



Positioned for Performance

 Equity Residential

425 Mass – Washington, D.C.
Westgate – Pasadena, CA
777 Sixth Avenue – New York, NY

Trump Place – New York, NY

180 Riverside



Equity Residential has a portfolio of high-quality assets focused in high-growth markets where very little new multifamily supply is being built. Favorable demographics, the high cost of owning a home in our markets and the decline in homeownership will continue to drive demand. Combined with improving business conditions, we are well-positioned to drive more net income to the bottom line to the benefit of our investors. We will continue to maintain a strong and flexible balance sheet to take advantage of opportunities for future growth.

160 Riverside

140 Riverside



Good long-term demand for rental apartments

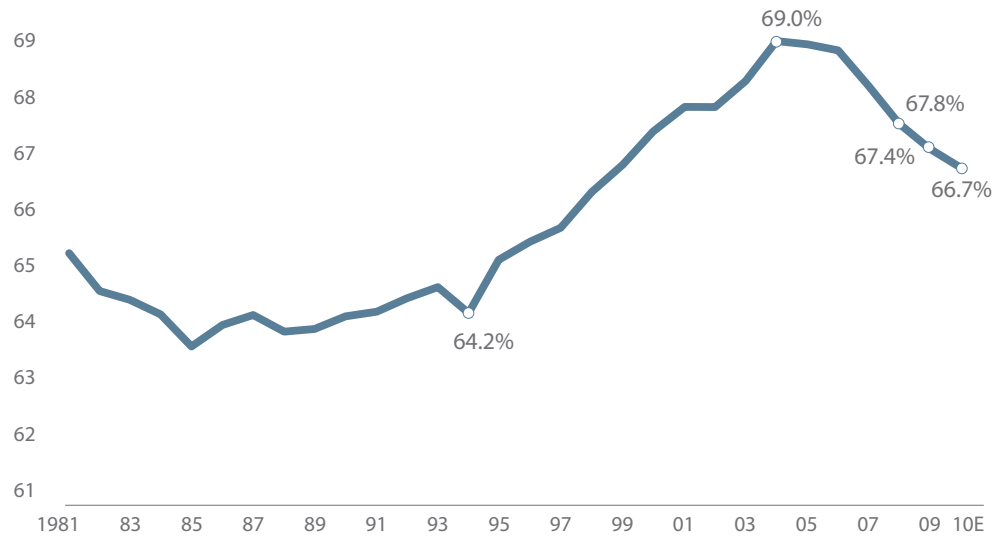
Favorable demographics and a declining homeownership rate mean positive fundamental demand for apartments.

Declining Homeownership is Creating Renter Households

There are over 4.5 million more renter households today than there were in 2004 when homeownership peaked at 69%.

Source: U.S. Census Bureau 2009 and 2010 data is Moody's Economy.com estimate.

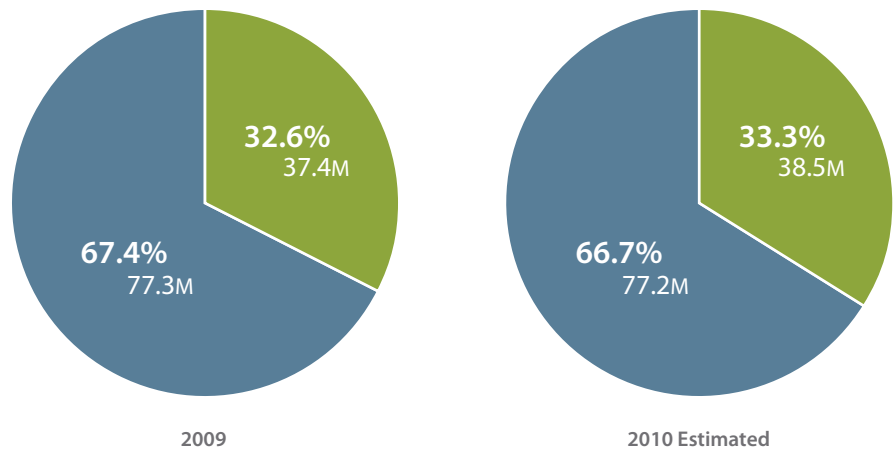
Homeownership Rate (% of households)



Total Households

Owner Renter

More than 1.1 million renter households will be created in 2010.

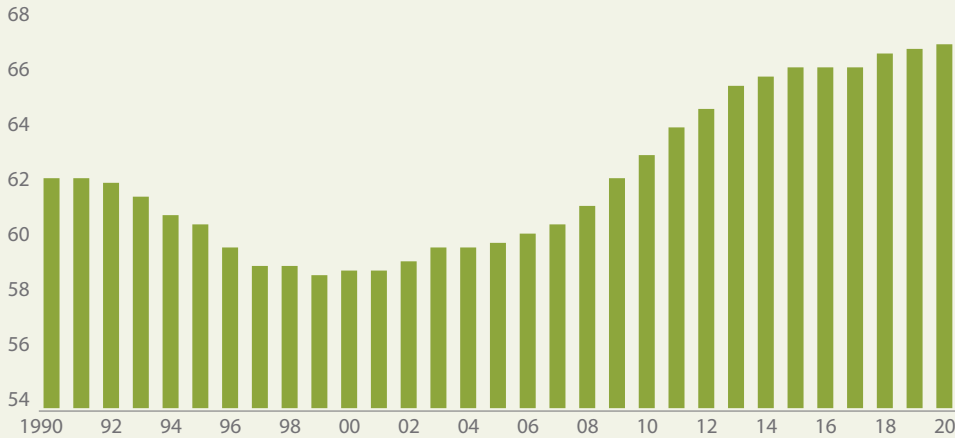


Source: Moody's Economy.com

Echo Boomers are a Key Demand Driver for Apartment Rentals

The “Echo Boomer” generation is creating demand for rentals. Nearly four million people turn 18 each year until 2020 and are creating new households. We believe that this generation will be renters longer as they respond to the recent negative image of single family housing as an expensive and inflexible housing choice.

Population Aged 20-34 (in millions)



People aged 20 to 34 have a **60% to 70%** propensity to rent.

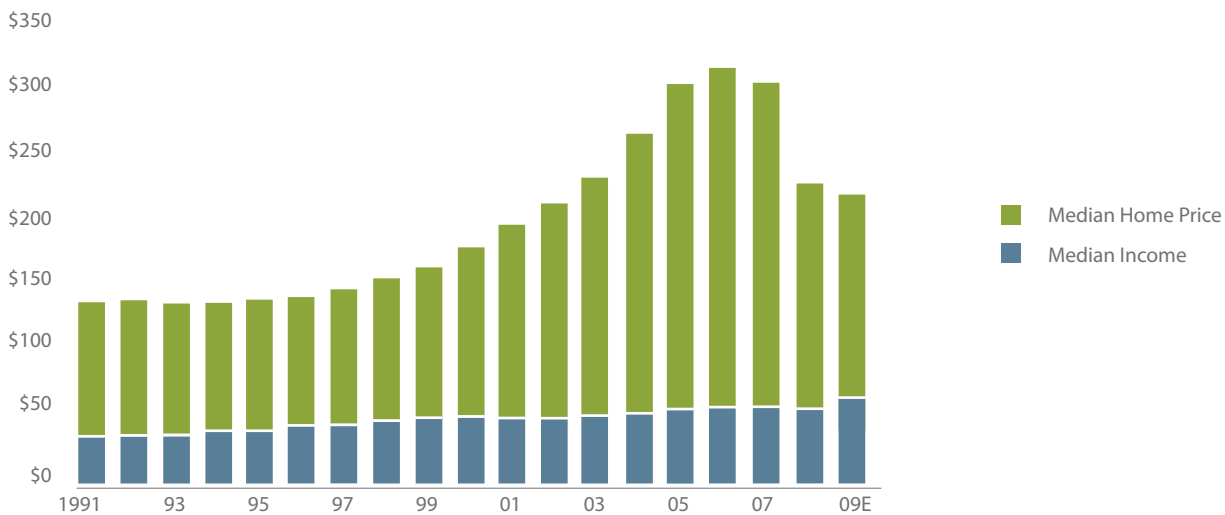
Nearly four million people are turning 18 each year.

Source: Green Street Advisors as of 12/20/09

Home Prices Compared to Income

While the median price of a home has declined recently, home prices are still high compared to incomes. The decision to buy a home is also being driven by people’s ability to qualify for a loan and provide a real down payment.

Median Home Prices and Median Income (in thousands)



Top 79 U.S. Markets Source: Green Street Advisors 12/20/09



Carlyle Mill – Alexandria, VA



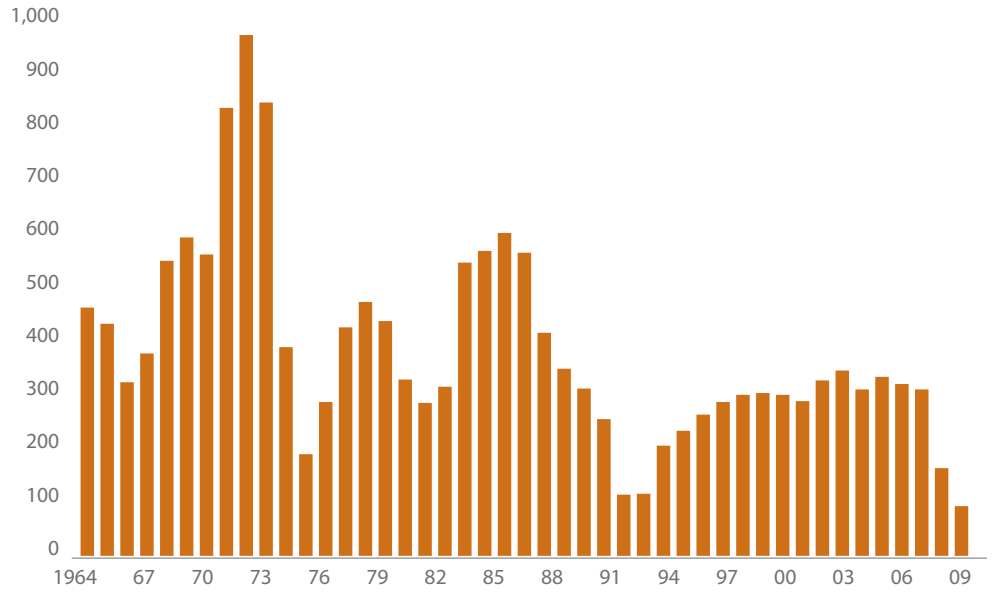
Limited New Apartment Supply

There is very little new apartment supply currently being built and almost no new projects will be started in the next several years. As a result, we are very well positioned to reap the benefits of an economic recovery.

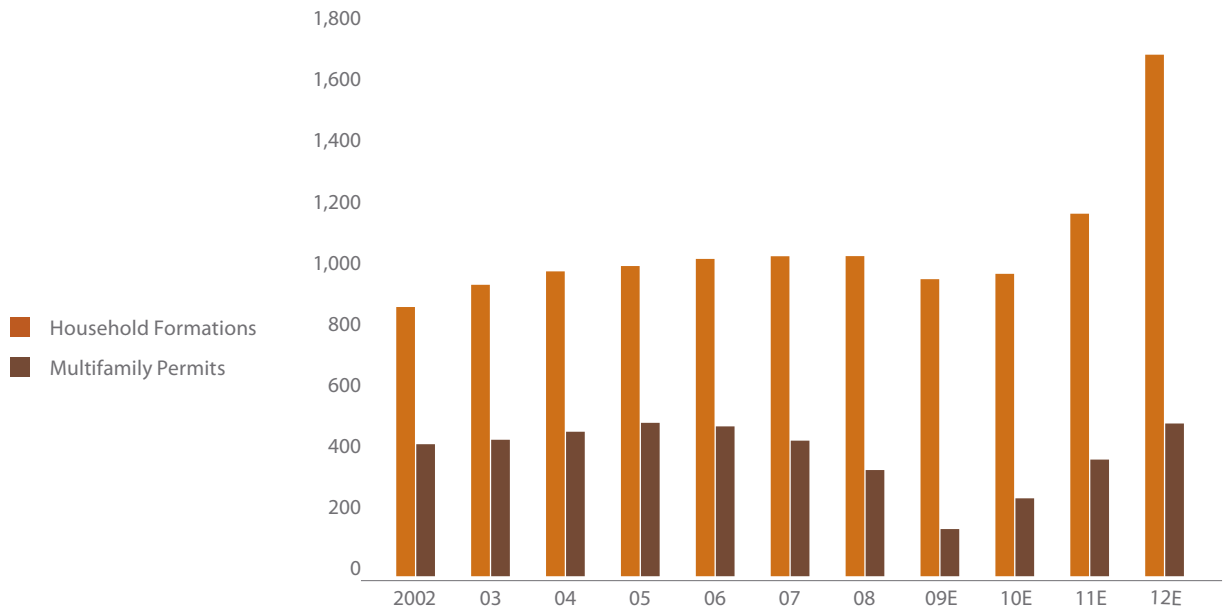
Multifamily Construction Being Held in Check

Source: U.S. Census Bureau, NIMHC and company reports

Total Multifamily Starts (units in thousands)



Household Formations vs. Multifamily Permits (units in thousands)



Source: Moody's Economy.com

Equity Residential has transformed its portfolio. Since 2000, we have sold more than \$11 billion of assets and exited secondary markets. We have invested more than \$10.5 billion in high-quality assets in long-term growth markets. Going forward, we intend to continue to take advantage of opportunistic investments in our core markets and sell assets in our non-core markets. We intend net new investment activity to be funded on a balance sheet-neutral basis.

Building Value with High-Quality Properties in Major Markets





Longview Place – Waltham, MA



71 Broadway – New York, NY



1660 Peachtree – Atlanta, GA



Promenade at Aventura – Aventura, FL



Vesta, The West End Apartments – Boston, MA



Gaia Building – Berkeley, CA



Harbor Steps – Seattle, WA

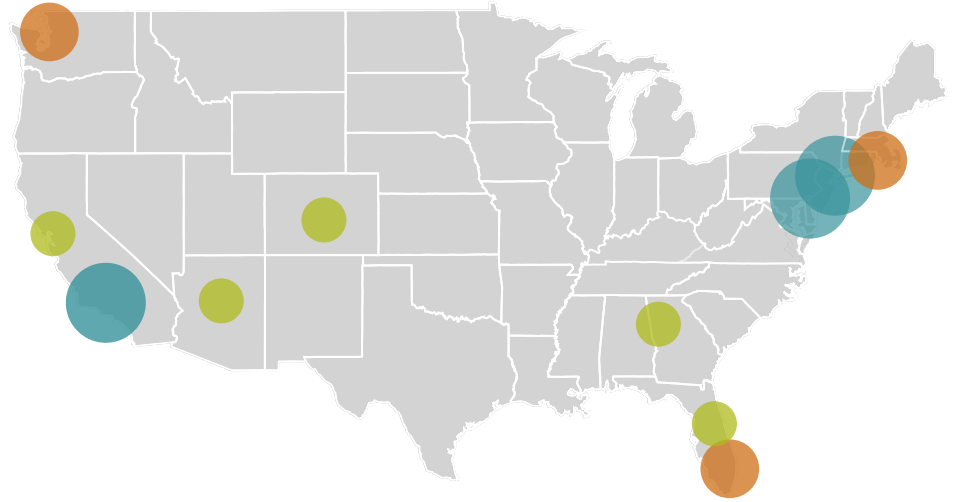
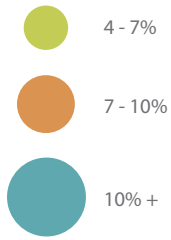
We have focused our investments in markets that will produce better long-term returns. These markets have long-term job growth and rates of household formation that outpace expectations for the national average, and are the places that will attract the “Echo Boomer” generation as they finish school and head into the workplace. They are also markets in which the high cost of housing makes renting a very attractive option.

Equity Residential is Focused on Higher Growth Markets

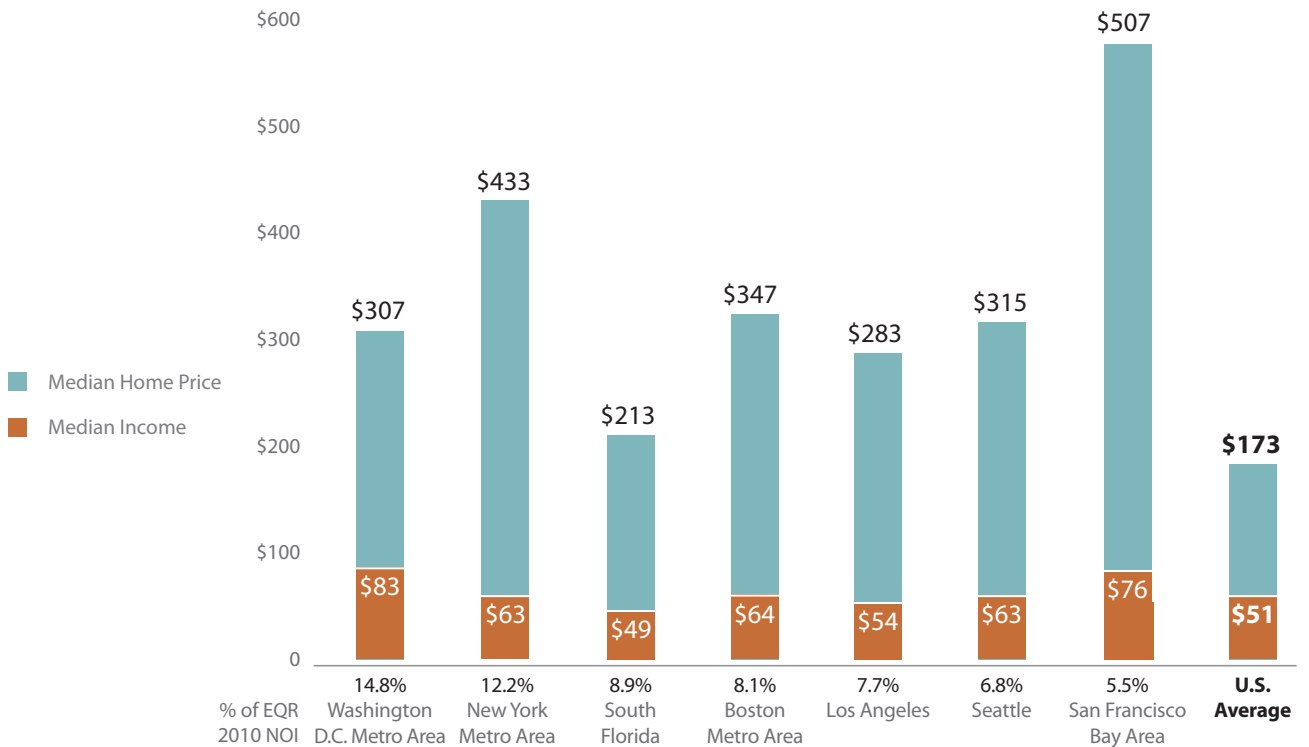


Equity Residential Portfolio

Percent of 2010 Budgeted NOI



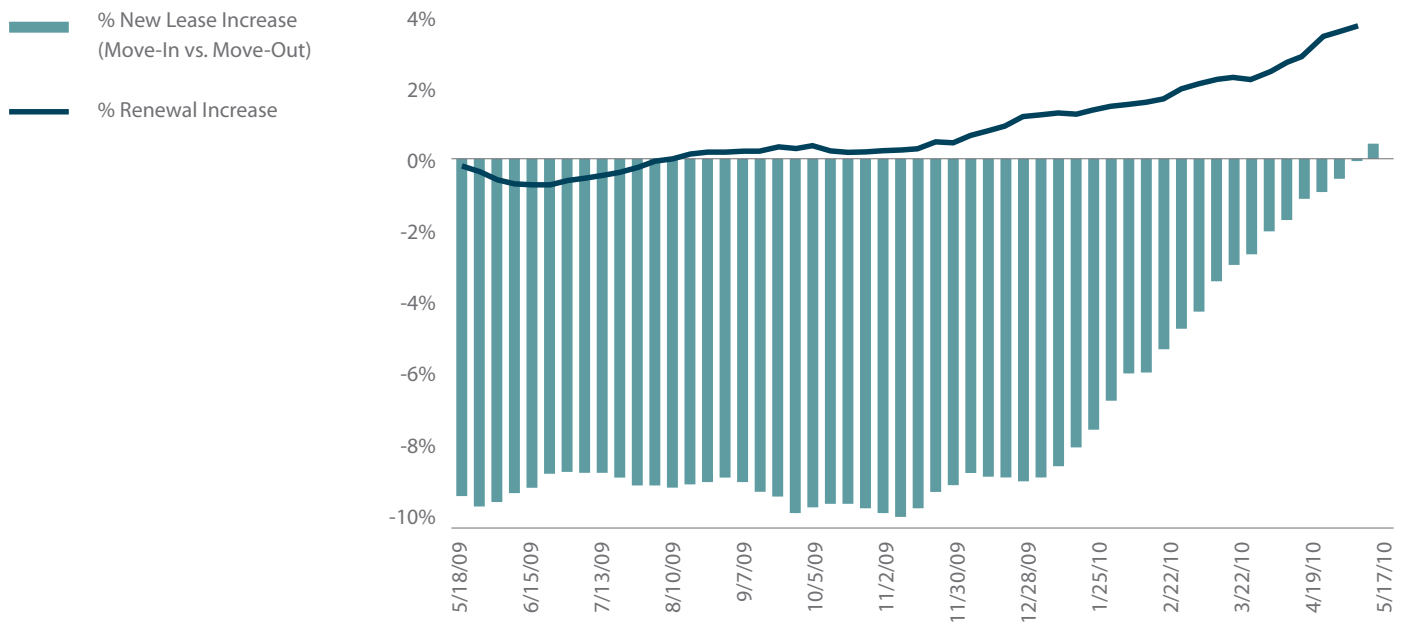
Median Income vs. Median Home Price Per Market (in thousands)



Equity Residential's superior, high-tech operating platform gives us great visibility into our markets. It allowed us to react quickly to improving market conditions and to drive occupancy and rents. Market trends are promising though the recovery will be fragile until job growth takes hold.

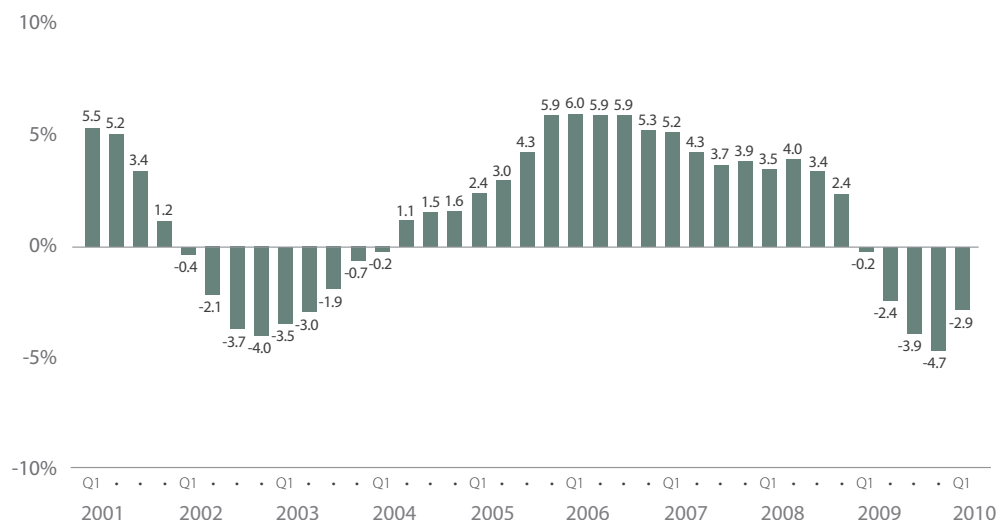
Equity Residential is Focused on Operations

Rents are Trending Positive



10-Year Quarter-to-Quarter Same-Store Comparison Total Revenues

Revenue velocity out of recession is promising.



First Quarter 2010 Same-Store Performance

| Market | Units | 1Q 2010 % of Actual NOI | 1Q 2010 Avg. Rental Rate ¹ | Change in Revenues |
|-------------------------|----------------|-------------------------|---------------------------------------|--------------------|
| D.C./ Northern Virginia | 8,781 | 9.8% | \$1,622 | (0.7%) |
| South Florida | 12,465 | 9.6% | 1,267 | (0.1%) |
| New York Metro Area | 6,247 | 9.5% | 2,527 | (5.5%) |
| Los Angeles | 7,099 | 8.1% | 1,670 | (4.4%) |
| Boston | 6,021 | 7.8% | 2,011 | 2.1% |
| Seattle/Tacoma | 8,473 | 6.7% | 1,274 | (7.1%) |
| San Francisco Bay Area | 6,239 | 6.6% | 1,617 | (5.3%) |
| Denver | 7,755 | 5.4% | 1,004 | (2.2%) |
| Phoenix | 10,647 | 5.4% | 830 | (6.2%) |
| San Diego | 4,103 | 4.8% | 1,640 | 0.1% |
| Orlando | 7,690 | 4.5% | 958 | (3.4%) |
| Inland Empire, CA | 4,219 | 3.8% | 1,297 | (4.0%) |
| Suburban Maryland | 4,823 | 3.7% | 1,201 | 2.6% |
| Orange County, CA | 3,175 | 3.4% | 1,498 | (5.6%) |
| Atlanta | 5,979 | 3.2% | 951 | (4.6%) |
| All Other Markets | 13,796 | 7.7% | 960 | (2.1%) |
| Total | 117,512 | 100.0% | \$1,331 | (2.9%) |

¹ Average rental rate is defined as total rental revenues divided by the weighted average occupied units for the period.



Equity Residential has a Solid Balance Sheet to Fund Future Growth



Reserve at Town Center – Potomac Falls, VA



ARTech Building – Berkeley, CA

- Equity Residential is rated Baa1 by Moody's, BBB+ by S&P, and A- by Fitch. EQR covers its fixed charges more than 2.48x and has a 48.8% leverage ratio. The company, while modestly leveraged, has been managing debt levels through asset sales financed by plentiful GSE debt capital.
- We maintain strong liquidity with access to multiple sources of financing. Besides access to the unsecured bond market, we have access to Fannie Mae and Freddie Mac (the GSEs), life insurance companies, equity-linked, bank and preferred debt markets.
- We have been, and will continue to be, proactive in addressing our maturities and funding investment activities.
- We have an \$11 billion unencumbered pool of assets giving us ample borrowing capacity.
- We have availability of more than \$1.2 billion on our unsecured line of credit with a 25-bank syndicate that does not mature until 2012.



Our Development Capability is a Source of Attractively Priced Assets in High-Growth Markets

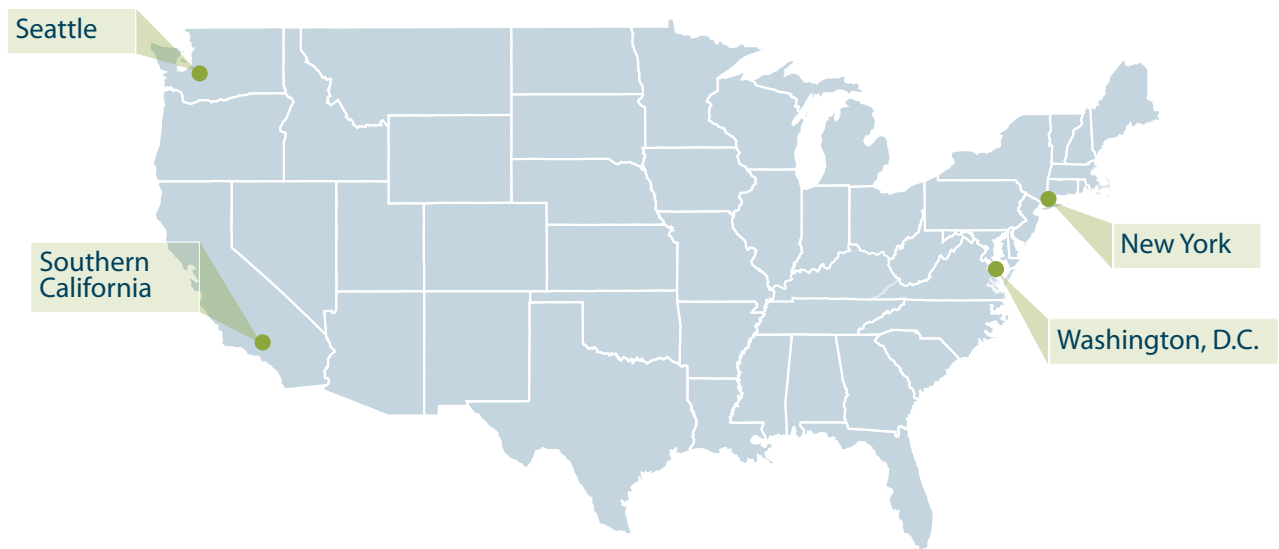
Our development activity is modest in size and is fully funded. We will continue to be active developers in high-barrier markets across the country.

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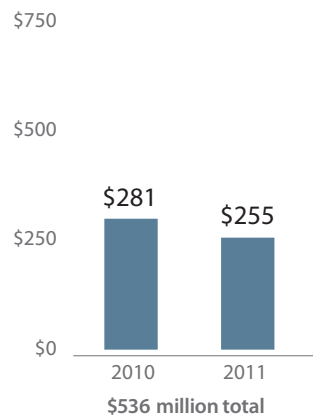
Equity Residential is a proven developer of high-quality multifamily properties in markets across the country. We currently have approximately \$536 million (3.5% of our balance sheet) of projects under development: \$281 million to be completed in 2010; \$255 million to be completed in 2011. Of the approximately \$106 million of capital cost remaining to be funded on these projects, approximately \$82 million will be funded by fully committed third-party bank loans and the remaining \$24 million will be funded by Equity Residential from cash on hand.

We will continue to develop properties where development returns provide an appropriate premium over acquiring existing assets.

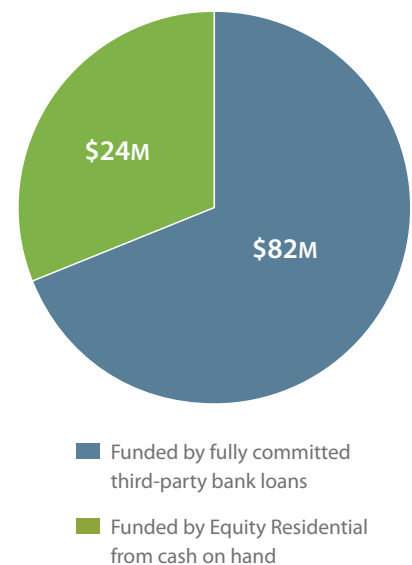
Active Development Markets



Delivery Timeline of Projects Under Development (in millions)



\$106 M of Capital Cost Funding Remaining



Equity Residential is Positioned to Create Shareholder Value



We have a well-located portfolio of high-quality assets in high-growth markets that will benefit from the downturn in homeownership and favorable demographics. We utilize a state-of-the-art operating platform that allows us to adapt quickly and aggressively manage our assets. We have a solid balance sheet to support our growth going forward. Equity Residential is positioned to create value for its shareholders.



View from Harbor Steps – Seattle, WA

Equity Residential is an S&P 500 company focused on the acquisition, development and management of high-quality apartment properties in top U.S. growth markets. Equity Residential owns or has investments in 491 properties consisting of 136,470 apartment units.

Equity Residential

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FROM LEFT TO RIGHT: The Pier – Jersey City, NJ; 600 Washington – New York City, NY; Sabal Palm at Boot Ranch – Palm Harbor, FL; Olympus – Seattle, WA; Legacy Park – Concord, CA

Safe Harbor Statement Under the Private Securities Litigation Reform Act of 1995: The forward-looking statements contained in this document are subject to certain economic risks and uncertainties described under the heading “Risk Factors” in the company’s 2009 Annual Report on Form 10-K. The company assumes no obligation to update or supplement forward-looking statements that become untrue because of subsequent events. All projections are based on 2010 budgets and proforma expectations on recent acquisitions.