
SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

March 6, 2013

(Date of Report (Date of Earliest Event Reported))

EXTRA SPACE STORAGE INC.

(Exact Name of Registrant as Specified in Its Charter)

Maryland

(State or Other Jurisdiction
of Incorporation)

001-32269

(Commission File Number)

20-1076777

(IRS Employer
Identification Number)

2795 East Cottonwood Parkway, Suite 400

Salt Lake City, Utah 84121

(Address of Principal Executive Offices)

(801) 365-4600

(Registrant's Telephone Number, Including Area Code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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ITEM 7.01 REGULATION FD DISCLOSURE

On March 6, 2013, Extra Space Storage Inc. (the "Company") posted an updated presentation on the Company's website that was presented at Citi's 2013 Global Property CEO Conference. This presentation 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 "News & Events," then on "Presentations" on the left of the page. This presentation has been updated as of March 6, 2013. A copy of the presentation is furnished as Exhibit 99.1 to this report and is incorporated by reference herein.

The information contained in this Current Report, including the exhibit referenced herein, is being furnished and shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that section. Such information shall not be incorporated by reference into any filing of the Company, whether made before or after the date hereof, regardless of any general incorporation language in such filing.

ITEM 9.01 FINANCIAL STATEMENTS AND EXHIBITS

(d) Exhibits.

Exhibit Number	Description of Exhibit
99.1	Investor Presentation dated March 6, 2013

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

EXTRA SPACE STORAGE INC.

Date: March 6, 2013

By /s/ P. Scott Stubbs
Name: P. Scott Stubbs
Title: Executive Vice President and Chief Financial Officer



LEADING
BY DESIGN



Well Managed,
Well Positioned,
Well Capitalized.

LEADING THE INDUSTRY BY DESIGN



Leading by design with an experienced management team, a robust technology platform and a high-quality, well-located portfolio.

▶ **WELL-MANAGED,**
WELL POSITIONED,
WELL CAPITALIZED.

- Industry-leading performance
- Operational excellence and focus
- Experienced management team

LEADING THE INDUSTRY BY DESIGN



Leading by design with an experienced management team, a robust technology platform and a high-quality, well-located portfolio.

WELL-MANAGED,
▶ WELL POSITIONED,
WELL CAPITALIZED.

- Strong, stable industry
- High-quality portfolio
- Strong acquisitions pipeline

LEADING THE INDUSTRY BY DESIGN



Leading by design with an experienced management team, a robust technology platform and a high-quality, well-located portfolio.

**WELL-MANAGED,
WELL POSITIONED,
▶ WELL CAPITALIZED.**

- Robust financial structure providing optionality
- Disciplined deployment of capital
- Dividend policy to naturally deliver and fuel growth

DRIVING OUR DOUBLE DIGIT GROWTH



Third-party Management
ManagementPlus



Core Property Performance
Leading platform and people



Tenant Insurance
Peace of Mind



Acquisitions
Intelligent growth

DRIVING GROWTH
Leading by Design

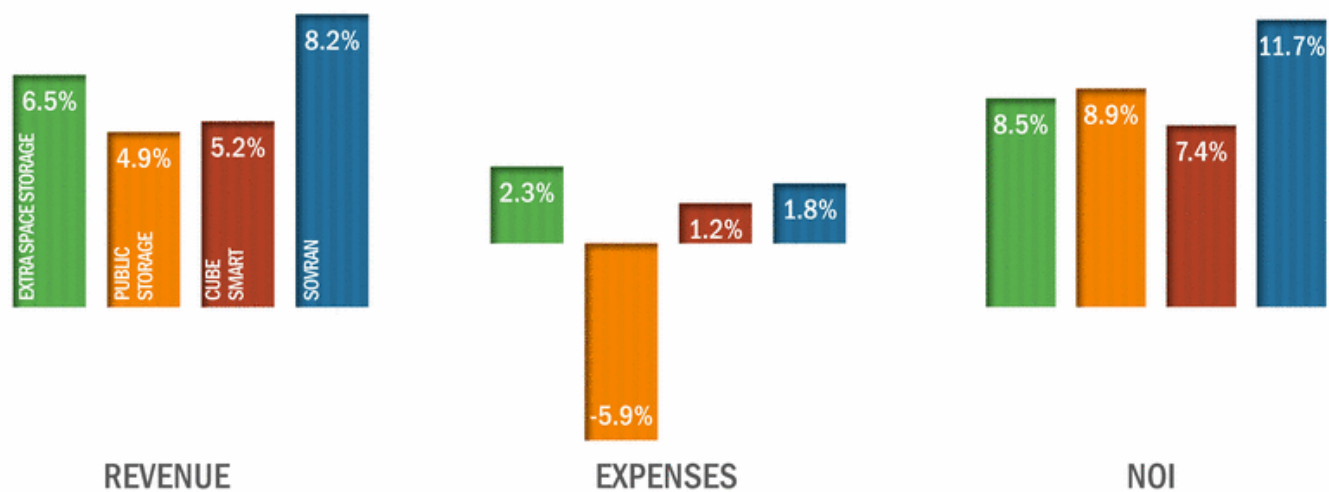


Development
Accretive lease up

Q4 2012 STORAGE PERFORMANCE



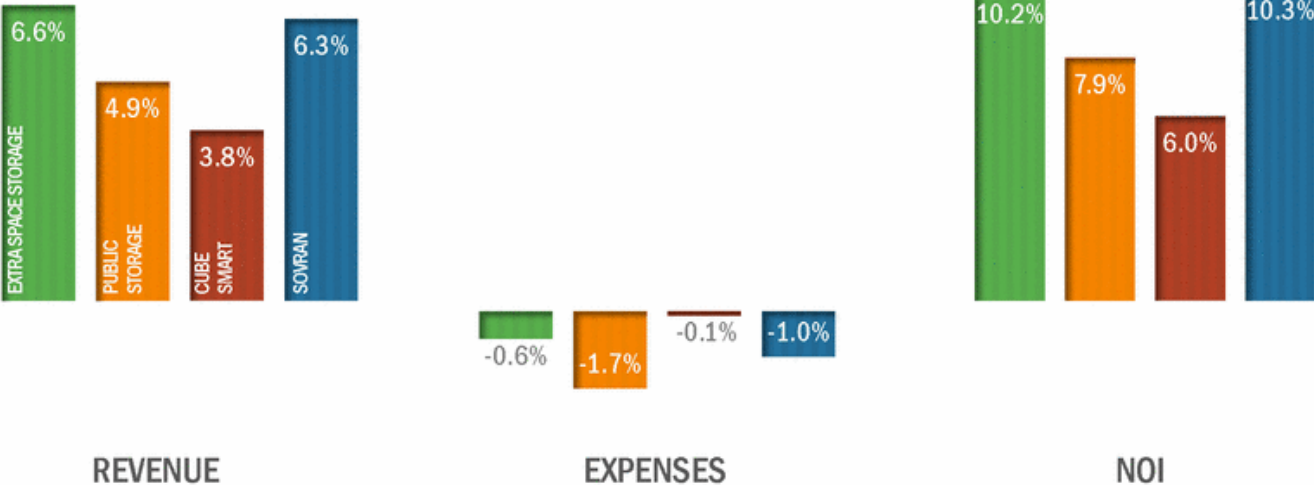
Q4 2012 PERFORMANCE



2012 STORAGE PERFORMANCE



FULL YEAR 2012 PERFORMANCE



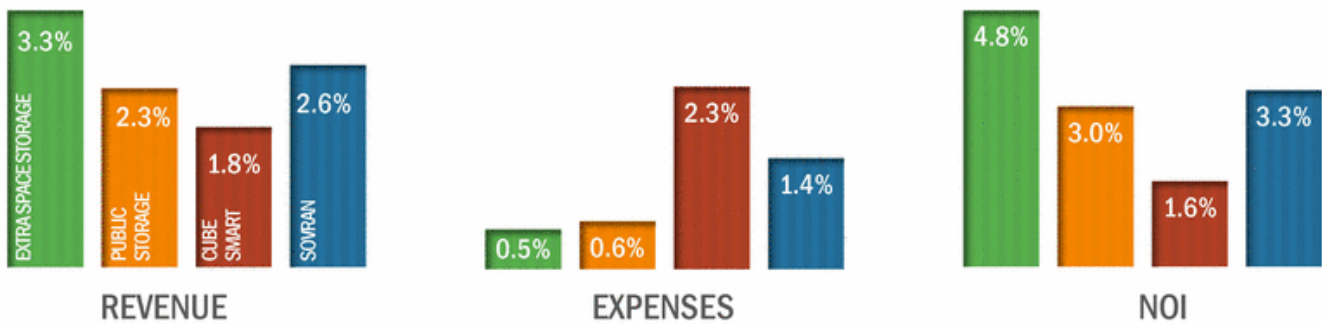
LEADING OPERATIONAL PERFORMANCE



LEADING THE SECTOR IN SAME STORE RESULTS⁽¹⁾.

28

QUARTERS OF AVERAGE SAME-STORE OUTPERFORMANCE

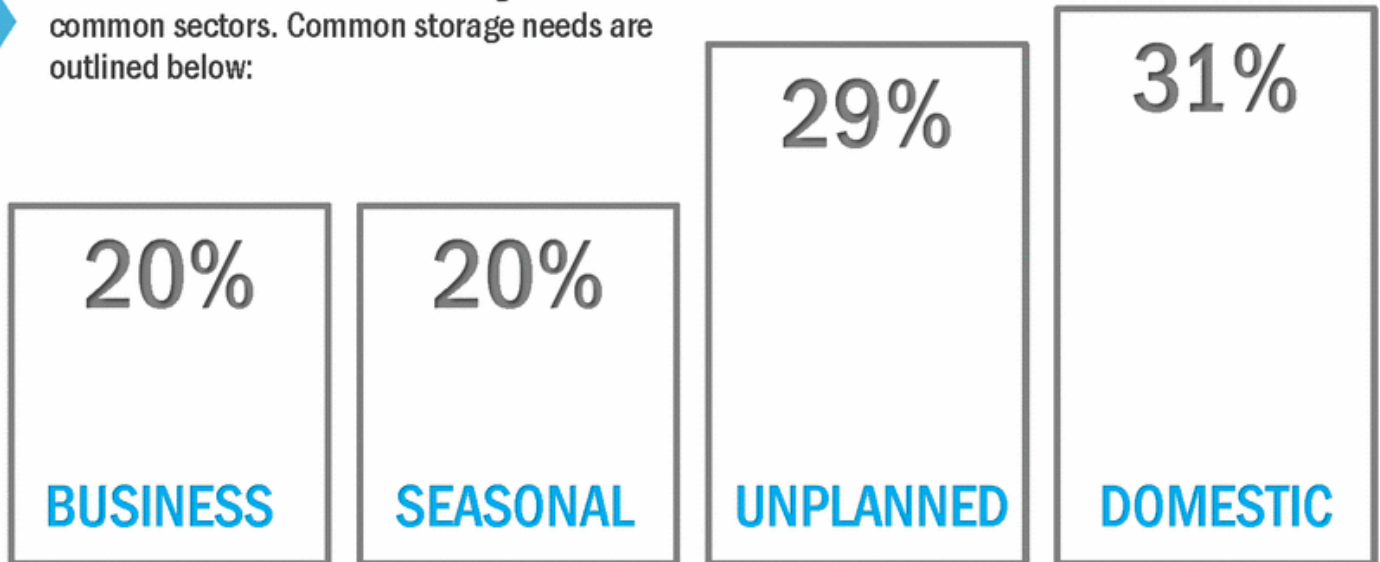


(1) Average of same-store results from Q1 2006 to Q4 2012 as reported in same store results

STABLE & DIVERSE DEMAND



Stable and diverse demand throughout four common sectors. Common storage needs are outlined below:



STABLE & DIVERSE DEMAND



Stable and diverse demand throughout four common sectors. Common storage needs are outlined below:

Home Office
Business Inventory
Business Records
Movie Props
Law Enforcement
Pharmaceutical
Donation Collection

BUSINESS

Car Storage
Recreational Vehicles
Hobby Storage
Christmas Presents
Holiday Decorations
College Summer Break
Yard Care

SEASONAL

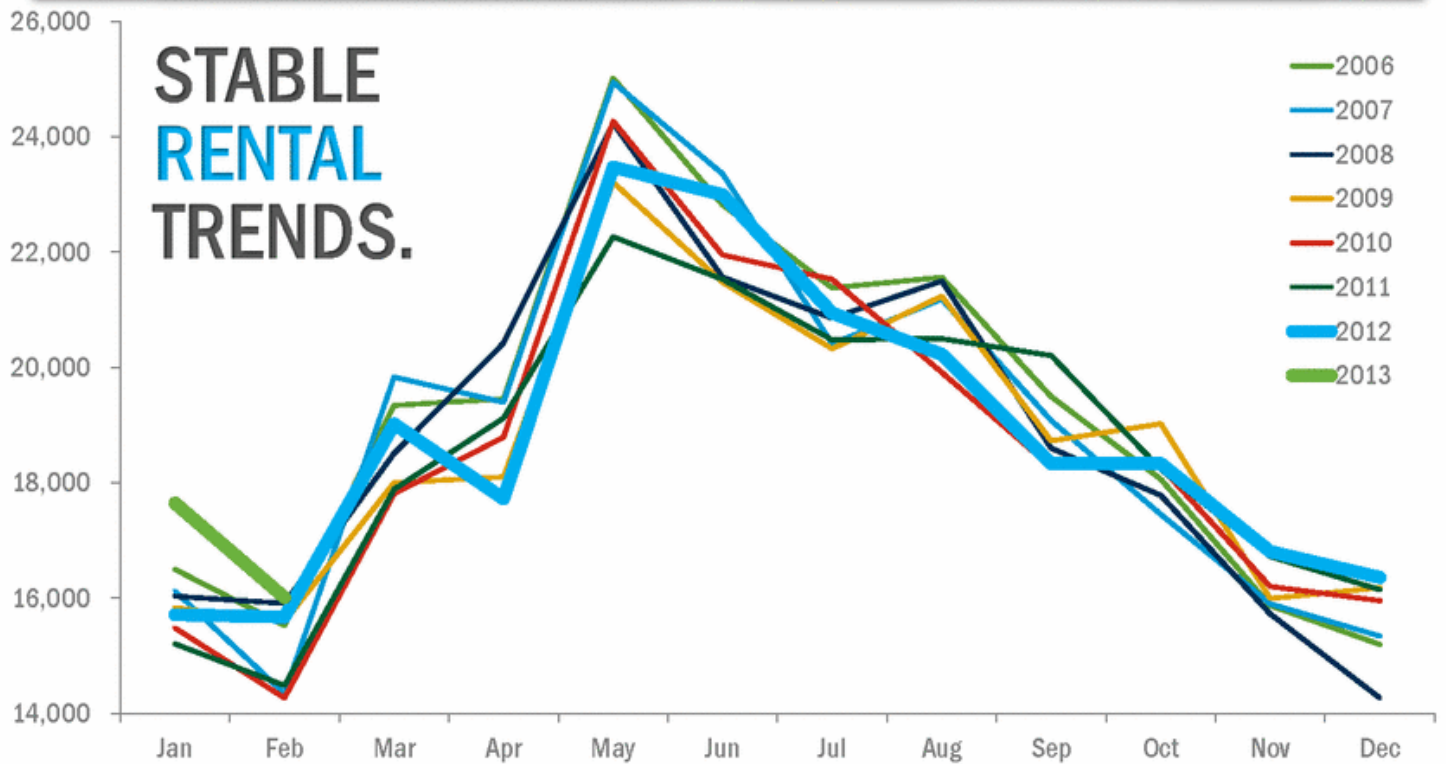
Return of a Child
Care of a Parent
Death
Inheritance
Legal Proceedings
Divorce
Foreclosure
Disaster Clean Up
Disaster Recovery/Backup
Military Deployment
Compulsive Hoarding

UNPLANNED

Moving Out of a House
Staging a House
Moving Into a House
Downsizing a House
Home Remodeling
Changing Apartments
Going to College
Finishing College
Family Records
Sports Equipment
Sports Teams
Birth

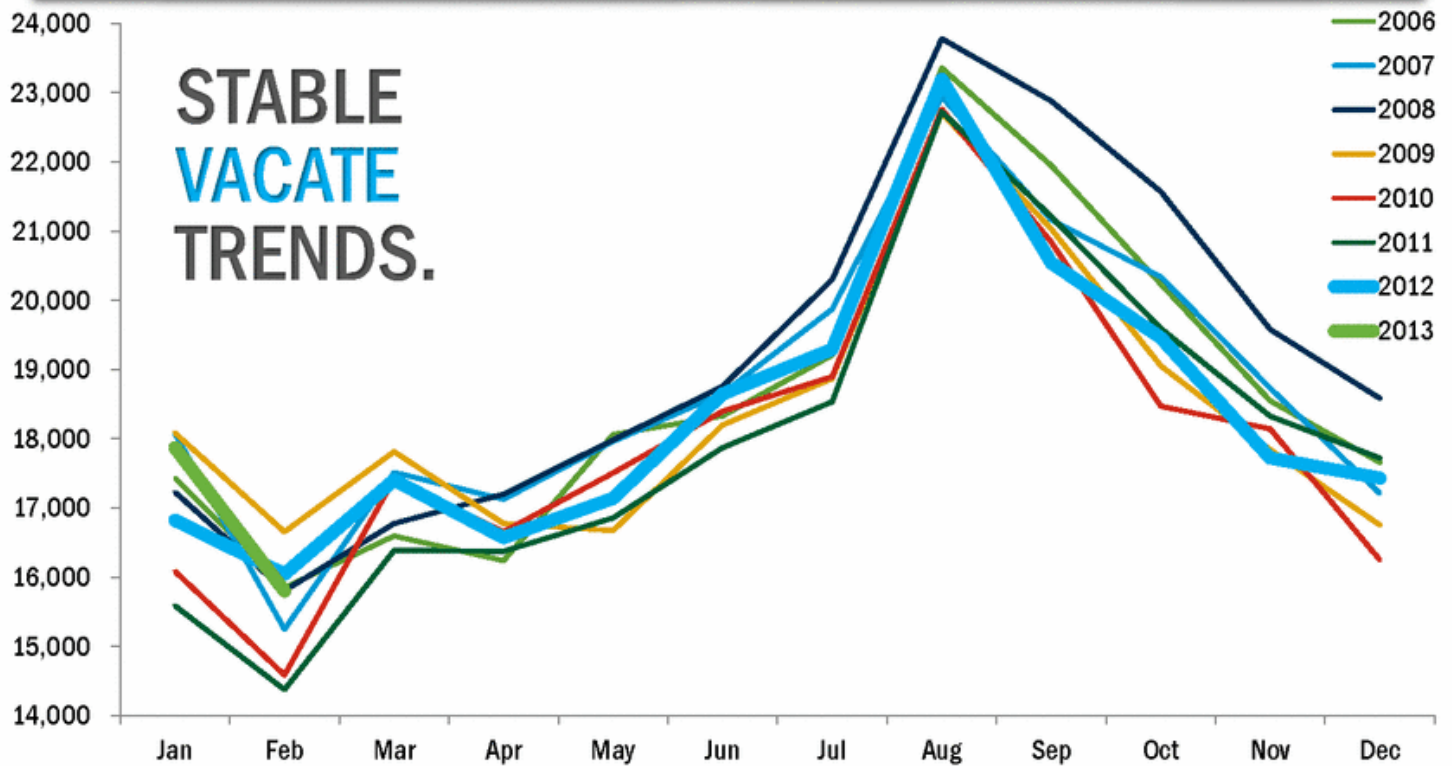
DOMESTIC

STABLE LONG-TERM RENTAL TREND¹



(1) Monthly data for 505 mature properties owned and/or operated by Extra Space Storage

STABLE LONG-TERM VACATE TREND¹



(1) Monthly data for 505 mature properties owned and/or operated by Extra Space Storage

RECORD-HIGH 2012 OCCUPANCY ¹



92.0%

91.0%

90.0%

89.0%

88.0%

87.0%

86.0%

85.0%

84.0%

**POSITIVE
OCCUPANCY
TRENDS.**

JAN

FEB

MAR

APR

MAY

JUN

JUL

AUG

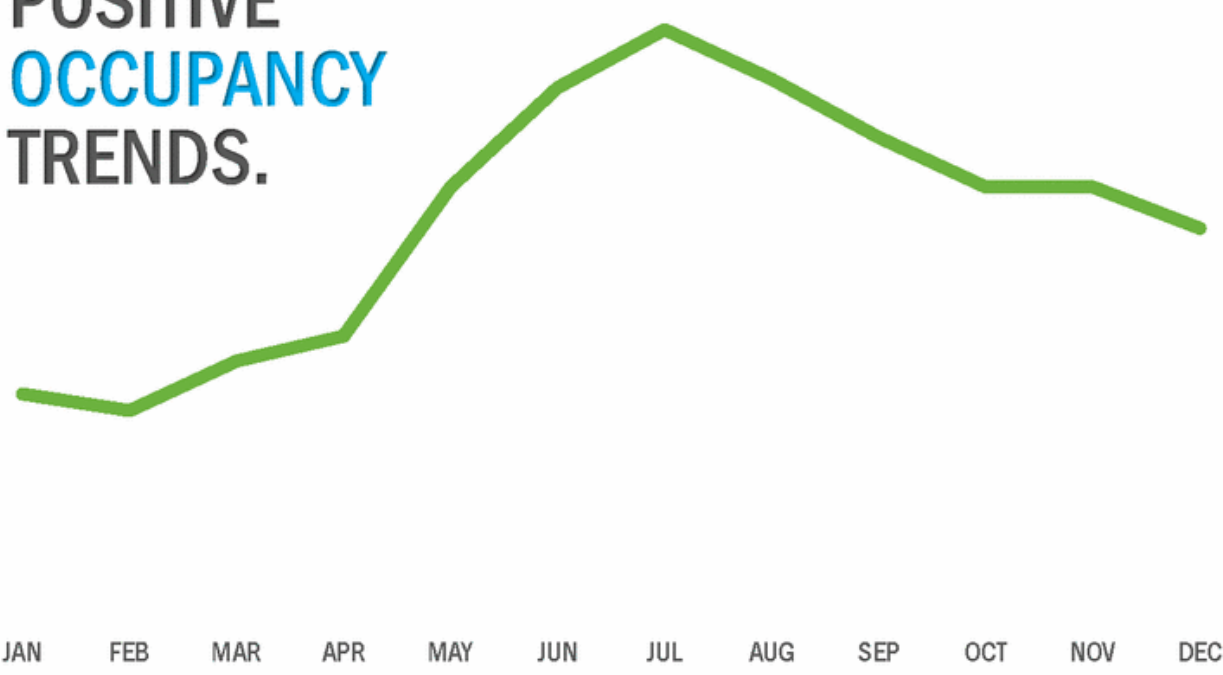
SEP

OCT

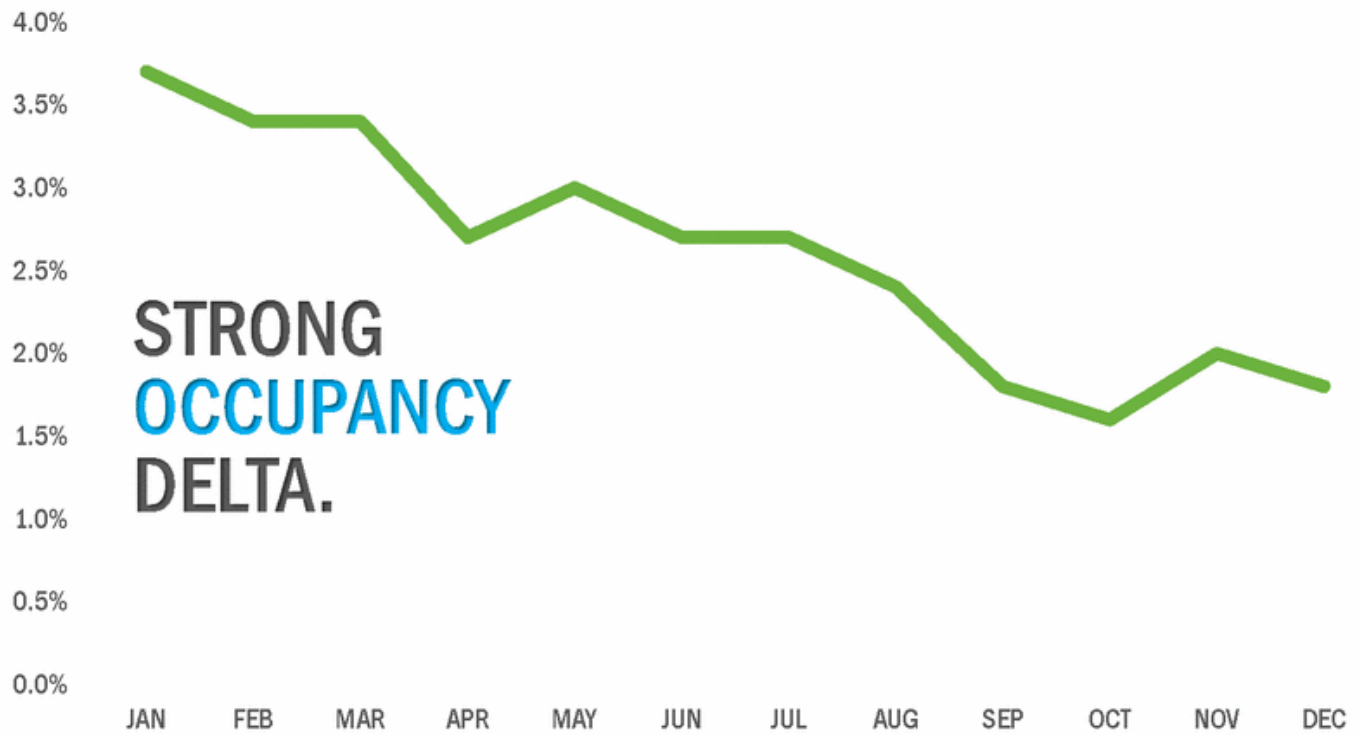
NOV

DEC

(1) Monthly data for 2012 same-store pool of 282 assets

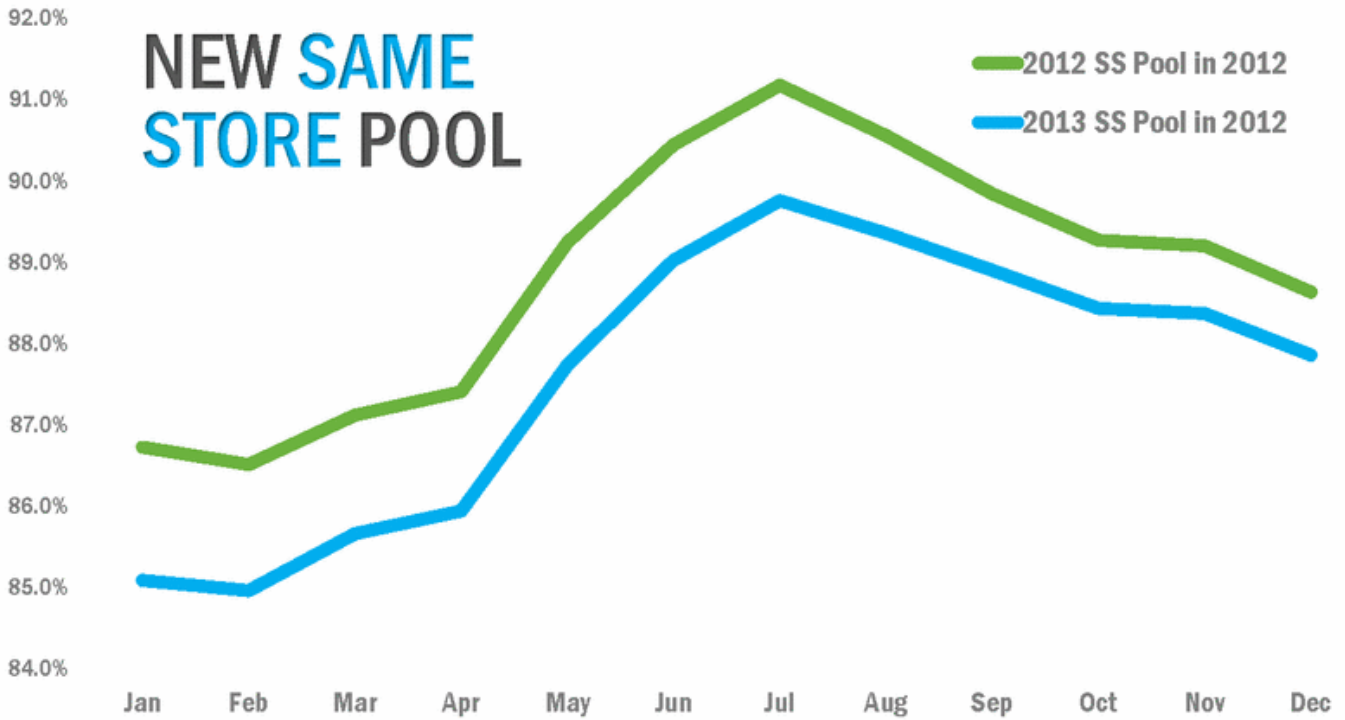


2012 YEAR-OVER-YEAR OCCUPANCY ¹



(1) Monthly data for 2012 same-store pool of 282 assets

2012 OCCUPANCY COMPARISON

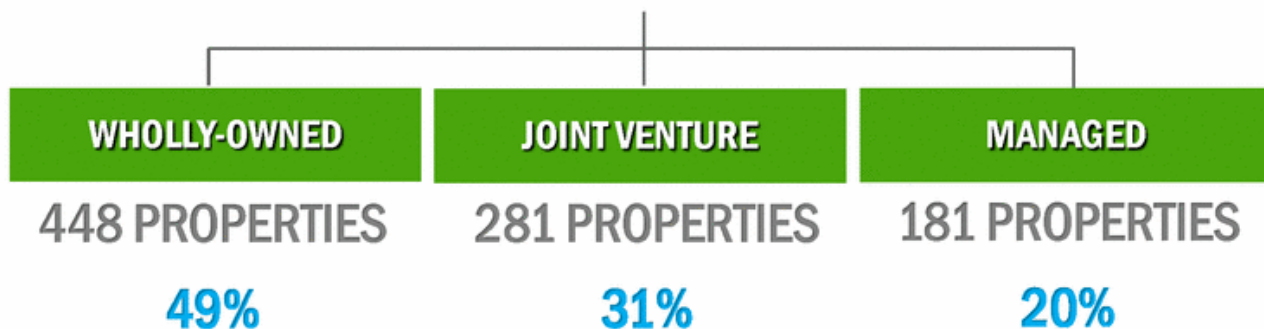


(1) Monthly data for 2012 same-store pool of 282 assets versus 2013 same store pool of 344 assets

CURRENT PORTFOLIO

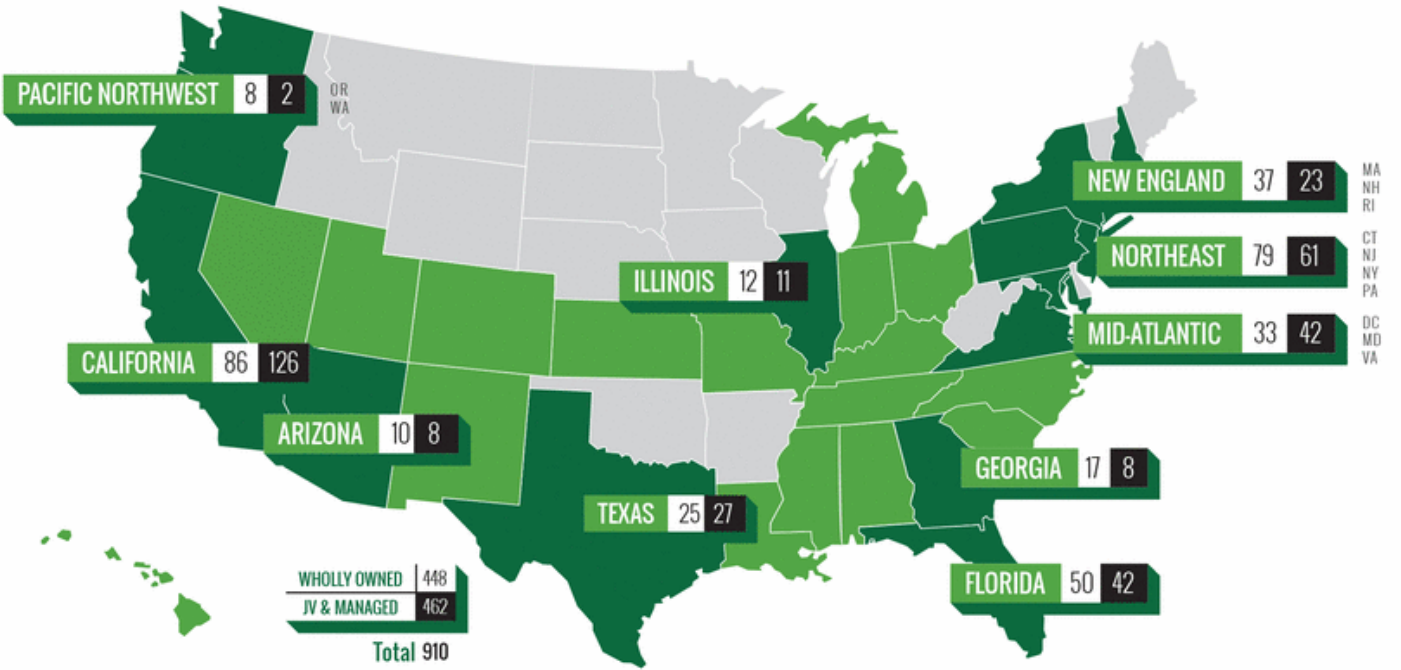


910 PROPERTIES



(1) As of December 31, 2012

HIGH CONCENTRATION IN TOP MARKETS



2012 ACQUISITION SUMMARY



	SOURCE	COUNT	AMOUNT
First Quarter	Managed	1	\$6,200,000
	External	1	\$9,350,000
Second Quarter	Managed	1	\$6,400,000
	External	3	\$14,900,000
Third Quarter	Joint Venture	36	\$300,457,000
	Managed	2	\$12,050,000
	External	15	\$136,992,000
Fourth Quarter	Joint Venture	21	\$128,928,000
	Managed	6	\$39,083,000
	External	5	\$47,073,000
2012 TOTAL ACQUISITIONS		91	\$701,433,000