

**UNITED STATES  
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**

Date of Report (Date of earliest event reported): May 4, 2021

**PS BUSINESS PARKS, INC.**

(Exact name of registrant as specified in its charter)

**California**  
(State or other jurisdiction  
of incorporation)

**001-10709**  
(Commission  
File Number)

**95-4300881**  
(IRS. Employer  
Identification No.)

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

**91201-2349**  
(Zip Code)

**(818) 244-8080**  
(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:

- 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))

**Securities registered pursuant to Section 12(b) of the Act:**

Title of Each Class	Trading Symbol	Name of Each Exchange on Which Registered
<b>Common Stock, \$0.01 par value per share</b>	<b>PSB</b>	<b>New York Stock Exchange</b>
<b>Depository Shares Each Representing 1/1,000 of a 5.200% Cum Pref Stock, Series W, \$0.01 par value</b>	<b>PSBPrW</b>	<b>New York Stock Exchange</b>
<b>Depository Shares Each Representing 1/1,000 of a 5.250% Cum Pref Stock, Series X, \$0.01 par value</b>	<b>PSBPrX</b>	<b>New York Stock Exchange</b>
<b>Depository Shares Each Representing 1/1,000 of a 5.200% Cum Pref Stock, Series Y, \$0.01 par value</b>	<b>PSBPrY</b>	<b>New York Stock Exchange</b>
<b>Depository Shares Each Representing 1/1,000 of a 4.875% Cum Pref Stock, Series Z, \$0.01 par value</b>	<b>PSBPrZ</b>	<b>New York Stock Exchange</b>

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

---

**Item 5.07 Submission of Matters to a Vote of Security Holders.**

A proposal to reincorporate PS Business Parks, Inc. (the “Company”) from the State of California to the State of Maryland was approved by the preferred shareholders of the Company at a meeting held on May 4, 2021. At the meeting, the depository for all of the Company’s series of outstanding preferred shares, voting as a single class, submitted votes on the reincorporation proposal based on the votes submitted by the holders of the outstanding depository shares (each representing 1/1,000 of a preferred share) relating to such preferred shares. The depository share vote totals were as follows:

<u>Votes For</u>	<u>Votes Against</u>	<u>Abstain</u>	<u>Broker Non-Votes</u>
19,182,308	2,657,202	1,413,950	0

As disclosed in the Company’s Form 8-K filed on April 26, 2021, the Company’s common shareholders have also approved the reincorporation.

---

**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.

PS BUSINESS PARKS, INC.

By: /s/ Jeffrey D. Hedges  
Jeffrey D. Hedges  
Chief Financial Officer

Date: May 4, 2021