

Public Storage
Form FWP
February 28, 2019

Issuer Free Writing Prospectus

Filed Pursuant to Rule 433

Registration Statement No. 333-211758

February 28, 2019

PUBLIC STORAGE

11,400,000 DEPOSITARY SHARES

**EACH REPRESENTING 1/1000 OF A 5.60% CUMULATIVE
PREFERRED SHARE OF BENEFICIAL INTEREST, SERIES H**

Final Term Sheet

| | |
|--|---|
| Issuer: | Public Storage (PSA) |
| Security: | Depositary Shares Each Representing 1/1000 of a 5.60% Cumulative Preferred Share of Beneficial Interest, Series H |
| Size: | 11,400,000 depositary shares |
| Over-allotment Option: | None |
| Type of Security: | SEC Registered - Registration Statement No. 333-211758 |
| Public Offering Price: | \$25.00 per depositary share; \$285,000,000 total |
| Underwriting Discounts: | \$0.7875 per share for Retail Orders; \$5,278,102.20 total; and \$0.50 per share for Institutional Orders; \$2,348,824.00 total |
| Proceeds to the Company, before expenses: | \$277,373,073.80 total |
| Estimated Company Expenses: | \$600,000, other than the underwriting discounts |
| Joint Book-Running Managers: | Merrill Lynch, Pierce, Fenner & Smith |

Incorporated
Morgan Stanley & Co. LLC
UBS Securities LLC

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Wells Fargo Securities, LLC

Co- Managers:

Citigroup Global Markets Inc.
J.P. Morgan Securities LLC

Underwriting:

| | Number of Shares |
|---|---------------------|
| Merrill Lynch, Pierce, Fenner & Smith Incorporated | 2,679,000 |
| Morgan Stanley & Co. LLC | 2,679,000 |
| UBS Securities LLC | 2,679,000 |
| Wells Fargo Securities, LLC | 2,679,000 |
| Citigroup Global Markets Inc. | 342,000 |
| J.P. Morgan Securities LLC | 342,000 |
| Total | 11,400,000 |

| | |
|--------------------------------------|---|
| Distribution Rights: | 5.60% of the liquidation preference per annum; Distributions begin on March 31, 2019 (prorated from the settlement date) |
| Redemption: | The depositary shares may not be redeemed until on or after March 11, 2024, except in order to preserve our status as a real estate investment trust. |
| Trade Date: | February 28, 2019 |
| Settlement Date: | March 11, 2019 (T+7) |
| Selling Concession: | \$0.50/depositary share for Retail Orders; \$0.30/depositary share for Institutional Orders |
| Reallowance to other dealers: | \$0.45/depositary share for Retail Orders |
| CUSIP Number: | 74460W 644 |
| ISIN Number: | US74460W6443 |

The Issuer has filed a registration statement (including a prospectus with the SEC) and prospectus supplement for the offering to which this communication relates. Before you invest, you should read the prospectus in that registration statement, the prospectus supplement, and other documents the issuer has filed with the SEC for more complete information about the issuer and this offering. You may get these documents for free by visiting EDGAR on the SEC Web site at www.sec.gov. Alternatively, the issuer, any underwriter or any dealer participating in the offering will arrange to send you the prospectus or prospectus supplement if you request it by calling (i) Merrill Lynch, Pierce, Fenner & Smith Incorporated toll-free 1-800-294-1322; (ii) Morgan Stanley & Co. LLC toll-free 1-866-718-1649; (iii) UBS Securities LLC toll-free 1-888-827-7275; or (iv) Wells Fargo Securities, LLC toll-free 1-800-645-3751.

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