



Fourth Quarter 2018
Supplemental Information

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CUBESMART

December 31, 2018

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Since 2012, CubeSmart has been repeatedly honored for outstanding achievements, including:



5-time winner of *Inside Self-Storage, Best of Business*

This readers-choice poll honors companies and organizations that are leaders in their categories.



7-time winner of the *Gold Stevie Award*

This program recognizes the accomplishments and contributions of companies and business people worldwide.

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December 31, 2018

Company Information

Corporate Headquarters	Trading Symbol	Investor Relations	Information Requests
5 Old Lancaster Road Malvern, PA 19355 610.535.5700	Common Shares: CUBE Stock Exchange Listing New York Stock Exchange	Charles Place 5 Old Lancaster Road Malvern, PA 19355 610.535.5700	To request an Investor Relations package or annual report, please visit our website at www.cubsmart.com

Investor Information

	4th Quarter 2018	3rd Quarter 2018	2nd Quarter 2018	1st Quarter 2018	4th Quarter 2017
Common Shares and Units:					
Share price, high	\$ 32.39	\$ 32.97	\$ 32.61	\$ 28.97	\$ 29.65
Share price, low	\$ 27.29	\$ 28.34	\$ 27.59	\$ 25.34	\$ 25.63
Share price, period end	\$ 28.69	\$ 28.53	\$ 32.22	\$ 28.20	\$ 28.92
Dividends declared per share	\$ 0.32	\$ 0.30	\$ 0.30	\$ 0.30	\$ 0.30
Dividend yield, period end	4.46%	4.21%	3.72%	4.26%	4.15%
Closing Common Shares outstanding (excluding unvested restricted shares, in thousands)	187,145	186,304	185,877	182,280	182,216
Closing Operating Partnership units outstanding	1,946	2,049	2,002	2,046	1,878
Total closing Common Shares and Units	189,091	188,353	187,879	184,326	184,094



CubeSmart Reports 2018 Annual Results

MALVERN, PA -- (Globe Newswire) – February 21, 2019 -- CubeSmart (NYSE: CUBE) today announced its operating results for the three and twelve months ended December 31, 2018.

“This past year marks the third year in a row that we have increased our total stores under management by at least 16%, further leveraging the scale benefits of our operating platform and expanding our brand in the most desirable storage markets,” commented President and Chief Executive Officer Christopher P. Marr. “Despite new supply’s impact on fundamentals in select submarkets, demand continues to remain steady and broad-based. Looking forward to 2019, we remain focused on maximizing store performance and maintaining our disciplined investment strategy to generate attractive long-term risk-adjusted returns for shareholders.”

Key Highlights for the Fourth Quarter

- Reported earnings per share (“EPS”) attributable to the Company’s common shareholders of \$0.26.
- Reported funds from operations (“FFO”) per share, as adjusted, of \$0.42, representing a year-over-year increase of 2.4%.
- Increased same-store (456 stores) net operating income (“NOI”) 1.9% year over year, driven by 3.2% revenue growth and a 6.9% increase in property operating expenses.
- Same-store occupancy during the quarter averaged 91.8% and ended the quarter at 91.2%.
- Closed on four property acquisitions totaling \$117.7 million.
- Closed on one property that the Company previously had under contract to acquire upon completion of construction and issuance of certificate of occupancy (“C/O”) for \$19.1 million.
- Closed on two property dispositions totaling \$17.5 million
- Increased the quarterly dividend 6.7% to an annualized rate of \$1.28 per common share from the previous annualized rate of \$1.20 per common share.
- Sold 0.7 million common shares at an average sales price of \$32.25 per share, resulting in net proceeds of \$23.5 million.
- Added 61 stores to our third-party management platform during the quarter, bringing our total third-party managed store count to 593.

Financial Results

Net income attributable to the Company’s common shareholders was \$48.2 million for the fourth quarter of 2018, compared with \$39.5 million for the fourth quarter of 2017. EPS attributable to the Company’s common shareholders was \$0.26 for the fourth quarter of 2018, compared with \$0.22 for the same period last year.

Net income attributable to the Company’s common shareholders for the year ended December 31, 2018 was \$163.9 million, compared with \$134.3 million for the year ended December 31, 2017. EPS increased 20.3% to \$0.89 for the year ended December 31, 2018 compared with \$0.74 for the prior year.

FFO, as adjusted, was \$79.9 million for the fourth quarter of 2018, compared with \$76.3 million for the fourth quarter of 2017. FFO per share, as adjusted, increased 2.4% to \$0.42 for the fourth quarter of 2018, compared with \$0.41 for the same period last year.

FFO, as adjusted, for the year ended December 31, 2018 was \$307.8 million, compared with \$291.5 million for the year ended December 31, 2017. FFO per share, as adjusted, increased 3.1% to \$1.64 for the year ended December 31, 2018, compared with \$1.59 for the year ended December 31, 2017.

Investment Activity

Acquisition Activity

The Company acquired four stores located in California, Illinois, New York, and Texas for \$117.7 million during the three months ended December 31, 2018. For the full year, the Company acquired nine stores for \$208.4 million, excluding one property acquired at C/O. Additionally, the Company is under contract to acquire two stores for \$70.5 million.

Disposition Activity

During the three months and full year ended December 31, 2018, the Company sold two properties in Arizona for \$17.5 million.

Unconsolidated Real Estate Venture Activity

During the fourth quarter of 2018, the Company's real estate venture, HVP IV, acquired two properties located in Connecticut for \$15.1 million. For the year ended December 31, 2018, HVP IV acquired 12 properties for \$129.4 million, of which the Company contributed \$14.1 million. Additionally, HVP IV has one property under contract for \$10.7 million that is expected to close during the first quarter of 2019.

Development Activity

The Company has agreements with developers for the construction of Class A self-storage properties in high-barrier-to-entry locations. These agreements are structured as either purchases at C/O or as joint venture developments. During the fourth quarter of 2018, the Company acquired one property at C/O, located in California, for \$19.1 million. For the year ended December 31, 2018, the Company acquired one store at C/O and opened for operation one joint venture development property for an aggregate total cost of \$111.2 million.

As of December 31, 2018, the Company had six joint venture development properties under construction. The Company anticipates investing a total of \$160.0 million related to these projects and had invested \$82.6 million of that total as of year-end. These stores are located in New York (3), Massachusetts (2), and New Jersey (1). The six projects are expected to open at various times between the first quarter of 2019 and the second quarter of 2020.

Third-Party Management

As of December 31, 2018, the Company's third-party management program included 593 stores totaling 38.5 million square feet. During the three and twelve months ended December 31, 2018, the Company added 61 stores and 209 stores, respectively, to its third-party management platform.

Same-Store Results

The Company's same-store portfolio at December 31, 2018 included 456 stores containing approximately 31.4 million rentable square feet, or approximately 90.8% of the aggregate rentable square feet of the Company's

493 owned stores. These same-store properties represented approximately 93.0% of property NOI for the quarter ended December 31, 2018.

Same-store physical occupancy at period end for the fourth quarter of 2018 was 91.2%, compared with 91.5% for the same quarter of last year. Same-store revenues for the fourth quarter of 2018 increased 3.2%, and same-store operating expenses increased 6.9% from the same quarter in 2017. Same-store NOI increased 1.9%, as compared with the same period in 2017.

For the year ended December 31, 2018, same-store revenues increased 3.3%, same-store operating expenses increased 3.5%, and same-store NOI increased 3.3%, as compared with the year ended December 31, 2017.

Operating Results

As of December 31, 2018, the Company's total owned portfolio included 493 stores containing 34.6 million rentable square feet with a physical occupancy of 89.0%.

Revenues increased \$10.4 million and property operating expenses increased \$5.2 million in the fourth quarter of 2018, as compared with the same period in 2017. Increases in revenues were primarily attributable to increased net effective rents in the same-store portfolio and revenues generated from property acquisitions and recently opened development properties. Increases in property operating expenses were primarily attributable to a \$2.7 million increase in property taxes.

General and administrative expenses increased from \$8.2 million during the three months ended December 31, 2017 to \$10.8 million during the three months ended December 31, 2018, an increase of \$2.6 million. The change is primarily attributable to increased professional fees, a \$1.8 million charge associated with the settlement of a legal action, and payroll expenses resulting from additional employee headcount to support our growth.

Interest expense increased from \$14.9 million during the three months ended December 31, 2017 to \$16.3 million during the three months ended December 31, 2018, an increase of \$1.4 million. The increase is attributable to a higher amount of outstanding debt and higher interest rates during the 2018 period. To fund a portion of the Company's growth, the average debt balance during the three months ended December 31, 2018 increased approximately \$91 million from the same period in 2017 from \$1,655 million to \$1,746 million. The weighted average effective interest rate on our outstanding debt increased from 3.83% for the three months ended December 31, 2017 to 3.98% for the three months ended December 31, 2018.

Financing Activity

During the fourth quarter, the Company sold 0.7 million common shares of beneficial interest through its "at-the-market" equity program ("ATM") at an average sales price of \$32.25 per share, resulting in net proceeds of \$23.5 million, after deducting offering costs. For the full year, the company sold 4.3 million shares of beneficial interest at an average sales price of \$31.09 per share and raised \$131.8 million of net proceeds through the ATM program, after deducting offering costs. As of December 31, 2018, the Company had 10.5 million shares available for issuance under the existing equity distribution agreements.

On January 30, 2019, the Operating Partnership issued \$350.0 million in aggregate principal amount of unsecured senior notes due February 15, 2029 which bear interest at a rate of 4.375% per annum (the "2029 Notes"). The 2029 Notes were priced at 99.356% of the principal amount to yield 4.455% to maturity. Net proceeds from the offering were used to repay all of the outstanding indebtedness under the Company's \$200.0

million unsecured term loan portion of its credit facility that was scheduled to mature in January 2019. The remaining proceeds from the offering were used to repay a portion of the outstanding indebtedness under the revolving portion of the Company's credit facility.

Quarterly Dividend

On December 13, 2018, the Company declared a dividend of \$0.32 per common share, a 6.7% increase compared with the Company's previously declared quarterly dividend of \$0.30 per common share. The dividend was paid on January 15, 2019 to common shareholders of record on January 2, 2019.

2019 Financial Outlook

"Our same-store growth expectations for 2019 are primarily driven by modest increases in net effective rents, continued pressure on real estate taxes, and the rolling three-year impact from new supply on our portfolio," stated Chief Financial Officer Tim Martin. "Our FFO guidance reflects the impact of our January 2019 bond offering and the near-term dilution generated by our value creation pipeline of new development assets. With access to a variety of capital sources, our balance sheet remains well positioned to support the Company's strategic growth initiatives."

The Company estimates that its fully diluted FFO per share, as adjusted, for 2019 will be between \$1.64 and \$1.69, and that its fully diluted earnings per share for the period will be between \$0.84 and \$0.89. Due to uncertainty related to the timing and terms of transactions, the impact of any potential future speculative investment activity is excluded from guidance. For 2019, the same-store pool will consist of 468 properties totaling 32.5 million square feet.

2019 Full Year Guidance Range Summary	Current Ranges for Annual Assumptions	
Same-store revenue growth	1.5%	to 2.5%
Same-store expense growth	3.0%	to 4.0%
Same-store NOI growth	1.0%	to 2.25%
Acquisition of wholly-owned operating properties	\$75M	to \$150M
Acquisition of properties at C/O	\$0	\$0
New development openings	\$129.4M	\$129.4M
Dispositions	\$0	to \$50M
Dilution from properties in lease-up	(\$0.09)	to (\$0.10)
Property management fee income	\$22.0M	to \$24.0M
General and administrative expenses	\$38.5M	to \$39.5M
Interest and loan amortization expense	\$76.5M	to \$78.5M
Weighted average shares and units	190.0M	190.0M
Earnings per diluted share allocated to common shareholders	\$0.84	to \$0.89
Plus: real estate depreciation and amortization	\$0.80	\$0.80
FFO per diluted share, as adjusted	\$1.64	to \$1.69

1st Quarter 2019 Guidance	Range or Value	
Earnings per diluted share allocated to common shareholders	\$ 0.18	to \$ 0.19
Plus: real estate depreciation and amortization	0.21	0.21
FFO per diluted share, as adjusted	\$ 0.39	to \$ 0.40

Conference Call

Management will host a conference call at 11:00 a.m. ET on Friday, February 22, 2019 to discuss financial results for the three and twelve months ended December 31, 2018.

A live webcast of the conference call will be available online from the investor relations page of the Company's corporate website at www.cubesmart.com. Telephone participants may avoid any delays in joining the conference call by pre-registering for the call using the following link to receive a special dial-in number and PIN: <http://dpreregister.com/10127558>.

Telephone participants who are unable to pre-register for the conference call may join on the day of the call using 1-877-506-3281 for domestic callers, +1-412-902-6677 for international callers, and 1-855-669-9657 for callers in Canada. After the live webcast, the call will remain available on CubeSmart's website for 30 days. In addition, a telephonic replay of the call will be available through March 22, 2019. The replay numbers are 1-877-344-7529 for domestic callers, +1-412-317-0088 for international callers, and 1-855-669-9658 for callers in Canada. For callers accessing a telephonic replay, the conference number is 10127558.

Supplemental operating and financial data as of December 31, 2018 is available on the Company's corporate website under Investor Relations - Financial Information - Financial Reports.

About CubeSmart

CubeSmart is a self-administered and self-managed real estate investment trust. The Company's self-storage properties are designed to offer affordable, easily accessible and secure storage space for residential and commercial customers. According to the 2019 Self-Storage Almanac, CubeSmart is one of the top three owners and operators of self-storage properties in the United States.

Non-GAAP Financial Measures

Funds from operations ("FFO") is a widely used performance measure for real estate companies and is provided here as a supplemental measure of operating performance. The April 2002 National Policy Bulletin of the National Association of Real Estate Investment Trusts (the "White Paper"), as amended, defines FFO as net income (computed in accordance with GAAP), excluding gains (or losses) from sales of real estate and related impairment charges, plus real estate depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures.

Management uses FFO as a key performance indicator in evaluating the operations of the Company's stores. Given the nature of its business as a real estate owner and operator, the Company considers FFO a key measure of its operating performance that is not specifically defined by accounting principles generally accepted in the United States. The Company believes that FFO is useful to management and investors as a starting point in measuring its operational performance because FFO excludes various items included in net income that do not

relate to or are not indicative of its operating performance such as gains (or losses) from sales of real estate, gains from remeasurement of investments in real estate ventures, impairments of depreciable assets, and depreciation, which can make periodic and peer analyses of operating performance more difficult. The Company's computation of FFO may not be comparable to FFO reported by other REITs or real estate companies.

FFO should not be considered as an alternative to net income (determined in accordance with GAAP) as an indication of the Company's performance. FFO does not represent cash generated from operating activities determined in accordance with GAAP and is not a measure of liquidity or an indicator of the Company's ability to make cash distributions. The Company believes that to further understand its performance, FFO should be compared with its reported net income and considered in addition to cash flows computed in accordance with GAAP, as presented in its Consolidated Financial Statements.

FFO, as adjusted represents FFO as defined above, excluding the effects of acquisition related costs, gains or losses from early extinguishment of debt, and other non-recurring items, which the Company believes are not indicative of the Company's operating results.

The Company defines net operating income, which it refers to as "NOI," as total continuing revenues less continuing property operating expenses. NOI also can be calculated by adding back to net income (loss): interest expense on loans, loan procurement amortization expense, loan procurement amortization expense – early repayment of debt, acquisition related costs, equity in losses of real estate ventures, other expense, depreciation and amortization expense, general and administrative expense, and deducting from net income (loss): gains from sale of real estate, net, other income, gains from remeasurement of investments in real estate ventures and interest income. NOI is not a measure of performance calculated in accordance with GAAP.

Management uses NOI as a measure of operating performance at each of its stores, and for all of its stores in the aggregate. NOI should not be considered as a substitute for net income, cash flows provided by operating, investing and financing activities, or other income statement or cash flow statement data prepared in accordance with GAAP. The Company believes NOI is useful to investors in evaluating operating performance because it is one of the primary measures used by management and store managers to evaluate the economic productivity of the Company's stores, including the ability to lease stores, increase pricing and occupancy, and control property operating expenses. Additionally, NOI helps the Company's investors meaningfully compare the results of its operating performance from period to period by removing the impact of its capital structure (primarily interest expense on outstanding indebtedness) and depreciation of the basis in its assets from operating results.

Forward-Looking Statements

This presentation, together with other statements and information publicly disseminated by CubeSmart ("we," "us," "our" or the "Company"), contain certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, or the "Exchange Act." Forward-looking statements include statements concerning the Company's 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," "expects," "estimates," "may," "will," "should," "anticipates," or "intends" or the negative of such terms or other comparable terminology, or by discussions of strategy. Such statements are based on assumptions and expectations that may not be realized and are inherently subject to risks, uncertainties and other factors, many of which cannot be predicted with accuracy and some of which might not even be anticipated. Although we believe the expectations reflected in these forward-looking statements are based on reasonable assumptions,

future events and actual results, performance, transactions or achievements, financial and otherwise, may differ materially from the results, performance, transactions or achievements expressed or implied by the forward-looking statements. As a result, you should not rely on or construe any forward-looking statements in this presentation, or which management or persons acting on their behalf may make orally or in writing from time to time, as predictions of future events or as guarantees of future performance. We caution you not to place undue reliance on forward-looking statements, which speak only as of the date of this presentation or as of the dates otherwise indicated in such forward-looking statements. All of our forward-looking statements, including those in this presentation, are qualified in their entirety by this statement.

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 presentation. Any forward-looking statements should be considered in light of the risks and uncertainties referred to in Item 1A. “Risk Factors” in our Annual Report on Form 10-K and in our other filings with the Securities and Exchange Commission (“SEC”). These risks include, but are not limited to, the following:

- adverse changes in the national and local economic, business, real estate and other market conditions;
- the effect of competition from existing and new self-storage properties on our ability to maintain or raise occupancy and rental rates;
- the execution of our business plan;
- reduced availability and increased costs of external sources of capital;
- financing risks, including the risk of over-leverage and the corresponding risk of default on our mortgage and other debt and potential inability to refinance existing indebtedness;
- increases in interest rates and operating costs;
- counterparty non-performance related to the use of derivative financial instruments;
- risks related to our ability to maintain our qualification as a real estate investment trust (“REIT”) for federal income tax purposes;
- failure of acquisitions and developments to close on expected terms, or at all, or to perform as expected;
- increases in taxes, fees, and assessments from state and local jurisdictions;
- the failure of our joint venture partners to fulfill their obligations to us or their pursuit of actions that are inconsistent with our objectives;
- reductions in asset valuations and related impairment charges;
- cyber security breaches or a failure of our networks, systems or technology, which could adversely impact our business, customer and employee relationships;
- changes in real estate and zoning laws or regulations;
- risks related to natural disasters or acts of violence, terrorism, or war that affect the markets in which we operate;
- potential environmental and other liabilities;
- uninsured losses;
- other factors affecting the real estate industry generally or the self-storage industry in particular; and

- other risks identified in Item 1A of our Annual Report on Form 10-K and, from time to time, in other reports that we file with the SEC or in other documents that we publicly disseminate.

Given these uncertainties, we caution readers not to place undue reliance on forward-looking statements. We undertake no obligation to publicly update or revise these forward-looking statements, whether as a result of new information, future events or otherwise except as may be required in securities laws.

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**CUBESMART
FINANCIAL HIGHLIGHTS**

(unaudited, in thousands, except per share data)

This section includes non-GAAP financial measures, which are accompanied by what we consider the most directly comparable financial measures calculated and presented in accordance with GAAP.

	Three Months Ended				
	December 31, 2018	September 30, 2018	June 30, 2018	March 31, 2018	December 31, 2017
Selected Financial Information:					
Total portfolio:					
Revenue from continuing operations	\$ 153,882	\$ 153,370	\$ 147,815	\$ 142,877	\$ 143,482
EBITDA from continuing operations	\$ 93,206	\$ 94,835	\$ 89,946	\$ 85,379	\$ 90,366
EBITDAre from continuing operations (1)	\$ 96,563	\$ 98,159	\$ 93,009	\$ 88,351	\$ 93,538
Net income attributable to the Company	\$ 48,156	\$ 42,900	\$ 38,410	\$ 34,423	\$ 39,547
Funds from operations (FFO)	\$ 78,034	\$ 80,665	\$ 75,775	\$ 71,483	\$ 76,609
FFO, as adjusted	\$ 79,862	\$ 80,665	\$ 75,775	\$ 71,483	\$ 76,316
FFO per share - fully diluted	\$ 0.41	\$ 0.43	\$ 0.41	\$ 0.39	\$ 0.42
FFO, as adjusted per share - fully diluted	\$ 0.42	\$ 0.43	\$ 0.41	\$ 0.39	\$ 0.41
Earnings per share - basic	\$ 0.26	\$ 0.23	\$ 0.21	\$ 0.19	\$ 0.22
Earnings per share - diluted	\$ 0.26	\$ 0.23	\$ 0.21	\$ 0.19	\$ 0.22
Dividends per common share and unit	\$ 0.32	\$ 0.30	\$ 0.30	\$ 0.30	\$ 0.30
FFO payout ratio (2)	76.2%	69.8%	73.2%	76.9%	73.2%
Total assets	\$ 3,752,972	\$ 3,640,050	\$ 3,584,760	\$ 3,565,534	\$ 3,545,336
Total gross assets (total assets plus accumulated depreciation)	\$ 4,615,459	\$ 4,478,375	\$ 4,392,385	\$ 4,350,544	\$ 4,298,261
Realized annual rent per occupied square foot (4) (6)	\$ 17.13	\$ 16.97	\$ 16.47	\$ 16.36	\$ 16.51
In place annual rent per occupied square foot (3) (6)	\$ 18.05	\$ 17.82	\$ 17.30	\$ 17.31	\$ 17.36
Same-store:					
Revenues	\$ 134,739	\$ 136,344	\$ 132,908	\$ 129,318	\$ 130,523
Operating expenses	\$ 37,776	\$ 37,814	\$ 38,272	\$ 38,580	\$ 35,326
Net operating income	\$ 96,963	\$ 98,530	\$ 94,636	\$ 90,738	\$ 95,197
Gross margin	72.0%	72.3%	71.2%	70.2%	72.9%
Period ending occupancy	91.2%	92.7%	94.4%	92.5%	91.5%
Period average occupancy	91.8%	93.3%	93.6%	91.9%	92.2%
Total rentable square feet	31,434				
REVPAF (5)	\$ 15.56	\$ 15.73	\$ 15.31	\$ 14.91	\$ 15.09
Realized annual rent per occupied square foot (4)	\$ 16.96	\$ 16.85	\$ 16.35	\$ 16.22	\$ 16.38
In place annual rent per occupied square foot (3)	\$ 17.82	\$ 17.62	\$ 17.13	\$ 17.14	\$ 17.20
Capitalization:					
Total Debt	\$ 1,747,094	\$ 1,646,265	\$ 1,600,141	\$ 1,689,258	\$ 1,634,990
Price per common share at quarter end	\$ 28.69	\$ 28.53	\$ 32.22	\$ 28.20	\$ 28.92
Market Equity Value at quarter end	\$ 5,425,021	\$ 5,373,711	\$ 6,053,461	\$ 5,197,993	\$ 5,323,998
Total Market Capitalization	\$ 7,172,115	\$ 7,019,976	\$ 7,653,602	\$ 6,887,251	\$ 6,958,988
Total Debt/Total Gross Assets	37.9%	36.8%	36.4%	38.8%	38.0%
Total Debt/Total Market Capitalization	24.4%	23.5%	20.9%	24.5%	23.5%
Shares and Units:					
Closing Common Shares outstanding (excluding unvested restricted shares)	187,145	186,304	185,877	182,280	182,216
Closing Operating Partnership Units outstanding	1,946	2,049	2,002	2,046	1,878
Closing total Common Shares and Operating Partnership Units outstanding	189,091	188,353	187,879	184,326	184,094
Average Common Shares outstanding (excluding unvested restricted shares)	186,485	186,074	183,718	182,274	181,437
Average Operating Partnership Units outstanding	2,033	2,037	2,021	1,990	1,878
Average total Common Shares and Operating Partnership Units outstanding	188,518	188,111	185,739	184,264	183,315
Total weighted-average shares and units outstanding (including dilutive effect of options)	189,363	188,954	186,544	185,212	184,310

- (1) EBITDAre represents EBITDA adjusted to reflect the Company's share of EBITDA of unconsolidated joint ventures.
(2) Payout ratio represents common distributions declared per share during the period divided by FFO per share, as adjusted.
(3) In place annual rent per occupied square foot represents the average annualized contractual rents per occupied square foot for the quarter without reductions for promotional discounts and excluding late charges and administrative fees.
(4) Realized annual rent per occupied square foot is computed by dividing rental income by the weighted average occupied square feet for the period.
(5) Realized annual rent per available foot or "REVPAF" is computed by dividing rental income (which excludes late charges and administrative fees) by the total available net rentable square feet for the period.
(6) Excludes assets that were classified as held for sale or were not owned for the entirety of the respective quarter.

CUBESMART
BALANCE SHEETS
(unaudited, in thousands)

	December 31, 2018	September 30, 2018	June 30, 2018	March 31, 2018	December 31, 2017
ASSETS					
Storage properties	\$ 4,463,455	\$ 4,323,372	\$ 4,237,717	\$ 4,201,909	\$ 4,161,715
Less: Accumulated depreciation	(862,487)	(838,325)	(807,625)	(785,010)	(752,925)
Storage properties, net	3,600,968	3,485,047	3,430,092	3,416,899	3,408,790
Cash and cash equivalents	3,764	3,387	6,487	6,036	5,268
Restricted cash	2,718	3,092	3,037	2,946	3,890
Loan procurement costs, net of amortization	963	1,134	1,298	1,463	1,592
Investment in real estate ventures, at equity	95,796	98,156	100,614	99,085	91,206
Other assets, net	48,763	49,234	43,232	39,105	34,590
Total assets	<u>\$ 3,752,972</u>	<u>\$ 3,640,050</u>	<u>\$ 3,584,760</u>	<u>\$ 3,565,534</u>	<u>\$ 3,545,336</u>
LIABILITIES AND EQUITY					
Unsecured senior notes, net	\$ 1,143,524	\$ 1,143,258	\$ 1,142,992	\$ 1,142,726	\$ 1,142,460
Revolving credit facility	195,525	94,250	47,700	136,400	81,700
Unsecured term loans, net	299,799	299,699	299,598	299,497	299,396
Mortgage loans and notes payable, net	108,246	109,058	109,851	110,635	111,434
Accounts payable, accrued expenses and other liabilities	149,914	153,185	146,223	122,703	143,344
Distributions payable	60,627	56,584	56,442	55,382	55,297
Deferred revenue	22,595	23,072	23,521	22,671	21,529
Security deposits	474	476	483	486	486
Total liabilities	<u>1,980,704</u>	<u>1,879,582</u>	<u>1,826,810</u>	<u>1,890,500</u>	<u>1,855,646</u>
Noncontrolling interests in the Operating Partnership	<u>55,819</u>	<u>58,446</u>	<u>64,512</u>	<u>57,705</u>	<u>54,320</u>
Commitments and contingencies					
Equity					
Common shares	1,871	1,863	1,859	1,823	1,822
Additional paid in capital	2,500,751	2,472,839	2,458,521	2,356,759	2,356,620
Accumulated other comprehensive income (loss)	(1,029)	-	-	279	3
Accumulated deficit	(791,915)	(779,533)	(773,849)	(748,499)	(729,311)
Total CubeSmart shareholders' equity	<u>1,709,678</u>	<u>1,695,169</u>	<u>1,686,531</u>	<u>1,610,362</u>	<u>1,629,134</u>
Noncontrolling interest in subsidiaries	<u>6,771</u>	<u>6,853</u>	<u>6,907</u>	<u>6,967</u>	<u>6,236</u>
Total equity	<u>1,716,449</u>	<u>1,702,022</u>	<u>1,693,438</u>	<u>1,617,329</u>	<u>1,635,370</u>
Total liabilities and equity	<u>\$ 3,752,972</u>	<u>\$ 3,640,050</u>	<u>\$ 3,584,760</u>	<u>\$ 3,565,534</u>	<u>\$ 3,545,336</u>

CUBESMART
STATEMENTS OF OPERATIONS - TRAILING FIVE QUARTERS
(unaudited, in thousands, except per share data)

	Three months ended				
	December 31, 2018	September 30, 2018	June 30, 2018	March 31, 2018	December 31, 2017
REVENUES					
Rental income	\$ 133,055	\$ 132,476	\$ 127,843	\$ 124,161	\$ 125,063
Other property related income	15,368	15,494	15,047	14,247	13,897
Property management fee income	5,459	5,400	4,925	4,469	4,522
Total revenues	<u>153,882</u>	<u>153,370</u>	<u>147,815</u>	<u>142,877</u>	<u>143,482</u>
OPERATING EXPENSES					
Property operating expenses	49,829	48,755	49,528	48,754	44,661
Depreciation and amortization	38,099	35,239	35,046	34,966	34,855
General and administrative	10,847	9,780	8,341	8,744	8,223
Acquisition related costs	-	-	-	-	232
Total operating expenses	<u>98,775</u>	<u>93,774</u>	<u>92,915</u>	<u>92,464</u>	<u>87,971</u>
OTHER (EXPENSE) INCOME					
Interest:					
Interest expense on loans	(16,335)	(15,191)	(15,451)	(15,155)	(14,924)
Loan procurement amortization expense	(578)	(578)	(578)	(579)	(579)
Equity in losses of real estate ventures	(80)	(292)	(309)	(184)	(81)
Gains from sale of real estate, net	10,576	-	-	-	-
Other	(54)	(233)	189	304	(69)
Total other expense	<u>(6,471)</u>	<u>(16,294)</u>	<u>(16,149)</u>	<u>(15,614)</u>	<u>(15,653)</u>
NET INCOME	<u>48,636</u>	<u>43,302</u>	<u>38,751</u>	<u>34,799</u>	<u>39,858</u>
NET (INCOME) LOSS ATTRIBUTABLE TO NONCONTROLLING INTERESTS					
Noncontrolling interests in the Operating Partnership	(535)	(476)	(426)	(383)	(399)
Noncontrolling interests in subsidiaries	55	74	85	7	88
NET INCOME ATTRIBUTABLE TO THE COMPANY'S COMMON SHAREHOLDERS	<u>\$ 48,156</u>	<u>\$ 42,900</u>	<u>\$ 38,410</u>	<u>\$ 34,423</u>	<u>\$ 39,547</u>
Basic earnings per share attributable to common shareholders	\$ 0.26	\$ 0.23	\$ 0.21	\$ 0.19	\$ 0.22
Diluted earnings per share attributable to common shareholders	\$ 0.26	\$ 0.23	\$ 0.21	\$ 0.19	\$ 0.22
Weighted-average basic shares outstanding	186,485	186,074	183,718	182,274	181,437
Weighted-average diluted shares outstanding	187,329	186,916	184,523	183,222	182,432

CUBESMART
STATEMENTS OF OPERATIONS
(unaudited, in thousands, except per share data)

	Three months ended December 31,		Year ended December 31,	
	2018	2017	2018	2017
REVENUES				
Rental income	\$ 133,055	\$ 125,063	\$ 517,535	\$ 489,043
Other property related income	15,368	13,897	60,156	55,001
Property management fee income	5,459	4,522	20,253	14,899
Total revenues	<u>153,882</u>	<u>143,482</u>	<u>597,944</u>	<u>558,943</u>
OPERATING EXPENSES				
Property operating expenses	49,829	44,661	196,866	181,508
Depreciation and amortization	38,099	34,855	143,350	145,681
General and administrative	10,847	8,223	37,712	34,745
Acquisition related costs	-	232	-	1,294
Total operating expenses	<u>98,775</u>	<u>87,971</u>	<u>377,928</u>	<u>363,228</u>
OTHER (EXPENSE) INCOME				
Interest:				
Interest expense on loans	(16,335)	(14,924)	(62,132)	(56,952)
Loan procurement amortization expense	(578)	(579)	(2,313)	(2,638)
Equity in losses of real estate ventures	(80)	(81)	(865)	(1,386)
Gains from sale of real estate, net	10,576	-	10,576	-
Other	(54)	(69)	206	872
Total other expense	<u>(6,471)</u>	<u>(15,653)</u>	<u>(54,528)</u>	<u>(60,104)</u>
NET INCOME	<u>48,636</u>	<u>39,858</u>	<u>165,488</u>	<u>135,611</u>
NET (INCOME) LOSS ATTRIBUTABLE TO NONCONTROLLING INTERESTS				
Noncontrolling interests in the Operating Partnership	(535)	(399)	(1,820)	(1,593)
Noncontrolling interests in subsidiaries	55	88	221	270
NET INCOME ATTRIBUTABLE TO THE COMPANY'S COMMON SHAREHOLDERS	<u>\$ 48,156</u>	<u>\$ 39,547</u>	<u>\$ 163,889</u>	<u>\$ 134,288</u>
Basic earnings per share attributable to common shareholders	\$ 0.26	\$ 0.22	\$ 0.89	\$ 0.74
Diluted earnings per share attributable to common shareholders	\$ 0.26	\$ 0.22	\$ 0.88	\$ 0.74
Weighted-average basic shares outstanding	186,485	181,437	184,653	180,525
Weighted-average diluted shares outstanding	187,329	182,432	185,495	181,448

CUBESMART
SAME-STORE PORTFOLIO NET OPERATING INCOME
(unaudited, in thousands)

	Three months ended December 31,		Percent Change	Year ended December 31,		Percent Change
	2018	2017		2018	2017	
REVENUES						
Rental income	\$ 122,313	\$ 118,588	3.1%	\$ 483,421	\$ 468,090	3.3%
Other property related income	12,426	11,935	4.1%	49,888	48,105	3.7%
Total revenues	134,739	130,523	3.2%	533,309	516,195	3.3%
OPERATING EXPENSES						
Property taxes	13,840	11,856	16.7%	55,816	52,105	7.1%
Personnel expense	10,595	10,417	1.7%	42,618	41,988	1.5%
Advertising	1,739	2,145	-18.9%	8,112	8,128	-0.2%
Repair and maintenance	1,904	1,747	9.0%	6,173	6,204	-0.5%
Utilities	3,633	3,521	3.2%	15,560	15,220	2.2%
Property insurance	658	668	-1.5%	2,696	2,773	-2.8%
Other expenses	5,407	4,972	8.7%	21,467	20,916	2.6%
Total operating expenses	37,776	35,326	6.9%	152,442	147,334	3.5%
Net operating income (1)	\$ 96,963	\$ 95,197	1.9%	\$ 380,867	\$ 368,861	3.3%
Gross margin	72.0%	72.9%		71.4%	71.5%	
Period end occupancy (2)	91.2%	91.5%		91.2%	91.5%	
Period average occupancy (3)	91.8%	92.2%		92.7%	92.9%	
Total rentable square feet	31,434			31,434		
Realized annual rent per occupied square foot (4)	\$ 16.96	\$ 16.38	3.5%	\$ 16.60	\$ 16.03	3.6%
Reconciliation of Same-Store Net Operating Income to Net Income						
Same-store net operating income (1)	\$ 96,963	\$ 95,197		\$ 380,867	\$ 368,861	
Non same-store net operating income (1)	7,244	4,307		22,578	13,006	
Indirect property overhead (5)	(154)	(683)		(2,367)	(4,432)	
Depreciation and amortization	(38,099)	(34,855)		(143,350)	(145,681)	
General and administrative expense	(10,847)	(8,223)		(37,712)	(34,745)	
Acquisition related costs	-	(232)		-	(1,294)	
Interest expense on loans	(16,335)	(14,924)		(62,132)	(56,952)	
Loan procurement amortization expense	(578)	(579)		(2,313)	(2,638)	
Equity in losses of real estate ventures	(80)	(81)		(865)	(1,386)	
Gains from sale of real estate, net	10,576	-		10,576	-	
Other	(54)	(69)		206	872	
Net income	\$ 48,636	\$ 39,858		\$ 165,488	\$ 135,611	

(1) Net operating income ("NOI") is a non-GAAP (generally accepted accounting principles) financial measure. The above table reconciles same-store NOI to GAAP Net income.

(2) Represents occupancy at December 31 of the respective year.

(3) Represents the weighted average occupancy for the period.

(4) Realized annual rent per occupied square foot is computed by dividing rental income by the weighted average occupied square feet for the period.

(5) Includes property management income earned in conjunction with managed properties.

CUBESMART
SAME-STORE PORTFOLIO NET OPERATING INCOME - TRAILING FIVE QUARTERS
(unaudited, in thousands)

	December 31, 2018	September 30, 2018	June 30, 2018	March 31, 2018	December 31, 2017
REVENUES					
Rental income	\$ 122,313	\$ 123,621	\$ 120,348	\$ 117,139	\$ 118,588
Other property related income	12,426	12,723	12,560	12,179	11,935
Total revenues	<u>134,739</u>	<u>136,344</u>	<u>132,908</u>	<u>129,318</u>	<u>130,523</u>
OPERATING EXPENSES					
Property taxes	13,840	13,708	14,110	14,158	11,856
Personnel expense	10,595	10,799	10,655	10,569	10,417
Advertising	1,739	2,236	2,443	1,694	2,145
Repair and maintenance	1,904	1,273	1,511	1,485	1,747
Utilities	3,633	4,079	3,749	4,099	3,521
Property insurance	658	689	680	669	668
Other expenses	5,407	5,030	5,124	5,906	4,972
Total operating expenses	<u>37,776</u>	<u>37,814</u>	<u>38,272</u>	<u>38,580</u>	<u>35,326</u>
Net operating income (1)	<u>\$ 96,963</u>	<u>\$ 98,530</u>	<u>\$ 94,636</u>	<u>\$ 90,738</u>	<u>\$ 95,197</u>
Gross margin	72.0%	72.3%	71.2%	70.2%	72.9%
Period end occupancy (2)	91.2%	92.7%	94.4%	92.5%	91.5%
Period average occupancy (3)	91.8%	93.3%	93.6%	91.9%	92.2%
Total rentable square feet	31,434				
Realized annual rent per occupied square foot (4)	\$ 16.96	\$ 16.85	\$ 16.35	\$ 16.22	\$ 16.38
Reconciliation of Same-Store Net Operating Income to Net Income					
Same-store net operating income (1)	\$ 96,963	\$ 98,530	\$ 94,636	\$ 90,738	\$ 95,197
Non same-store net operating income (1)	7,244	5,889	4,873	4,572	4,307
Indirect property overhead (5)	(154)	196	(1,222)	(1,187)	(683)
Depreciation and amortization	(38,099)	(35,239)	(35,046)	(34,966)	(34,855)
General and administrative expense	(10,847)	(9,780)	(8,341)	(8,744)	(8,223)
Acquisition related costs	-	-	-	-	(232)
Interest expense on loans	(16,335)	(15,191)	(15,451)	(15,155)	(14,924)
Loan procurement amortization expense	(578)	(578)	(578)	(579)	(579)
Equity in losses of real estate ventures	(80)	(292)	(309)	(184)	(81)
Gains from sale of real estate, net	10,576	-	-	-	-
Other	(54)	(233)	189	304	(69)
Net income	<u>\$ 48,636</u>	<u>\$ 43,302</u>	<u>\$ 38,751</u>	<u>\$ 34,799</u>	<u>\$ 39,858</u>

- (1) Net operating income ("NOI") is a non-GAAP (generally accepted accounting principles) financial measure. The above table reconciles same-store NOI to GAAP Net income.
(2) Represents occupancy at the respective period end.
(3) Represents the weighted average occupancy for the period.
(4) Realized annual rent per occupied square foot is computed by dividing rental income by the weighted average occupied square feet for the period.
(5) Includes property management income earned in conjunction with managed properties.

CUBESMART
CONSOLIDATING STATEMENTS OF NET OPERATING INCOME
(unaudited, in thousands)

For the three months ended December 31, 2018 and 2017

	Same-Store Property Portfolio			Non Same-Store Properties		Other/ Eliminations		Total Portfolio		Increase/ (Decrease)
	2018	2017	Increase/ (Decrease)	2018	2017	2018	2017	2018	2017	
REVENUES:										
Rental income	\$ 122,313	\$ 118,588	\$ 3,725	\$ 10,742	\$ 6,475	\$ -	\$ -	\$ 133,055	\$ 125,063	\$ 7,992
Other property related income	12,426	11,935	491	1,166	774	1,776	1,188	15,368	13,897	1,471
Property management fee income	-	-	-	-	-	5,459	4,522	5,459	4,522	937
Total revenues	134,739	130,523	4,216	11,908	7,249	7,235	5,710	153,882	143,482	10,400
OPERATING EXPENSES:										
Property operating expenses	37,776	35,326	2,450	4,664	2,942	7,389	6,393	49,829	44,661	5,168
NET OPERATING INCOME (LOSS)	\$ 96,963	\$ 95,197	\$ 1,766	\$ 7,244	\$ 4,307	\$ (154)	\$ (683)	\$ 104,053	\$ 98,821	\$ 5,232
Store count	456	456		37	28			493	484	
Total square footage	31,434	31,434		3,185	2,326			34,619	33,760	
Period end occupancy	91.2%	91.5%		67.0%	56.1%			89.0%	89.2%	
Period average occupancy	91.8%	92.2%								
Realized annual rent per occupied square foot	\$ 16.96	\$ 16.38								

For the year ended December 31, 2018 and 2017

	Same-Store Property Portfolio			Non Same-Store Properties		Other/ Eliminations		Total Portfolio		Increase/ (Decrease)
	2018	2017	Increase/ (Decrease)	2018	2017	2018	2017	2018	2017	
REVENUES:										
Rental income	\$ 483,421	\$ 468,090	\$ 15,331	\$ 34,114	\$ 20,953	\$ -	\$ -	\$ 517,535	\$ 489,043	\$ 28,492
Other property related income	49,888	48,105	1,783	4,105	2,669	6,163	4,227	60,156	55,001	5,155
Property management fee income	-	-	-	-	-	20,253	14,899	20,253	14,899	5,354
Total revenues	533,309	516,195	17,114	38,219	23,622	26,416	19,126	597,944	558,943	39,001
OPERATING EXPENSES:										
Property operating expenses	152,442	147,334	5,108	15,641	10,616	28,783	23,558	196,866	181,508	15,358
NET OPERATING INCOME (LOSS)	\$ 380,867	\$ 368,861	\$ 12,006	\$ 22,578	\$ 13,006	\$ (2,367)	\$ (4,432)	\$ 401,078	\$ 377,435	\$ 23,643
Store count	456	456		37	28			493	484	
Total square footage	31,434	31,434		3,185	2,326			34,619	33,760	
Period end occupancy	91.2%	91.5%		67.0%	56.1%			89.0%	89.2%	
Period average occupancy	92.7%	92.9%								
Realized annual rent per occupied square foot	\$ 16.60	\$ 16.03								

SAME-STORE PERFORMANCE BREAKDOWN

For the three months ended December 31, 2018 and 2017

Same-Store Pool	# of Properties	Total Square Feet	Occupancy		Year Over Year Change			
			12/31/2018	12/31/2017	Occupancy	Revenues	Operating Expenses	NOI
2018 Same-Store Pool	456	31,434	91.2%	91.5%	-0.3%	3.2%	6.9%	1.9%
2017 Same-Store Pool (1)	430	29,406	91.2%	91.8%	-0.6%	3.1%	7.4%	1.5%
2016 Same-Store Pool (2)	404	27,664	91.2%	91.7%	-0.5%	3.0%	7.0%	1.5%

(1) Represents the subset of properties in the 2018 same-store pool that were in our same-store pool reported in 2017.

(2) Represents the subset of properties in the 2018 same-store pool that were in our same-store pool reported in 2016.

CUBESMART
FUNDS FROM OPERATIONS - TRAILING FIVE QUARTERS

(in thousands, except per share data)

	Three months ended				
	December 31, 2018	September 30, 2018	June 30, 2018	March 31, 2018	December 31, 2017
Net income attributable to the Company's common shareholders	\$ 48,156	\$ 42,900	\$ 38,410	\$ 34,423	\$ 39,547
Add (deduct):					
Real estate depreciation and amortization:					
Real property	37,396	34,537	34,346	34,259	34,136
Company's share of unconsolidated real estate ventures	2,523	2,752	2,593	2,418	2,527
Gains from sale of real estate, net	(10,576)	-	-	-	-
Noncontrolling interests in the Operating Partnership	535	476	426	383	399
FFO attributable to common shareholders and OP unitholders	<u>\$ 78,034</u>	<u>\$ 80,665</u>	<u>\$ 75,775</u>	<u>\$ 71,483</u>	<u>\$ 76,609</u>
Add (deduct):					
Acquisition related costs	-	-	-	-	257
Loss related to settlement of legal action	1,828	-	-	-	-
Property damage related to hurricanes, net of expected insurance proceeds	-	-	-	-	(550)
FFO, as adjusted, attributable to common shareholders and OP unitholders	<u>\$ 79,862</u>	<u>\$ 80,665</u>	<u>\$ 75,775</u>	<u>\$ 71,483</u>	<u>\$ 76,316</u>
Earnings per share attributable to common shareholders - basic	\$ 0.26	\$ 0.23	\$ 0.21	\$ 0.19	\$ 0.22
Earnings per share attributable to common shareholders - diluted	\$ 0.26	\$ 0.23	\$ 0.21	\$ 0.19	\$ 0.22
FFO per share and unit - fully diluted	\$ 0.41	\$ 0.43	\$ 0.41	\$ 0.39	\$ 0.42
FFO, as adjusted per share and unit - fully diluted	\$ 0.42	\$ 0.43	\$ 0.41	\$ 0.39	\$ 0.41
Weighted-average basic shares outstanding	186,485	186,074	183,718	182,274	181,437
Weighted-average diluted shares outstanding	187,329	186,916	184,523	183,222	182,432
Weighted-average diluted shares and units outstanding	189,363	188,954	186,544	185,212	184,310
Dividend per common share and unit	\$ 0.32	\$ 0.30	\$ 0.30	\$ 0.30	\$ 0.30
Payout ratio of FFO, as adjusted	76.2%	69.8%	73.2%	76.9%	73.2%

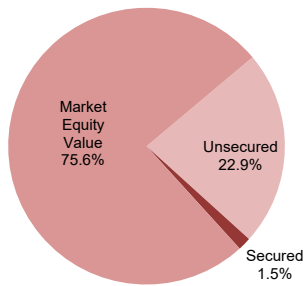
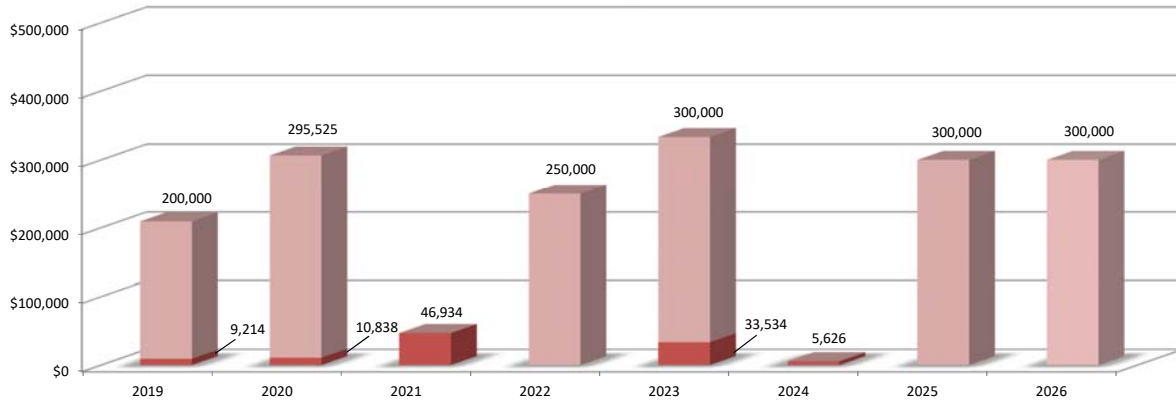
CUBESMART
FUNDS FROM OPERATIONS
(in thousands, except per share data)

	Three months ended December 31,		Year ended December 31,	
	2018	2017	2018	2017
Net income attributable to the Company's common shareholders	\$ 48,156	\$ 39,547	\$ 163,889	\$ 134,288
Add (deduct):				
Real estate depreciation and amortization:				
Real property	37,396	34,136	140,538	142,961
Company's share of unconsolidated real estate ventures	2,523	2,527	10,286	10,243
Gains from sale of real estate, net	(10,576)	-	(10,576)	-
Noncontrolling interests in the Operating Partnership	535	399	1,820	1,593
FFO attributable to common shareholders and OP unitholders	<u>\$ 78,034</u>	<u>\$ 76,609</u>	<u>\$ 305,957</u>	<u>\$ 289,085</u>
Add (deduct):				
Loan procurement amortization expense - early repayment of debt	-	-	-	190
Acquisition related costs	-	257	-	1,319
Loss related to settlement of legal action	1,828	-	1,828	-
Property damage related to hurricanes, net of expected insurance proceeds (1)	-	(550)	-	874
FFO, as adjusted, attributable to common shareholders and OP unitholders	<u>\$ 79,862</u>	<u>\$ 76,316</u>	<u>\$ 307,785</u>	<u>\$ 291,468</u>
Earnings per share attributable to common shareholders - basic	\$ 0.26	\$ 0.22	\$ 0.89	\$ 0.74
Earnings per share attributable to common shareholders - fully diluted	\$ 0.26	\$ 0.22	\$ 0.88	\$ 0.74
FFO per share and unit - fully diluted	\$ 0.41	\$ 0.42	\$ 1.63	\$ 1.57
FFO, as adjusted per share and unit - fully diluted	\$ 0.42	\$ 0.41	\$ 1.64	\$ 1.59
Weighted-average basic shares outstanding	186,485	181,437	184,653	180,525
Weighted-average diluted shares outstanding	187,329	182,432	185,495	181,448
Weighted-average diluted shares and units outstanding	189,363	184,310	187,516	183,598
Dividend per common share and unit	\$ 0.32	\$ 0.30	\$ 1.22	\$ 1.11
Payout ratio of FFO, as adjusted	76.2%	73.2%	74.4%	69.8%

(1) Year ended December 31, 2017 includes \$0.1 million of storm damage related costs that are included in the Company's share of equity in losses of real estate ventures.

CUBESMART
DEBT OVERVIEW
(unaudited, dollars in thousands)
As of December 31, 2018

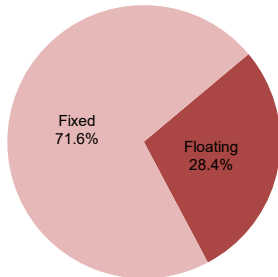
Debt Maturity Schedule



Market Capitalization

	Amount	Rate ⁽¹⁾	Weighted Average Maturity (in years)
Unsecured	\$ 1,638,848	3.96%	4.3
Secured	108,246	5.19%	2.9
Total Debt	\$ 1,747,094	4.04%	4.2
Market Equity Value	5,425,021		
Total Market Capitalization	\$ 7,172,115		

(1) Weighted average interest rate

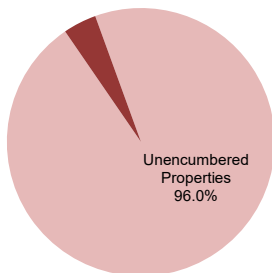


Floating and Fixed

	Amount	Rate ⁽¹⁾	Weighted Average Maturity (in years)
Floating Rate Debt	\$ 495,324	3.75%	0.8
Fixed Rate Debt	1,251,770	4.15%	5.6
Total Debt	\$ 1,747,094	4.04%	4.2

(1) Weighted average interest rate

Encumbered Properties
4.0%



Portfolio Net Operating Income

NOI from Unencumbered Properties ⁽¹⁾	96.0%
NOI from Encumbered Properties ⁽¹⁾	4.0%
Total	100.0%

(1) Represents respective NOI contribution from properties during the quarter

**CUBESMART
SECURED DEBT ANALYSIS**

(dollars in thousands)

As of December 31, 2018

<u>FIXED RATE MORTGAGES</u>	Balance		Rate	Maturity Date
YSI 33	\$ 9,214	FIXED	6.42%	Jul-19
YSI 26	8,022	FIXED	5.45%	Nov-20
YSI 57	2,816	FIXED	5.45%	Nov-20
YSI 55	22,041	FIXED	5.30%	Jun-21
YSI 24	24,893	FIXED	5.30%	Jun-21
YSI 65	2,363	FIXED	4.72%	Jun-23
YSI 66	31,171	FIXED	4.68%	Jun-23
YSI 68	5,626	FIXED	4.74%	May-24
Total Mortgages	<u>\$ 106,146</u>		<u>5.19%</u>	
 <u>FIXED RATE DEBT PREMIUMS</u>				
Fixed Rate Debt Premiums	2,551			
Total Secured Debt	<u>\$ 108,697</u> (a)		<u>5.19%</u>	

(a) Mortgage loans and notes payable are presented net of unamortized loan procurement costs of \$0.5 million on the Company's Balance Sheet.

**CUBESMART
UNSECURED DEBT ANALYSIS**

(dollars in thousands)
As of December 31, 2018

	12/31/2018 Balance		Rate		Maturity Date	Total Available	Remaining Available
LINE OF CREDIT							
Unsecured Revolving Credit Facility	\$ 195,525	LIBOR + 1.25%	3.75%	(a)	Apr-20	\$ 500,000	\$ 303,790 (b)
UNSECURED TERM LOANS							
Unsecured Term Loan	200,000 (c)	LIBOR + 1.30%	3.80%	(a)	Jan-19		
Unsecured Term Loan	100,000	LIBOR + 1.15%	3.65%	(a)	Jan-20		
Total Unsecured Term Loans	<u>\$ 300,000 (d)</u>						
UNSECURED SENIOR NOTES							
Unsecured Senior Notes	250,000	FIXED	4.80%		Jul-22		
Unsecured Senior Notes	300,000	FIXED	4.38%		Dec-23		
Unsecured Senior Notes	300,000	FIXED	4.00%		Nov-25		
Unsecured Senior Notes	300,000	FIXED	3.13%		Sep-26		
Total Unsecured Senior Notes	<u>\$ 1,150,000 (e)</u>						
Total Unsecured Debt	<u>\$ 1,645,525</u>		<u>3.96%</u>				

- (a) Rate on these borrowings calculated based on 30 day LIBOR.
 (b) The available balance under the Unsecured Revolving Credit Facility is reduced by an outstanding letter of credit of \$0.7 million.
 (c) On January 31, 2019, the Company used a portion of the net proceeds from the issuance of \$350.0 million of 4.375% Senior Notes due 2029 to repay all of the outstanding indebtedness under its unsecured term loan that was scheduled to mature in January 2019.
 (d) Unsecured bank term loans are presented net of unamortized loan procurement costs of \$0.2 million on the Company's Balance Sheet.
 (e) Unsecured senior notes are presented net of \$0.6 million of unamortized original issuance discounts, net and \$5.9 million of unamortized loan procurement costs on the Company's Balance Sheet.

UNSECURED SENIOR NOTES COVENANTS	Required	Actual
Fixed Charge Coverage Ratio	≥ 1.5x	6.2x
Leverage Ratio	≤ 60%	38.1%
Secured Debt Limitation	≤ 40%	2.3%
Unencumbered Asset Ratio	≥ 150%	267.3%

INVESTMENT GRADE RATINGS



CUBESMART
VALUE CREATION PIPELINE
(in thousands)

New Development Properties

Location	Expected Opening	As of December 31, 2018	
		CUBE's Investment to-date	CUBE's Anticipated Total Investment
Queens, NY	Q1 2019	\$ 28,100	\$ 45,700
Waltham, MA	Q1 2019	12,000	16,000
Bayonne, NJ	Q1 2019	9,400	24,700
Brooklyn, NY	Q3 2019	22,100	43,000
Newton, MA	Q1 2020	6,400	18,800
New York, NY	Q2 2020	4,600	11,800
	Total	\$ 82,600	\$ 160,000

Store Acquisitions at C/O

The Company has no stores under contract to be purchased upon completion and the issuance of a certificate of occupancy as of December 31, 2018.



**CUBESMART
DEVELOPMENT COMPLETIONS**
(dollars in thousands)

New Development Properties

Location	Date Completed	Total Rentable Square Feet	Total Cost	Ending Occupancy		Revenues for the Three Months Ended December 31,		Operating Expenses for the Three Months Ended December 31,		NOI for the Three Months Ended December 31,	
				2018	2017	2018	2017	2018	2017	2018	2017
Queens, NY	Q1 2016	90,728	31,800	84.2%	75.7%	522	430	136	113	386	317
Bronx, NY	Q2 2016	101,268	32,200	60.5%	45.6%	376	243	243	225	133	18
North Palm Beach, FL	Q1 2017	45,825	9,700	75.9%	51.7%	178	118	135	55	43	63
New York, NY ⁽¹⁾	Q3 2017	94,912	81,200	43.2%	14.2%	440	159	271	199	169	(40)
Washington, D.C.	Q3 2017	72,323	27,800	52.1%	18.5%	278	47	210	107	68	(60)
Brooklyn, NY	Q4 2017	131,913	49,300	22.9%	0.3%	198	1	260	4	(62)	(3)
Bronx, NY ⁽²⁾	Q3 2018	201,195	92,100	8.6%	0.0%	48	-	117	-	(69)	-
Total		738,164	\$ 324,100			\$ 2,040	\$ 998	\$ 1,372	\$ 703	\$ 668	\$ 295

Store Acquisitions at C/O

Location	Date Completed	Total Rentable Square Feet	Total Cost	Ending Occupancy		Revenues for the Three Months Ended December 31,		Operating Expenses for the Three Months Ended December 31,		NOI for the Three Months Ended December 31,	
				2018	2017	2018	2017	2018	2017	2018	2017
Brooklyn, NY	Q1 2016	110,215	48,500	63.4%	48.2%	595	457	105	134	490	323
Fort Worth, TX	Q2 2016	78,579	10,100	67.4%	49.8%	184	139	98	160	86	(21)
Grapevine, TX	Q2 2016	78,769	10,800	76.2%	56.3%	203	161	68	49	135	112
Riverwoods, IL	Q2 2017	73,915	11,200	65.8%	30.0%	137	67	71	70	66	(3)
Chicago, IL	Q4 2017	90,947	11,300	59.9%	26.8%	166	48	116	51	50	(3)
Delray Beach, FL	Q4 2017	97,370	17,750	42.8%	1.9%	166	1	96	21	70	(20)
San Diego, CA	Q4 2018	87,483	19,118	6.5%	0.0%	4	-	38	-	(34)	-
Total		617,278	\$ 128,768			\$ 1,455	\$ 873	\$ 592	\$ 485	\$ 863	\$ 388

(1) The company owns a 90% interest in this property.

(2) The company owns a 51% interest in this property.



CUBESMART
SAME-STORE OPERATING PERFORMANCE - BY MSA
(in thousands)

MSA	# of Stores	Total Rentable Square Feet	Realized Annual Rent per Occupied Sq. Ft.	Average Occupancy for the Three Months Ended December 31,		Revenues for the Three Months Ended December 31,			Operating Expenses for the Three Months Ended December 31,			NOI for the Three Months Ended December 31,		
				2018	2017	2018	2017	% Change	2018	2017	% Change	2018	2017	% Change
New York-Northern New Jersey-Long Island, NY-NJ-PA	53	3,657,173	\$ 28.55	93.0%	92.7%	\$ 26,725	\$ 25,826	3.5%	\$ 6,683	\$ 6,607	1.2%	\$ 20,041	\$ 19,220	4.3%
Chicago-Naperville-Joliet, IL-IN-WI	40	2,567,497	14.41	92.0%	90.8%	9,413	9,189	2.4%	3,983	3,028	31.5%	5,431	6,162	-11.9%
Miami-Fort Lauderdale-Pompano Beach, FL	35	2,774,142	18.71	90.5%	93.2%	12,917	12,843	0.6%	3,374	3,172	6.4%	9,543	9,671	-1.3%
Dallas-Fort Worth-Arlington, TX	32	2,246,885	13.88	91.3%	90.8%	7,784	7,682	1.3%	2,679	2,653	1.0%	5,104	5,029	1.5%
Washington-Arlington-Alexandria, DC-VA-MD-WV	23	1,841,922	21.49	91.9%	92.0%	9,872	9,545	3.4%	2,361	2,336	1.1%	7,511	7,209	4.2%
Atlanta-Sandy Springs-Marietta, GA	18	1,317,737	13.39	92.0%	92.1%	4,514	4,306	4.8%	1,155	1,037	11.4%	3,359	3,270	2.7%
Phoenix-Mesa-Scottsdale, AZ	16	1,187,973	12.84	92.5%	91.0%	3,899	3,705	5.2%	980	958	2.3%	2,919	2,747	6.3%
Riverside-San Bernardino-Ontario, CA	16	1,152,392	13.63	92.3%	94.0%	4,084	3,886	5.1%	1,035	984	5.2%	3,049	2,902	5.1%
Tucson, AZ	15	705,539	11.66	92.6%	93.0%	2,187	2,034	7.5%	643	647	-0.6%	1,544	1,387	11.3%
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	13	911,372	17.46	93.0%	92.7%	4,033	3,752	7.5%	1,079	1,053	2.5%	2,954	2,699	9.4%
Houston-Sugar Land-Baytown, TX	13	883,981	13.02	89.9%	93.0%	2,841	2,943	-3.5%	946	965	-2.0%	1,895	1,977	-4.1%
Hartford-West Hartford-East Hartford, CT	12	619,039	12.95	92.5%	91.7%	2,043	1,949	4.8%	687	664	3.5%	1,355	1,285	5.4%
Orlando-Kissimmee, FL	10	695,454	13.21	92.9%	92.8%	2,404	2,343	2.6%	663	568	16.7%	1,741	1,774	-1.9%
Columbus, OH	10	679,613	10.75	90.6%	92.2%	1,857	1,846	0.6%	546	499	9.4%	1,310	1,347	-2.7%
Cleveland-Elyria-Mentor, OH	10	610,390	13.68	91.7%	92.5%	2,140	2,067	3.5%	971	621	56.4%	1,169	1,446	-19.2%
Boston-Cambridge-Quincy, MA-NH	9	539,955	21.58	89.9%	91.9%	2,944	2,761	6.6%	941	771	22.0%	2,003	1,990	0.7%
Denver-Aurora, CO	8	510,899	14.63	91.4%	92.3%	1,865	1,922	-3.0%	550	520	5.8%	1,315	1,402	-6.2%
Sacramento-Arden-Arcade-Roseville, CA	8	439,997	14.83	90.8%	91.7%	1,658	1,576	5.2%	447	423	5.7%	1,211	1,153	5.0%
Nashville-Davidson-Murfreesboro-Franklin, TN	7	618,060	12.53	91.3%	90.6%	1,958	1,902	2.9%	378	438	-13.7%	1,581	1,464	8.0%
Las Vegas-Paradise, NV	7	547,817	13.33	93.8%	91.8%	1,865	1,649	13.1%	400	395	1.3%	1,465	1,254	16.8%
Jacksonville, FL	7	515,733	16.89	91.1%	93.2%	2,152	2,030	6.0%	514	497	3.4%	1,639	1,532	7.0%
Austin-Round Rock, TX	7	461,721	14.49	91.5%	89.9%	1,705	1,690	0.9%	666	604	10.3%	1,039	1,086	-4.3%
San Diego-Carlsbad-San Marcos, CA	6	503,992	17.58	94.8%	94.0%	2,291	2,144	6.9%	472	513	-8.0%	1,819	1,631	11.5%
Los Angeles-Long Beach-Santa Ana, CA	6	471,571	18.04	92.1%	93.7%	2,154	2,037	5.7%	501	512	-2.1%	1,653	1,525	8.4%
Tampa-St. Petersburg-Clearwater, FL	6	443,465	16.57	92.1%	93.2%	1,843	1,818	1.4%	456	396	15.2%	1,387	1,422	-2.5%
Bridgeport-Stamford-Norwalk, CT	6	358,312	22.96	91.2%	92.6%	2,000	1,977	1.2%	571	525	8.8%	1,429	1,452	-1.6%
Cape Coral-Fort Myers, FL	5	377,275	16.29	92.0%	95.0%	1,549	1,519	2.0%	356	347	2.6%	1,193	1,171	1.9%
Charlotte-Gastonia-Concord, NC-SC	5	341,573	13.58	90.5%	91.3%	1,145	1,156	-1.0%	282	270	4.4%	863	886	-2.6%
San Antonio, TX	4	280,859	13.21	89.3%	90.8%	913	920	-0.8%	382	432	-11.6%	531	488	8.8%
Salt Lake City, UT	4	239,398	12.85	89.5%	91.7%	781	761	2.6%	179	152	17.8%	602	609	-1.1%
Providence-New Bedford-Fall River, RI-MA	4	237,195	15.49	92.0%	92.7%	924	873	5.8%	298	254	17.3%	626	618	1.3%
Naples-Marco Island, FL	4	234,580	16.81	89.4%	92.0%	966	970	-0.4%	221	228	-3.1%	745	742	0.4%
Other	37	2,460,818	15.14	91.1%	91.5%	9,313	8,902	4.6%	2,377	2,257	5.3%	6,937	6,647	4.4%
Total	456	31,434,329	\$ 16.96	91.8%	92.2%	\$ 134,739	\$ 130,523	3.2%	\$ 37,776	\$ 35,326	6.9%	\$ 96,963	\$ 95,197	1.9%



**CUBESMART
UNCONSOLIDATED REAL ESTATE VENTURE DETAIL**

(dollars and square feet in thousands)

Real Estate Venture Balance Sheet Data

Real Estate Venture	CUBE Ownership	Carrying Value of CUBE Investment	Gross Asset Value	Outstanding Debt	# of Stores December 31,		Total Square Feet
					2018	2017	
CUBE HHF LP	50%	\$ 69,411	\$ 279,875	\$ 100,000	35	35	2,427
191 III CUBE LLC	10%	9,183	344,828	203,509	68	68	3,651
CUBE HHF Northeast Venture LLC	10%	2,411	84,066	44,500	13	13	714
191 IV CUBE LLC	20%	14,791	146,052	68,063	13	1	920
Total			\$ 854,821	\$ 416,072	129	117	7,712
<i>CUBE's Share</i>		\$ 95,796	\$ 212,037	\$ 88,414			

Real Estate Venture Quarterly Operating Performance

Real Estate Venture	CUBE Ownership	Average Occupancy for the Three Months Ended December 31,		Revenues for the Three Months Ended December 31,			Operating Expenses for the Three Months Ended December 31,			NOI for the Three Months Ended December 31,		
		2018	2017	2018	2017	% Change	2018	2017	% Change	2018	2017	% Change
CUBE HHF LP	50%	90.7%	92.3%	\$ 7,816	\$ 7,920	-1.3%	\$ 3,085	\$ 3,016	2.3%	\$ 4,731	\$ 4,904	-3.5%
191 III CUBE LLC	10%	89.7%	91.5%	11,074	10,466	5.8%	4,282	4,344	-1.4%	6,792	6,122	10.9%
CUBE HHF Northeast Venture LLC	10%	90.6%	90.4%	2,325	2,103	10.6%	927	845	9.7%	1,398	1,258	11.1%
191 IV CUBE LLC	20%	68.3%	60.7%	2,231	154	1348.7%	1,334	68	1861.8%	897	86	943.0%
Total		87.5%	88.0%	\$ 23,446	\$ 20,643	13.6%	\$ 9,628	\$ 8,273	16.4%	\$ 13,818	\$ 12,370	11.7%
<i>CUBE's Share</i>				\$ 5,694	\$ 5,248	8.5%	\$ 2,330	\$ 2,041	14.2%	\$ 3,364	\$ 3,207	4.9%

**CUBESMART
PROPERTIES - BY STATE**

As of December 31, 2018

State	SAME-STORE				
	Number of Stores	Number of Units	Total Rentable Square Feet	% of Total Rentable Square Feet	Ending Occupancy December 31, 2018
Florida	77	56,012	5,765,181	18.3%	90.3%
Texas	58	32,627	3,960,645	12.6%	90.5%
New York	36	39,956	2,454,750	7.8%	92.8%
California	39	25,523	2,777,511	8.8%	91.7%
Illinois	39	23,101	2,499,893	8.0%	91.6%
Arizona	31	17,608	1,893,512	6.0%	92.3%
New Jersey	25	16,878	1,700,724	5.4%	92.0%
Maryland	15	12,082	1,228,035	3.9%	91.6%
Georgia	18	11,072	1,317,737	4.2%	91.3%
Ohio	20	11,127	1,290,003	4.1%	89.9%
Connecticut	22	10,682	1,178,620	3.7%	91.5%
Virginia	9	6,744	692,117	2.2%	90.4%
North Carolina	9	5,623	653,463	2.1%	91.1%
Colorado	10	5,299	621,274	2.0%	89.9%
Massachusetts	10	6,555	594,003	1.9%	88.8%
Nevada	7	4,184	547,817	1.7%	93.3%
Tennessee	7	4,450	618,060	2.0%	90.8%
Pennsylvania	8	5,805	590,046	1.9%	91.4%
Washington DC	3	2,848	223,552	0.7%	90.9%
Utah	4	2,306	239,398	0.8%	89.1%
Rhode Island	4	1,978	237,195	0.8%	91.5%
New Mexico	3	1,676	182,261	0.6%	92.8%
Minnesota	1	1,026	100,928	0.3%	93.2%
Indiana	1	577	67,604	0.2%	93.4%
Total/Weighted Average	456	305,739	31,434,329	100.0%	91.2%

State	TOTAL PORTFOLIO				
	Number of Stores	Number of Units	Total Rentable Square Feet	% of Total Rentable Square Feet	Ending Occupancy December 31, 2018
Florida	80	58,210	5,972,181	17.2%	89.4%
Texas	66	39,407	4,637,296	13.4%	88.3%
New York	47	62,686	3,576,590	10.3%	81.3%
California	42	28,596	3,052,908	8.8%	89.1%
Illinois	42	25,271	2,695,599	7.8%	89.7%
Arizona	31	17,608	1,893,512	5.5%	92.3%
New Jersey	25	16,878	1,700,724	4.9%	92.0%
Maryland	16	13,034	1,320,367	3.8%	91.3%
Georgia	18	11,072	1,317,737	3.8%	91.3%
Ohio	20	11,127	1,290,003	3.7%	89.9%
Connecticut	22	10,682	1,178,620	3.4%	91.5%
Virginia	10	7,889	788,260	2.3%	90.5%
North Carolina	10	6,279	722,500	2.1%	87.4%
Colorado	11	6,019	697,299	2.0%	89.2%
Massachusetts	11	7,242	668,883	1.9%	89.5%
Nevada	8	5,131	642,342	1.9%	93.0%
Tennessee	7	4,450	618,060	1.8%	90.8%
Pennsylvania	9	6,034	608,866	1.8%	91.4%
Washington DC	5	5,301	410,075	1.2%	76.9%
Utah	4	2,306	239,398	0.7%	89.1%
Rhode Island	4	1,978	237,195	0.7%	91.5%
New Mexico	3	1,676	182,261	0.5%	92.8%
Minnesota	1	1,026	100,928	0.3%	93.2%
Indiana	1	577	67,604	0.2%	93.4%
Total/Weighted Average	493	350,479	34,619,208	100.0%	89.0%