PUBLIC STORAGE
(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction of incorporation or organization)

701 Western Avenue, Glendale, California
(Address of principal executive offices)

95-3551121
(IRS Employer Identification No.)

New York Stock Exchange
(Name of each exchange on which Each class is to be registered)

Depositary Shares Each Representing 1/1,000 of a 4.700% Cumulative Preferred Share of Beneficial Interest, Series J, par value $0.01 per share

Securities to be registered pursuant to Section 12(g) of the Act:

N/A
(Title of class)

Securities Act registration statement or Regulation A offering statement file number to which this Form relates: 333-231510 (if applicable)
Item 1. Description of Registrant’s Securities to be Registered.

A description of the Depositary Shares Each Representing 1/1,000 of a 4.700% Cumulative Preferred Share of Beneficial Interest, Series J, par value $0.01 per share, is included on the cover page and under the section entitled “Description of Preferred Shares and Depositary Shares” beginning on page S-5 of the prospectus supplement dated November 5, 2019 to the prospectus dated May 15, 2019 (relating to the registrant’s Registration Statement on Form S-3 (No. 333-231510)) that was filed by the registrant with the Securities and Exchange Commission on November 6, 2019 pursuant to Rule 424(b) under the Securities Act of 1933 (the “Prospectus Supplement”), which Prospectus Supplement shall be deemed to be incorporated herein by this reference.

Item 2. Exhibits.

The following exhibits are being filed with the copies of this Form 8-A Registration Statement filed with the New York Stock Exchange and the Securities and Exchange Commission:

Exhibit 3.1 – Articles Supplementary for the 4.700% Cumulative Preferred Shares of Beneficial Interest, Series I, filed as Exhibit 3.1 to the Company’s Current Report on Form 8-K filed on November 6, 2019 and incorporated herein by reference.

Pursuant to the requirements of Section 12 of the Securities Exchange Act of 1934, the registrant has duly caused this registration statement to be signed on its behalf by the undersigned, thereto duly authorized.

PUBLIC STORAGE

By: /s/ Nathaniel A. Vitan

Nathaniel A. Vitan
Senior Vice President, Chief Legal Officer & Corporate Secretary

Date: November 6, 2019