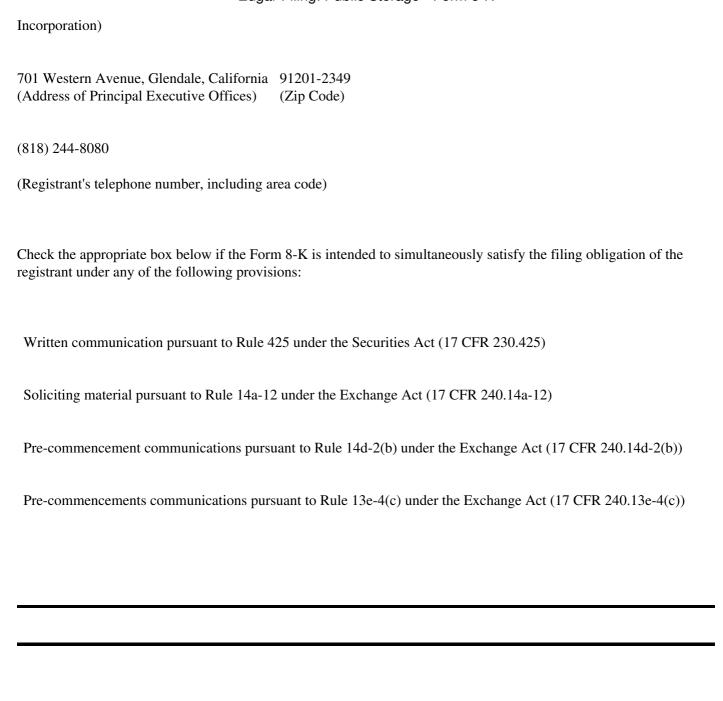
Public Storage
Form 8-K
July 27, 2017

UNITED STATES			
SECURITIES AND E	XCHANGE COMMISSION		
Washington, D.C. 205	49		
FORM 8-K			
CURRENT REPORT			
			
DUD SHANT TO SEC	TION 13 OR 15(d) OF THE		
SECURITIES EXCHA	ANGE ACT OF 1934		
Date of Report (Date of	of earliest event reported): Jul	y 26, 2017	
PUBLIC STORAGE			
(Exact Name of Regis	trant as Specified in its Charto	er)	
Maryland	001-33519	95-3551121	

(State or Other Jurisdiction of (Commission File Number) (I.R.S. Employer Identification No.)

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The information in Item 2.02 of this Form 8-K and the Exhibit attached hereto pursuant to Item 9.01 shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934 (the "Exchange Act") or otherwise subject to the liabilities of that section, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933 or the Exchange Act, except as expressly set forth by specific reference in such filing.

Item 2.02Results of Operations and Financial Condition

On July 26, 2017 Public Storage announced its financial results for the quarter ended June 30, 2017. The full text of the press release issued in connection with the announcement is included as Exhibit 99.1 to this Current Report on Form 8-K.

Item 9.01Financial Statements and Exhibits

(c)Exhibits

Exhibit 99.1—Press Release dated July 26, 2017

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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.

Date:July 26, 2017

PUBLIC STORAGE

By: /s/ John Reyes John Reyes Chief Financial Officer