

EXTRA SPACE STORAGE INC.

Supplemental Financial Information (unaudited)

Three and Six Months Ended June 30, 2010

EST-1977

ExtraSpace[®]
Storage

Forward Looking Statement

Certain information set forth in this release 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. 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 release. 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 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 could 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;
- 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; and
- our ability to attract and retain qualified personnel and management members.

All forward-looking statements 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.

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FOR IMMEDIATE RELEASE

Extra Space Storage Inc. Reports Second Quarter 2010 Results
~ Achieves FFO of \$0.22 Per Diluted Share, Ahead of Guidance ~
~ Same-Store Properties Post Positive Revenue and Net Operating Income Growth ~

SALT LAKE CITY, Utah, July 28, 2010 — Extra Space Storage Inc. (NYSE: EXR), a leading owner and operator of self-storage properties in the United States, announced operating results for the three and six months ended June 30, 2010.

Highlights for the Three Months Ended June 30, 2010:

- Achieved funds from operations (“FFO”) of \$0.22 per diluted share including development dilution of \$0.03 per share.
- Same-store revenue and net operating income (“NOI”) increased by 2.3% and 2.8%, respectively, when compared to the three months ended June 30, 2009. Same-store revenue and NOI includes tenant reinsurance income. For the six months ended June 30, 2010, same-store revenue and NOI increased by 0.7% and 1.3%, respectively, when compared to the six months ended June 30, 2009.
- Same-store occupancy as of June 30, 2010 was 86.2% compared to 84.0% as of June 30, 2009.
- Completed the acquisition of four properties, including three former third-party management sites.
- Completed the development of two properties at a total cost of approximately \$21.3 million.
- Declared and paid a quarterly cash dividend of \$0.10 per common share.

Spencer F. Kirk, Chairman and CEO of Extra Space Storage Inc., stated: “During the second quarter, the improving trend in operating fundamentals continued as we realized positive growth in same-store revenue and net operating income with a year-over-year increase in move-in activity. We remain confident in our operating platform and high-quality portfolio and believe we will see additional growth as fundamentals continue to improve.”

FFO Per Share:

The following table outlines the Company's FFO and FFO as adjusted for the three and six months ended June 30, 2010 and 2009. The table also provides a reconciliation to GAAP net income (loss) per diluted share for each period presented (amounts shown in thousands, except share data - unaudited):

	<u>For the Three Months Ended June 30,</u>				<u>For the Six Months Ended June 30,</u>			
	<u>2010</u>		<u>2009</u>		<u>2010</u>		<u>2009</u>	
		<u>(per share)</u>		<u>(per share)</u>		<u>(per share)</u>		<u>(per share)</u>
Net income (loss) attributable to common stockholders	\$ 6,180	\$ 0.07	\$ (7,541)	\$ (0.09)	\$ 9,748	\$ 0.11	\$ 20,078	\$ 0.23
Adjustments:								
Real estate depreciation	11,494	0.13	11,554	0.13	23,153	0.25	22,984	0.25
Amortization of intangibles	94	—	725	0.01	277	—	1,248	0.01
Joint venture real estate depreciation and amortization	2,255	0.02	1,414	0.02	4,009	0.04	2,809	0.03
Joint venture loss on sale of properties	—	—	188	0.01	—	—	188	—
Distributions paid on Preferred Operating Partnership units	(1,437)	(0.02)	(1,437)	(0.02)	(2,875)	(0.03)	(2,875)	(0.03)
Income allocated to Operating Partnership noncontrolling interests	1,762	0.02	1,082	0.01	3,390	0.04	4,473	0.05
Funds from operations	<u>\$ 20,348</u>	<u>\$ 0.22</u>	<u>\$ 5,985</u>	<u>\$ 0.07</u>	<u>\$ 37,702</u>	<u>\$ 0.41</u>	<u>\$ 48,905</u>	<u>\$ 0.54</u>
Adjustments:								
Non-cash interest expense related to amortization of discount on exchangeable senior notes	416	0.01	563	0.01	820	0.02	1,404	0.01
Gain on repurchase of exchangeable senior notes	—	—	(5,093)	(0.06)	—	—	(27,576)	(0.30)
Unrecovered development and acquisition costs	142	—	18,801	0.20	212	—	18,883	0.21
Severance costs	—	—	1,400	0.02	—	—	1,400	0.01
Funds from operations - adjusted	<u>\$ 20,906</u>	<u>\$ 0.23</u>	<u>\$ 21,656</u>	<u>\$ 0.24</u>	<u>\$ 38,734</u>	<u>\$ 0.43</u>	<u>\$ 43,016</u>	<u>\$ 0.47</u>
Weighted average number of shares - diluted	92,304,831		91,607,503		92,026,150		91,375,416	

FFO and FFO as adjusted include the dilutive impact from lease-up development properties which amounted to \$0.03 and \$0.05, respectively, for the three and six months ended June 30, 2010.

Operating Results:

Total revenues for the three months ended June 30, 2010 were \$68.8 million compared to \$69.1 million for the three months ended June 30, 2009. Total expenses for the three months ended June 30, 2010 were \$46.0 million compared to \$66.7 million for the three months ended June 30, 2009. Interest expense, including non-cash interest charges relating to the Company's exchangeable senior notes, was \$16.6 million compared to \$16.4 million for the three months ended June 30, 2009. Net income for the three months ended June 30, 2010 was \$7.9 million compared to a net loss of \$6.7 million for the three months ended June 30, 2009. The net loss in the second quarter of 2009 was due to a \$20.2 million charge associated with severance and impairment charges related to the Company's decision to wind down its development program.

For the three months ended June 30, 2010, the Company's top performing markets in terms of revenue growth were Baltimore/Washington D.C., Chicago, Dallas, Denver, New York City and New England. Markets performing below the Company's portfolio average in revenue growth included Atlanta, Las Vegas, Los Angeles, Miami, Phoenix and Tampa.

Total revenues for the six months ended June 30, 2010 were \$136.4 million compared to \$138.3 million for the six months ended June 30, 2009. Total expenses for the three months ended June 30, 2010 were \$92.7 million compared to \$114.0 million for the six months ended June 30, 2009. Interest expense, including non-cash interest charges relating to the Company's exchangeable senior notes, was \$34.3 million compared to \$33.0 million for the six months ended June 30, 2009. Net income for the six months ended June 30, 2010 was \$13.1 million compared to \$24.1 million for the six months ended June 30, 2009.

Same-Store Property Performance:

For the three months ended June 30, 2010, revenue at the Company's 246 same-store properties increased by 2.3% compared to the three months ended June 30, 2009. Same-store expenses increased by 1.3%, due mainly to increases in property taxes, resulting in a 2.8% increase in same-store NOI compared to the three months ended June 30, 2009. The Company's same-store occupancy finished the quarter at 86.2% compared to 84.0% as of June 30, 2009. Same-store revenue for the six months ended June 30, 2010 compared positively to the same period in 2009 by 0.7%. Same-store expenses for the same period decreased by 0.4% resulting in a 1.3% improvement in same-store NOI compared to the six months ended June 30, 2009.

Balance Sheet:

During the second quarter, the Company continued to enhance its balance sheet by completing several financing transactions. The Company retired approximately \$160.4 million in debt during the quarter in two separate transactions, using a mix of cash-on-hand and replacement financing. Of the \$160.4 million, \$100.0 million was due in August 2010, and \$60.4 million was scheduled to mature in June 2014.

Additionally, the Company closed a revolving credit line secured by eight development and lease-up assets with a potential capacity of \$45.0 million. The Company currently has a borrowing base of \$19.2 million on the line and as these properties open and lease up the borrowing base will increase. The Company also closed five additional loans totaling \$54.6 million secured by 16 properties. As of June 30, 2010, the Company's total debt, including notes payable, notes payable to trusts, exchangeable senior notes and lines of credit was \$1.2 billion compared to \$1.4 billion at June 30, 2009. The Company's percentage of fixed rate debt to total debt was 70.6% as of June 30, 2010. The weighted average interest rate on the Company's debt was 5.6% for fixed-rate debt and 3.5% for variable-rate debt. The combined weighted average interest rate was 5.0% with a weighted average maturity of approximately six years. Total cash as of June 30, 2010 was \$28.4 million compared to \$132.0 million at June 30, 2009.

Acquisitions and Third-Party Management Activity:

During the quarter, the Company completed the acquisition of four properties located in Georgia and New York, including three from the Company's third-party management program, for a total of \$17.2 million. The Company also acquired the minority interests held by a joint-venture partner in two consolidated lease-up properties located in New Jersey.

During the quarter, 18 properties were added to the Company's third-party management program and eight additional properties have been brought under management subsequent to the end of the quarter. A total of 31 properties have been added to the Company's third-party management program in 2010 bringing the total number of properties under management to 148. The Company is the largest self-storage management company in the United States.

Development Projects Completed:

The Company completed two development projects in Baltimore, Maryland and Oakland, California for a total cost of approximately \$21.3 million. There are seven projects remaining to be completed in the Company's development pipeline with an estimated \$30.6 million of funding required for completion. The Company expects to complete the remainder of these projects by end of the second quarter of 2011.

Dividends:

During the quarter, the Company's board of directors declared a cash dividend of \$0.10 per share on the common stock of the Company. The dividend was paid on June 30, 2010 to stockholders of record at the close of business on June 15, 2010.

Outlook:

The Company currently estimates that fully diluted FFO per share for the three months ending September 30, 2010 will be between \$0.22 and \$0.23. For the year ending December 31, 2010, the Company currently estimates that fully-diluted FFO per share will be between \$0.82 and \$0.85. Estimates for the three months and year include lease-up dilution and non-cash interest charges related to the Company's exchangeable senior notes. FFO estimates for the year are fully diluted for an estimated average number of shares and Operating Partnership units ("OP units") outstanding during the year. The Company's estimates are forward-looking and based on management's view of current and future market conditions.

The Company's actual results may differ materially from these estimates, which include the following annual assumptions:

- Same-store property revenue growth including tenant reinsurance between 0.5% and 1.5%.
- Same-store property expense growth including tenant reinsurance between 0.0% and 1.0%.
- Same-store property NOI growth including tenant reinsurance between 0.0% and 2.0%.
- Net tenant reinsurance income between \$18.0 million and \$19.0 million.

- General and administrative expenses, net of development fees, between \$43.0 million and \$44.0 million, including non-cash compensation expense of approximately \$4.5 million.
- Average monthly cash balance of approximately \$60.0 million.
- Equity in earnings of real estate ventures between \$6.0 million and \$7.0 million.
- Interest expense between \$67.0 million and \$69.0 million.
- Weighted average LIBOR of 0.5%.
- Weighted average number of outstanding shares, including OP units, of approximately 92.3 million.
- Dilution associated with the Company's development program of between \$9.0 million and \$10.0 million.
- Dilution associated with the Harrison Street Real Estate joint venture of between \$2.0 million and \$2.2 million.
- Taxes associated with the Company's taxable Real Estate Investment Trust ("REIT") subsidiary of between \$4.5 million and \$5.5 million.
- Non-cash interest charges associated with the Company's exchangeable senior notes of approximately \$1.7 million.

Supplemental Financial Information:

Supplemental unaudited financial information regarding the Company's performance can be found on the Company's website at www.extraspace.com. Click on the "Investor Relations" link at the bottom of the home page, then on "SEC Filings," then on "Documents" on the left of the page and the document entitled "Financial Supplement." This supplemental information provides additional detail on items that include property occupancy and financial performance by portfolio and market, debt maturity schedules and performance and progress of property development.

Conference Call:

The Company will host a conference call at 1:00 p.m. Eastern Time on Thursday, July 29, 2010 to discuss its financial results. A live webcast of the conference call will be available online on the Company's website at www.extraspace.com in the Investor Relations section. The conference call can also be accessed by dialing 877-407-4018 or 201-689-8471 for international participants. A replay of the call will be available from 4:00 p.m. Eastern Time on July 29, 2010, until midnight Eastern Time on August 12, 2010. The replay dial-in numbers are 877-660-6853 or 201-612-7415 for international callers. To access the telephonic replay, please enter account number 3055 along with the conference ID 353410.

Forward-Looking Statements:

Certain information set forth in this release 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. 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 release. 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 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 could 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;
- 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; and
- our ability to attract and retain qualified personnel and management members.

All forward-looking statements 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.

Notes to Financial Information:

The Company operates as a self-managed and self-administered REIT. Readers are encouraged to find further detail regarding Extra Space Storage's organizational structure in its most recent Annual Report on Form 10-K as filed with the SEC.

Definition of FFO:

FFO provides relevant and meaningful information about the Company's operating performance that is necessary, along with net income (loss) and cash flows, for an understanding of the Company's operating results. The Company believes FFO is a meaningful disclosure as a supplement to net earnings. Net earnings assume that the values of real estate assets diminish predictably over time as reflected through depreciation and amortization expenses. The values of real estate assets fluctuate due to market conditions and the Company believes FFO more accurately reflects the value of the Company's real estate assets. FFO is defined by the National Association of Real Estate Investment Trusts, Inc. ("NAREIT") as net income (loss) computed in accordance with accounting principles generally accepted in the United States ("GAAP"), excluding gains or losses on sales of operating properties, plus depreciation and amortization and after adjustments to record unconsolidated partnerships and joint ventures on the same basis. The Company believes that to further understand the Company's performance, FFO should be considered along with the reported net income (loss) and cash flows in accordance with GAAP, as presented in the Company's consolidated financial statements.

For informational purposes, the Company provides FFO as adjusted for the exclusion of gains from early extinguishment of debt, non-recurring write-downs and non-cash interest charges related to ASC 470-20 (formerly FASB Staff Position No. APB 14-1). Although the Company's calculation of FFO as adjusted differs from NAREIT's definition of FFO and may not be comparable to that of other REITs and real estate companies, the Company believes it provides a meaningful supplemental measure of operating performance. The Company believes that by excluding gains from early extinguishment of debt, non-recurring write-downs and non-cash charges related to ASC 470-20 (formerly FASB Staff Position No. APB 14-1), stockholders and potential investors are presented with an indicator of its operating performance that more closely achieves the objectives of the real estate industry in presenting FFO. FFO as adjusted by the Company should not be considered a replacement of the NAREIT definition of FFO or used as an alternative to net income (loss) as an indication of the Company's performance, as an alternative to net cash flow from operating activities, as a measure of liquidity, or as an indicator of the Company's ability to make cash distributions.

The Company's computation of FFO may not be comparable to FFO reported by other REITs or real estate companies that do not define the term in accordance with the current NAREIT definition or that interpret the current NAREIT definition differently. FFO does not represent cash generated from operating activities determined in accordance with GAAP, and should not be considered as an alternative to net income as an indication of the Company's performance, as an alternative to net cash flow from operating activities, as a measure of liquidity, or as an indicator of the Company's ability to make cash distributions.

Definition of Same-Store Properties:

The Company's same-store properties for the three and six months ended June 30, 2010 consisted of 246 properties that were wholly-owned and operated and that were stabilized by the first day of each period. The Company considers a property to be stabilized once it has been open three years or has sustained average square foot occupancy of 80.0% or more for one calendar year. Same-store results provide information relating to property operations without the effects of acquisitions or completed developments and should not be used as a basis for future same-store performance or for the performance of the Company's properties as a whole.

About Extra Space Storage Inc.:

Extra Space Storage Inc. is a leading owner and operator of self-storage properties headquartered in Salt Lake City, Utah. At June 30, 2010, the Company operated or had ownership interests in 789 operating properties, 280 of which were wholly-owned and consolidated, one of which was held in joint venture and consolidated, 368 of which were held in joint ventures and accounted for using the equity method, and 140 of which were managed and in which the Company held no ownership interest. The Company owns and/or operates 789 self-storage properties in 33 states and Washington, D.C. The Company's properties comprise approximately 525,000 units and 57 million square feet of rentable space.

For Information:

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— **Financial Tables Follow** —

Same-Store Property Performance for the Three and Six Months Ended June 30, 2010 — Unaudited
(In thousands, except occupancy and property counts.)

	Three Months Ended June 30,		Percent Change	Six Months Ended June 30,		Percent Change
	2010	2009		2010	2009	
Same-store rental and tenant reinsurance revenues	\$ 55,840	\$ 54,571	2.3%	\$ 110,575	\$ 109,843	0.7%
Same-store operating and tenant reinsurance expenses	19,052	18,801	1.3%	38,812	38,977	(0.4)%
Same-store net operating income	\$ 36,788	\$ 35,770	2.8%	\$ 71,763	\$ 70,866	1.3%
Non same-store rental and tenant reinsurance revenues	\$ 7,284	\$ 9,219	(21.0)%	\$ 14,584	\$ 17,975	(18.9)%
Non same-store operating and tenant reinsurance expenses	\$ 3,346	\$ 4,237	(21.0)%	\$ 6,765	\$ 8,189	(17.4)%
Total rental and tenant reinsurance revenues	\$ 63,124	\$ 63,790	(1.0)%	\$ 125,159	\$ 127,818	(2.1)%
Total operating and tenant reinsurance expenses	\$ 22,398	\$ 23,038	(2.8)%	\$ 45,577	\$ 47,166	(3.4)%
Same-store square foot occupancy as of quarter end	86.2%	84.0%		86.2%	84.0%	
Properties included in same-store	246	246		246	246	

Reconciliation of the Range of Estimated Fully Diluted Net Income Per Share to Estimated Fully Diluted FFO and Fully Diluted FFO Per Share— Adjusted for the Three Months Ending September 30, 2010 and Year Ending December 31, 2010 — Unaudited

	For the Three Months Ending September 30, 2010		For the Year Ending December 31, 2010	
	Low End	High End	Low End	High End
Net income attributable to common stockholders per diluted share	\$ 0.07	\$ 0.08	\$ 0.19	\$ 0.22
Income allocated to noncontrolling interest - Preferred Operating Partnership and Operating Partnership	0.02	0.02	0.09	0.09
Fixed component of income allocated to non-controlling interest - Preferred Operating Partnership	(0.02)	(0.02)	(0.06)	(0.06)
Net income for diluted computations	0.07	0.08	0.22	0.25
Adjustments:				
Real estate depreciation	0.12	0.12	0.50	0.50
Amortization of intangibles	0.01	0.01	0.01	0.01
Joint venture real estate depreciation and amortization	0.02	0.02	0.09	0.09
Diluted funds from operations per share	\$ 0.22	\$ 0.23	\$ 0.82	\$ 0.85

Extra Space Storage Inc.
Consolidated Balance Sheets
(In thousands, except share data)

	<u>June 30, 2010</u> (unaudited)	<u>December 31, 2009</u>
Assets:		
Real estate assets:		
Net operating real estate assets	\$ 1,867,245	\$ 2,015,432
Real estate under development	29,079	34,427
Net real estate assets	<u>1,896,324</u>	<u>2,049,859</u>
Investments in real estate ventures	152,976	130,449
Cash and cash equivalents	28,354	131,950
Restricted cash	33,699	39,208
Receivables from related parties and affiliated real estate joint ventures	20,589	5,114
Other assets, net	47,173	50,976
Total assets	<u>\$ 2,179,115</u>	<u>\$ 2,407,556</u>
Liabilities, Noncontrolling Interests and Equity:		
Notes payable	\$ 837,166	\$ 1,099,593
Notes payable to trusts	119,590	119,590
Exchangeable senior notes	87,663	87,663
Discount on exchangeable senior notes	(3,049)	(3,869)
Lines of credit	140,000	100,000
Accounts payable and accrued expenses	32,193	33,386
Other liabilities	24,783	24,974
Total liabilities	<u>1,238,346</u>	<u>1,461,337</u>
Commitments and contingencies		
Equity:		
Extra Space Storage Inc. stockholders' equity:		
Preferred stock, \$0.01 par value, 50,000,000 shares authorized, no shares issued or outstanding	—	—
Common stock, \$0.01 par value, 300,000,000 shares authorized, 87,481,903 and 86,721,841 shares issued and outstanding at June 30, 2010 and December 31, 2009, respectively	875	867
Paid-in capital	1,144,433	1,138,243
Accumulated other comprehensive deficit	(4,689)	(1,056)
Accumulated deficit	(261,582)	(253,875)
Total Extra Space Storage Inc. stockholders' equity	<u>879,037</u>	<u>884,179</u>
Noncontrolling interest represented by Preferred Operating Partnership units, net of \$100,000 note receivable	29,757	29,886
Noncontrolling interests in Operating Partnership	30,909	31,381
Other noncontrolling interests	1,066	773
Total noncontrolling interests and equity	<u>940,769</u>	<u>946,219</u>
Total liabilities, noncontrolling interests and equity	<u>\$ 2,179,115</u>	<u>\$ 2,407,556</u>

Consolidated Statement of Operations for the Three Months Ended June 30, 2010 and 2009 — Unaudited
(In thousands, except share and per share data)

	<u>Three Months Ended June 30,</u>	
	<u>2010</u>	<u>2009</u>
Revenues:		
Property rental.....	\$ 56,786	\$ 58,705
Management and franchise fees.....	5,653	5,275
Tenant reinsurance.....	6,338	5,085
Total revenues.....	<u>68,777</u>	<u>69,065</u>
Expenses:		
Property operations.....	20,941	21,567
Tenant reinsurance.....	1,457	1,471
Unrecovered development and acquisition costs.....	142	18,801
Severance costs.....	—	1,400
General and administrative.....	11,229	10,612
Depreciation and amortization.....	12,202	12,840
Total expenses.....	<u>45,971</u>	<u>66,691</u>
Income from operations.....	22,806	2,374
Interest expense.....	(16,233)	(15,816)
Non-cash interest expense related to amortization of discount on exchangeable senior notes.....	(416)	(563)
Interest income.....	211	321
Interest income on note receivable from Preferred Operating Partnership unit holder.....	1,212	1,212
Gain on repurchase of exchangeable senior notes.....	—	5,093
Income (loss) before equity in earnings of real estate ventures and income tax expense.....	<u>7,580</u>	<u>(7,379)</u>
Equity in earnings of real estate ventures.....	1,559	1,641
Income tax expense.....	(1,214)	(943)
Net income (loss).....	<u>7,925</u>	<u>(6,681)</u>
Net income allocated to Preferred Operating Partnership noncontrolling interests.....	(1,507)	(1,369)
Net (income) loss allocated to Operating Partnership and other noncontrolling interests.....	(238)	509
Net income (loss) attributable to common stockholders.....	<u>\$ 6,180</u>	<u>\$ (7,541)</u>
Net income (loss) per common share		
Basic.....	\$ 0.07	\$ (0.09)
Diluted.....	\$ 0.07	\$ (0.09)
Weighted average number of shares		
Basic.....	87,367,967	86,397,618
Diluted.....	92,304,831	91,607,503
Cash dividends paid per common share.....	\$ 0.10	\$ —

Consolidated Statement of Operations for the Six Months Ended June 30, 2010 and 2009 — Unaudited
(In thousands, except share and per share data)

	<u>Six Months Ended June 30,</u>	
	<u>2010</u>	<u>2009</u>
Revenues:		
Property rental.....	\$ 112,929	\$ 118,114
Management and franchise fees.....	11,205	10,494
Tenant reinsurance.....	12,230	9,704
Total revenues.....	<u>136,364</u>	<u>138,312</u>
Expenses:		
Property operations.....	42,897	44,434
Tenant reinsurance.....	2,680	2,732
Unrecovered development and acquisition costs.....	212	18,883
Severance costs.....	—	1,400
General and administrative.....	22,285	21,203
Depreciation and amortization.....	24,621	25,363
Total expenses.....	<u>92,695</u>	<u>114,015</u>
Income from operations.....	43,669	24,297
Interest expense.....	(33,507)	(31,611)
Non-cash interest expense related to amortization of discount on exchangeable senior notes.....	(820)	(1,404)
Interest income.....	536	853
Interest income on note receivable from Preferred Operating Partnership unit holder.....	2,425	2,425
Gain on repurchase of exchangeable senior notes.....	—	27,576
Income before equity in earnings of real estate ventures and income tax expense.....	<u>12,303</u>	<u>22,136</u>
Equity in earnings of real estate ventures.....	3,060	3,536
Income tax expense.....	(2,259)	(1,591)
Net income	<u>13,104</u>	<u>24,081</u>
Net income allocated to Preferred Operating Partnership noncontrolling interests.....	(2,986)	(3,175)
Net income allocated to Operating Partnership and other noncontrolling interests.....	(370)	(828)
Net income attributable to common stockholders	<u>\$ 9,748</u>	<u>\$ 20,078</u>
Net income per common share		
Basic.....	\$ 0.11	\$ 0.23
Diluted.....	\$ 0.11	\$ 0.23
Weighted average number of shares		
Basic.....	87,122,064	86,170,270
Diluted.....	92,026,150	91,375,416
Cash dividends paid per common share	\$ 0.20	\$ 0.25

Selected Financial Information as of June 30, 2010 (unaudited)
(Dollars and shares in thousands)

COMMON STOCK EQUIVALENTS		
	Qtr. Wtd. Average	Qtr. Ending
Common Shares	87,368	87,482
Dilutive Options & Options Cancelled	320	-
Operating Partnership Units	3,627	3,627
Preferred Operating Partnership Units	990	990
Total Common Stock Equivalents	<u>92,305</u>	<u>92,099</u>
MARKET CAPITALIZATION		
	Balance	% of Total
Total Debt (at face value)	\$1,184,419	48.1%
Common stock equivalents at \$13.90 (price at end of quarter)	1,280,180	51.9%
Total market capitalization	<u>\$2,464,599</u>	<u>100.0%</u>
COVERAGE RATIOS		
	Three Months Ended June 30, 2010	Three Months Ended June 30, 2009
Net income (before preferred dividends)	\$ 6,559	\$ (7,541)
Adjustments:		
Interest expense	16,233	15,816
Non-cash interest expense related to amortization of discount on exchangeable senior notes	416	563
Real estate depreciation and amortization	11,494	11,554
Real estate depreciation and amortization on unconsolidated joint ventures	2,255	1,414
Other depreciation and amortization	708	1,286
Income allocated to Operating Partnership and other noncontrolling interests	1,783	1,082
Net loss (gain) on the sale of depreciable property	-	188
Income tax expense	813	943
Distributions paid on Preferred Operating Partnership units	(1,437)	(1,437)
Gain on repurchase of exchangeable senior notes	-	(5,093)
Unrecovered development and acquisition costs	142	18,801
EBITDA	<u>\$ 38,966</u>	<u>\$ 37,576</u>
Interest expense	\$ 16,233	\$ 15,816
Capitalized Interest expense	507	1,122
Total interest	<u>\$ 16,740</u>	<u>\$ 16,938</u>
Principal payments	<u>\$ 2,627</u>	<u>\$ 1,101</u>
Interest Coverage Ratio⁽¹⁾	<u>2.33</u>	<u>2.22</u>
Fixed Charge Coverage Ratio⁽²⁾	<u>2.01</u>	<u>2.08</u>
Net Debt to EBITDA Ratio⁽³⁾	<u>7.46</u>	<u>8.48</u>

(1) Interest coverage ratio is EBITDA divided by total interest (interest expense and capitalized interest expense). (2) Fixed-charge coverage ratio is EBITDA divided by total interest (interest expense and capitalized interest expense) plus principal payments. (3) Net debt to EBITDA ratio is total debt less cash divided by EBITDA (annualized).

Debt Overview as of June 30, 2010 (unaudited)
(Dollars in thousands)

OVERALL DEBT STRUCTURE					
Debt Type	Rate	Amount	% of Secured Debt Total	Wtd. Avg. Interest Rate	Wtd. Avg. Years to Maturity
Secured (including LOC)	Fixed	\$ 629,180	64.4%	5.6%	5.0
	Floating	347,986	35.6%	3.5%	2.8
	Total	\$ 977,166	100%	5.0%	4.3
Debt Type	Rate	Amount	% of Unsecured Total	Wtd. Avg. Interest Rate	Wtd. Avg. Years to Maturity
Unsecured	Fixed	\$ 207,253	100.0%	5.4%	15.2
	Floating	-	0.0%	-	-
	Total	\$ 207,253	100%	5.4%	15.2

UNENCUMBERED STABILIZED PROPERTIES			
Year	Properties	12-Month Trailing NOI	Estimated Loan Value⁽¹⁾
2010 ⁽²⁾	60	\$ 27,064	\$ 252,597

UNENCUMBERED DEVELOPMENT PROPERTIES			
Year	Properties	Total Cost	Estimated Loan Value⁽³⁾
2010 ⁽²⁾	6	\$ 57,390	\$ 28,700

(1) Utilizing a 70% LTV and 7.5% cap rate on in-place annualized NOI. (2) Unencumbered properties as of June 30, 2010. (3) Utilizing a 50% Loan to Cost ratio.

Debt Maturity Schedule by Year for Wholly-Owned Fixed- and Variable-Rate Debt Before Extensions as of June 30, 2010 (unaudited)

	2010	2011	2012	2013	After	Total
Fixed rate debt:	\$ -	\$ 65,252,616	\$ 11,280,000	\$ 84,573,071	\$ 675,327,418	\$ 836,433,105
Variable rate debt:	122,827,420	43,420,018	77,130,016	11,692,381	92,916,065	347,985,900
Total debt:	\$ 122,827,420	\$ 108,672,634	\$ 88,410,016	\$ 96,265,452	\$ 768,243,483	\$ 1,184,419,005

Debt Maturity Schedule by Year for Wholly-Owned Fixed- and Variable-Rate Debt After Extensions as of June 30, 2010 (unaudited)

	2010	2011	2012⁽¹⁾	2013	After	Total
Fixed rate debt:	\$ -	\$ 65,252,616	\$ 98,943,000	\$ 84,573,071	\$ 587,664,418	\$ 836,433,105
Variable rate debt:	22,827,420	4,956,989	160,733,316	44,029,642	115,438,533	347,985,900
Total debt:	\$ 22,827,420	\$ 70,209,605	\$ 259,676,316	\$ 128,602,713	\$ 703,102,951	\$ 1,184,419,005

(1) Includes exchangeable senior notes of \$87.6 million.

Debt Maturity Schedule (EXR Share) by Year for Joint Venture Fixed- and Variable-Rate Debt as of June 30, 2010 (unaudited)

	2010	2011	2012	2013	After	Total
Fixed rate debt:	\$ -	\$ 31,150,000	\$ 38,709,330	\$ -	\$ 84,102,454	\$ 153,961,784
Variable rate debt:	6,428,285	9,493,623	8,712,623	2,409,204	-	27,043,735
Total debt:	\$ 6,428,285	\$ 40,643,623	\$ 47,421,953	\$ 2,409,204	\$ 84,102,454	\$ 181,005,519

Debt Maturity Schedule and Interest Rates for Consolidated Fixed- and Variable-Rate Debt as of June 30, 2010 (unaudited)

		6/30/2010				
Maturity Date	Description	Interest Rate	Amount	Basis for Rate	Extendable	Type
<i>Fixed rate debt:</i>						
June-2011	Notes payable	4.76%	25,950,143	Fixed	No	CMBS
June-2011	Notes payable	4.77%	17,871,531	Fixed	No	CMBS
June-2011	Notes payable	4.86%	21,430,942	Fixed	No	CMBS
January-2012	Notes payable	5.76%	11,280,000	Fixed	No	CMBS
February-2013	Notes payable	7.00%	4,633,678	Fixed	No	CMBS
April-2013	Notes payable	5.93%	1,915,899	Fixed	No	Individual
June-2013	Notes payable	6.01%	2,528,875	Fixed	No	CMBS
June-2013	Notes payable - swapped to fixed	4.24%	62,351,706	Fixed	No	Other
August-2013	Notes payable	4.90%	6,649,711	Fixed	No	CMBS
August-2013	Notes payable	5.90%	2,657,994	Fixed	No	CMBS
October-2013	Notes payable	5.76%	2,453,416	Fixed	No	CMBS
October-2013	Notes payable	5.91%	1,381,792	Fixed	No	CMBS
May-2014	Notes payable	5.49%	1,654,245	Fixed	Yes - five years	Individual
May-2014	Notes payable	6.25%	4,920,000	Fixed	Yes - five years	Individual
May-2014	Notes payable	6.25%	3,120,000	Fixed	No	CMBS
June-2014	Notes payable	6.25%	6,246,767	Fixed	No	Other
June-2014	Notes payable - swapped to fixed	6.32%	25,603,218	Fixed	No	Other
August-2014	Notes payable	6.07%	9,048,606	Fixed	No	Other
September-2014	Notes payable	5.80%	6,362,728	Fixed	No	CMBS
January-2015	Notes payable	6.25%	6,475,000	Fixed	No	Individual
May-2015	Notes payable	5.43%	2,780,377	Fixed	No	CMBS
May-2015	Notes payable	6.25%	2,961,117	Fixed	No	Individual
May-2015	Notes payable	6.25%	3,750,755	Fixed	No	Individual
June-2015	Notes payable - swapped to fixed	5.80%	20,700,000	Fixed	Yes - two 2 year	Other
August-2015	Notes payable	5.24%	5,100,000	Fixed	No	Individual
August-2015	Notes payable	5.29%	112,000,000	Fixed	No	CMBS
September-2015	Notes payable	5.35%	13,407,726	Fixed	No	CMBS
December-2015	Notes payable	5.24%	8,080,000	Fixed	No	CMBS
March-2016	Notes payable	5.68%	4,384,869	Fixed	No	CMBS
March-2016	Notes payable	5.87%	6,994,696	Fixed	No	CMBS
April-2016	Notes payable	6.10%	7,214,263	Fixed	No	CMBS
June-2016	Notes payable	6.41%	6,964,202	Fixed	No	CMBS
June-2016	Notes payable - swapped to fixed	6.98%	8,341,637	Fixed	No	Other
July-2016	Notes payable	6.18%	62,968,000	Fixed	No	CMBS
August-2016	Notes payable	6.63%	13,073,843	Fixed	No	Other
September-2016	Notes payable	6.08%	12,680,000	Fixed	No	CMBS
November-2016	Notes payable - swapped to fixed	6.12%	9,897,212	Fixed	Yes - two years	Other
December-2016	Notes payable	7.00%	8,917,927	Fixed	No	Other
February-2017	Notes payable	5.70%	32,950,000	Fixed	No	CMBS
July-2017	Notes payable	6.75%	16,980,000	Fixed	No	Other
April-2019	Notes payable	6.38%	26,082,750	Fixed	Yes - two one year	Other
August-2019	Notes payable	6.40%	18,414,480	Fixed	No	Other
April-2027	Exchangeable senior notes	3.63%	87,663,000	Fixed	No	Bond
June-2035	Notes payable on trust preferred	6.53%	36,083,000	Fixed	No	Trust Preferred
June-2035	Notes payable on trust preferred	6.67%	42,269,000	Fixed	No	Trust Preferred
July-2035	Notes payable on trust preferred	6.91%	41,238,000	Fixed	No	Trust Preferred
<i>Fixed rate subtotal</i>		<i>5.58%</i>	<i>\$ 836,433,105</i>			
<i>Variable rate debt:</i>						
October-2010	Line of credit	1.25%	100,000,000	Libor plus 1.00	Yes - two one year	LOC
December-2010	Notes payable	1.78%	22,827,420	Libor plus 1.53	None Remaining	Other
February-2011	Notes payable	1.75%	6,074,544	Libor plus 1.50	Yes - two six month	Construction
March-2011	Notes payable	2.00%	6,600,000	Libor plus 1.75	Yes - two year	Construction
April-2011	Notes payable	1.75%	6,628,756	Libor plus 1.50	Yes - two one year	Construction
April-2011	Notes payable	1.70%	4,956,989	Libor plus 1.45	Yes - six months	Construction
April-2011	Notes payable	2.00%	5,104,775	Libor plus 1.75	Yes - two one year	Construction
October-2011	Notes payable	3.00%	8,654,954	Libor plus 2.75	Yes - two one year	Construction
November-2011	Notes payable	2.65%	5,400,000	Libor plus 2.40	Yes - two one year	Construction
February-2012	Line of credit	3.50%	40,000,000	Libor plus 3.25	No	LOC
February-2012	Notes payable	6.50%	8,898,772	Prime plus 1.50% (6.5% Floor)	No	Other
May-2012	Notes payable	5.75%	4,550,000	Libor plus 3.50 (5.75% Floor)	Yes - two years	Construction
July-2012	Notes payable	5.75%	4,774,218	Libor plus 2.75 (5.75% Floor)	Yes - two one year	Construction
August-2012	Notes payable	4.50%	7,256,157	Libor plus 3.25 (4.5% Floor)	Yes - one year	Construction
September-2012	Notes payable	6.00%	4,385,000	Libor plus 3.0 (6.0% Floor)	Yes - six months	Construction
November-2012	Notes payable	5.00%	1,505,869	Libor plus 3.0 (5.0% Floor)	Yes - two years	Construction
December-2012	Notes payable	6.75%	5,760,000	Prime plus 1.50% (6.75% Floor)	No	Construction
March-2013	Notes payable	6.25%	1,987,612	Prime plus 0.50% (6.25% Floor)	Yes	Construction
December-2013	Notes payable	6.00%	9,704,769	Libor plus 3.0 (6.0% Floor)	Yes - two one year	Other
May-2014	Notes payable	5.75%	8,992,655	Libor plus 2.75 (5.75% Floor)	No	Other
September-2014	Notes payable	6.00%	51,946,900	Libor plus 4.00 (6.0% Floor)	No	Other
October-2014	Notes payable	6.00%	3,216,613	Libor plus 3.25 (6.0% Floor)	No	Other
December-2014	Notes payable	4.50%	8,505,457	Libor plus 4.00 (4.5% Floor)	No	Other
December-2014	Notes payable	5.00%	9,879,240	Libor plus 3.0 (5.0% Floor)	No	Other
May-2015	Notes payable	5.00%	10,375,200	Libor plus 3.0 (5.0% Floor)	No	Other
<i>Variable rate subtotal</i>		<i>3.48%</i>	<i>\$ 347,985,900</i>			
<i>Total fixed and variable debt</i>		<i>4.96%</i>	<i>\$ 1,184,419,005</i>			

Debt Maturity Schedule and Interest Rates for Unconsolidated Fixed- and Variable-Rate Debt as of June 30, 2010 (unaudited)

Maturity Date	Description	6/30/2010 Interest Rate	Amount	Basis for Rate	EXR Equity	EXR Share
<u>Fixed rate debt:</u>						
April-2011	Storage Portfolio I LLC	4.62%	115,000,000	Fixed	25.0%	28,750,000
December-2011	Other JV - 50%	5.71%	4,800,000	Fixed	50.0%	2,400,000
March-2012	Extra Space West Two LLC	5.48%	20,000,000	Fixed	5.57%	1,114,000
June-2012	Other JV - 20%	7.21%	3,906,000	Fixed	20.0%	781,200
July-2012	Other JV - 50%	7.20%	2,734,867	Fixed	50.0%	1,367,434
August-2012	ESS PRISA III LLC	4.97%	145,000,000	Fixed	5.1%	7,337,000
August-2012	ESS VRS III LLC	4.76%	52,100,000	Fixed	45.0%	23,465,840
August-2012	ESS WCOT III LLC	4.76%	92,140,000	Fixed	5.0%	4,643,856
January-2014	Other JV - 35%	5.90%	4,847,790	Fixed	35.0%	1,696,727
January-2014	Other JV - 35%	5.90%	3,493,903	Fixed	35.0%	1,222,866
July-2014	Storage Portfolio Bravo II	8.00%	59,550,545	Fixed	20.0%	11,910,109
September-2014	Other JV - 40%	6.02%	6,259,282	Fixed	40.0%	2,503,713
January-2015	Other JV - 40%	5.90%	9,749,000	Fixed	40.0%	3,899,600
June-2015	Extra Space Northern Properties Six	5.27%	34,500,000	Fixed	10.0%	3,450,000
August-2015	HRSE	5.29%	101,000,000	Fixed	50.0%	50,500,000
January-2017	Other JV - 35%	5.95%	5,000,000	Fixed	35.0%	1,750,000
July-2017	Other JV - 35%	5.99%	8,425,000	Fixed	35.0%	2,948,750
September-2018	Other JV - 50%	5.93%	8,441,378	Swapped to Fixed	50.0%	4,220,689
	Fixed rate subtotal	5.29%	\$ 676,947,765			\$ 153,961,784
<u>Variable rate debt:</u>						
August-2010	Other JV - 50%	1.75%	5,226,097	Libor + 1.50	50.0%	2,613,048
October-2010	Other JV - 35%	6.50%	5,460,000	L + 4.00 (6.5% Floor)	35.0%	1,911,000
November-2010	Other JV - 40%	3.00%	4,760,593	Libor + 2.75	40.0%	1,904,237
April-2011	Other JV - 50%	5.00%	8,719,695	L + 3.25 (5.0% Floor)	50.0%	4,359,848
November-2011	Other JV - 42.5%	3.00%	10,650,986	Libor + 2.75	48.2%	5,133,775
March-2012	Storage Associates Holdco	1.75%	57,000,000	Libor + 1.50	10.0%	5,700,000
March-2012	Other JV - 50%	5.00%	6,025,246	L + 3.25 (5.0% Floor)	50.0%	3,012,623
February-2013	Other JV - 58%	5.25%	4,153,800	L + 3.25 (5.25% Floor)	58.0%	2,409,204
	Variable rate subtotal	2.80%	\$ 101,996,417			\$ 27,043,735
	Total fixed and variable debt	4.97%	\$ 778,944,182			\$ 181,005,519

Property Portfolio Reporting Information for the Three Months Ended June 30, 2010 (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 / Occupied Sq. Ft. ⁽¹⁾	Average Occupancy for the Three Months Ended June 30,		Revenue for the Three Months Ended June 30, ⁽²⁾⁽³⁾			Expenses for the Three Months Ended June 30, ⁽³⁾⁽⁴⁾			NOI for the Three Months Ended June 30, ⁽³⁾		
				2010	2009	2010	2009	% Change	2010	2009	% Change	2010	2009	% Change
Wholly-owned stabilized properties⁽⁵⁾														
Same-store properties	246	17,495	\$ 13.66	85.0%	82.7%	\$ 53,662	\$ 52,731	1.77%	\$ 18,551	\$ 18,269	1.54%	\$ 35,111	\$ 34,462	1.88%
2009 acquisitions	2	152	10.93	72.5%	63.9%	331	278	19.06%	129	99	30.30%	202	179	12.85%
Total wholly-owned stabilized	248	17,647	\$ 13.64	84.8%	82.6%	\$ 53,993	\$ 53,009	1.86%	\$ 18,680	\$ 18,368	1.70%	\$ 35,313	\$ 34,641	1.94%
Wholly-owned lease-up properties														
Legacy lease-up	2	141	\$ 15.61	71.6%	65.1%	\$ 412	\$ 361	14.13%	\$ 180	\$ 212	(15.09%)	\$ 232	\$ 149	55.70%
2010 acquisitions	6	346	10.58	53.7%	47.6%	543	368	47.55%	333	264	26.14%	210	104	101.92%
2006-2010 developments	24	1,853	9.98	41.8%	35.1%	2,013	891	125.93%	1,624	914	77.68%	389	(23)	1791.30%
Total wholly-owned lease-up	32	2,340	\$ 10.63	45.5%	40.4%	\$ 2,968	\$ 1,620	83.21%	\$ 2,137	\$ 1,390	53.74%	\$ 831	\$ 230	261.30%
JV stabilized properties⁽⁵⁾														
Legacy JVs	17	1,065	\$ 17.21	85.6%	83.9%	\$ 4,073	\$ 3,980	2.34%	\$ 1,312	\$ 1,330	(1.35%)	\$ 2,761	\$ 2,650	4.19%
2005 Prudential JVs	247	18,482	13.11	84.8%	83.0%	54,334	54,081	0.47%	18,886	18,768	0.63%	35,448	35,313	0.38%
Other JVs	96	7,356	12.62	83.4%	81.6%	20,595	20,409	0.91%	7,195	7,090	1.48%	13,400	13,319	0.61%
Total JV stabilized	360	26,903	\$ 13.14	84.4%	82.6%	\$ 79,002	\$ 78,470	0.68%	\$ 27,393	\$ 27,188	0.75%	\$ 51,609	\$ 51,282	0.64%
JV lease-up properties														
2005 Prudential JVs	1	76	\$ 13.26	58.7%	61.1%	\$ 210	\$ 188	11.70%	\$ 81	\$ 92	(11.96%)	\$ 129	\$ 96	34.38%
Other JVs	7	469	12.54	57.8%	59.1%	906	724	25.14%	520	443	17.38%	386	281	37.37%
Consolidated JVs	1	88	10.36	33.4%	0.0%	84	-	0.00%	117	-	0.00%	(33)	-	0.00%
Total JV lease-up	9	633	\$ 12.45	54.5%	59.5%	\$ 1,200	\$ 912	31.58%	\$ 718	\$ 535	34.21%	\$ 482	\$ 377	27.85%
Managed properties														
Stabilized ⁽⁵⁾	104	6,805	\$ 10.48	76.8%	73.4%	\$ 14,561	\$ 14,136	3.01%	\$ 5,451	\$ 5,390	1.13%	\$ 9,110	\$ 8,746	4.16%
Lease-up	36	2,719	9.44	42.6%	34.8%	2,980	1,872	59.19%	2,068	1,597	29.49%	912	275	231.64%
Total managed	140	9,524	\$ 10.29	67.1%	64.7%	\$ 17,541	\$ 16,008	9.58%	\$ 7,519	\$ 6,987	7.61%	\$ 10,022	\$ 9,021	11.10%
TOTAL ALL PROPERTIES	789	57,047	\$ 12.84	79.8%	78.6%	\$ 154,704	\$ 150,019	3.12%	\$ 56,447	\$ 54,468	3.63%	\$ 98,257	\$ 95,551	2.83%
TOTAL ALL STABILIZED PROPERTIES	712	51,355	\$ 12.99	83.6%	81.4%	\$ 147,556	\$ 145,615	1.33%	\$ 51,524	\$ 50,946	1.13%	\$ 96,032	\$ 94,669	1.44%

(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 2009 and 2010 as if they had been acquired at the beginning of the period indicated. (4) Expenses do not include management fees or tenant reinsurance expense. (5) A property is considered stabilized when it is either over three years old or has maintained 80% occupancy for one year.

Property Portfolio Reporting Information for the Six Months Ended June 30, 2010 (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 / Occupied Sq. Ft. ⁽¹⁾	Average Occupancy for the Six Months Ended June 30,		Revenue for the Six Months Ended June 30, ⁽²⁾⁽³⁾			Expenses for the Six Months Ended June 30, ⁽³⁾⁽⁴⁾			NOI for the Six Months Ended June 30, ⁽³⁾		
				2010	2009	2010	2009	% Change	2010	2009	% Change	2010	2009	% Change
Wholly-owned stabilized properties⁽⁵⁾														
Same-store properties	246	17,495	\$ 13.76	83.8%	81.8%	\$ 106,365	\$ 106,334	0.03%	\$ 37,888	\$ 37,988	(0.26)%	\$ 68,477	\$ 68,346	0.19%
2009 acquisitions	2	152	11.01	70.7%	60.7%	645	525	22.86%	246	204	20.59%	399	321	24.30%
Total wholly-owned stabilized	248	17,647	\$ 13.74	83.6%	81.7%	\$ 107,010	\$ 106,859	0.14%	\$ 38,134	\$ 38,192	(0.15)%	\$ 68,876	\$ 68,667	0.30%
Wholly-owned lease-up properties														
Legacy lease-up	2	141	\$ 16.24	65.5%	61.7%	\$ 773	\$ 713	8.42%	\$ 374	\$ 409	(8.56)%	\$ 399	\$ 304	31.25%
2010 acquisitions	6	346	10.48	50.1%	46.0%	1,003	709	41.47%	688	514	33.85%	315	195	61.54%
2006-2010 developments	24	1,853	9.97	39.6%	31.2%	3,727	1,632	128.37%	3,128	1,841	69.91%	599	(209)	386.60%
Total wholly-owned lease-up	32	2,340	\$ 10.67	42.9%	36.9%	\$ 5,503	\$ 3,054	80.19%	\$ 4,190	\$ 2,764	51.59%	\$ 1,313	\$ 290	352.76%
JV stabilized properties⁽⁵⁾														
Legacy JVs	17	1,065	\$ 17.25	85.3%	83.4%	\$ 8,118	\$ 8,107	0.14%	\$ 2,626	\$ 2,749	(4.47)%	\$ 5,492	\$ 5,358	2.50%
2005 Prudential JVs	247	18,482	13.20	84.0%	82.1%	108,163	108,985	(0.75)%	38,554	38,711	(0.41)%	69,609	70,274	(0.95)%
Other JVs	96	7,356	12.63	82.8%	80.9%	40,866	41,158	(0.71)%	14,527	14,313	1.50%	26,339	26,845	(1.88)%
Total JV stabilized	360	26,903	\$ 13.21	83.7%	81.9%	\$ 157,147	\$ 158,250	(0.70)%	\$ 55,707	\$ 55,773	(0.12)%	\$ 101,440	\$ 102,477	(1.01)%
JV lease-up properties														
2005 Prudential JVs	1	76	\$ 13.36	59.0%	73.2%	\$ 446	\$ 439	1.59%	\$ 166	\$ 192	(13.54)%	\$ 280	\$ 247	13.36%
Other JVs	7	469	12.53	55.6%	58.1%	1,719	1,412	21.74%	880	976	(9.84)%	839	436	92.43%
Consolidated JVs	1	88	10.13	27.4%	0.0%	137	-	0.00%	203	-	0.00%	(66)	-	0.00%
Total JV lease-up	9	633	\$ 12.46	52.1%	60.8%	\$ 2,302	\$ 1,851	24.37%	\$ 1,249	\$ 1,168	6.93%	\$ 1,053	\$ 683	54.17%
Managed properties														
Stabilized ⁽⁵⁾	104	6,805	\$ 10.65	75.5%	72.7%	\$ 28,935	\$ 28,551	1.34%	\$ 11,302	\$ 10,897	3.72%	\$ 17,633	\$ 17,654	(0.12)%
Lease-up	36	2,719	9.60	40.0%	33.6%	5,616	3,549	58.24%	4,141	3,100	33.58%	1,475	449	228.51%
Total managed	140	9,524	\$ 10.47	65.4%	64.3%	\$ 34,551	\$ 32,100	7.64%	\$ 15,443	\$ 13,997	10.33%	\$ 19,108	\$ 18,103	5.55%
TOTAL ALL PROPERTIES	789	57,047	\$ 12.95	78.7%	77.8%	\$ 306,513	\$ 302,114	1.46%	\$ 114,723	\$ 111,894	2.53%	\$ 191,790	\$ 190,220	0.83%
TOTAL ALL STABILIZED PROPERTIES	712	51,355	\$ 13.09	82.6%	80.6%	\$ 293,092	\$ 293,660	(0.19)%	\$ 105,143	\$ 104,862	0.27%	\$ 187,949	\$ 188,798	(0.45)%

(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 2009 and 2010 as if they had been acquired at the beginning of the period indicated. (4) Expenses do not include management fees or tenant reinsurance expense. (5) A property is considered stabilized when it is either over three years old or has maintained 80% occupancy for one year.

Same-Store Rental Activity (246 Properties) for the Three Months and Six Months Ended June 30, 2010 (unaudited)

Same Store Rental Activity
for the Three Months Ended June 30, 2010

Rentals			
2Q 2010	2Q 2009	Variance	%
32,290	30,966	1,324	4.28%

Vacates			
2Q 2010	2Q 2009	Variance	%
25,747	24,956	791	3.17%

Units	NRSF
166,435	17,495

Avg. SF Occupancy		Quarter End Occupancy	
2Q 2010	2Q 2009	2010	2009
85.0%	82.7%	86.2%	84.0%

Same Store Rental Activity
for the Six Months Ended June 30, 2010

Rentals			
YTD 2010	YTD 2009	Variance	%
55,845	55,295	550	0.99%

Vacates			
YTD 2010	YTD 2009	Variance	%
49,234	50,626	(1,392)	(2.75%)

Units	NRSF
166,435	17,495

Avg. SF Occupancy		Quarter End Occupancy	
YTD 2010	YTD 2009	2010	2009
83.8%	81.8%	86.2%	84.0%

Stabilized⁽¹⁾ Property Rental Activity (645 Properties) for the Three Months and Six Months Ended June 30, 2010 (unaudited)

Total Stable Rental Activity
for the Three Months Ended June 30, 2010

Rentals			
2Q 2010	2Q 2009	Variance	%
83,484	81,298	2,186	2.69%

Vacates			
2Q 2010	2Q 2009	Variance	%
67,523	66,037	1,486	2.25%

Units	NRSF
436,555	47,163

Avg. SF Occupancy		Quarter End Occupancy	
2Q 2010	2Q 2009	2010	2009
84.4%	82.4%	85.6%	83.7%

Total Stable Rental Activity
for the Six Months Ended June 30, 2010

Rentals			
YTD 2010	YTD 2009	Variance	%
145,060	144,976	84	0.06%

Vacates			
YTD 2010	YTD 2009	Variance	%
129,334	133,637	(4,303)	(3.22%)

Units	NRSF
436,555	47,163

Avg. SF Occupancy		Quarter End Occupancy	
YTD 2010	YTD 2009	2010	2009
83.5%	81.5%	85.6%	83.7%

(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.

Same-Store Results Detail for the Three Months Ended June 30, 2010 (unaudited)
(Dollars in thousands)

	2010	2009	Variance	% Variance
Property revenues				
Net rental income	\$ 50,750	\$ 49,815	\$ 935	1.88%
Other operating income	2,912	2,917	(5)	(0.17%)
Tenant reinsurance income	2,178	1,839	339	18.43%
Total operating revenues	\$ 55,840	\$ 54,571	\$ 1,269	2.33%
Operating expenses				
Payroll and benefits	\$ 4,626	\$ 4,550	\$ 76	1.67%
Advertising	1,166	1,155	11	0.95%
Tenant reinsurance expense	501	532	(31)	(5.83%)
Office expense ⁽¹⁾	2,239	2,225	14	0.63%
Property operating expense ⁽²⁾	2,490	2,627	(137)	(5.22%)
Repairs and maintenance	1,608	1,515	93	6.14%
Property taxes	5,910	5,599	311	5.55%
Insurance	512	598	(86)	(14.38%)
Total operating expenses	\$ 19,052	\$ 18,801	\$ 251	1.34%
Net operating income	\$ 36,788	\$ 35,770	\$ 1,018	2.85%

(1) Includes general office expenses, telephone, computer, bank fees, and credit card merchant fees. (2) Includes utilities and miscellaneous other property expenses.

Same-Store Results Detail for the Six Months Ended June 30, 2010 (unaudited)
(Dollars in thousands)

	2010	2009	Variance	% Variance
Property revenues				
Net rental income	\$ 100,797	\$ 100,551	\$ 246	0.24%
Other operating income	5,568	5,784	(216)	(3.73%)
Tenant reinsurance income	4,210	3,508	702	20.01%
Total operating revenues	\$ 110,575	\$ 109,843	\$ 732	0.67%
Operating expenses				
Payroll and benefits	\$ 9,291	\$ 9,171	\$ 120	1.31%
Advertising	2,327	2,331	(4)	(0.17%)
Tenant reinsurance expense	923	988	(65)	(6.58%)
Office expense ⁽¹⁾	4,390	4,463	(73)	(1.64%)
Property operating expense ⁽²⁾	5,482	5,747	(265)	(4.61%)
Repairs and maintenance	3,580	3,400	180	5.29%
Property taxes	11,794	11,688	106	0.91%
Insurance	1,025	1,189	(164)	(13.79%)
Total operating expenses	\$ 38,812	\$ 38,977	\$ (165)	(0.42%)
Net operating income	\$ 71,763	\$ 70,866	\$ 897	1.27%

(1) Includes general office expenses, telephone, computer, bank fees, and credit card merchant fees. (2) Includes utilities and miscellaneous other property expenses.

MSA⁽¹⁾ Performance Summary for Wholly-Owned Stabilized⁽²⁾ Properties for the Three Months Ended June 30, 2010 (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 June 30,		Revenue for the Three Months Ended June 30, ⁽⁴⁾⁽⁵⁾			Expenses for the Three Months Ended June 30, ⁽⁵⁾⁽⁶⁾			NOI for the Three Months Ended June 30, ⁽⁵⁾		
				2010	2009	2010	2009	% Change	2010	2009	% Change	2010	2009	% Change
New York-Northern New Jersey-Long Island, NY-NJ	30	2,209	\$ 17.84	85.8%	83.1%	\$ 8,892	\$ 8,746	1.67%	\$ 3,091	\$ 3,055	1.18%	\$ 5,801	\$ 5,691	1.93%
Boston-Worcester-Lawrence, MA-NH-ME-CT	30	1,848	14.19	84.1%	81.4%	5,829	5,582	4.42%	2,392	2,350	1.79%	3,437	3,232	6.34%
Los Angeles-Riverside-Orange County, CA	22	1,615	14.29	81.5%	80.0%	4,959	5,017	(1.16)%	1,514	1,329	13.92%	3,445	3,688	(6.59)%
San Francisco-Oakland-San Jose, CA	14	1,234	18.35	83.5%	82.8%	4,952	4,913	0.79%	1,545	1,411	9.50%	3,407	3,502	(2.71)%
Washington-Baltimore, DC-MD-VA-WV	13	1,046	18.18	88.4%	84.5%	4,392	4,158	5.63%	1,122	1,140	(1.58)%	3,270	3,018	8.35%
Atlanta, GA	13	914	10.31	81.7%	79.0%	2,063	2,107	(2.09)%	791	800	(1.13)%	1,272	1,307	(2.68)%
Dallas-Fort Worth, TX	10	745	12.40	87.3%	84.9%	2,117	2,047	3.42%	722	725	(0.41)%	1,395	1,322	5.52%
Miami-Fort Lauderdale, FL	9	660	14.85	84.4%	82.1%	2,188	2,206	(0.82)%	801	834	(3.96)%	1,387	1,372	1.09%
Philadelphia-Wilmington-Atlantic City, PA-DE-NJ	7	563	11.24	87.2%	82.3%	1,461	1,396	4.66%	484	499	(3.01)%	977	897	8.92%
Chicago-Gary-Kenosha, IL-IN-WI	6	412	12.53	85.6%	82.3%	1,179	1,134	3.97%	477	421	13.30%	702	713	(1.54)%
Denver-Boulder-Greeley, CO	6	362	9.24	87.7%	83.6%	788	723	8.99%	307	304	0.99%	481	419	14.80%
Orlando, FL	5	428	10.48	83.1%	80.7%	989	1,002	(1.30)%	340	342	(0.58)%	649	660	(1.67)%
Tampa-St. Petersburg-Clearwater, FL	5	235	14.85	87.6%	83.8%	804	817	(1.59)%	298	325	(8.31)%	506	492	2.85%
St. Louis, MO-IL	5	304	10.72	87.4%	81.5%	775	729	6.31%	283	322	(12.11)%	492	407	20.88%
Phoenix-Mesa, AZ	5	347	9.79	85.1%	81.8%	767	779	(1.54)%	285	289	(1.38)%	482	490	(1.63)%
Seattle-Tacoma-Bremerton, WA	4	308	13.71	85.0%	87.7%	942	878	7.29%	245	233	5.15%	697	645	8.06%
Stockton-Lodi, CA	4	252	9.43	83.6%	78.5%	535	531	0.75%	178	184	(3.26)%	357	347	2.88%
Indianapolis, IN	4	272	9.10	87.1%	83.2%	567	543	4.42%	222	216	2.78%	345	327	5.50%
West Palm Beach-Boca Raton, FL	4	230	10.47	77.0%	79.6%	503	534	(5.81)%	234	240	(2.50)%	269	294	(8.50)%
Other MSAs	52	3,663	11.12	85.5%	84.1%	9,291	9,167	1.35%	3,349	3,349	0.00%	5,942	5,818	2.13%
TOTALS	248	17,647	\$ 13.64	84.8%	82.6%	\$ 53,993	\$ 53,009	1.86%	\$ 18,680	\$ 18,368	1.70%	\$ 35,313	\$ 34,641	1.94%

(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 2009 and 2010 as if they had been acquired at the beginning of the period indicated. (6) Expenses do not include management fees or tenant reinsurance expense.

MSA⁽¹⁾ Performance Summary for Wholly-Owned Stabilized⁽²⁾ Properties for the Six Months Ended June 30, 2010 (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 Six Months Ended		Revenue for the Six Months Ended			Expenses for the Six Months Ended			NOI for the Six Months Ended		
				June 30, 2010	2009	June 30, 2010	2009	% Change	June 30, 2010	2009	% Change	June 30, 2010	2009	% Change
New York-Northern New Jersey-Long Island, NY-NJ	30	2,209	\$ 17.91	84.8%	82.2%	\$ 17,627	\$ 17,525	0.58%	\$ 6,446	\$ 6,293	2.43%	\$ 11,181	\$ 11,232	(0.45%)
Boston-Worcester-Lawrence, MA-NH-ME-CT	30	1,848	14.23	83.0%	80.3%	11,487	11,203	2.54%	5,046	5,054	(0.16%)	6,441	6,149	4.75%
Los Angeles-Riverside-Orange County, CA	22	1,615	14.49	80.6%	79.4%	9,928	10,241	(3.06%)	3,044	3,077	(1.07%)	6,884	7,164	(3.91%)
San Francisco-Oakland-San Jose, CA	14	1,234	18.51	82.1%	82.0%	9,819	9,906	(0.88%)	3,083	2,990	3.11%	6,736	6,916	(2.60%)
Atlanta, GA	13	914	10.50	80.2%	78.4%	4,113	4,258	(3.41%)	1,560	1,562	(0.13%)	2,553	2,696	(5.30%)
Washington-Baltimore, DC-MD-VA-WV	13	1,046	18.25	86.6%	82.6%	8,623	8,378	2.92%	2,362	2,321	1.77%	6,261	6,057	3.37%
Dallas-Fort Worth, TX	10	745	12.44	86.0%	84.7%	4,185	4,133	1.26%	1,468	1,488	(1.34%)	2,717	2,645	2.72%
Miami-Fort Lauderdale, FL	9	660	15.02	83.5%	82.0%	4,371	4,471	(2.24%)	1,528	1,648	(7.28%)	2,843	2,823	0.71%
Philadelphia-Wilmington-Atlantic City, PA-DE-NJ	7	563	11.26	86.1%	82.0%	2,886	2,814	2.56%	1,052	1,050	0.19%	1,834	1,764	3.97%
Denver-Boulder-Greeley, CO	6	362	9.25	86.0%	82.5%	1,543	1,447	6.63%	599	586	2.22%	944	861	9.64%
Chicago-Gary-Kenosha, IL-IN-WI	6	412	12.77	83.1%	80.4%	2,339	2,264	3.31%	988	923	7.04%	1,351	1,341	0.75%
St. Louis, MO-IL	5	304	10.87	85.2%	79.9%	1,526	1,464	4.23%	593	645	(8.06%)	933	819	13.92%
Phoenix-Mesa, AZ	5	347	9.90	84.3%	81.5%	1,532	1,592	(3.77%)	561	570	(1.58%)	971	1,022	(4.99%)
Tampa-St. Petersburg-Clearwater, FL	5	235	15.24	84.8%	82.9%	1,592	1,667	(4.50%)	580	639	(9.23%)	1,012	1,028	(1.56%)
Orlando, FL	5	428	10.60	82.0%	80.3%	1,973	2,031	(2.86%)	673	698	(3.58%)	1,300	1,333	(2.48%)
West Palm Beach-Boca Raton, FL	4	230	10.60	77.4%	79.6%	1,018	1,072	(5.04%)	470	474	(0.84%)	548	598	(8.36%)
Indianapolis, IN	4	272	9.13	85.3%	82.9%	1,112	1,099	1.18%	479	462	3.68%	633	637	(0.63%)
Stockton-Lodi, CA	4	252	9.47	82.5%	78.5%	1,063	1,090	(2.48%)	359	373	(3.75%)	704	717	(1.81%)
Seattle-Tacoma-Bremerton, WA	4	308	13.53	87.3%	86.3%	1,900	1,735	9.51%	488	493	(1.01%)	1,412	1,242	13.69%
Other MSAs	52	3,663	11.35	84.2%	83.0%	18,373	18,469	(0.52%)	6,755	6,846	(1.33%)	11,618	11,623	(0.04%)
TOTALS	248	17,647	\$ 13.74	83.6%	81.7%	\$ 107,010	\$ 106,859	0.14%	\$ 38,134	\$ 38,192	(0.15%)	\$ 68,876	\$ 68,667	0.30%

(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 2009 and 2010 as if they had been acquired at the beginning of the period indicated. (6) Expenses do not include management fees or tenant reinsurance expense.

MSA⁽¹⁾ Performance Summary for All Stabilized⁽²⁾ Properties for the Three Months Ended June 30, 2010 (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 June 30,		Revenue for the Three Months Ended June 30, ⁽⁴⁾⁽⁵⁾			Expenses for the Three Months Ended June 30, ⁽⁵⁾⁽⁶⁾			NOI for the Three Months Ended June 30, ⁽⁵⁾		
			2010	2009	2010	2009	% Change	2010	2009	% Change	2010	2009	% Change		
Los Angeles-Riverside-Orange County, CA	71	5,306	\$ 15.11	81.8%	82.0%	\$ 17,267	\$ 17,713	(2.52)%	\$ 5,668	\$ 5,381	5.33%	\$ 11,599	\$ 12,332	(5.94)%	
New York-Northern New Jersey-Long Island, NY-NJ	69	5,499	18.96	85.7%	82.9%	23,571	23,168	1.74%	7,939	7,918	0.27%	15,632	15,250	2.50%	
Washington-Baltimore, DC-MD-VA-WV	56	4,215	17.41	87.9%	84.6%	16,906	16,021	5.52%	4,300	4,296	0.09%	12,606	11,725	7.51%	
Boston-Worcester-Lawrence, MA-NH-ME-CT	50	3,073	13.76	83.3%	80.3%	9,304	8,939	4.08%	3,921	3,858	1.63%	5,383	5,081	5.94%	
Philadelphia-Wilmington-Atlantic City, PA-DE-NJ	36	2,592	12.01	84.1%	79.7%	6,950	6,741	3.10%	2,520	2,538	(0.71)%	4,430	4,203	5.40%	
San Francisco-Oakland-San Jose, CA	32	2,370	18.38	84.9%	84.0%	9,690	9,637	0.55%	2,886	2,790	3.44%	6,804	6,847	(0.63)%	
Dallas-Fort Worth, TX	29	2,401	10.53	84.9%	82.6%	5,643	5,547	1.73%	2,021	2,021	0.00%	3,622	3,526	2.72%	
Miami-Fort Lauderdale, FL	25	2,008	13.62	83.0%	81.2%	6,065	6,160	(1.54)%	2,266	2,467	(8.15)%	3,799	3,693	2.87%	
Memphis, TN-AR-MS	23	1,680	8.28	83.0%	83.7%	3,109	3,186	(2.42)%	1,346	1,275	5.57%	1,763	1,911	(7.74)%	
Atlanta, GA	22	1,664	8.99	79.1%	76.5%	3,213	3,257	(1.35)%	1,277	1,286	(0.70)%	1,936	1,971	(1.78)%	
Chicago-Gary-Kenosha, IL-IN-WI	19	1,367	12.05	82.4%	80.3%	3,586	3,452	3.88%	1,587	1,387	14.42%	1,999	2,065	(3.20)%	
Phoenix-Mesa, AZ	14	977	9.74	83.0%	82.3%	2,098	2,197	(4.51)%	770	752	2.39%	1,328	1,445	(8.10)%	
Columbus, OH	14	858	7.58	81.8%	79.7%	1,455	1,437	1.25%	739	690	7.10%	716	747	(4.15)%	
Denver-Boulder-Greeley, CO	13	719	9.32	88.0%	85.7%	1,575	1,499	5.07%	617	674	(8.46)%	958	825	16.12%	
Sacramento-Yolo, CA	12	926	10.12	80.8%	77.9%	2,022	1,999	1.15%	748	712	5.06%	1,274	1,287	(1.01)%	
Indianapolis, IN	12	694	8.26	86.5%	80.5%	1,331	1,272	4.64%	500	562	(11.03)%	831	710	17.04%	
Las Vegas, NV-AZ	11	921	8.52	81.6%	82.7%	1,718	1,851	(7.19)%	573	563	1.78%	1,145	1,288	(11.10)%	
Tampa-St. Petersburg-Clearwater, FL	11	653	11.88	80.8%	80.2%	1,607	1,670	(3.77)%	620	665	(6.77)%	987	1,005	(1.79)%	
Kansas City, MO-KS	11	820	6.50	79.6%	79.0%	1,146	1,117	2.60%	533	522	2.11%	613	595	3.03%	
Detroit-Ann Arbor-Flint, MI	10	795	8.58	85.4%	83.4%	1,560	1,534	1.69%	631	612	3.10%	929	922	0.76%	
Albuquerque, NM	9	510	9.81	86.5%	82.4%	1,163	1,088	6.89%	373	353	5.67%	790	735	7.48%	
West Palm Beach-Boca Raton, FL	9	653	10.75	74.5%	72.2%	1,396	1,412	(1.13)%	622	628	(0.96)%	774	784	(1.28)%	
Houston-Galveston-Brazoria, TX	8	567	12.05	84.2%	85.4%	1,514	1,573	(3.75)%	572	624	(8.33)%	942	949	(0.74)%	
Louisville, KY-IN	8	529	8.60	88.2%	84.3%	1,097	1,019	7.65%	376	335	12.24%	721	684	5.41%	
San Diego, CA	7	738	12.73	86.7%	83.7%	2,153	2,140	0.61%	631	660	(4.39)%	1,522	1,480	2.84%	
Hartford, CT	7	560	9.98	82.3%	79.5%	1,243	1,230	1.06%	509	488	4.30%	734	742	(1.08)%	
Orlando, FL	6	479	10.20	81.7%	80.6%	1,058	1,080	(2.04)%	374	368	1.63%	684	712	(3.93)%	
St. Louis, MO-IL	6	365	10.62	87.2%	82.4%	917	869	5.52%	341	377	(9.55)%	576	492	17.07%	
York-Hanover, PA	6	310	9.39	56.6%	56.2%	443	440	0.68%	249	219	13.70%	194	221	(12.22)%	
Sarasota-Bradenton, FL	5	366	10.77	81.4%	80.8%	845	826	2.30%	326	326	0.00%	519	500	3.80%	
Nashville, TN	5	346	9.38	87.1%	83.1%	758	716	5.87%	258	268	(3.73)%	500	448	11.61%	
Providence-Fall River-Warwick, RI-MA	5	357	10.63	80.3%	77.4%	821	796	3.14%	347	346	0.29%	474	450	5.33%	
Albany-Schenectady-Troy, NY	5	347	9.87	83.6%	82.9%	758	752	0.80%	313	297	5.39%	445	455	(2.20)%	
Stockton-Lodi, CA	5	335	8.99	82.3%	78.7%	671	681	(1.47)%	228	235	(2.98)%	443	446	(0.67)%	
Hagerstown-Martinsburg, MD-WV	5	349	9.77	61.3%	55.9%	567	548	3.47%	264	236	11.86%	303	312	(2.88)%	
Cleveland-Akron, OH	5	333	5.87	78.3%	74.3%	414	397	4.28%	219	244	(10.25)%	195	153	27.45%	
Seattle-Tacoma-Bremerton, WA	4	308	13.71	85.0%	87.7%	942	878	7.29%	245	233	5.15%	697	645	8.06%	
Richmond-Petersburg, VA	4	319	12.03	87.6%	87.0%	886	887	(0.11)%	229	247	(7.29)%	657	640	2.66%	
Portland-Salem, OR-WA	4	303	11.40	88.1%	85.8%	806	805	0.12%	278	227	22.47%	528	578	(8.65)%	
Birmingham, AL	4	284	10.42	85.4%	82.9%	665	667	(0.30)%	201	190	5.79%	464	477	(2.73)%	
Salt Lake City-Ogden, UT	4	258	9.02	87.2%	88.7%	541	551	(1.81)%	156	161	(3.11)%	385	390	(1.28)%	
Scranton-Wilkes Barre, PA	4	131	9.28	66.1%	46.2%	216	186	16.13%	132	111	18.92%	84	75	12.00%	
Charleston-North Charleston, SC	4	249	11.40	85.3%	79.8%	647	604	7.12%	231	210	10.00%	416	394	5.58%	
Punta Gorda, FL	4	273	8.27	78.5%	68.8%	472	462	2.16%	217	228	(4.82)%	255	234	8.97%	
Other MSAs	39	2,548	11.66	85.8%	83.1%	6,747	6,611	2.06%	2,371	2,366	0.21%	4,376	4,245	3.09%	
TOTALS	712	51,355	\$ 12.99	83.6%	81.4%	\$ 147,556	\$ 145,615	1.33%	\$ 51,524	\$ 50,946	1.13%	\$ 96,032	\$ 94,669	1.44%	

(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 2009 and 2010 as if they had been acquired at the beginning of the period indicated. (6) Expenses do not include management fees or tenant reinsurance expense.

MSA⁽¹⁾ Performance Summary for All Stabilized⁽²⁾ Properties for the Six Months Ended June 30, 2010 (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 Six Months Ended June 30,		Revenue for the Six Months Ended June 30, ⁽⁴⁾⁽⁵⁾			Expenses for the Six Months Ended June 30, ⁽⁵⁾⁽⁶⁾			NOI for the Six Months Ended June 30, ⁽⁵⁾		
			2010	2009	2010	2009	% Change	2010	2009	% Change	2010	2009	% Change		
			\$	\$	%	%		\$	\$		\$	\$			
Los Angeles-Riverside-Orange County, CA	71	5,306	15.22	81.3%	81.5%	34,539	35,983	(4.01%)	11,351	11,217	1.19%	23,188	24,766	(6.37%)	
New York-Northern New Jersey-Long Island, NY-NJ	69	5,499	19.09	84.9%	82.0%	46,972	46,455	1.11%	16,375	16,481	(0.64%)	30,597	29,974	2.08%	
Washington-Baltimore, DC-MD-VA-WV	56	4,215	17.49	86.4%	83.0%	33,298	32,127	3.64%	8,952	8,805	1.67%	24,346	23,322	4.39%	
Boston-Worcester-Lawrence, MA-NH-ME-CT	50	3,073	13.81	82.2%	79.3%	18,367	17,975	2.18%	8,316	8,392	(0.91%)	10,051	9,583	4.88%	
Philadelphia-Wilmington-Atlantic City, PA-DE-NJ	36	2,592	12.05	83.0%	78.9%	13,740	13,589	1.11%	5,351	5,159	3.72%	8,389	8,430	(0.49%)	
San Francisco-Oakland-San Jose, CA	32	2,370	18.51	83.8%	83.2%	19,220	19,470	(1.28%)	5,747	5,753	(0.10%)	13,473	13,717	(1.78%)	
Dallas-Fort Worth, TX	29	2,401	10.55	84.1%	81.9%	11,201	11,139	0.56%	4,092	4,142	(1.21%)	7,109	6,997	1.60%	
Miami-Fort Lauderdale, FL	25	2,008	13.75	82.3%	81.0%	12,124	12,540	(3.32%)	4,519	4,866	(7.13%)	7,605	7,674	(0.90%)	
Memphis, TN-AR-MS	23	1,680	8.36	82.5%	82.5%	6,218	6,406	(2.93%)	2,665	2,574	3.54%	3,553	3,832	(7.28%)	
Atlanta, GA	22	1,664	9.11	77.8%	75.8%	6,397	6,622	(3.40%)	2,529	2,540	(0.43%)	3,868	4,082	(5.24%)	
Chicago-Gary-Kenosha, IL-IN-WI	19	1,367	12.13	81.2%	78.7%	7,093	6,952	2.03%	3,243	3,075	5.46%	3,850	3,877	(0.70%)	
Phoenix-Mesa, AZ	14	977	9.75	83.1%	82.6%	4,203	4,489	(6.37%)	1,503	1,510	(0.46%)	2,700	2,979	(9.37%)	
Columbus, OH	14	858	7.62	80.2%	79.1%	2,848	2,858	(0.35%)	1,488	1,389	7.13%	1,360	1,469	(7.42%)	
Denver-Boulder-Greeley, CO	13	719	9.39	86.2%	84.6%	3,101	2,984	3.92%	1,209	1,273	(5.03%)	1,892	1,711	10.58%	
Sacramento-Yolo, CA	12	926	10.15	80.3%	77.2%	4,016	4,041	(0.62%)	1,494	1,466	1.91%	2,522	2,575	(2.06%)	
Indianapolis, IN	12	694	8.26	85.2%	79.8%	2,612	2,568	1.71%	1,120	1,181	(5.17%)	1,492	1,387	7.57%	
Las Vegas, NV-AZ	11	921	8.67	81.2%	82.4%	3,473	3,731	(6.92%)	1,130	1,135	(0.44%)	2,343	2,596	(9.75%)	
Tampa-St. Petersburg-Clearwater, FL	11	653	12.53	79.1%	79.7%	3,255	3,422	(4.88%)	1,267	1,307	(3.06%)	1,988	2,115	(6.00%)	
Kansas City, MO-KS	11	820	6.53	78.3%	77.8%	2,260	2,244	0.71%	1,100	1,032	6.59%	1,160	1,212	(4.29%)	
Detroit-Ann Arbor-Flint, MI	10	795	8.69	83.9%	82.9%	3,097	3,096	0.03%	1,264	1,244	1.61%	1,833	1,852	(1.03%)	
West Palm Beach-Boca Raton, FL	9	653	10.82	74.5%	71.8%	2,802	2,858	(1.96%)	1,216	1,269	(4.18%)	1,586	1,589	(0.19%)	
Albuquerque, NM	9	510	9.79	84.9%	81.3%	2,271	2,178	4.27%	733	712	2.95%	1,538	1,466	4.91%	
Houston-Galveston-Brazoria, TX	8	567	12.30	84.2%	85.6%	3,078	3,192	(3.57%)	1,181	1,205	(1.99%)	1,897	1,987	(4.53%)	
Louisville, KY-IN	8	529	8.65	86.5%	82.9%	2,157	2,052	5.12%	783	729	7.41%	1,374	1,323	3.85%	
San Diego, CA	7	738	12.80	85.7%	83.3%	4,273	4,356	(1.91%)	1,308	1,331	(1.73%)	2,965	3,025	(1.98%)	
Hartford, CT	7	560	10.03	81.6%	78.6%	2,458	2,465	(0.28%)	1,043	1,095	(4.75%)	1,415	1,370	3.28%	
Orlando, FL	6	479	10.36	81.2%	80.4%	2,125	2,192	(3.06%)	756	754	0.27%	1,369	1,438	(4.80%)	
St. Louis, MO-IL	6	365	10.76	85.0%	80.7%	1,806	1,744	3.56%	709	757	(6.34%)	1,097	987	11.14%	
York-Hanover, PA	6	310	9.21	55.4%	56.5%	847	896	(5.47%)	498	437	13.96%	349	459	(23.97%)	
Sarasota-Bradenton, FL	5	366	10.73	82.1%	79.9%	1,685	1,673	0.72%	660	612	7.84%	1,025	1,061	(3.39%)	
Nashville, TN	5	346	9.34	85.9%	81.8%	1,483	1,424	4.14%	521	543	(4.05%)	962	881	9.19%	
Providence-Fall River-Warwick, RI-MA	5	357	10.66	79.2%	76.1%	1,625	1,606	1.18%	702	726	(3.31%)	923	880	4.89%	
Stockton-Lodi, CA	5	335	9.14	81.3%	78.7%	1,350	1,396	(3.30%)	465	478	(2.72%)	885	918	(3.59%)	
Albany-Schenectady-Troy, NY	5	347	10	82.0%	81.7%	1,505	1,500	0.33%	659	663	(0.60%)	846	837	1.08%	
Hagerstown-Martinsburg, MD-WV	5	349	10.02	59.6%	56.4%	1,125	1,119	0.54%	566	485	16.70%	559	634	(11.83%)	
Cleveland-Akron, OH	5	333	5.95	77.1%	73.9%	821	802	2.37%	489	515	(5.05%)	332	287	15.68%	
Seattle-Tacoma-Bremerton, WA	4	308	13.53	87.3%	86.3%	1,900	1,735	9.51%	488	493	(1.01%)	1,412	1,242	13.69%	
Richmond-Petersburg, VA	4	319	12.21	85.4%	85.9%	1,740	1,769	(1.64%)	475	512	(7.23%)	1,265	1,257	0.64%	
Portland-Salem, OR-WA	4	303	11.52	87.0%	83.7%	1,605	1,614	(0.56%)	501	464	7.97%	1,104	1,150	(4.00%)	
Birmingham, AL	4	284	10.47	83.8%	83.3%	1,308	1,356	(3.54%)	406	384	5.73%	902	972	(7.20%)	
Charleston-North Charleston, SC	4	249	11.61	82.9%	79.2%	1,278	1,223	4.50%	458	427	7.26%	820	796	3.02%	
Salt Lake City-Ogden, UT	4	258	9.13	86.0%	87.5%	1,078	1,116	(3.41%)	306	334	(8.38%)	772	782	(1.28%)	
Punta Gorda, FL	4	273	8.54	78.4%	69.7%	970	969	0.10%	456	432	5.56%	514	537	(4.28%)	
Scranton-Wilkes Barre, PA	4	131	9.31	61.8%	45.8%	404	371	8.89%	263	226	16.37%	141	145	(2.76%)	
OTHER MSAs	39	2,548	11.75	84.5%	82.0%	13,364	13,363	0.01%	4,786	4,738	1.01%	8,578	8,625	(0.54%)	
TOTALS	712	51,355	\$ 13.09	82.6%	80.6%	\$ 293,092	\$ 293,660	(0.19%)	\$ 105,143	\$ 104,862	0.27%	\$ 187,949	\$ 188,798	(0.45%)	

(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 2009 and 2010 as if they had been acquired at the beginning of the period indicated. (6) Expenses do not include management fees or tenant reinsurance expense.

2005 – 2009 Development Performance Summary for the Three Months Ended June 30, 2010 (unaudited)
(dollars and net rentable square feet in thousands)

	# of Properties	Development Cost	Net Rentable Sq. Ft.	Average Occupancy for the Three Months Ended Jun. 30,		Revenue for the Three Months Ended Jun. 30, ⁽¹⁾		Expenses for the Three Months Ended Jun. 30, ⁽²⁾		NOI for the Three Months Ended Jun. 30,	
				2010	2009	2010	2009	2010	2009	2010	2009
Wholly-owned projects⁽³⁾											
Opened in 2009	9	\$ 89,880	739	30.2%	0.0%	\$ 523	\$ -	\$ 581	\$ -	\$ (58)	\$ -
Opened in 2008 ⁽⁴⁾	10	82,929	711	49.0%	26.0%	928	434	775	752	153	(318)
Opened in 2007	4	34,327	286	73.1%	55.1%	667	485	274	237	393	248
Opened in 2006	5	40,335	341	74.6%	68.4%	947	879	407	387	540	492
Opened in 2005	1	7,217	75	84.6%	82.5%	277	266	77	(95)	200	361
Total wholly-owned projects	29	\$ 254,688	2,152	51.0%	45.2%	\$ 3,342	\$ 2,064	\$ 2,114	\$ 1,281	\$ 1,228	\$ 783
Joint-venture projects⁽³⁾											
Opened in 2009	3	\$ 38,368	203	35.7%	0.0%	\$ 299	\$ -	\$ 292	\$ -	\$ 7	\$ -
Opened in 2008	-	-	-	0.0%	0.0%	-	-	-	-	-	-
Opened in 2007	2	17,744	161	63.8%	54.6%	286	252	153	142	133	110
Opened in 2006	6	52,193	480	70.7%	63.3%	1,240	1,131	590	497	650	634
Opened in 2005	3	22,212	266	83.2%	83.7%	697	683	245	232	452	451
Total joint-venture projects	14	\$ 130,517	1,110	66.3%	67.7%	\$ 2,522	\$ 2,066	\$ 1,280	\$ 871	\$ 1,242	\$ 1,195

(1) Revenues do not include tenant reinsurance income. (2) Expenses do not include management fees or tenant reinsurance expense. (3) EXR acquired interests in 15 properties (three wholly-owned and 12 in joint ventures) on December 31, 2008 that had been developed by Extra Space Development and EXR acquired the minority interests held by a joint venture partner in 2 properties on June 25, 2010. (4) Includes one project acquired at certificate of occupancy.

2005 – 2009 Development Performance Summary for the Six Months Ended June 30, 2010 (unaudited)
(dollars and net rentable square feet in thousands)

	# of Properties	Development Cost	Net Rentable Sq. Ft.	Average Occupancy for the Six Months Ended Jun. 30,		Revenue for the Six Months Ended Jun. 30, ⁽¹⁾		Expenses for the Six Months Ended Jun. 30, ⁽²⁾		NOI for the Six Months Ended Jun. 30,	
				2010	2009	2010	2009	2010	2009	2010	2009
Wholly-owned projects⁽³⁾											
Opened in 2009	9	\$ 89,880	739	25.5%	0.0%	\$ 839	\$ -	\$ 1,161	\$ -	\$ (322)	\$ -
Opened in 2008 ⁽⁴⁾	10	82,929	711	47.0%	21.4%	1,780	719	1,471	1,493	309	(774)
Opened in 2007	4	34,327	286	71.1%	52.7%	1,286	960	568	494	718	466
Opened in 2006	5	40,335	341	72.5%	67.2%	1,851	1,757	820	805	1,031	952
Opened in 2005	1	7,217	75	84.6%	82.8%	557	570	155	2	402	568
Total wholly-owned projects	29	\$ 254,688	2,152	48.2%	42.1%	\$ 6,313	\$ 4,006	\$ 4,175	\$ 2,794	\$ 2,138	\$ 1,212
Joint-venture projects⁽³⁾											
Opened in 2009	3	\$ 38,368	203	30.7%	0.0%	\$ 513	\$ -	\$ 549	\$ -	\$ (36)	\$ -
Opened in 2008	-	-	-	0.0%	0.0%	-	-	-	-	-	-
Opened in 2007	2	17,744	161	61.2%	53.4%	556	491	298	297	258	194
Opened in 2006	6	52,193	480	70.0%	61.2%	2,437	2,238	1,026	1,029	1,411	1,209
Opened in 2005	3	22,212	266	83.2%	82.1%	1,386	1,382	485	438	901	944
Total joint-venture projects	14	\$ 130,517	1,110	64.7%	65.9%	\$ 4,892	\$ 4,111	\$ 2,358	\$ 1,764	\$ 2,534	\$ 2,347

(1) Revenues do not include tenant reinsurance income. (2) Expenses do not include management fees or tenant reinsurance expense. (3) EXR acquired interests in 15 properties (three wholly-owned and 12 in joint ventures) on December 31, 2008 that had been developed by Extra Space Development and EXR acquired the minority interests held by a joint venture partner in 2 properties on June 25, 2010. (4) Includes one project acquired at certificate of occupancy.

2005 Development Completions and Performance Summary as of June 30, 2010 (unaudited)
(dollars in thousands)

Location	Month Completed	Type of Project	Net Rentable Sq. Ft.		Ownership ⁽²⁾	EXR Ownership	Sq. Ft. Occ. % as of Jun. 30, 2010	YTD NOI as of Jun. 30, 2010 ⁽³⁾⁽⁴⁾	Annualized NOI as of Jun. 30, 2010 ⁽³⁾⁽⁴⁾⁽⁵⁾
				Total Cost ⁽¹⁾					
Carson, CA	February	Ground Up	80,070	\$ 7,381	Joint Venture	5.6%	87.0%	\$ 376	\$ 749
Chatsworth, CA	March	Ground Up	69,436	7,619	Joint Venture	5.6%	81.6%	316	634
Naperville, IL	March	Ground Up	116,475	7,212	Joint Venture	10%	82.2%	209	438
North Hollywood, CA	March	Ground Up	75,350	7,217	Wholly-Owned	100%	87.0%	402	801
Total Ground Up Projects			341,331	\$ 29,429				\$ 1,303	\$ 2,622

(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 December 31, 2008 after being developed by Extra Space Development in 2005. (3) Revenues do not include tenant reinsurance income or tenant reinsurance expense. (4) Expenses do not include management fees or tenant reinsurance expense. (5) June 2010 NOI annualized.

2006 Development Completions and Performance Summary as of June 30, 2010 (unaudited)
(dollars in thousands)

Location	Month Completed	Type of Project	Net Rentable Sq. Ft.		Ownership ⁽²⁾	EXR Ownership	Sq. Ft. Occ. % as of Jun. 30, 2010	YTD NOI as of Jun. 30, 2010 ⁽³⁾⁽⁴⁾	Annualized NOI as of Jun. 30, 2010 ⁽³⁾⁽⁴⁾⁽⁵⁾
				Total Cost ⁽¹⁾					
San Francisco, CA	February	Ground Up	74,760	\$ 15,028	Joint Venture	5.6%	92.4%	\$ 623	\$ 1,274
Baltimore, MD	March	Ground Up	71,349	7,488	Joint Venture	10%	86.0%	362	556
Johnston, RI	March	Ground Up	56,115	4,921	Joint Venture	10%	73.0%	76	157
Peoria, AZ	March	Ground Up	67,175	4,778	Wholly-Owned	100%	82.3%	145	269
Culver City, CA	May	Ground Up	51,441	7,787	Wholly-Owned	100%	90.4%	372	806
Jamaica Plain, MA	May	Ground Up	71,937	15,916	Wholly-Owned	100%	77.8%	277	701
Chicago, IL	June	Ground Up	74,199	8,987	Joint Venture	10%	76.2%	174	567
San Bernardino, CA	June	Ground Up	83,200	5,827	Wholly-Owned	100%	56.8%	44	111
Worcester, MA	October	Ground Up	67,565	6,026	Wholly-Owned	100%	85.7%	192	485
Sacramento, CA	November	Ground Up	91,980	7,650	Joint Venture	40%	58.7%	111	190
Lake Worth, FL	December	Ground Up	111,410	8,120	Joint Venture	10%	56.7%	66	137
Total Ground Up Projects			821,131	\$ 92,528				\$ 2,442	\$ 5,253

(1) Includes 5% development fee, land, construction and soft costs. (2) Culver City, CA and Jamaica Plain, MA were acquired December 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 December 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 or tenant reinsurance expense. (5) June 2010 NOI annualized.

2007 Development Completions and Performance Summary as of June 30, 2010 (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 Jun. 30, 2010	YTD NOI as of Jun. 30, 2010 ⁽³⁾⁽⁴⁾	Annualized NOI as of Jun. 30, 2010 ⁽³⁾⁽⁴⁾⁽⁵⁾
Sacramento, CA	January	Ground Up	78,486	\$ 10,599	Joint Venture	50%	81.5%	\$ 254	\$ 511
Ewing, NJ	March	Ground Up	57,140	5,681	Wholly-Owned	100%	65.5%	72	176
Belmont, CA	May	Ground Up	69,220	10,800	Wholly-Owned	100%	84.1%	332	725
Chicago, IL	October	Ground Up	79,100	9,100	Wholly-Owned	100%	61.8%	49	112
Sacramento, CA	December	Ground Up	82,885	7,145	Joint Venture	50%	51.3%	5	38
Laurel, MD	December	Ground Up	80,052	8,746	Wholly-Owned	100%	88.2%	264	663
Total Ground Up Projects			446,883	\$ 52,071				\$ 976	\$ 2,225

(1) Includes 5% development fee, land, construction and soft costs. (2) Ewing, NJ was deeded to EXR by the joint venture on June 1, 2009. (3) Revenues do not include tenant reinsurance income. (4) Expenses do not include management fees or tenant reinsurance expense. (5) June 2010 NOI annualized.

2008 Development Completions and Performance Summary as of June 30, 2010 (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 Jun. 30, 2010	YTD NOI as of Jun. 30, 2010 ⁽³⁾⁽⁴⁾	Annualized NOI as of Jun. 30, 2010 ⁽³⁾⁽⁴⁾⁽⁵⁾
Aurora, IL	April	Ground Up	77,515	\$ 6,462	Wholly-Owned	100%	37.5%	\$ (20)	\$ (70)
Sylmar, CA	April	Ground Up	57,091	7,511	Wholly-Owned	100%	54.0%	59	102
Antelope, CA	July	Ground Up	102,265	9,525	Wholly-Owned	100%	57.4%	49	133
Hialeah, FL	August	Ground Up	71,425	10,449	Wholly-Owned	100%	40.5%	(6)	28
Tinley Park, IL	August	Ground Up	46,315	6,498	Wholly-Owned	100%	85.5%	20	117
Bellmawr, NJ	August	Ground Up	59,968	7,950	Wholly-Owned	100%	46.9%	(36)	(13)
Compton, CA	August	Ground Up	81,355	8,572	Wholly-Owned	100%	39.8%	19	47
Los Angeles, CA	September	Ground Up	71,482	10,209	Wholly-Owned	100%	59.0%	142	292
Baltimore, MD	October	Ground Up	69,860	7,081	Wholly-Owned	100%	46.2%	74	129
Naperville, IL	December	Ground Up	73,505	8,672	Wholly-Owned	100%	58.3%	8	(353)
Total Ground Up Projects			710,781	\$ 82,929				\$ 309	\$ 412

(1) Includes 5% development fee, land, construction and soft costs. (2) EXR acquired all of the membership interests held by affiliates of Bellmawr, NJ on June 25, 2010. (3) Revenues do not include tenant reinsurance income. (4) Expenses do not include management fees or tenant reinsurance expense. (5) June 2010 NOI annualized.

2009 Development Completions and Performance Summary as of June 30, 2010 (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 Jun. 30, 2010	YTD NOI as of Jun. 30, 2010 ⁽³⁾⁽⁴⁾	Annualized NOI as of Jun. 30, 2010 ⁽³⁾⁽⁴⁾⁽⁵⁾
Estero, FL	July	Ground Up	83,865	\$ 10,415	Wholly-Owned	100%	17.9%	\$ (59)	\$ (91)
Santa Monica, CA	July	Ground Up	52,540	16,218	Joint Venture	48%	49.2%	73	300
San Leandro, CA	August	Ground Up	63,050	9,976	Joint Venture	50%	35.8%	(44)	(54)
Pacoima, CA	August	Ground Up	66,967	10,693	Wholly-Owned	100%	26.9%	(25)	(10)
Santa Clara, CA	August	Ground Up	93,798	12,978	Wholly-Owned	100%	63.3%	132	397
San Jose, CA	August	Ground Up	87,853	12,173	Joint Venture	65%	36.1%	(66)	61
West Sacramento, CA	August	Ground Up	94,809	9,835	Wholly-Owned	100%	37.3%	(54)	(69)
King City, OR	September	Ground Up	75,995	9,389	Wholly-Owned	100%	28.0%	(19)	(36)
Lancaster, CA	October	Ground Up	76,523	7,310	Wholly-Owned	100%	19.6%	(95)	(170)
El Cajon, CA	October	Ground Up	74,825	7,513	Wholly-Owned	100%	31.6%	(43)	6
Miami Gardens, FL	November	Ground Up	105,415	14,289	Wholly-Owned	100%	30.9%	(95)	(73)
S. Brunswick, NJ	December	Ground Up	67,187	7,459	Wholly-Owned	100%	49.6%	(63)	104
Total Ground Up Projects			942,827	\$ 128,248				\$ (358)	\$ 365

(1) Includes 5% development fee, land, construction and soft costs. (2) EXR acquired all of the membership interests held by affiliates of S. Brunswick, NJ on June 25, 2010. (3) Revenues do not include tenant reinsurance income. (4) Expenses do not include management fees or tenant reinsurance expense. (5) June 2010 NOI annualized.

2010-11 Estimated Development Schedule and Costs Incurred to Date as of June 30, 2010 (unaudited)
(dollars in thousands)

Location	Estimated Quarter of Completion	Quarter of Start	Estimated Net Rentable Sq. Ft.	Budgeted Total Cost ⁽¹⁾	Cost Incurred ⁽²⁾	Ownership	EXR Ownership %
Hialeah, FL	Completed Q1	Q4 '08	89,825	\$ 10,303	\$ 8,906	Wholly-Owned	100%
Oakland, CA	Completed Q2	Q3 '08	71,750	13,000	14,290	Wholly-Owned	100%
Baltimore, MD	Completed Q2	Q3 '09	87,850	8,707	7,025	Wholly-Owned	100%
Hialeah, FL	Q3 '10	Q4 '09	89,900	10,743	7,880	Wholly-Owned	100%
Carson, CA	Q4 '10	Q4 '08	74,232	8,757	6,017	Wholly-Owned	100%
Pasadena, MD	Q4 '10	Q3 '09	79,452	12,014	7,393	Wholly-Owned	100%
Kendall, FL	Q1 '11	Q1 '10	65,745	8,706	5,029	Wholly-Owned	100%
Peoria, AZ	Q1 '11	Q2 '10	72,125	6,760	3,078	Wholly-Owned	100%
Ft. Lauderdale, FL	Q2 '11	Q2 '10	89,175	10,779	4,711	Wholly-Owned	100%
Los Gatos, CA	Q2 '11	Q2 '10	65,225	11,102	4,167	Wholly-Owned	100%
			785,279	\$ 100,871	\$ 68,496		

(1) Includes 5% development fee, land, construction and soft costs. (2) Development costs incurred as of June 30, 2010 including development fees, land, construction and costs.

2009 – 2012 Actual and Estimated Accretion/Dilution to Diluted Funds From Operations (FFO) Per Share from Development Program as of June 30, 2010 (unaudited)

Year Completed	#	2010	2011	2012	2013
2008	10	(0.03)	(0.01)	0.01	0.02
2009	12	(0.06)	(0.02)	0.01	0.02
2010-11	10	(0.02)	(0.04)	(0.01)	0.01
	32	(0.11)	(0.07)	0.01	0.05

Reconciliation of Share of Net Income to Equity in Earnings for the Three Months Ended June 30, 2010 (unaudited)
(dollars in thousands)

Joint Venture Name	Year Established	# of Properties	Net Rentable Sq. Ft.	Equity in Earnings before Amortization	EXR Additional Amortization ⁽¹⁾	EXR Equity in Earnings after Amortization	NOI ⁽²⁾	Depreciation / Amortization	Interest Expense	Other Expenses (Income)	Gain/(Loss) on Sale & NOI of Properties	Net Income (Loss)	Equity in Earnings % of Net Income ⁽³⁾	Equity Ownership	Total Debt
Legacy JVs															
Extra Space West One	1998	7	403	\$ 313	\$ -	\$ 313	\$ 1,136	\$ 193	\$ 193	\$ (5)	\$ -	\$ 755	41.5%	5.0%	\$ -
Extra Space Northern Properties Six	2002	10	663	59	-	59	1,410	381	516	22	-	491	12.0%	10.0%	34,500
Legacy JVs		17	1,066	\$ 372	\$ -	\$ 372	\$ 2,546	\$ 574	\$ 709	\$ 17	\$ -	\$ 1,246	29.9%		\$ 34,500
2005 Prudential JVs															
ESS PRISA LLC	2005	89	6,710	\$ 158	\$ -	\$ 158	\$ 11,579	\$ 3,668	\$ -	\$ 118	\$ -	\$ 7,793	2.0%	2.0%	\$ -
ESS PRISA II LLC	2005	71	5,689	139	-	139	9,961	2,986	-	137	-	6,838	2.0%	2.0%	-
ESS PRISA III LLC	2005	36	2,520	65	-	65	4,560	1,397	1,842	44	-	1,277	5.1%	5.1%	145,000
ESS VRS LLC	2005	23	1,476	527	-	527	2,673	829	633	40	-	1,171	45.0%	45.0%	52,100
ESS WCOT LLC	2005	29	2,163	61	-	61	3,568	1,201	1,120	41	-	1,206	5.1%	5.0%	92,140
2005 Prudential JVs		248	18,558	\$ 950	\$ -	\$ 950	\$ 32,341	\$ 10,081	\$ 3,595	\$ 380	\$ -	\$ 18,285	5.2%		\$ 289,240
Other JVs															
Storage Portfolio I LLC	1999	32	2,296	\$ 309	\$ 78	\$ 231	\$ 3,716	\$ 1,097	\$ 1,328	\$ 55	\$ -	\$ 1,236	25.0%	25.0%	\$ 115,000
Storage Portfolio Bravo II	2004	21	1,693	134	72	62	2,298	716	1,191	(278)	-	669	20.0%	20.0%	59,551
Extra Space West Two LLC	2007	5	323	19	24	(5)	837	202	280	18	-	337	5.6%	5.6%	20,000
Storage Associates Holdco LLC	2007	6	549	23	-	23	905	391	281	2	-	231	10.0%	10.0%	57,000
Harrison Street Real Estate Capital LLC	2010	19	1,501	(97)	3	(100)	2,343	1,134	1,364	39	-	(194)	50.0%	50.0%	101,000
Other JVs	Various	20	1,467	37	6	31	2,470	884	1,451	9	-	126	29.4%	43.0%	102,653
Other JVs		103	7,829	\$ 425	\$ 183	\$ 242	\$ 12,569	\$ 4,424	\$ 5,895	\$ (155)	\$ -	\$ 2,405	17.7%		\$ 455,204
Mexico JV	2007			\$ (5)	\$ -	\$ (5)									
TOTALS		368	27,453			\$ 1,559	\$ 47,456	\$ 15,079	\$ 10,199	\$ 242	\$ -	\$ 21,936			\$ 778,944

(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 and expenses do not include tenant reinsurance income. Management fees are included as an expense in NOI calculation. (3) Approximates EXR percentage of net income.

Reconciliation of Share of Net Income to Equity in Earnings for the Six Months Ended June 30, 2010 (unaudited)
(dollars in thousands)

Joint Venture Name	Year Established	# of Properties	Net Rentable Sq. Ft.	Equity in Earnings before Amortization	EXR Additional Amortization ⁽¹⁾	EXR Equity in Earnings after Amortization	NOI ⁽²⁾	Depreciation / Amortization	Interest Expense	Other Expenses (Income)	Gain/(Loss) on Sale & NOI of Sold Properties	Net Income (Loss)	Equity in Earnings % of Net Income ⁽³⁾	Equity Ownership	Total Debt
Legacy JVs															
Extra Space West One	1998	7	403	\$ 603	\$ -	\$ 603	\$ 2,259	\$ 390	\$ 384	\$ 13	\$ -	\$ 1,472	41.0%	5.0%	\$ -
Extra Space Northern Properties Six	2002	10	663	\$ 108	\$ -	\$ 108	\$ 2,802	\$ 762	\$ 1,028	\$ 94	\$ -	\$ 918	11.8%	10.0%	\$ 34,500
Legacy JVs		17	1,066	\$ 711	\$ -	\$ 711	\$ 5,061	\$ 1,152	\$ 1,412	\$ 107	\$ -	\$ 2,390	29.7%		\$ 34,500
2005 Prudential JVs															
ESS PRISA LLC	2005	89	6,710	\$ 311	\$ -	\$ 311	\$ 22,665	\$ 7,187	\$ -	\$ 174	\$ -	\$ 15,304	2.0%	2.0%	\$ -
ESS PRISA II LLC	2005	71	5,689	\$ 267	\$ -	\$ 267	\$ 19,414	\$ 5,973	\$ -	\$ 276	\$ -	\$ 13,165	2.0%	2.0%	\$ -
ESS PRISA III LLC	2005	36	2,520	\$ 122	\$ -	\$ 122	\$ 8,919	\$ 2,787	\$ 3,643	\$ 86	\$ -	\$ 2,403	5.1%	5.1%	\$ 145,000
ESS VRS LLC	2005	23	1,476	\$ 1,049	\$ -	\$ 1,049	\$ 5,339	\$ 1,655	\$ 1,252	\$ 102	\$ -	\$ 2,330	45.0%	45.0%	\$ 52,100
ESS WCOT LLC	2005	29	2,163	\$ 119	\$ -	\$ 119	\$ 7,046	\$ 2,388	\$ 2,215	\$ 78	\$ -	\$ 2,365	5.0%	5.0%	\$ 92,140
2005 Prudential JVs		248	18,558	\$ 1,868	\$ -	\$ 1,868	\$ 63,383	\$ 19,990	\$ 7,110	\$ 716	\$ -	\$ 35,567	5.3%		\$ 289,240
Other JVs															
Storage Portfolio I LLC	1999	32	2,296	\$ 563	\$ 156	\$ 407	\$ 7,244	\$ 2,228	\$ 2,657	\$ 107	\$ -	\$ 2,252	25.0%	25.0%	\$ 115,000
Storage Portfolio Bravo II	2004	21	1,693	\$ 196	\$ 114	\$ 82	\$ 4,571	\$ 1,438	\$ 2,389	\$ (238)	\$ -	\$ 982	20.0%	20.0%	\$ 59,551
Extra Space West Two LLC	2007	5	323	\$ 36	\$ 51	\$ (15)	\$ 1,637	\$ 403	\$ 554	\$ 37	\$ -	\$ 643	5.6%	5.6%	\$ 20,000
Storage Associates Holdco LLC	2007	6	549	\$ 35	\$ -	\$ 35	\$ 1,750	\$ 831	\$ 540	\$ 30	\$ -	\$ 349	10.0%	10.0%	\$ 57,000
Harrison Street Real Estate Capital LLC	2010	19	1,501	\$ (32)	\$ 6	\$ (38)	\$ 4,106	\$ 1,700	\$ 2,402	\$ 68	\$ -	\$ (64)	50.0%	50.0%	\$ 101,000
Other JVs	Various	20	1,467	\$ 17	\$ 12	\$ 5	\$ 4,907	\$ 1,613	\$ 3,019	\$ 61	\$ -	\$ 214	7.9%	25.1%	\$ 102,653
Other JVs		103	7,829	\$ 815	\$ 339	\$ 476	\$ 24,215	\$ 8,213	\$ 11,561	\$ 65	\$ -	\$ 4,376	18.6%		\$ 455,204
Mexico JV	2007			\$ 5	\$ -	\$ 5									
TOTALS		368	27,453			\$ 3,060	\$ 92,659	\$ 29,355	\$ 20,083	\$ 888	\$ -	\$ 42,333			\$ 778,944

(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 and expenses 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 Descriptions (unaudited)
(dollars in millions)

JV Name	Year Est.	Properties	EXR Cash		EXR	EXR	EXR Into	Partner	Total JV	Total JV Debt	Total JV Debt	Total JV Debt
			EXR Equity	Flow Distribution	Promote Hurdle							
Extra Space West One	1998	7	5.0%	5.0%	10.0%	40.0%	YES	\$ 8,300	\$ 19,700	\$ 28,000	\$ -	\$ 28,000
Storage Portfolio I LLC	1999	32	25.0%	25.0%	14.0%	40.0%	NO	2,200	5,800	8,000	115,000	123,000
Extra Space Northern Properties Six LLC	2002	10	10.0%	10.0%	10.0%	25.0%	YES	1,100	13,300	14,400	34,500	48,900
Extra Space West Two LLC	2007	5	5.6%	5.6%	10.0%	40.0%	NO	1,200	19,500	20,700	20,000	40,700
Storage Portfolio Bravo II	2004	21	20.0%	20.0%	12.0%	25.0%	NO	8,700	34,700	43,400	59,551	102,951
ESS PRISA I	2005	89	2.0%	2.0%	9.0%	17.0%	NO	11,600	559,400	571,000	-	571,000
ESS PRISA II	2005	71	2.0%	2.0%	8.5%	17.0%	NO	10,200	490,500	500,700	-	500,700
ESS PRISA III	2005	36	5.1%	5.1%	12.0%	20.0%	NO	3,700	69,200	72,900	145,000	217,900
ESS VRS	2005	23	45.0%	45.0%	9.0%	54.0%	NO	45,300	35,300	80,600	52,100	132,700
ESS WCOT	2005	29	5.0%	5.0%	11.0%	20.0%	NO	4,900	92,100	97,000	92,140	189,140
Storage Associates Holdco LLC	2007	6	10.0%	10.0%	12.0%	40.0%	NO	1,800	25,000	26,800	57,000	83,800
Harrison Street Real Estate Capital LLC	2010	19	50.0%	50.0%	NA	NA	NA	16,700	16,700	33,400	101,000	134,400
								<u>\$ 115,700</u>	<u>\$ 1,381,200</u>	<u>\$ 1,496,900</u>	<u>\$ 676,291</u>	<u>\$ 2,173,191</u>

Wholly-Owned Property Data by State (unaudited)

State	# of Properties	Net Rentable Sq. Ft.	Total Units	Average Quarter Occupancy	Occupancy as of June 30, 2010
Alabama	1	78,240	587	79.9%	79.7%
Arizona	5	347,198	2,805	85.1%	86.7%
California	54	4,234,384	42,361	74.6%	75.8%
Colorado	8	476,434	3,774	88.5%	90.1%
Connecticut	3	178,040	2,011	87.9%	91.8%
Florida	32	2,295,229	21,872	73.6%	75.5%
Georgia	16	1,090,401	8,425	77.8%	79.6%
Hawaii	2	145,694	2,846	79.0%	80.9%
Illinois	9	618,669	5,911	71.7%	73.6%
Indiana	6	412,709	3,478	86.9%	87.8%
Kansas	1	50,310	507	87.1%	88.8%
Kentucky	3	193,901	1,573	91.1%	92.0%
Louisiana	2	150,035	1,412	85.4%	87.7%
Maryland	13	1,084,406	10,150	83.0%	80.2%
Massachusetts	29	1,796,226	17,334	83.1%	84.7%
Michigan	2	134,706	1,017	89.3%	90.3%
Missouri	6	374,572	3,141	86.8%	88.0%
Nevada	1	56,850	463	77.8%	78.7%
New Hampshire	2	125,473	1,007	84.0%	84.6%
New Jersey	26	2,017,946	20,662	83.2%	84.8%
New Mexico	1	71,395	538	88.4%	92.4%
New York	11	656,763	9,105	81.3%	81.8%
Ohio	2	156,839	1,182	90.3%	91.3%
Oregon	2	179,225	1,513	61.7%	64.4%
Pennsylvania	8	582,600	4,883	89.0%	89.4%
Rhode Island	1	75,841	719	84.7%	86.9%
South Carolina	4	253,406	2,173	86.2%	87.7%
Tennessee	3	215,265	1,626	82.8%	86.3%
Texas	16	1,142,856	10,199	86.7%	87.8%
Utah	3	211,263	1,546	84.9%	84.2%
Virginia	4	271,407	2,838	87.3%	90.0%
Washington	4	308,015	2,543	85.0%	83.3%
Totals	280	19,986,298	190,201	80.4%	81.6%

Total Operated Property Data by State (unaudited)

State	# of Properties	Net Rentable Sq. Ft.	Total Units	Average Quarter Occupancy	Occupancy as of June 30, 2010
Alabama	6	379,417	3,073	86.6%	88.3%
Arizona	16	1,098,909	9,638	83.4%	84.2%
California	150	11,483,532	111,304	78.2%	79.5%
Colorado	16	893,983	7,224	88.5%	89.6%
Connecticut	11	869,941	7,995	83.5%	85.6%
Delaware	1	71,735	582	92.9%	92.2%
Florida	80	5,944,759	57,448	70.9%	72.3%
Georgia	31	2,375,575	17,504	70.5%	72.1%
Hawaii	2	145,694	2,846	79.0%	80.9%
Illinois	28	1,925,997	18,620	73.3%	74.7%
Indiana	14	834,537	6,753	86.5%	87.8%
Kansas	7	439,810	3,234	81.5%	83.0%
Kentucky	8	529,158	4,381	88.2%	89.1%
Louisiana	2	150,035	1,412	85.4%	87.7%
Maryland	41	3,163,098	30,213	82.5%	82.6%
Massachusetts	50	3,159,269	29,882	80.9%	82.4%
Michigan	12	919,329	6,941	85.7%	87.1%
Missouri	11	795,175	5,634	82.5%	83.7%
Nevada	11	921,188	7,418	81.6%	83.2%
New Hampshire	5	263,707	2,328	84.3%	84.7%
New Jersey	53	4,130,049	41,289	83.5%	84.8%
New Mexico	12	745,876	6,312	86.5%	87.5%
New York	34	2,521,694	32,350	84.2%	85.3%
Ohio	19	1,191,029	8,125	80.8%	82.6%
Oregon	4	315,835	2,805	72.6%	74.9%
Pennsylvania	41	2,649,116	24,167	77.7%	78.7%
Rhode Island	4	294,911	2,779	56.6%	58.8%
South Carolina	6	385,618	3,343	71.8%	73.6%
Tennessee	31	2,237,219	16,823	83.4%	84.6%
Texas	43	3,354,863	27,058	82.9%	83.6%
Utah	6	392,919	3,094	84.9%	85.3%
Virginia	26	1,876,842	18,076	86.8%	88.5%
Washington	5	370,745	3,091	85.5%	84.1%
Washington, DC	3	214,462	2,796	92.8%	94.8%
Totals	789	57,046,026	526,538	79.8%	81.0%