	5.71%	4,800,000	Fixed	50.0%	2,400,000
Extra Space West Two LLC	5.48%	20,000,000	Fixed	5.57%	1,114,000
Other JV - 20%	7.20%	4,006,000	Fixed	20.0%	801,200
ESS PRISA III LLC	4.97%	145,000,000	Fixed	5.0%	7,250,000
ESS VRS III LLC	4.75%	52,100,000	Fixed	45.0%	23,445,000
ESS WCOT III LLC	4.75%	92,140,339	Fixed	5.0%	4,607,017
Other JV - 35%	5.90%	5,011,000	Fixed	35.0%	1,753,850
Other JV - 35%	5.90%	3,612,000	Fixed	35.0%	1,264,200
Other JV - 40%	6.02%	5,700,000	Fixed	40.0%	2,280,000
Other JV - 40%	5.90%	9,985,000	Fixed	40.0%	3,994,000
Extra Space Northern Properties Six	5.27%	34,500,000	Fixed	10.0%	3,450,000
Other JV - 35%	5.95%	5,000,000	Fixed	35.0%	1,750,000
Other JV - 35%	5.99%	8,425,000	Fixed	35.0%	2,948,750
Other JV - 50%	5.93%	8,500,000	Fixed/Swapped	50.0%	4,250,000
<i>Fixed rate subtotal</i>	<u>4.97%</u>	<u>\$ 604,217,339</u>			<u>\$ 106,606,317</u>
Other JV - 10%	2.58%	7,295,000	Libor + 2.15	10.0%	729,500
Other JV - 10%	1.93%	5,556,000	Libor + 1.50	10.0%	555,600
Storage Associates Holdco	1.93%	59,000,000	Libor + 1.50	10.0%	5,900,000
<i>Variable rate subtotal</i>	<u>1.99%</u>	<u>\$ 71,851,000</u>			<u>\$ 7,185,100</u>
<i>Total fixed and variable debt</i>	<u>4.65%</u>	<u>\$ 676,068,339</u>			<u>\$ 113,791,417</u>

Debt Maturity Schedule by Year for Joint Venture Fixed- and Variable-Rate Debt as of March 31, 2009 (unaudited)

	2009	2010	2011	2012	After	Total
Fixed rate debt:	\$ 13,480,000	\$ 3,068,300	\$ 31,150,000	\$ 37,217,217	\$ 21,690,800	\$ 106,606,317
Variable rate debt:	\$ 1,285,100	\$ 5,900,000	\$ -	\$ -	\$ -	\$ 7,185,100
Total debt:	<u>\$ 14,765,100</u>	<u>\$ 8,968,300</u>	<u>\$ 31,150,000</u>	<u>\$ 37,217,217</u>	<u>\$ 21,690,800</u>	<u>\$ 113,791,417</u>

Wholly-Owned Stabilized⁽¹⁾ Property Data by State as of March 31, 2009 (unaudited)

Location	Number of Properties	Company	Pro forma	Company	Pro forma	Company	Pro forma
		Number of Units as of Mar. 31, 2009 ⁽²⁾	Number of Units as of Mar. 31, 2008	Net Rentable Square Feet as of Mar. 31, 2009 ⁽³⁾	Net Rentable Square Feet as of Mar. 31, 2008	Square Foot Occupancy % Mar. 31, 2009	Square Foot Occupancy % Mar. 31, 2008
Alabama	1	585	585	76,740	76,125	82.9%	79.6%
Arizona	5	2,843	2,850	347,138	347,268	80.9%	87.7%
California	46	36,883	37,643	3,625,493	3,654,319	80.8%	83.2%
Colorado	8	3,804	3,802	476,409	475,884	81.0%	86.1%
Connecticut	3	2,028	2,036	178,115	178,105	77.4%	76.0%
Florida	31	20,551	20,642	2,185,979	2,186,151	79.3%	81.5%
Georgia	12	6,433	6,446	837,192	835,486	81.0%	84.9%
Hawaii	2	2,862	2,873	151,445	150,036	73.7%	80.5%
Illinois	5	3,322	3,268	342,092	339,389	77.1%	80.3%
Indiana	6	3,518	3,524	413,896	415,107	83.3%	89.5%
Kansas	1	506	502	49,990	49,940	83.0%	85.6%
Kentucky	3	1,584	1,592	194,101	194,470	83.9%	87.8%
Louisiana	2	1,407	1,409	148,975	148,155	86.2%	86.5%
Maryland	10	7,950	7,930	847,179	843,399	80.8%	83.1%
Massachusetts	26	15,272	15,289	1,573,560	1,573,186	80.2%	82.2%
Michigan	2	1,031	1,034	134,866	133,346	84.9%	88.0%
Missouri	6	3,156	3,156	374,532	375,557	79.1%	85.7%
Nevada	2	1,242	1,257	132,115	132,365	85.8%	86.6%
New Hampshire	2	1,006	1,006	125,691	125,909	82.5%	84.9%
New Jersey	23	18,860	18,865	1,838,356	1,834,418	82.4%	84.2%
New Mexico	1	542	535	69,155	68,090	78.8%	77.3%
New York	10	8,707	8,698	613,941	609,832	78.2%	80.7%
Ohio	4	2,026	2,025	273,482	273,392	86.2%	82.3%
Oregon	1	767	765	103,690	103,450	84.9%	92.3%
Pennsylvania	9	6,585	6,570	688,600	682,880	83.0%	81.8%
Rhode Island	1	730	728	75,521	75,361	85.4%	88.1%
South Carolina	3	1,553	1,554	178,749	178,719	82.7%	91.4%
Tennessee	6	3,488	3,511	473,997	476,212	81.2%	85.8%
Texas	20	12,429	12,463	1,402,770	1,402,835	83.8%	87.0%
Utah	3	1,540	1,534	210,876	210,640	84.1%	92.7%
Virginia	5	3,581	3,578	346,907	347,509	83.5%	83.1%
Washington	4	2,553	2,538	308,015	305,815	86.4%	85.4%
Total	263	179,344	180,208	18,799,567	18,803,350	81.3%	83.9%

(1) A property is considered stabilized when it is either over three years old or has maintained 80% occupancy for one year.

(2) Represents unit count as of March 31, 2009, which may differ from March 31, 2008 unit count due to unit conversions or expansions.

(3) Represents net rentable square feet as of March 31, 2009, which may differ from March 31, 2008 net rentable square feet due to unit conversions or expansions.

Joint-Venture Stabilized⁽¹⁾ Property Data by State as of March 31, 2009 (unaudited)

Location	Number of Properties	Company	Pro forma	Company	Pro forma	Company	Pro forma
		Number of Units as of Mar. 31, 2009 ⁽²⁾	Number of Units as of Mar. 31, 2008	Net Rentable Square Feet as of Mar. 31, 2009 ⁽³⁾	Net Rentable Square Feet as of Mar. 31, 2008	Square Foot Occupancy % Mar. 31, 2009	Square Foot Occupancy % Mar. 31, 2008
Alabama	3	1,709	1,708	205,958	205,613	83.0%	86.9%
Arizona	11	6,851	6,902	751,664	751,486	82.2%	85.5%
California	78	56,001	56,063	5,712,646	5,719,360	83.0%	87.2%
Colorado	2	1,334	1,332	158,433	158,213	82.4%	81.8%
Connecticut	8	5,990	5,985	692,150	691,342	77.0%	76.3%
Delaware	1	587	589	71,655	71,655	82.5%	87.4%
Florida	23	19,231	19,246	1,938,827	1,940,323	79.2%	82.6%
Georgia	3	1,877	1,889	245,270	246,926	79.5%	79.2%
Illinois	7	4,671	4,678	503,666	504,661	81.1%	83.3%
Indiana	8	3,154	3,153	405,109	406,503	77.9%	84.5%
Kansas	3	1,214	1,216	160,920	163,105	78.3%	82.9%
Kentucky	4	2,284	2,285	268,334	268,553	82.3%	86.6%
Maryland	13	10,212	10,218	1,013,638	1,013,143	82.4%	84.4%
Massachusetts	17	9,253	9,258	1,046,895	1,047,155	78.6%	80.6%
Michigan	10	5,939	5,952	785,503	784,013	82.2%	86.0%
Missouri	2	956	952	117,695	118,195	80.2%	87.2%
Nevada	7	4,617	4,642	619,433	620,649	81.7%	84.9%
New Hampshire	3	1,315	1,321	137,434	137,554	82.1%	87.1%
New Jersey	21	15,680	15,694	1,648,095	1,654,843	79.6%	81.1%
New Mexico	9	4,688	4,689	538,504	537,660	79.3%	79.2%
New York	22	23,708	23,720	1,832,377	1,834,034	83.5%	86.1%
Ohio	11	5,018	5,018	754,187	748,217	78.1%	82.7%
Oregon	2	1,292	1,292	136,660	136,980	79.6%	89.3%
Pennsylvania	10	7,226	7,216	764,500	762,894	83.4%	85.0%
Rhode Island	1	607	610	73,880	73,880	71.9%	73.5%
Tennessee	22	11,773	11,786	1,548,080	1,547,978	81.0%	86.6%
Texas	18	11,732	11,810	1,549,648	1,533,782	80.1%	78.9%
Utah	1	520	520	59,000	59,500	86.0%	84.5%
Virginia	16	11,280	11,284	1,191,403	1,191,948	83.3%	84.2%
Washington	1	546	551	62,730	62,730	86.6%	92.3%
Washington, DC	1	1,536	1,536	102,003	102,003	88.7%	91.0%
Total	338	232,801	233,115	25,096,297	25,094,898	81.3%	84.2%

(1) A property is considered stabilized when it is either over three years old or has maintained 80% occupancy for one year.

(2) Represents unit count as of March 31, 2009, which may differ from March 31, 2008 unit count due to unit conversions or expansions.

(3) Represents net rentable square feet as of March 31, 2009, which may differ from March 31, 2008 net rentable square feet due to unit conversions or expansions.

Managed Stabilized⁽¹⁾ Property Data by State as of March 31, 2009 (unaudited)

Location	Number of Properties	Company	Pro forma	Company	Pro forma	Company	Pro forma
		Number of Units as of Mar. 31, 2009 ⁽²⁾	Number of Units as of Mar. 31, 2008	Net Rentable Square Feet as of Mar. 31, 2009 ⁽³⁾	Net Rentable Square Feet as of Mar. 31, 2008	Square Foot Occupancy % Mar. 31, 2009	Square Foot Occupancy % Mar. 31, 2008
Alabama	2	825	830	95,175	95,390	81.0%	89.4%
California	6	3,935	3,910	489,110	488,785	73.3%	76.5%
Colorado	1	339	339	31,639	31,639	83.8%	93.1%
Florida	1	650	653	51,966	52,096	82.1%	87.4%
Georgia	5	2,719	2,753	405,485	415,918	71.2%	79.2%
Illinois	4	2,325	2,331	262,845	248,780	68.8%	71.2%
Maryland	6	4,171	4,144	429,305	427,758	82.4%	85.0%
Massachusetts	1	1,198	1,204	108,880	108,980	57.6%	61.1%
Nevada	2	1,576	1,576	171,555	171,555	81.8%	87.7%
New Jersey	4	3,906	3,916	362,620	362,787	77.9%	76.5%
New Mexico	2	1,108	1,102	131,867	131,707	82.1%	86.5%
New York	1	703	706	77,955	78,075	78.4%	84.2%
Pennsylvania	3	1,388	1,386	177,811	176,211	68.5%	72.7%
Tennessee	2	882	886	130,865	130,750	85.0%	91.3%
Texas	3	1,650	1,654	194,935	194,995	87.3%	89.5%
Utah	1	371	371	46,855	46,955	98.2%	98.8%
Virginia	4	2,782	2,788	270,202	269,977	80.3%	83.6%
Washington, DC	2	1,255	1,255	111,759	111,759	83.4%	81.9%
Total	50	31,783	31,804	3,550,829	3,544,117	77.2%	80.8%

(1) A property is considered stabilized when it is either over three years old or has maintained 80% occupancy for one year.

(2) Represents unit count as of March 31, 2009, which may differ from March 31, 2008 unit count due to unit conversions or expansions.

(3) Represents net rentable square feet as of March 31, 2009, which may differ from March 31, 2008 net rentable square feet due to unit conversions or expansions.

Wholly-Owned Lease-Up Property Data by State as of March 31, 2009 (unaudited)

Location	Number of Properties	Company	Pro forma	Company	Pro forma	Company	Pro forma
		Number of Units as of Mar. 31, 2009 ⁽¹⁾	Number of Units as of Mar. 31, 2008	Net Rentable Square Feet as of Mar. 31, 2009 ⁽²⁾	Net Rentable Square Feet as of Mar. 31, 2008	Square Foot Occupancy % Mar. 31, 2009	Square Foot Occupancy % Mar. 31, 2008
California	6	4,283	1,349	463,843	152,495	33.3%	44.1%
Florida	1	816	-	71,545	-	18.3%	0.0%
Illinois	4	2,739	718	276,285	79,250	28.5%	17.9%
Maryland	3	2,066	2,033	215,267	212,412	58.8%	65.3%
Massachusetts	2	1,397	635	149,937	79,958	32.1%	15.1%
South Carolina	1	618	513	73,857	67,045	70.9%	88.9%
Total	17	11,919	5,248	1,250,734	591,160	37.9%	49.3%

Joint Venture Lease-Up Property Data by State as of March 31, 2009 (unaudited)

Location	Number of Properties	Company	Pro forma	Company	Pro forma	Company	Pro forma
		Number of Units as of Mar. 31, 2009 ⁽¹⁾	Number of Units as of Mar. 31, 2008	Net Rentable Square Feet as of Mar. 31, 2009 ⁽²⁾	Net Rentable Square Feet as of Mar. 31, 2008	Square Foot Occupancy % Mar. 31, 2009	Square Foot Occupancy % Mar. 31, 2008
California	3	1,984	2,045	253,087	253,257	50.8%	35.5%
Florida	1	918	772	113,565	113,485	39.2%	56.2%
Illinois	2	1,808	1,813	190,733	190,533	73.4%	63.7%
Maryland	1	853	939	71,349	73,672	72.3%	62.0%
New Jersey	2	1,347	635	117,383	57,360	24.0%	24.7%
Rhode Island	1	495	500	55,965	55,645	53.7%	44.1%
Total	10	7,405	6,704	802,082	743,952	52.7%	48.3%

(1) Represents unit count as of March 31, 2009, which may differ from March 31, 2008 unit count due to unit conversions or expansions.

(2) Represents net rentable square feet as of March 31, 2009, which may differ from March 31, 2008 net rentable square feet due to unit conversions or expansions.

Managed Lease-Up Property Data by State as of March 31, 2009 (unaudited)

Location	Number of Properties	Company	Pro forma	Company	Pro forma	Company	Pro forma
		Number of Units as of Mar. 31, 2009 ⁽¹⁾	Number of Units as of Mar. 31, 2008	Net Rentable Square Feet as of Mar. 31, 2009 ⁽²⁾	Net Rentable Square Feet as of Mar. 31, 2008	Square Foot Occupancy % Mar. 31, 2009	Square Foot Occupancy % Mar. 31, 2008
California	1	1,053	-	100,040	-	20.1%	0.0%
Colorado	1	536	-	60,845	-	54.8%	0.0%
Florida	3	2,040	926	203,001	78,130	18.6%	10.5%
Georgia	7	4,738	836	662,352	147,469	28.7%	50.0%
Massachusetts	2	1,591	1,592	151,494	151,939	45.8%	38.0%
New Jersey	1	860	862	77,905	78,030	46.0%	34.9%
Pennsylvania	2	1,995	1,994	173,244	174,186	27.2%	23.8%
Tennessee	1	508	508	69,550	67,050	51.1%	52.0%
Utah	1	657	-	75,602	-	9.7%	0.0%
Virginia	1	480	-	63,809	-	27.0%	0.0%
Total	20	14,458	6,718	1,637,842	696,804	27.2%	23.8%

(1) Represents unit count as of March 31, 2009, which may differ from March 31, 2008 unit count due to unit conversions or expansions.

(2) Represents net rentable square feet as of March 31, 2009, which may differ from March 31, 2008 net rentable square feet due to unit conversions or expansions.

2002 – 2009 Development Performance Summary for the Three Months Ended March 31, 2009 (unaudited)
(dollars and net rentable square feet in thousands)

	# of Properties	Development Cost	Net Rentable Sq. Ft.	Average Occupancy for the Three Months Ended Mar. 31,		Revenue for the Three Months Ended Mar. 31, ⁽¹⁾		Expenses for the Three Months Ended Mar. 31, ⁽²⁾		NOI for the Three Months Ended Mar. 31,	
				2009	2008	2009	2008	2009	2008	2009	2008
Wholly-owned projects⁽³⁾											
Opened in 2008 ⁽⁴⁾	9	\$ 74,979	650	17.0%	0.0%	\$ 266	\$ -	\$ 670	\$ -	\$ (404)	\$ -
Opened in 2007	3	28,646	228	55.2%	19.7%	412	132	191	212	221	(80)
Opened in 2006	5	40,335	342	65.9%	60.1%	878	769	418	439	460	330
Opened in 2005	1	7,217	76	83.0%	84.0%	303	299	97	87	206	212
Opened in 2004	2	9,638	116	72.3%	74.2%	268	280	145	141	123	139
Opened in 2003	6	32,382	425	75.4%	76.0%	1,136	1,151	341	437	795	714
Opened in 2002	10	54,531	645	77.4%	79.4%	2,279	2,306	985	930	1,294	1,376
Total wholly-owned projects	36	\$ 247,728	2,482	57.5%	67.4%	\$ 5,542	\$ 4,937	\$ 2,847	\$ 2,246	\$ 2,695	\$ 2,691
Joint-venture projects⁽³⁾											
Opened in 2008	1	\$ 7,950	60	15.0%	0.0%	\$ 18	\$ -	\$ 72	\$ -	\$ (54)	\$ -
Opened in 2007	3	23,425	219	46.5%	30.0%	301	192	221	175	80	17
Opened in 2006	6	52,193	482	59.1%	55.2%	1,107	894	532	520	575	374
Opened in 2005	3	22,212	265	80.6%	77.8%	698	670	205	260	493	410
Opened in 2004	5	42,120	364	80.7%	81.9%	1,457	1,394	468	472	989	922
Opened in 2003	-	-	-	-	-	-	-	-	-	-	-
Opened in 2002	1	6,439	74	83.3%	88.0%	218	231	64	67	154	164
Total joint-venture projects	19	\$ 154,339	1,464	65.9%	64.2%	\$ 3,799	\$ 3,381	\$ 1,562	\$ 1,494	\$ 2,237	\$ 1,887
Managed projects⁽⁵⁾											
Opened in 2007	-	\$ -	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Opened in 2006	-	-	-	-	-	-	-	-	-	-	-
Opened in 2005	-	-	-	-	-	-	-	-	-	-	-
Opened in 2004	1	3,062	50	84.7%	88.1%	165	154	85	75	80	79
Opened in 2003	-	-	-	-	-	-	-	-	-	-	-
Opened in 2002	-	-	-	-	-	-	-	-	-	-	-
Total managed projects	1	\$ 3,062	50	84.7%	88.1%	\$ 165	\$ 154	\$ 85	\$ 75	\$ 80	\$ 79

(1) Revenues do not include tenant reinsurance income.

(2) Expenses do not include management fees.

(3) EXR acquired interests in 15 properties (three wholly-owned and 12 in joint ventures) on March 31, 2008 that had been developed by Extra Space Development.

(4) Includes one project acquired at certificate of occupancy

(5) Projects currently operated by EXR. EXR has no equity interest in these properties.

2004 Development Completions and Performance Summary as of March 31, 2009 (unaudited)
(dollars in thousands)

Location	Month Completed	Type of Project	Net Rentable Sq. Ft.	Total Cost ⁽¹⁾	Ownership ⁽²⁾	EXR Ownership	Sq. Ft. Occ. % as of Mar. 31, 2009	YTD NOI as of Mar. 31, 2009 ⁽³⁾⁽⁴⁾	Annualized NOI as of Mar. 31, 2009 ⁽³⁾⁽⁴⁾⁽⁵⁾
Groton, CT	January	Ground Up	60,760	\$ 5,268	Wholly Owned	100%	73.5%	76	336
Revere, MA	March	Ground Up	74,875	8,066	Joint Venture	10%	82.3%	144	557
Bronx, NY	May	Ground Up	115,885	13,961	Joint Venture	10%	76.2%	451	1,790
Highland Park, IL	February	Ground Up	74,024	7,258	Joint Venture	10%	81.1%	163	662
Middletown, CT	September	Ground Up	54,850	4,369	Wholly Owned	100%	73.1%	46	205
Pico Rivera, CA	March	Ground Up	50,325	3,062	Managed	0%	83.4%	79	339
Oakland, CA	November	Ground Up	52,371	7,659	Joint Venture	5.6%	75.0%	107	463
North Hollywood, CA	March	Ground Up	46,560	5,177	Joint Venture	5.6%	89.6%	123	500
Total Ground Up Projects			529,650	\$ 54,820				\$ 1,189	\$ 4,852

(1) Includes 5% development fee, land, construction and soft costs.

(2) Middletown, CT was acquired March 31, 2008 after being developed by Extra Space Development in 2004. EXR acquired an interest in Revere, MA; Bronx, NY; Highland Park, IL; Oakland, CA; and North Hollywood, CA on March 31, 2008 after being developed by Extra Space Development in 2004.

(3) Revenues do not include tenant reinsurance income.

(4) Expenses do not include management fees.

(5) March 2009 NOI annualized.

2005 Development Completions and Performance Summary as of March 31, 2009 (unaudited)
(dollars in thousands)

Location	Month Completed	Type of Project	Net Rentable Sq. Ft.	Total Cost ⁽¹⁾	Ownership ⁽²⁾	EXR Ownership	Sq. Ft. Occ. % as of Mar. 31, 2009	YTD NOI as of Mar. 31, 2009 ⁽³⁾⁽⁴⁾	Annualized NOI as of Mar. 31, 2009 ⁽³⁾⁽⁴⁾⁽⁵⁾
Carson, CA	February	Ground Up	79,640	\$ 7,381	Joint Venture	5.6%	86.2%	233	907
Chatsworth, CA	March	Ground Up	69,340	7,619	Joint Venture	5.6%	82.6%	167	607
Naperville, IL	March	Ground Up	116,485	7,212	Joint Venture	10%	74.9%	92	402
North Hollywood, CA	March	Ground Up	75,525	7,217	Wholly-Owned	100%	82.5%	207	839
Total Ground Up Projects			340,990	\$ 29,429				\$ 699	\$ 2,755

(1) Includes 5% development fee, land, construction and soft costs.

(2) North Hollywood, CA was acquired in 2006 after being developed by Extra Space Development in 2005. EXR acquired an interest in Carson, CA; Chatsworth, CA; and Naperville, IL on March 31, 2008 after being developed by Extra Space Development in 2005.

(3) Revenues do not include tenant reinsurance income.

(4) Expenses do not include management fees.

(5) March 2009 NOI annualized.

2006 Development Completions and Performance Summary as of March 31, 2009 (unaudited)
(dollars in thousands)

Location	Month Completed	Type of Project	Net Rentable Sq. Ft.	Total Cost ⁽¹⁾	Ownership ⁽²⁾	EXR Ownership	Sq. Ft. Occ. % as of Mar. 31, 2009	YTD NOI as of Mar. 31, 2009 ⁽³⁾⁽⁴⁾	Annualized NOI as of Mar. 31, 2009 ⁽³⁾⁽⁴⁾⁽⁵⁾
San Francisco, CA	February	Ground Up	74,805	\$ 15,028	Joint Venture	5.6%	88.6%	301	1,220
Baltimore, MD	March	Ground Up	71,349	7,488	Joint Venture	10%	72.3%	93	404
Johnston, RI	March	Ground Up	55,965	4,921	Joint Venture	10%	53.7%	4	61
Peoria, AZ	March	Ground Up	67,275	4,778	Wholly-Owned	100%	78.4%	67	269
Culver City, CA	May	Ground Up	51,586	7,787	Wholly-Owned	100%	82.6%	180	687
Jamaica Plain, MA	May	Ground Up	71,972	15,916	Wholly-Owned	100%	57.0%	111	509
Chicago, IL	June	Ground Up	74,248	8,987	Joint Venture	10%	71.0%	138	575
San Bernardino, CA	June	Ground Up	83,250	5,827	Wholly-Owned	100%	50.1%	36	170
Worcester, MA	October	Ground Up	67,565	6,026	Wholly-Owned	100%	75.6%	65	364
Sacramento, CA	November	Ground Up	91,650	7,650	Joint Venture	40%	47.9%	39	177
Lake Worth, FL	December	Ground Up	113,565	8,120	Joint Venture	10%	39.2%	1	3
Total Ground Up Projects			823,230	\$ 92,528				\$ 1,035	\$ 4,439

(1) Includes 5% development fee, land, construction and soft costs.

(2) Culver City, CA and Jamaica Plain, MA were acquired March 31, 2008 after being developed by Extra Space Development in 2006. EXR acquired an interest in San Francisco, CA; Johnston, RI; and Lake Worth, FL on March 31, 2008 after being developed by Extra Space Development in 2006.

(3) Revenues do not include tenant reinsurance income.

(4) Expenses do not include management fees.

(5) March 2009 NOI annualized.

2007 Development Completions and Performance Summary as of March 31, 2009 (unaudited)
(dollars in thousands)

Location	Month Completed	Type of Project	Net Rentable Sq. Ft.	Total Cost ⁽¹⁾	Ownership	EXR Ownership	Sq. Ft. Occ. % as of Mar. 31, 2009	YTD NOI as of Mar. 31, 2009 ⁽²⁾⁽³⁾	Annualized NOI as of Mar. 31, 2009 ⁽²⁾⁽³⁾⁽⁴⁾
Sacramento, CA	January	Ground Up	78,602	\$ 10,599	Joint Venture	50%	69.6%	93	414
Ewing, NJ	March	Ground Up	57,285	5,681	Joint Venture	49%	31.3%	(3)	(7)
Belmont, CA	May	Ground Up	69,220	10,800	Wholly-Owned	100%	63.7%	126	505
Chicago, IL	October	Ground Up	79,100	9,100	Wholly-Owned	100%	53.7%	28	107
Sacramento, CA	December	Ground Up	82,835	7,145	Joint Venture	50%	36.1%	(10)	(28)
Laurel, MD	December	Ground Up	80,052	8,746	Wholly-Owned	100%	49.5%	67	269
Total Ground Up Projects			447,094	\$ 52,071				\$ 301	\$ 1,260

(1) Includes 5% development fee, land, construction and soft costs.

(2) Revenues do not include tenant reinsurance income.

(3) Expenses do not include management fees.

(4) March 2009 NOI annualized.

2008 Development Completions and Performance Summary as of March 31, 2009 (unaudited)
(dollars in thousands)

<u>Location</u>	<u>Month Completed</u>	<u>Type of Project</u>	<u>Net Rentable Sq. Ft.</u>	<u>Total Cost⁽¹⁾</u>	<u>Ownership</u>	<u>EXR Ownership %</u>	<u>Sq. Ft. Occ. % as of Mar. 31, 2009</u>	<u>YTD NOI as of Mar. 31, 2009⁽²⁾⁽³⁾</u>	<u>Annualized NOI as of Mar. 31, 2009⁽²⁾⁽³⁾⁽⁴⁾</u>
Aurora, IL	April	Ground Up	77,515	\$ 6,462	Wholly-Owned	100%	24.5%	(49)	(175)
Sylmar, CA ⁽⁵⁾	April	Ground Up	57,111	7,511	Wholly-Owned	100%	26.0%	(29)	(62)
Antelope, CA	July	Ground Up	102,265	9,525	Wholly-Owned	100%	22.8%	(36)	(116)
Hialeah, FL	August	Ground Up	71,545	10,449	Wholly-Owned	100%	18.3%	(55)	(189)
Tinley Park, IL	August	Ground Up	46,385	6,498	Wholly-Owned	100%	28.0%	(67)	(233)
Bellmawr, NJ	August	Ground Up	60,098	7,950	Joint Venture	70%	17.0%	(54)	(205)
Compton, CA	August	Ground Up	80,755	8,572	Wholly-Owned	100%	12.9%	(58)	(210)
Los Angeles, CA	September	Ground Up	71,242	10,209	Wholly-Owned	100%	28.3%	(17)	5
Baltimore, MD	October	Ground Up	69,885	7,081	Wholly-Owned	100%	12.1%	(33)	(107)
Naperville, IL	December	Ground Up	73,285	8,672	Wholly-Owned	100%	5.9%	(59)	(238)
Total Ground Up Projects			710,086	\$ 82,929				\$ (457)	\$ (1,530)

(1) Includes 5% development fee, land, construction and soft costs.

(2) Revenues do not include tenant reinsurance income.

(3) Expenses do not include management fees.

(4) March 2009 NOI annualized.

(5) Acquired at certificate of occupancy from unrelated third party.

2009 Development Schedule and Costs Incurred to Date as of March 31, 2009 (unaudited)
(dollars in thousands)

Location	Estimated Quarter of Completion	Quarter of Start	Estimated Net Rentable Sq. Ft.	Total Cost ⁽¹⁾	Cost Incurred ⁽²⁾	Ownership	EXR Ownership %
California-Northern	Q2	Q2 '08	62,050	\$ 8,090	\$ 6,129	Joint Venture	50%
California-Southern	Q2	Q4 '07	65,150	9,225	9,244	Wholly-Owned	100%
California-Northern	Q2	Q1 '08	89,150	11,987	11,640	Wholly-Owned	100%
Florida	Q3	Q3 '08	83,019	12,620	9,225	Wholly-Owned	100%
California-Southern	Q3	Q3 '08	52,250	18,304	14,754	Joint Venture	41%
Northwest	Q3	Q3 '08	76,775	9,890	4,599	Wholly-Owned	100%
California-Northern	Q3	Q4 '08	88,030	12,922	7,222	Joint Venture	65%
California-Northern	Q4	Q3 '08	84,810	9,921	7,468	Wholly-Owned	100%
California-Northern	Q4	Q3 '08	71,750	12,431	8,405	Wholly-Owned	100%
California-Southern	Q4	Q2 '08	74,200	7,468	4,407	Wholly-Owned	100%
California-Southern	Q4	Q3 '08	75,325	8,414	3,895	Wholly-Owned	100%
Florida	Q4	Q3 '08	106,125	15,043	9,244	Wholly-Owned	100%
Florida	Q4	Q4 '08	89,825	10,303	4,281	Wholly-Owned	100%
California-Southern	Q4	Q4 '08	76,375	8,757	1,945	Wholly-Owned	100%
NY/NJ	Q4	Q4 '08	67,575	8,102	3,314	Joint Venture	70%
			1,162,409	\$ 163,477	\$ 105,772		

2010 Estimated Development Schedule and Costs Incurred to Date as of March 31, 2009 (unaudited)
(dollars in thousands)

Location	Estimated Quarter of Completion	Quarter of Start	Estimated Net Rentable Sq. Ft.	Total Cost ⁽¹⁾	Cost Incurred ⁽²⁾	Ownership	EXR Ownership %
Florida	Q2	Q2 '09	89,900	10,743	2,410	Wholly-Owned	100%
Florida	Q2	Q2 '09	76,050	14,405	4,161	Joint Venture	65%
Mid-Atlantic	Q2	Q2 '09	87,850	8,707	2,100	Wholly-Owned	100%
California-Southern	Q3	Q3 '09	65,225	11,102	3,549	Wholly-Owned	100%
Florida	Q3	Q3 '10	65,745	8,706	2,921	Wholly-Owned	100%
Mid-Atlantic	Q3	Q3 '10	83,800	12,014	4,710	Wholly-Owned	100%
Florida	Q3	Q3 '10	89,175	10,779	3,184	Wholly-Owned	100%
California-Southern	Q3	Q3 '09	78,550	12,195	6,340	Joint Venture	65%
California-Southern	Q4	Q3 '09	88,025	13,475	185	Wholly-Owned	100%
California-Southern	Q4	Q3 '09	71,255	8,958	145	Wholly-Owned	100%
			795,575	\$ 111,084	\$ 29,705		

(1) Includes 5% development fee, land, construction and soft costs.

(2) Development costs incurred as of March 31, 2009 including development fees, land, construction and costs.

2006 – 2012 Actual and Estimated Accretion/Dilution to Diluted Funds From Operations (FFO) Per Share from Development Program as of March 31, 2009 (unaudited)
(dollars in thousands)

Year Completed	#	2006	2007	2008	2009	2010	2011	2012
2006	11	(0.03)	(0.02)	(0.01)	0.01	0.01	0.01	0.01
2007	6	-	(0.02)	(0.02)	-	0.01	0.01	0.01
2008	10	-	-	(0.03)	(0.05)	-	0.03	0.03
2009	12	-	-	-	(0.03)	(0.03)	0.03	0.06
2010	12	-	-	-	-	(0.04)	(0.02)	0.03
2011	12	-	-	-	-	-	(0.04)	(0.02)
2012	12	-	-	-	-	-	-	(0.04)
	75	(0.03)	(0.04)	(0.06)	(0.07)	(0.05)	0.02	0.08

Reconciliation of Share of Net Income to Equity in Earnings for the Three Months Ended March 31, 2009 (unaudited)
(dollars in thousands)

Joint Venture Name	Year Established	# of Properties	Equity in Earnings before Amortization	EXR Additional Amortization ⁽¹⁾	EXR Equity in Earnings after Amortization	NOI ⁽²⁾	Depreciation / Amortization	Interest Expense	Other Expenses (Income)	Net Income	Equity in Earnings % of Net Income ⁽³⁾	Equity Ownership	Total Debt	EXR Pro-rata Share of Debt
Legacy JVs														
Extra Space West One	1998	7	\$ 309	\$ -	\$ 309	\$ 1,170	\$ 180	\$ 205	\$ 21	\$ 764	40.4%	5.0%	\$ 16,650	\$ 833
Extra Space Northern Properties Six	2002	10	46	-	46	1,319	358	533	18	410	11.2%	10.0%	34,500	3,450
Legacy JVs		17	\$ 355	\$ -	\$ 355	\$ 2,489	\$ 538	\$ 738	\$ 39	\$ 1,174	30.2%		\$ 51,150	\$ 4,283
2005 Prudential JVs														
ESS PRISA LLC	2005	91	\$ 168	\$ -	\$ 168	\$ 11,789	\$ 3,419	\$ -	\$ 110	\$ 8,260	2.0%	2.0%	\$ -	\$ -
ESS PRISA II LLC	2005	71	137	-	137	9,751	2,876	-	128	6,747	2.0%	2.0%	-	-
ESS PRISA III LLC	2005	36	57	-	57	4,343	1,288	1,882	44	1,129	5.0%	5.0%	145,000	7,250
ESS VRS LLC	2005	23	525	-	525	2,597	773	649	9	1,166	45.0%	45.0%	52,100	23,445
ESS WCOT LLC	2005	29	68	-	68	3,649	1,124	1,133	43	1,349	5.0%	5.0%	92,140	4,607
2005 Prudential JVs		250	\$ 955	\$ -	\$ 955	\$ 32,129	\$ 9,480	\$ 3,664	\$ 334	\$ 18,651	5.1%		\$ 289,240	\$ 35,302
Other JVs														
Storage Portfolio I LLC	1999	32	\$ 314	\$ 78	\$ 235	\$ 3,715	\$ 1,055	\$ 1,380	\$ 26	\$ 1,254	25.0%	25.0%	\$ 115,000	\$ 28,750
Storage Portfolio Bravo II	2004	21	168	42	126	2,413	665	857	53	838	20.0%	20.0%	67,400	13,480
Extra Space West Two LLC	2007	5	20	23	(3)	851	191	281	19	360	5.6%	5.6%	20,000	1,114
Storage Associates Holdco LLC	2007	6	(21)	-	(21)	763	361	592	19	(209)	10.0%	10.0%	59,000	5,900
Other JVs	Various	12	237	-	237	2,081	424	1,062	6	589	40.2%	33.6%	74,278	24,964
Other JVs		76	\$ 718	\$ 143	\$ 574	\$ 9,823	\$ 2,696	\$ 4,172	\$ 123	\$ 2,832	25.4%		\$ 335,678	\$ 74,208
Mexico JV	2007		\$ 11	\$ -	\$ 11									
TOTALS		343			\$ 1,895	\$ 44,441	\$ 12,714	\$ 8,574	\$ 496	\$ 22,657			\$ 676,068	\$ 113,793

(1) The additional amortization represents excess purchase price paid by EXR that is amortized over 40 years and reduces the equity in earnings to EXR.

(2) Revenues do not include tenant reinsurance income. Management fees are included as an expense in NOI calculation.

(3) Approximates EXR percentage of net income.

Major Joint Venture Description (unaudited)
(dollars in millions)

Joint Venture Name: Extra Space West One (EXR legacy JV)
Date Formed: October 1998
Properties: 7
Locations (States): CA

Partnership Structure

Equity Contribution: EXR - 5%, Partner - 95%

Cash Flow Distribution: Pro-rata based on current equity contribution, up to a leveraged 10% preferred return

Promote Structure: EXR - 40%, Partner - 60%

Promote Status: Currently into promote

Fees to EXR

Management Fee: 6.00% of revenues

Current Capital Structure

(in millions)	EXR	\$ 1.4
	Partner	10.2
	Total Equity	<u>\$ 11.6</u>
	Total Debt	<u>\$ 16.7</u>
	Total Debt and Equity	<u>\$ 28.3</u>

Major Joint Venture Description (unaudited)
(dollars in millions)

Joint Venture Name: Extra Space Northern Properties Six LLC (EXR legacy JV)
Date Formed: November 2002
Properties: 10
Locations (States): CA, NH, NJ, NY

Partnership Structure

Equity Contribution: EXR - 10%, Partner - 90%

Cash Flow Distribution: Pro-rata based on current equity contribution, up to a leveraged 10% preferred return

Promote Structure: EXR - 25%, Partner - 75%
EXR - 35%, Partner - 65% after additional 5% preferred return is achieved by Partner

Promote Status: Currently into 25%/75% promote

Fees to EXR

Management Fee: 4.75% of revenues

Current Capital Structure

(in millions)	EXR	\$	1.4
	Partner		14.3
	Total Equity	\$	<u>15.7</u>
	Total Debt	\$	<u>34.5</u>
	Total Debt and Equity	\$	<u>50.2</u>

Major Joint Venture Description (unaudited)
(dollars in millions)

Joint Venture Name: Storage Portfolio Bravo II (JV formed by SUSA prior to EXR acquisition)
Date Formed: June 2004
Properties: 21
Locations (States): AZ, CA, FL, GA, IN, NJ, NM, NV, OH, TN, VA

Partnership Structure

Equity Contribution: EXR - 20%, Partner - 80%

Cash Flow Distribution: EXR - 20%, Partner - 80% (Until capital contribution accounts have zero balances and respective 12% return accounts have zero balances)

Promote Structure: EXR - 25%, Partner - 75% until Partner has achieved a 15% return; EXR - 35%, Partner - 65% until Partner has achieved a 18% return;
EXR - 45%, Partner - 55% thereafter

Promote Status: Not currently into promote structure

Fees to EXR

Management Fee: 6.0% of revenues

Current Capital Structure

(in millions)	EXR	\$	7.6
	Partner		30.2
	Total Equity	\$	37.8
	Total Debt	\$	67.4
	Total Debt and Equity	\$	105.2

Major Joint Venture Description (unaudited)
(dollars in millions)

Joint Venture Name: Storage Portfolio I LLC (JV formed by SUSA prior to EXR acquisition)
Date Formed: 1999
Properties: 32
Locations (States): AL, AZ, CA, CT, DC, DE, FL, KS, MA, MD, MO, NJ, PA, TX, UT

Partnership Structure

Equity Contribution: EXR - 25%, Partner - 75%

Cash Flow Distribution: Pro-rata based on current equity contribution, up to a 14% leveraged IRR to Partner

Promote Structure: EXR - 40%, Partner - 60%

Promote Status: Not currently into promote structure

Fees to EXR

Management Fee: 5.0% of revenues

Current Capital Structure

(in millions)	EXR	\$	3.5
	Partner		9.9
	Total Equity	\$	<u>13.4</u>
	Total Debt	\$	<u>115.0</u>
	Total Debt and Equity	\$	<u>129.4</u>

Major Joint Venture Description (unaudited)
(dollars in millions)

Joint Venture Name: ESS PRISA LLC
Date Formed: July 2005
Properties: 91
Locations (States): AZ, CA, CO, CT, FL, IL, IN, KY, MA, MD, MI, MO, NJ, NV, NY, OH, PA, TN, TX, VA

Partnership Structure

Equity Contribution: EXR - 2%, Partner - 98%

Preferred Return: Pro-rata based on current equity contribution up to an unleveraged 8.5% return (current)

Preferred Return Structure: 8.5% from 1/1/08 - 12/31/09, 9.0% from 1/1/10 - 12/31/11,
9.5% from 1/1/12 - 12/31/13, 10% thereafter

Promote Structure: EXR - 17%, Partner - 83%

Promote Status: Not currently into promote structure

Fees to EXR

Management Fee: 6.0% of revenues

Current Capital Structure

(in millions)	EXR	\$	12.4
	Partner		598.5
	Total Equity	\$	610.9
	Total Debt	\$	-
	Total Debt and Equity	\$	610.9

Major Joint Venture Description (unaudited)
(dollars in millions)

Joint Venture Name: ESS PRISA II LLC
Date Formed: July 2005
Properties: 71
Locations (States): AL, AZ, CA, CT, FL, IL, IN, KY, MA, MD, MI, NJ, NM, NV, NY, OH, PA, RI, TN, TX, VA

Partnership Structure

Equity Contribution: EXR - 2%, Partner - 98%

Preferred Return: Pro-rata based on current equity contribution, up to an unleveraged 8.5% return (current)

Preferred Return Structure: 8.5% from 1/1/08 - 12/31/09, 9.0% from 1/1/10 - 12/31/11,
9.5% from 1/1/12 - 12/31/13, 10% thereafter

Promote Structure: EXR - 17%, Partner - 83%

Promote Status: Not currently into promote structure

Fees to EXR

Management Fee: 6.0% of revenues

Current Capital Structure

(in millions)	EXR	\$	10.4
	Partner		501.8
	Total Equity	\$	<u>512.2</u>
	Total Debt	\$	<u>-</u>
	Total Debt and Equity	\$	<u>512.2</u>

Major Joint Venture Description (unaudited)
(dollars in millions)

Joint Venture Name: ESS PRISA III LLC
Date Formed: July 2005
Properties: 36
Locations (States): AL, AZ, CA, CT, FL, IL, MA, MD, MI, NJ, NM, NY, OH, OR, TN, TX, VA, WA

Partnership Structure

Equity Contribution: EXR - 5.1%, Partner - 94.9%

Preferred Return: Pro-rata based on current equity contribution, up to a leveraged 11% return (current)

Preferred Returns: 11.0% from 1/1/08 - 12/31/09, 12.0% from 1/1/10 - 12/31/11, 13.0% thereafter

Promote Structure: EXR - 20%, Partner - 80%

Promote Status: Not currently into promote structure

Fees to EXR

Management Fee: 5.6% of revenues

Current Capital Structure

(in millions)	EXR	\$	4.0
	Partner		75.7
	Total Equity	\$	<u>79.7</u>
	Total Debt	\$	<u>145.0</u>
	Total Debt and Equity	\$	<u>224.7</u>

Major Joint Venture Description (unaudited)
(dollars in millions)

Joint Venture Name: ESS VRS LLC
Date Formed: July 2005
Properties: 23
Locations (States): CA, FL, GA, IL, MA, MD, MI, NH, NJ, NM, NV, NY, OR, TN, TX

Partnership Structure

Equity Contribution: EXR - 45%, Partner - 55%

Preferred Return: Pro-rata based on current equity contribution, up to a leveraged 9% return (current)

Preferred Return Structure: 9.0% from 7/1/08 - 6/30/10, 9.5% from 7/1/10 - 6/30/12, 10.0% from 7/1/12 - 6/30/14, 10.5% thereafter

Promote Structure: EXR - 20%, Partner - 80%

Promote Status: Not currently into promote structure

Fees to EXR

Management Fee: 6.0% of revenues

Current Capital Structure

(in millions)	EXR	\$	46.9
	Partner		38.1
	Total Equity	\$	85.0
	Total Debt	\$	52.1
	Total Debt and Equity	\$	137.1

Major Joint Venture Description (unaudited)
(dollars in millions)

Joint Venture Name: ESS WCOT LLC
Date Formed: July 2005
Properties: 29
Locations (States): AZ, CA, CO, FL, GA, KY, MA, MD, MI, NJ, NM, NY, OH, TN, TX, VA

Partnership Structure

Equity Contribution: EXR - 5%, Partner - 95%

Preferred Return: Pro-rata based on current equity contribution, up to a leveraged 11% return (current)

Preferred Return Structure: 11.0% from 1/1/08 - 12/31/09, 12.0% from 1/1/10 - 12/31/11, 13.0% thereafter

Promote Structure: EXR - 20%, Partner - 80%

Promote Status: Not currently into promote structure

Fees to EXR

Management Fee: 6.0% of revenues

Current Capital Structure

(in millions)	EXR	\$	5.2
	Partner		97.4
	Total Equity	\$	102.6
	Total Debt	\$	92.1
	Total Debt and Equity	\$	194.7

Major Joint Venture Description (unaudited)
(dollars in millions)

Joint Venture Name: Storage Associates Holdco
Date Formed: September 2006 (10% interest acquired by Company in December 2007)
Properties: 6
Locations (States): FL, IL, MA, NY, RI

Partnership Structure

Equity Contribution: EXR - 10%, Partner - 90%

Cash Flow Distribution: Pro-rata based on current equity contribution

Promote Structure: 40% - EXR, 60% - Partner, after partner reaches 12% IRR

Promote Status: Not currently into promote structure

Fees to EXR

Management Fee: 6.00% of revenues

Current Capital Structure

(in millions)	EXR	\$ 1.8
	Partner	25.0
	Total Equity	<u>\$ 26.8</u>
	Total Debt	<u>\$ 59.0</u>
	Total Debt and Equity	<u>\$ 85.8</u>

Major Joint Venture Description (unaudited)
(dollars in millions)

Joint Venture Name: Extra Space West Two LLC
Date Formed: June 2004 (5.6% interest acquired by Company in December 2007)
Properties: 5
Locations (States): CA

Partnership Structure

Equity Contribution: EXR - 5.6%, Partner - 94.4%

Cash Flow Distribution: 10%

Promote Structure: EXR - 40%, Partner - 60%

Promote Status: Not currently into promote structure

Fees to EXR

Management Fee: 6.00% of revenues

Current Capital Structure

(in millions)	EXR	\$ 1.2
	Partner	20.2
	Total Equity	<u>\$ 21.4</u>
	Total Debt	<u>\$ 20.0</u>
	Total Debt and Equity	<u>\$ 41.4</u>

Wholly-Owned Property Listing by MSA⁽¹⁾ as of March 31, 2009 (unaudited)

MSA	# of Properties	Net Rentable Sq. Ft.
Albany-Schenectady-Troy, NY	1	75,756
Albuquerque, NM	1	69,155
Atlanta, GA	12	837,192
Austin-San Marcos, TX	2	117,745
Birmingham, AL	1	76,740
Boston-Worcester-Lawrence, MA-NH-ME-CT	31	1,914,518
Charleston-North Charleston, SC	3	193,341
Chicago-Gary-Kenosha, IL-IN-WI	10	688,452
Cleveland-Akron, OH	1	65,391
Colorado Springs, CO	2	114,240
Columbia, SC	1	59,265
Columbus, OH	3	208,091
Dallas-Fort Worth, TX	12	890,251
Daytona Beach, FL	1	92,035
Denver-Boulder-Greeley, CO	6	362,169
Detroit-Ann Arbor-Flint, MI	1	64,910
Fort Myers-Cape Coral, FL	2	153,208
Ft. Wayne, IN	1	71,857
Grand Rapids-Muskegon-Holland, MI	1	69,956
Hartford, CT	2	117,355
Hawaii	2	151,445
Houston-Galveston-Brazoria, TX	3	230,549
Indianapolis, IN	4	271,964
Kansas City, MO-KS	1	70,495
Las Vegas, NV-AZ	2	132,115
Los Angeles-Riverside-Orange County, CA	28	2,110,092
Louisville, KY-IN	3	194,101
Memphis, TN-AR-MS	5	421,119
Miami-Fort Lauderdale, FL	11	812,393
Modesto, CA	1	68,050
Naples, FL	1	104,735
Nashville, TN	1	52,878
New London-Norwich, CT-RI	1	60,760
New Orleans, LA	2	148,975
New York-Northern New Jersey-Long Island, NY-NJ	30	2,211,841
Orlando, FL	5	428,537
Philadelphia-Wilmington-Atlantic City, PA-DE-NJ	8	671,394
Phoenix-Mesa, AZ	5	347,138
Pittsburgh, PA	3	181,906
Portland-Salem, OR-WA	1	103,690
Providence-Fall River-Warwick, RI-MA	1	75,521
Punta Gorda, FL	1	67,000
Richmond-Petersburg, VA	1	72,763
Sacramento-Yolo, CA	2	144,880
Salt Lake City-Ogden, UT	3	210,876
San Antonio, TX	3	164,225
San Diego, CA	1	130,089
San Francisco-Oakland-San Jose, CA	16	1,384,760
Sarasota-Bradenton, FL	1	81,481
Seattle-Tacoma-Bremerton, WA	4	308,015
St. Louis, MO-IL	5	304,037
Stockton-Lodi, CA	4	251,465
Tampa-St. Petersburg-Clearwater, FL	5	234,489
Washington-Baltimore, DC-MD-VA-WV	16	1,271,260
West Palm Beach-Boca Raton, FL	5	283,646
Wichita, KS	1	49,990
Totals	280	20,050,301

(1) MSA's (Metropolitan Statistical Areas) as defined by the U.S. Census Bureau.

Wholly-Owned, Joint Venture and Managed Property Listing by MSA⁽¹⁾ as of March 31, 2009 (unaudited)

MSA	# of	Net Rentable
	Properties	Sq. Ft.
Albany-Schenectady-Troy, NY	5	342,577
Albuquerque, NM	9	507,276
Atlanta, GA	27	2,150,299
Auburn - Opelika, AL	2	95,175
Austin-San Marcos, TX	2	117,745
Birmingham, AL	4	282,698
Boston-Worcester-Lawrence, MA-NH-ME-CT	52	3,205,856
Charleston-North Charleston, SC	3	193,341
Chattanooga, TN-GA	1	74,035
Chicago-Gary-Kenosha, IL-IN-WI	23	1,645,696
Cleveland-Akron, OH	5	332,489
Colorado Springs, CO	2	114,240
Columbia, SC	1	59,265
Columbus, OH	10	695,180
Dallas-Fort Worth, TX	28	2,300,703
Daytona Beach, FL	1	92,035
Denver-Boulder-Greeley, CO	10	613,086
Detroit-Ann Arbor-Flint, MI	10	796,194
Fort Myers-Cape Coral, FL	2	153,208
Ft. Wayne, IN	1	71,857
Grand Rapids-Muskegon-Holland, MI	2	124,175
Hartford, CT	7	559,920
Hawaii	2	151,445
Houston-Galveston-Brazoria, TX	8	564,680
Indianapolis, IN	12	677,073
Kansas City, MO-KS	5	288,385
Las Vegas, NV-AZ	11	923,103
Los Angeles-Riverside-Orange County, CA	76	5,685,500
Louisville, KY-IN	7	462,435
Memphis, TN-AR-MS	24	1,748,034
Miami-Fort Lauderdale, FL	28	2,213,612
Modesto, CA	2	137,935
Naples, FL	1	104,735
Nashville, TN	6	400,423
New London-Norwich, CT-RI	1	60,760
New Orleans, LA	2	148,975
New York-Northern New Jersey-Long Island, NY-NJ	71	5,709,422
Orlando, FL	6	496,787
Philadelphia-Wilmington-Atlantic City, PA-DE-NJ	33	2,460,122
Phoenix-Mesa, AZ	14	976,607
Pittsburgh, PA	3	181,906
Portland-Salem, OR-WA	4	303,080
Providence-Fall River-Warwick, RI-MA	5	358,731
Provo-Orem, UT	1	59,000
Punta Gorda, FL	2	150,160
Richmond-Petersburg, VA	4	319,225
Sacramento-Yolo, CA	14	1,089,698
Salinas, CA	2	134,241
Salt Lake City-Ogden, UT	5	333,333
San Antonio, TX	3	164,225
San Diego, CA	7	738,501
San Francisco-Oakland-San Jose, CA	34	2,523,879
Santa Fe, NM	3	232,250
Sarasota-Bradenton, FL	3	264,961
Seattle-Tacoma-Bremerton, WA	4	308,015
St. Louis, MO-IL	6	364,762
Stockton-Lodi, CA	5	334,465
Tampa-St. Petersburg-Clearwater, FL	8	433,808
Tucson, AZ	2	122,195
Washington-Baltimore, DC-MD-VA-WV	57	4,278,266
West Palm Beach-Boca Raton, FL	9	655,577
Wichita, KS	1	49,990
Totals	698	51,137,351

(1) MSA's (Metropolitan Statistical Areas) as defined by the U.S. Census Bureau.